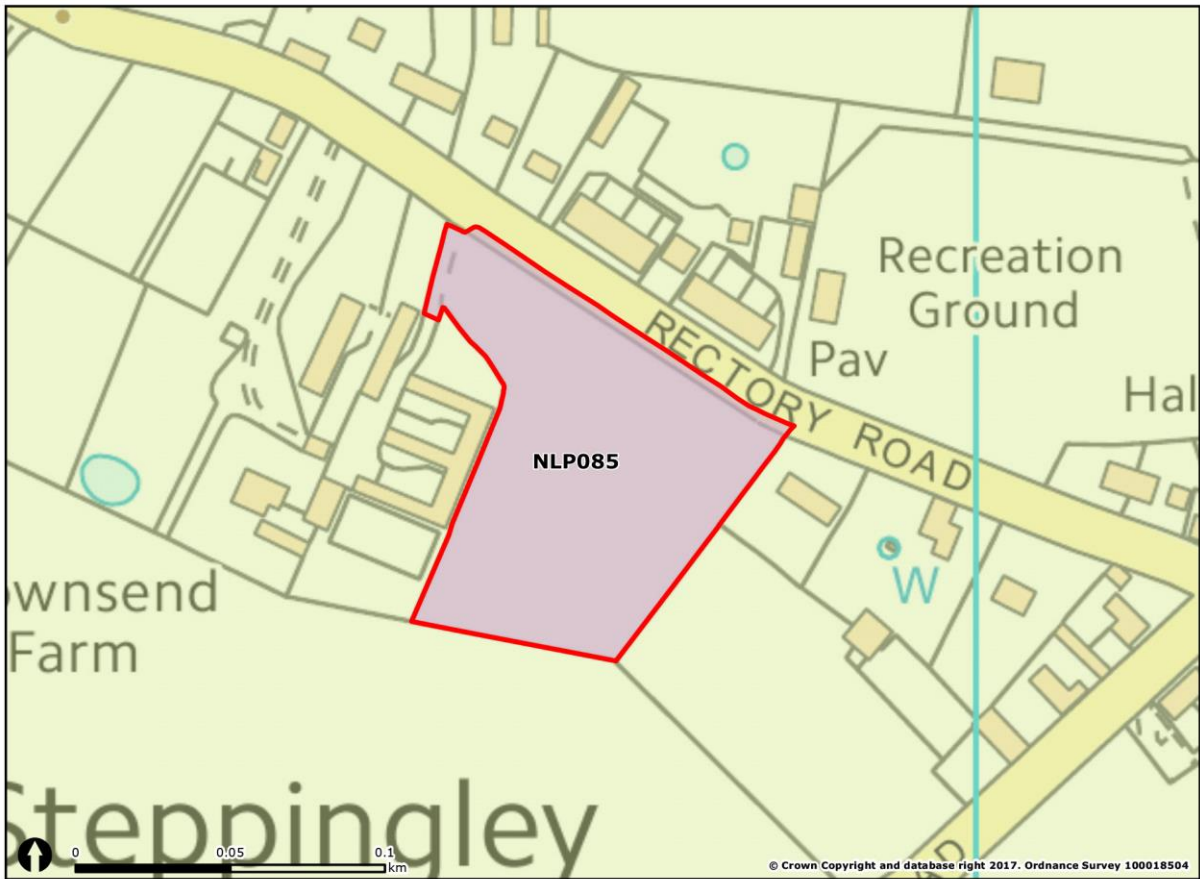


Steppingley



Site description

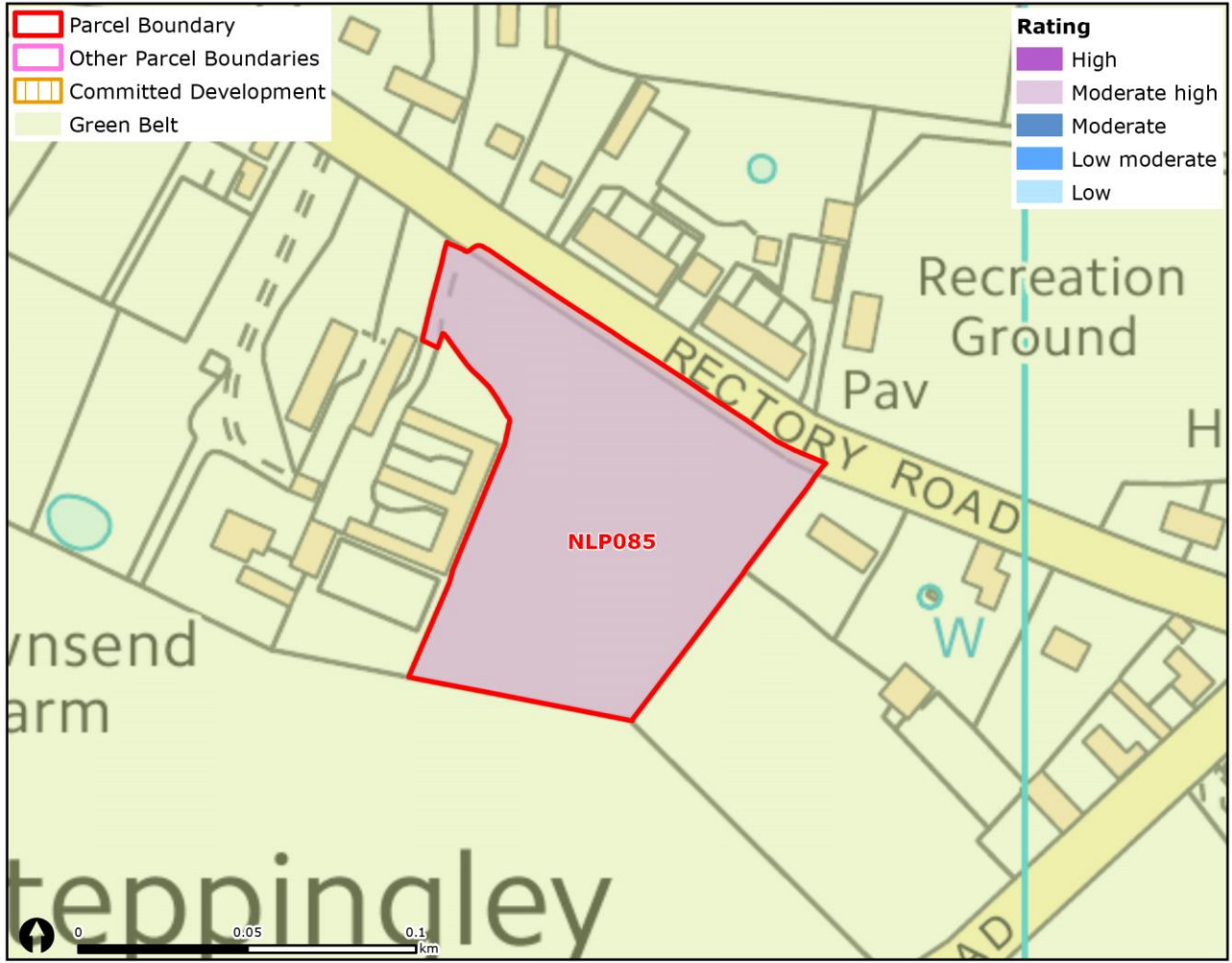
The site comprises a gently sloping field of unmanaged pasture, located in the washed over village of Steppingley. Residential properties border the site to the east and west and along Rectory Road in the north. The southern edge follows a post and wire fence marking the distinction between the site and adjacent arable field.

Relationship between site, settlement and countryside

This site falls within the settlement extent gently sloping down to the built edge of Steppingley which creates a strong relationship with the settlement. However, Steppingley is washed-over and portrays an open character, lacking in significant urbanising features. The absence of a strong boundary in the south also contributes to the openness of the site and the relationship it has with the wider countryside.

Parcels

This site is assessed as one parcel.



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Looking north west along the northern boundary from Rectory Road.

Parcel: NLP085 Parcel area (ha): 0.94

Stage 1 assessment

Stage 2 assessment

Parcel: FW4
Highest contribution: Purpose 3 - Strong contribution

Parcel: n/a
Contribution:

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Development here would not be associated with the large built up areas of Luton/Dunstable/Houghton Regis or Leighton Linlade. Therefore, the parcel plays no role with respect to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	This parcel has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The parcel is open and undeveloped with a relationship with the wider countryside to the south. However, there is little separation between the site and the settlement. Therefore, it is considered development of this site would represent encroachment on the countryside.
Purpose 4: Preserving the setting and special character of historic towns	This parcel does not form a significant part of the setting of any historic towns.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.

Spatial options

The parcel is not located within an identified Potential Growth Location. However, the site’s location in the settlement of Steppingley, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site within 1km of a motorway mean that village extension and growth in transport corridors are viable development scenarios.

Potential alternative Green Belt boundaries

This parcel is located in a settlement washed over by Green Belt. As such, release of this parcel would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of the parcel would constitute a weak boundary all round due to a lack of distinction between the parcel, countryside and adjacent washed-over development. This would weaken some undeveloped areas in Steppingley which would be adjoined by the newly inset settlement.

Site: NLP085 - Land South of Rectory Road

Site size (ha): 0.94

Parcel: NLP085 **Parcel area (ha):** 0.94

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP085 in isolation.	Development of this parcel would introduce urbanising influence to the locality, but in isolation this reasonably small site and does not make a significant contribution to preventing encroachment on the countryside. However, release of this parcel from the Green Belt would result in weak boundaries that would not represent a clear distinction between inset and washed-over settlement. This would call into question the justification for retaining the washed over status of Steppingley.	Moderate high

Cumulative release scenarios

There are no other sites with which the potential for cumulative harm would be greater than harm resulting from their release in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating