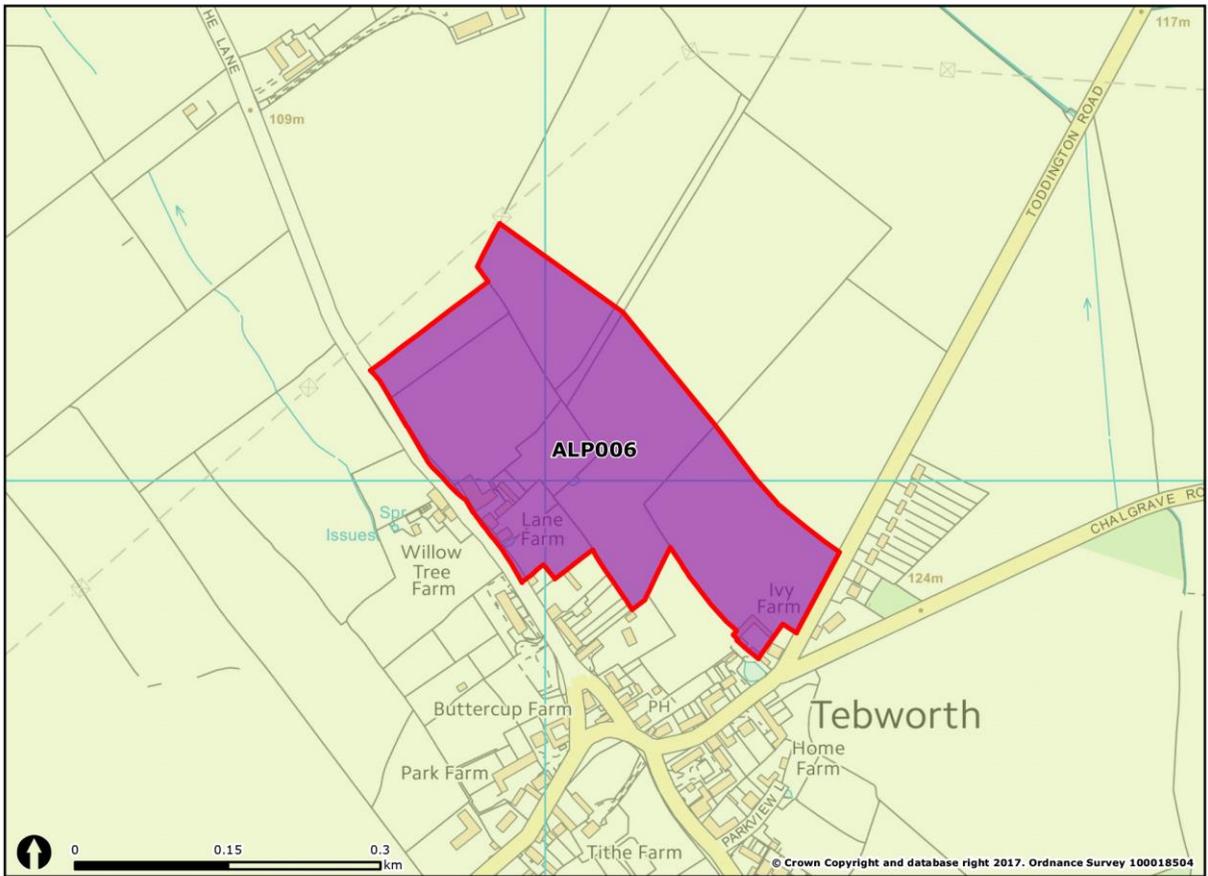


Tebworth



Committed development Harm rating from release of whole site - High Moderate high Moderate Low moderate Low



