

Tilsworth



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



Site description

The site is comprised predominantly of a large pasture field located on the south side of the washed over settlement of Tilsworth. The site is bound to the north by residential back gardens; to the east by residential back gardens and paddock fencing beyond which is a small pasture field and to the south by hedgerow beyond which is large arable field. Approximately half of the west side of the site is bound by a residential garden, a sand school and some mature hedgerow. The other half of the western side towards the south has no significant boundary feature defined only by the pasture field to the west.

Relationship between site, settlement and countryside

Tilsworth is a small village washed over by the Green Belt and is considered to be part of the countryside as development is generally of a low density with a strong sense of openness, although it is noted that it does have a limited degree of dense linear development. The site relates both to the settlement and the wider countryside. There is no significant separation between the site and the settlement edge as residential back gardens abut the north and eastern borders of the site and the weak boundary of paddock fencing towards the south-east has visibility towards Bury Farm. However, the site is open and undeveloped and so the character relates significantly to that of the wider countryside forming a patchwork of pastoral and arable fields between Tilsworth and Dunstable. The significant intervisibility towards the countryside due to open boundaries to the south and south-west of the site, reinforces this relationship. Tilsworth Manor, located to the west of the site, is screened significantly by mature trees.

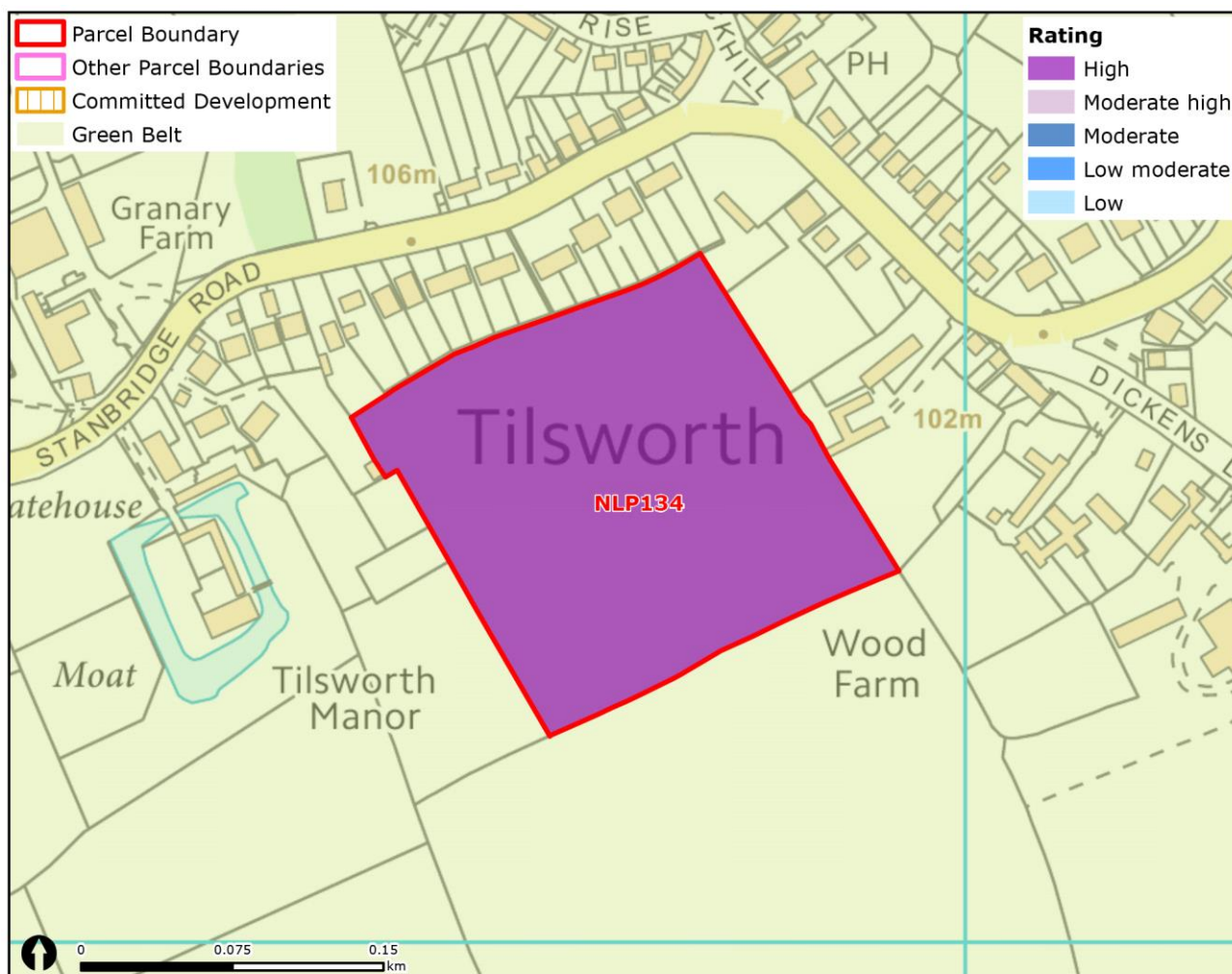
Parcels

This site is assessed as one parcel.

