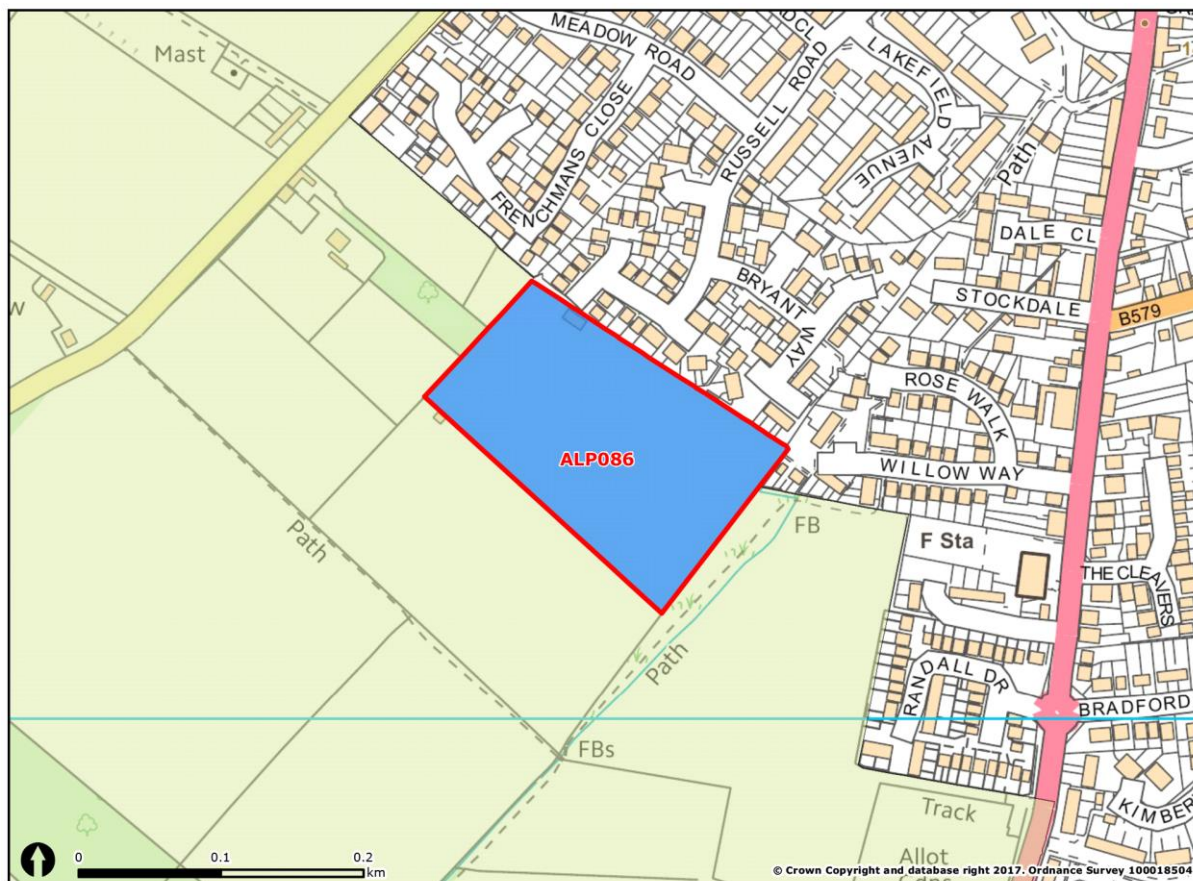


Toddington



Committed development
 High
 Moderate high
 Moderate
 Low moderate
 Low

Harm rating from release of whole site -



Site description

This site is located on the southern settlement edge of Toddington and comprises a single small field of pasture. The site is bound to the north by a hedgerow and wooden fencing that are backed by residential gardens; to the east by a bank of trees; and to the south and west by field boundary hedgerows with trees.

Relationship between site, settlement and countryside

The site has a degree of visual containment and has little intervisibility with the area of wider countryside to the south and west. The settlement edge is widely visible, providing an urban fringe character to the site. Overall the site has a stronger relationship with the settlement than the wider countryside.

