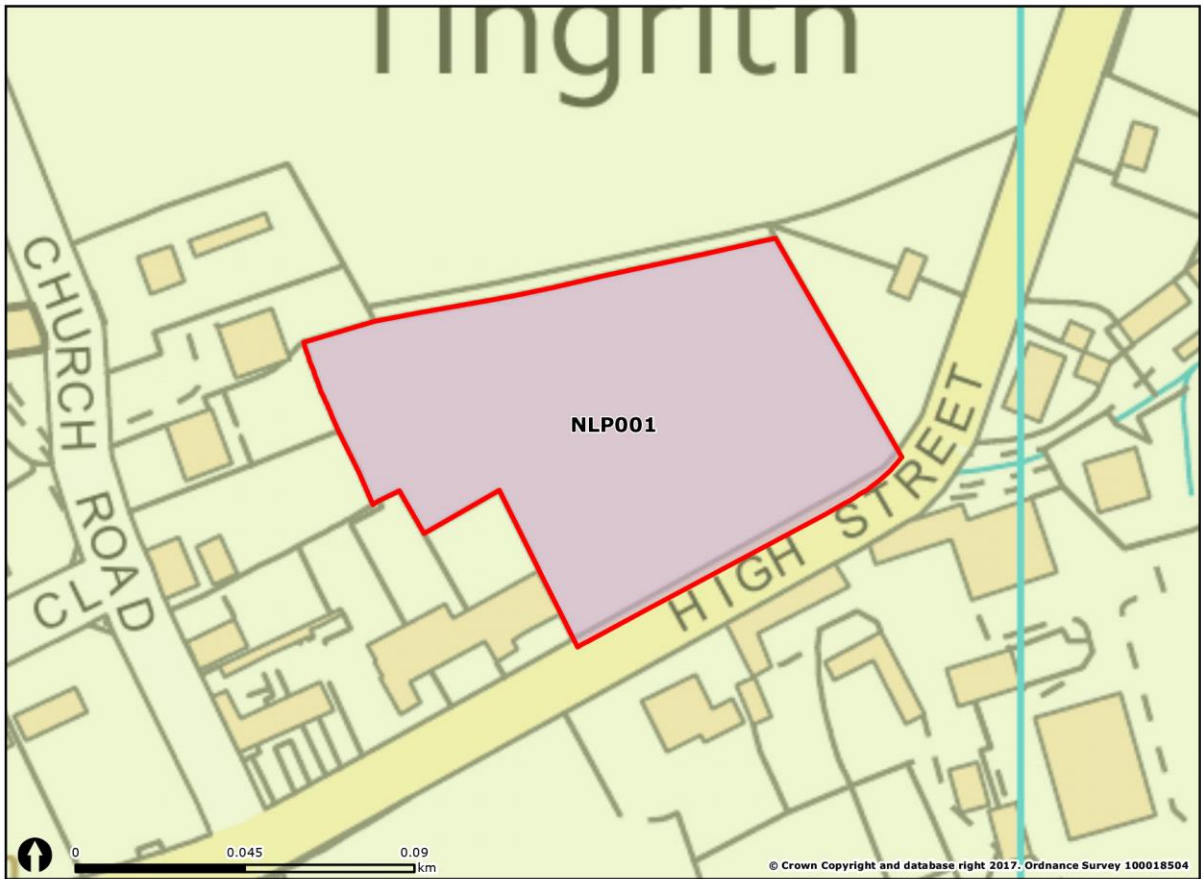


Tingrith



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



Site description

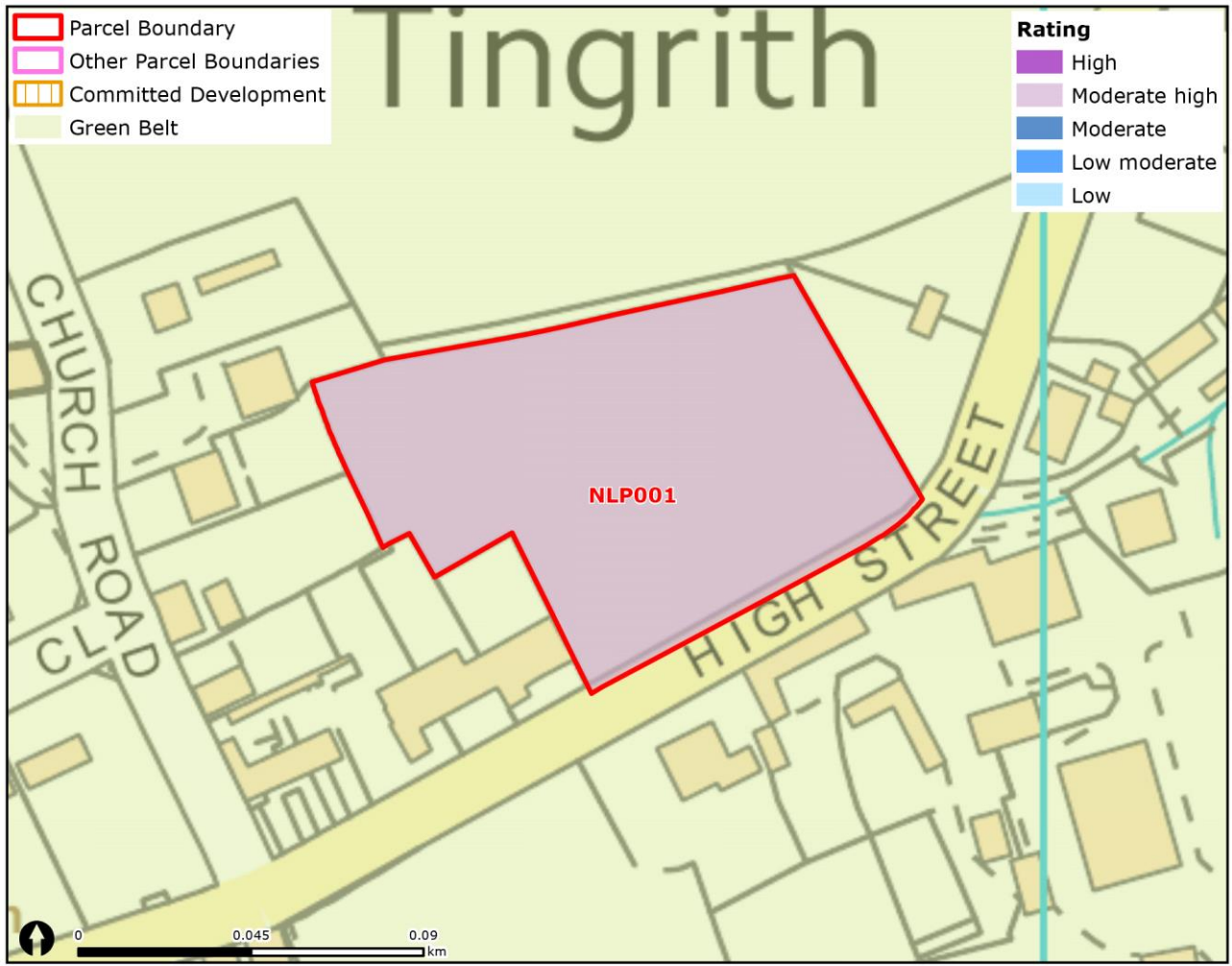
This site lies within the village of Tingrith that is washed over by Green Belt. It comprises a single field that slopes upwards to the north-east. The High Street borders the southern edge of this site whilst residential dwellings are located to the west and east, their back gardens of which directly adjoin the site. The northern extent is defined by a single hedgerow with hedgerow trees; arable fields lie beyond.

Relationship between site, settlement and countryside

This site sits within the extent of Tingrith and the relatively open boundaries of adjoining properties and sloping landform gently rising up from the High Street creates a relationship between the site and the settlement. The northern edge also provides some containment to the site, limiting its visual relationship with the wider countryside. However, Tingrith is a washed over settlement lacking in significant urbanising influences and so the site retains a strong sense of openness.

Parcels

This site is assessed as one parcel.



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Looking north east from the High Street.

Parcel: NLP001 Parcel area (ha): 0.99

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 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 displays the characteristics of the countryside as it is open and undeveloped with little sense of urban encroachment. While it has a relationship with the settlement of Tingrith this is washed over and so does not exert an urbanising influence on the site. The site has some relationship with the wider countryside and so development here would represent countryside encroachment.
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 on the edge of Tingrith and the absence of any landscape elements that could create clear separation between existing and new development, mean that village extension is the only viable development scenario.

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 Tingrith which would be adjoined by the newly inset settlement.

Site: NLP001 - Tony's Field

Site size (ha): 0.99

Parcel: NLP001 Parcel area (ha): 0.99

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP001 in isolation.	Development of this parcel would introduce urbanising influence to the locality, but in isolation this reasonably small site can only be considered to make a limited contribution to preventing encroachment on the countryside. However, release of this site 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 the rest of Tingrith.	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