Site: NLP134 - Land south of Stanbridge Road and west of Dunstable Road

Site size (ha): 3.54

Parcel: NLP134 **Parcel area (ha):** 3.54



Looking north towards the settlement edge from the public footpath running through the centre of the site.

Parcel: NLP134 **Parcel area (ha):** 3.54

Stage 1 assessment

Parcel: F

Highest contribution: Purpose 1 & 3 - Strong contribution

Stage 2 assessment

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 Tilsworth and would not be associated with the large built up area 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	The parcel has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The site is open and undeveloped displaying characteristics of the countryside. The settlement edge to the north and east is visible from this site thereby giving a relationship with the settlement. Exposed boundaries to the south and south-west of the site reinforces a sense of openness and relationship with the wider countryside. Therefore, development of this site would represent significant encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The 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

Potential Growth Location L19 identified one spatial option for development, of which the site forms part: village extension.

Potential alternative Green Belt boundaries

This site is located in a settlement washed over by Green Belt. As such, release of this site would constitute a new Green Belt boundary. A new Green Belt boundary around this site would be weak due to a lack of distinction from the existing settlement. There are no features in Tilsworth that would form a clear distinction between the inset site and washed-over areas of development.

Site: NLP134 - Land south of Stanbridge Road and west of Dunstable Road

Site size (ha): 3.54

Parcel: NLP134 **Parcel area (ha):** 3.54

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP134 in isolation.	This site is considered to make a significant contribution to preventing encroachment into the countryside but does not contribute significantly to other Green Belt purposes. Tilsworth does have some urbanising aspects, so development of the site would result in a lack of distinction between the inset site and the existing washed over settlement. This and a change in the settlement form by reducing its linear character would call the washed-over status of the village into question and weaken the contribution of adjacent open land where there are no strong separating features.	High

Cumulative release scenarios
NLP134 is close proximity to NLP314. NLP134 is assessed in isolation as causing high harm to the Green Belt, whilst NLP134 is assessed as causing moderate high harm. It is considered cumulative harm resulting from their combined release would not be significantly greater than that of NLP134 in isolation

Harm to Green Belt resulting from release of site		
Scenario	Comments	Rating



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



Site description

This site is comprised of a single field made up of half pastureland and half woodland on the northern edge of the washed over settlement of Tilsworth. The site is bound to the south by hedgerow that lines Stanbridge Road, the back garden of a residential dwelling, and by the southern edge of the woodland area that abuts Stanbridge Road. The west of the site is defined by the edge of the woodland within the site. The north of the site is defined partially by the northern edge of the woodland and by mature hedgerow with hedgerow trees. The east of the site is defined by the residential back gardens and a small field of pasture to the north-west.

Relationship between site, settlement and countryside

The site is located in the washed over settlement of Tilsworth. Tilsworth is generally open and low density, but has areas of more modern, linear and dense development. The site is considered to relate to both to the countryside and the settlement, as it is open and undeveloped and forms part of the continuous slope down from the north towards the village, but there is no significant separation between the eastern edge of the site and the settlement. Mature hedgerow with hedgerow trees and woodland along the northern and eastern boundaries provide visual and physical separation between the site and the wider countryside.