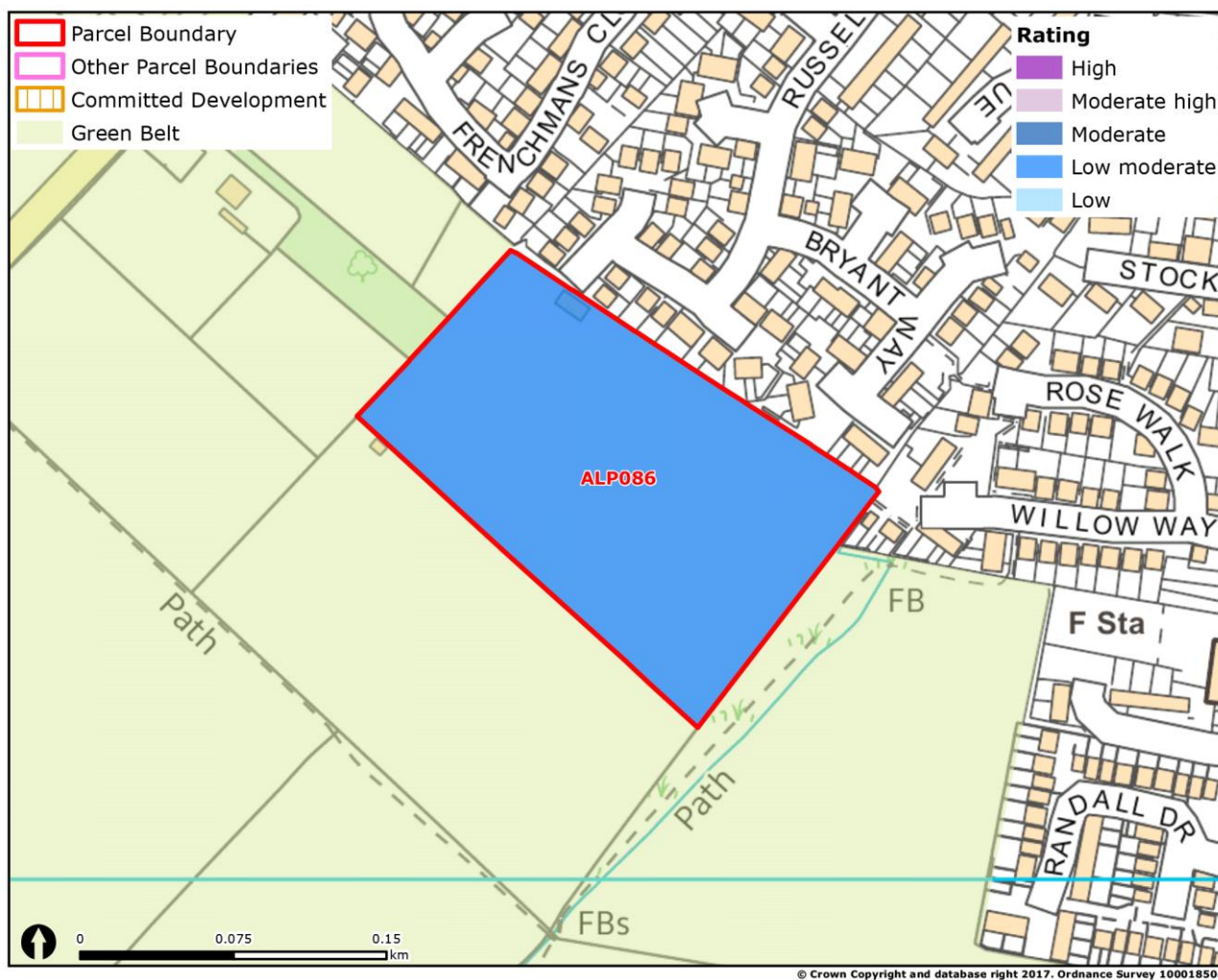
Parcels

This site is assessed as a single parcel, it is also assessed as site NLP184 and parcel NLP378b.

Site: ALP086 - Middle Lakes, Toddington

Site size (ha): 2.83

Parcel: ALP086 **Parcel area (ha):** 2.83



Looking north-west from a public footpath in the neighbouring parcel to the east

Parcel: ALP086 Parcel area (ha): 2.83

Stage 1 assessment

Parcel: T4

Highest contribution: Purpose 3 - Moderate contribution

Stage 2 assessment

Parcel: T4b

Contribution: Relatively weak

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	The site relates more strongly to the settlement than the wider countryside. It contains no urban development, and is one of several similar hedged pastures, but it has little separation from the urban edge and relatively strong hedgerow and woodland outer boundaries. Any new development within this parcel would constitute only a limited encroachment on 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 make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that any development here would constitute village extension.

Potential alternative Green Belt boundaries

The parcel has well vegetated boundaries that would not constitute any weakening of the Green Belt edge.