Site description

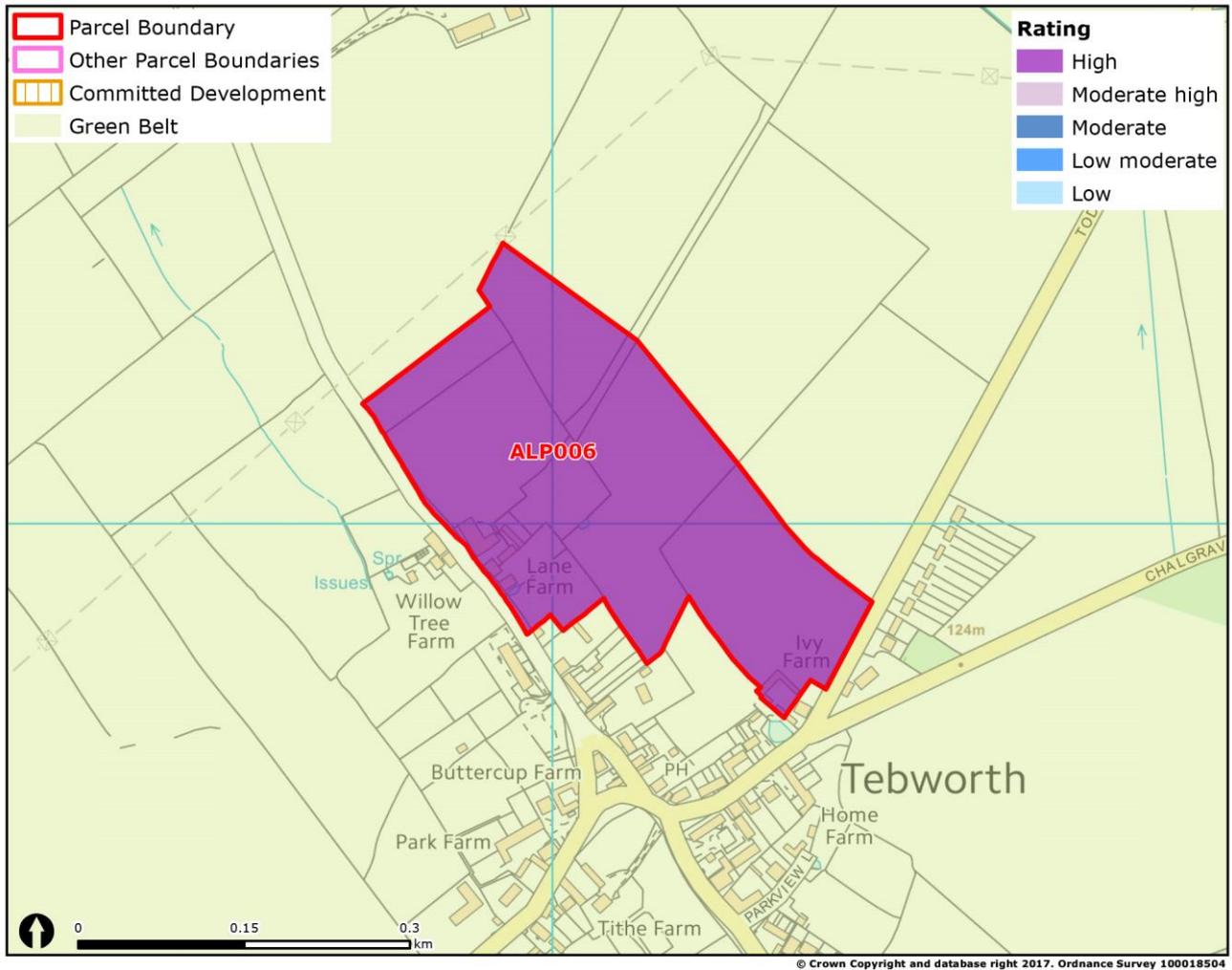
The site is located to the north west of the washed over village of Tebworth. The site is formed of a number of pastoral farming fields separated by hedgerows. It contains a farm house and a small cluster of barns on the western edge and a couple of barns in the southern most corner. The site is bordered to the south east by Toddington Road, the south by a small fields and the settlement of Tebworth, the west by The Lane and the north and east by hedgerows and open fields. The site is gently undulating, with a very slight slope up towards Toddington Road on the southern edge.

Relationship between site, settlement and countryside

Tebworth is a small village washed over by the Green Belt, it is characterised by open development contained along the four main roads into the village. There is a lack of separation between the site and the settlement along the southern and western edges however, the settlement does not exert an urbanising influence. The farm house and barns within the site likewise do not have an urbanising influence. The site is large and open, with weak boundary features to the north and east, where falling ground provides a strong sense of association with the wider countryside.

Parcels

The site is assessed as one parcel.



Looking east from the public footpath running through the centre of the site.

Parcel: ALP006 Parcel area (ha): 8.90

Stage 1 assessment

Stage 2 assessment

Parcel: A
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 relate to the expansion of Harlington and 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	Tebworth is located just to the north of the main connecting routes between the settlements of Leighton Linlade and Dunstable. Therefore it is considered that the site has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The land parcel displays the characteristics of the countryside. There is no sense of urban encroachment from with the parcel or neighboring areas. The parcel has a strong relationship with the wider countryside and therefore development here would represent significant encroachment on the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The site 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

Potential Growth Location L29 identified one spatial option for development, of which the site forms part: village extension.

Potential alternative Green Belt boundaries

The site does not have strong boundary features. The northern and eastern edges of the site are formed by low hedgerows which do not form strong separating features. However, there are no alternative stronger boundaries to be considered. The boundaries that fall along the edge of settlement to the south and south west are also considered to be weak due to a lack separating features and a lack of distinction between the inset site and the washed over settlement.

Site: ALP006 - Land at Ivy and Lane Farms

Site size (ha): 8.90

Parcel: ALP006 Parcel area (ha): 8.90

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP006 in isolation.	The site has a significant contribution to preventing encroachment into the countryside, though it does not contribute to other Green Belt purposes. Tebworth is a small village characterised by ribbon development along the four roads into the centre of the village. Release of the site, which would change the form of the settlement and result in a lack of distinction between the inset site and the washed over village would reduce the justification for retaining the Green Belt status of Tebworth . Due to the lack of separating features to the north and east, adjacent Green Belt could also be left weaker. There would be little justification for retaining the Green Belt status of the small field between the southern edge of the parcel and the edge of Tebworth as this area would become contained by development.	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
<p>Release of ALP006 in isolation.</p>	<p>The site has a significant contribution to preventing encroachment into the countryside, though it does not contribute to other Green Belt purposes. Tebworth is a small village characterised by ribbon development along the four roads into the centre of the village. Release of the site, which would change the form of the settlement and result in a lack of distinction between the inset site and the washed over village would reduce the justification for retaining the Green Belt status of Tebworth . Due to the lack of separating features to the north and east, adjacent Green Belt could also be left weaker. There would be little justification for retaining the Green Belt status of the small field between the southern edge of the parcel and the edge of Tebworth as this area would become contained by development.</p>	<p>High</p>