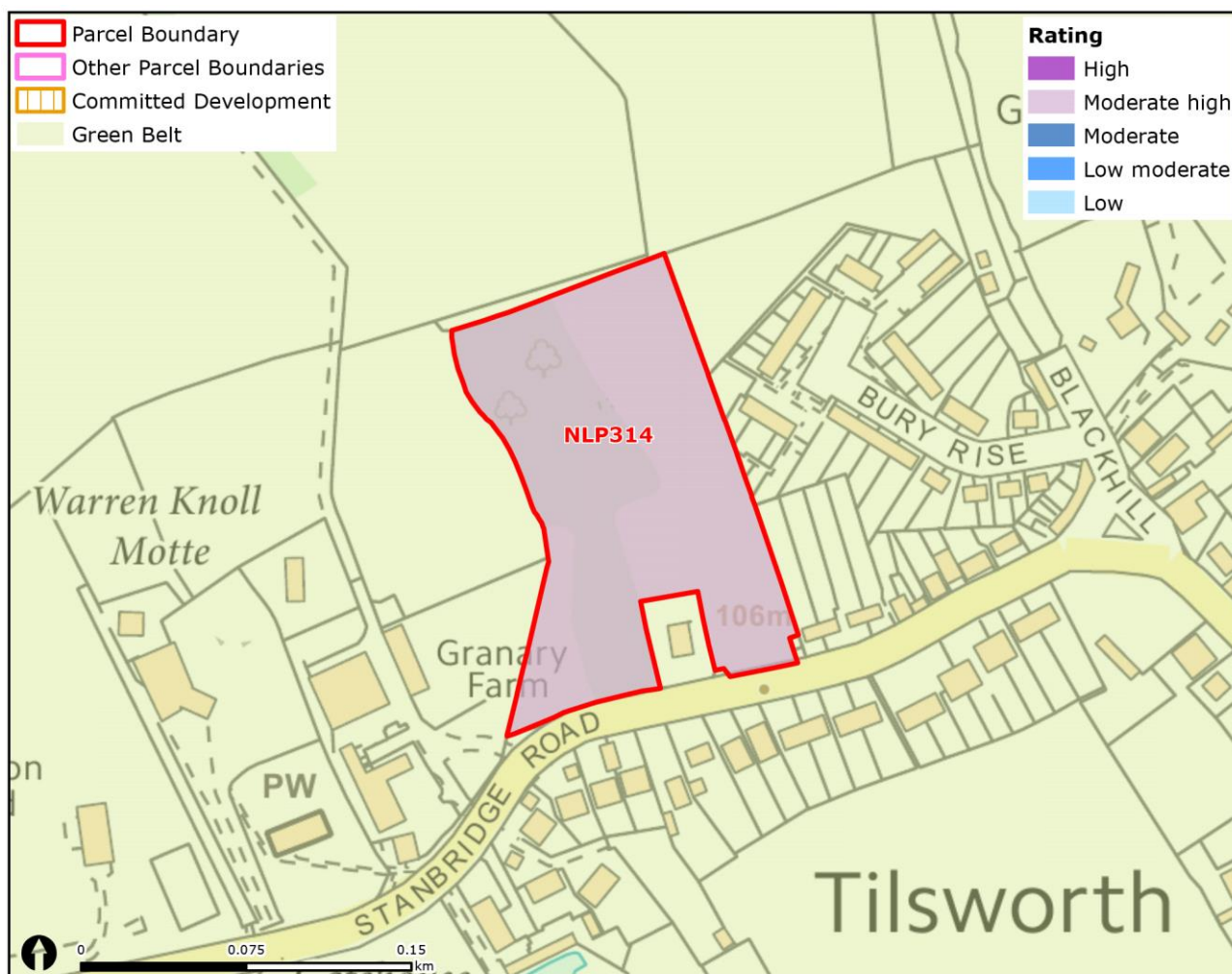
Parcels

This site is assessed as one parcel.

Site: NLP314 - Land adjoining 44 Stanbridge Rd

Site size (ha): 1.88

Parcel: NLP314 Parcel area (ha): 1.88



Looking north from Stanbridge Road towards residential properties at Bury Rise.

Parcel: NLP314 Parcel area (ha): 1.88

Stage 1 assessment

Parcel: F

Highest contribution: Purpose 1 & 3 - Strong contribution

Stage 2 assessment

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 Tilsworth and would not be associated with the large built up area 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	The parcel has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The site is undeveloped and displays characteristics of the countryside. There is a lack of separation settlement due to an exposed eastern boundary thereby giving a relationship to the settlement. Vegetation within the site and along the northern and eastern boundaries creates a visual barrier and limits a relationship with the wider countryside to the north. As such, development of this site would represent some encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The 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

Potential alternative Green Belt boundaries

This site is located in a settlement washed over by Green Belt. As such, its release would constitute a new Green Belt boundary. This eastern boundary would be weak due a lack of distinction from the existing settlement. There are no features in Tilsworth that would form a clear distinction between an inset site and the washed over settlement. The woodland in the western half of the site is considered to constitute a strong boundary feature if retained.

Site: NLP314 - Land adjoining 44 Stanbridge Rd

Site size (ha): 1.88

Parcel: NLP314 **Parcel area (ha):** 1.88

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP314 in isolation.	<p>The site has a moderate contribution to preventing encroachment into the countryside, but does not contribute to other Green Belt purposes. Tilsworth does have some urbanising aspects and so development of the site and a change in the linear form of the settlement would result in a lack of distinction between an inset site and the washed over settlement and therefore would call the washed over status of the settlement into question. Assuming the woodlands in the western half of the site is removed, release of the site could result in harm to the small pasture field to the west due to a lack of strong separating features. On the contrary retaining the woodland would preserve its role as a strong boundary feature thereby limiting harm to the Green Belt land to the west.</p>	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