Site: ALP086 - Middle Lakes, Toddington

Site size (ha): 2.83

Parcel: ALP086 **Parcel area (ha):** 2.83

Harm to Green Belt resulting from release

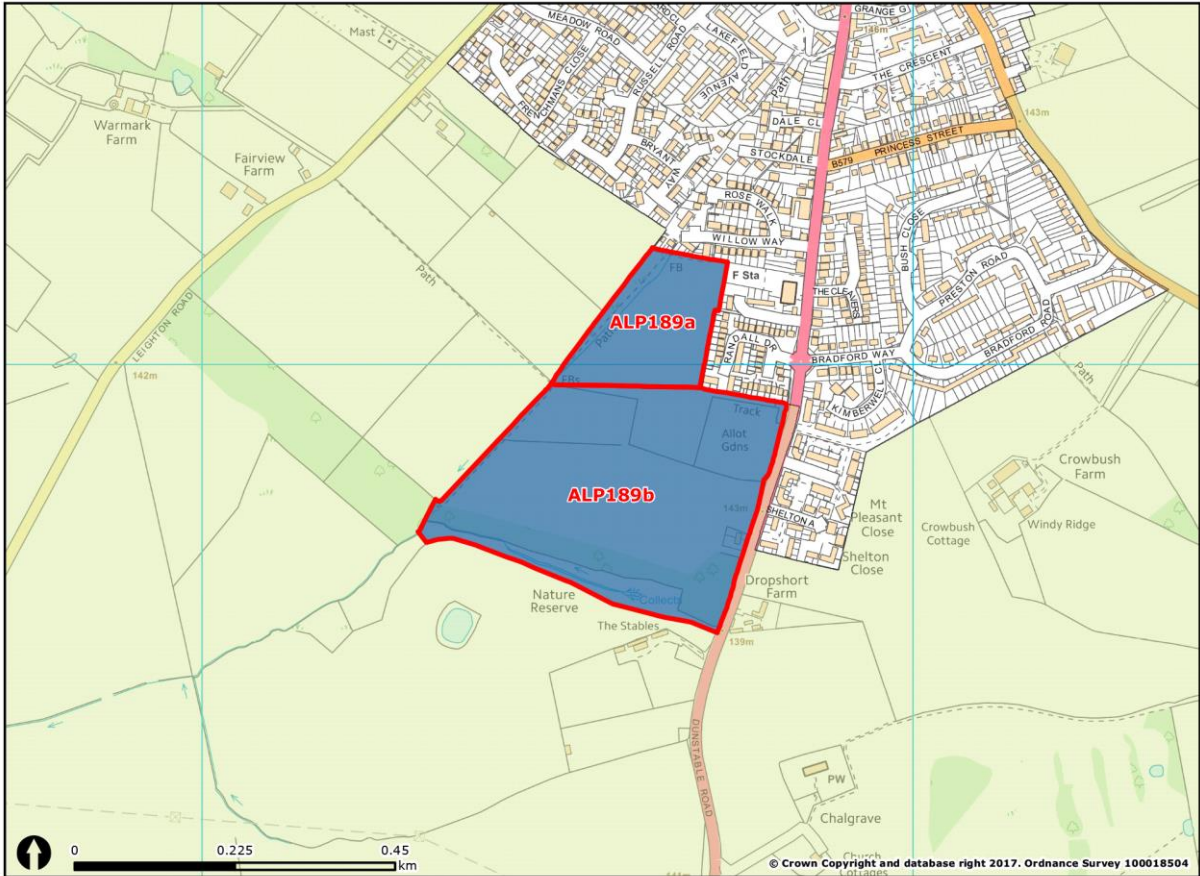
Scenario	Comments	Rating
Release of ALP086 in isolation.	The parcel is open and undeveloped but makes only a limited contribution to preventing countryside encroachment. Its release would not weaken the Green Belt boundary and would not significantly weaken the contribution of land to the south. It would increase containment of land to the east, but that area is already strongly influenced by adjacent urban development, and a belt of woodland retains separation between the two areas.	Low moderate

Cumulative release scenarios

The assessment for site NLP378 considers the harm resulting from release of this site in combination with land to the west and south.

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 consists of a collection of small pasture fields delineated by hedgerows and wire fencing; sports pitches; amenity grassland; and a block of allotments. The site is located adjacent to the southern settlement edge of Toddington and is contained by settlement to the north (Willow Way) and east (Randall Drive). It is bound to the north by a line shrubs and small trees backed by residential gardens; and to the east by residential gardens and Dunstable Road which is lined with hedgerows. The southern boundary is formed of a belt mature trees and planted semi-mature trees; to the west the boundary is formed of a small stream lined with trees and shrubs. A small pocket of woodland is located in the north-west corner of the site.

Relationship between site, settlement and countryside

The site is relatively well contained by boundary features and has a strong relationship with the settlement edge. A belt of mature and semi-mature trees along the southern boundary provide a clear distinction between the site and the wider countryside to the south. Additionally, trees and hedgerows along the western boundary provide a degree of separation between the site and an adjacent collection of small fields to west. The settlement edge to the north and east is widely visible from within the site and exerts an urban influence, with the site having characteristics of the urban fringe.

Parcels

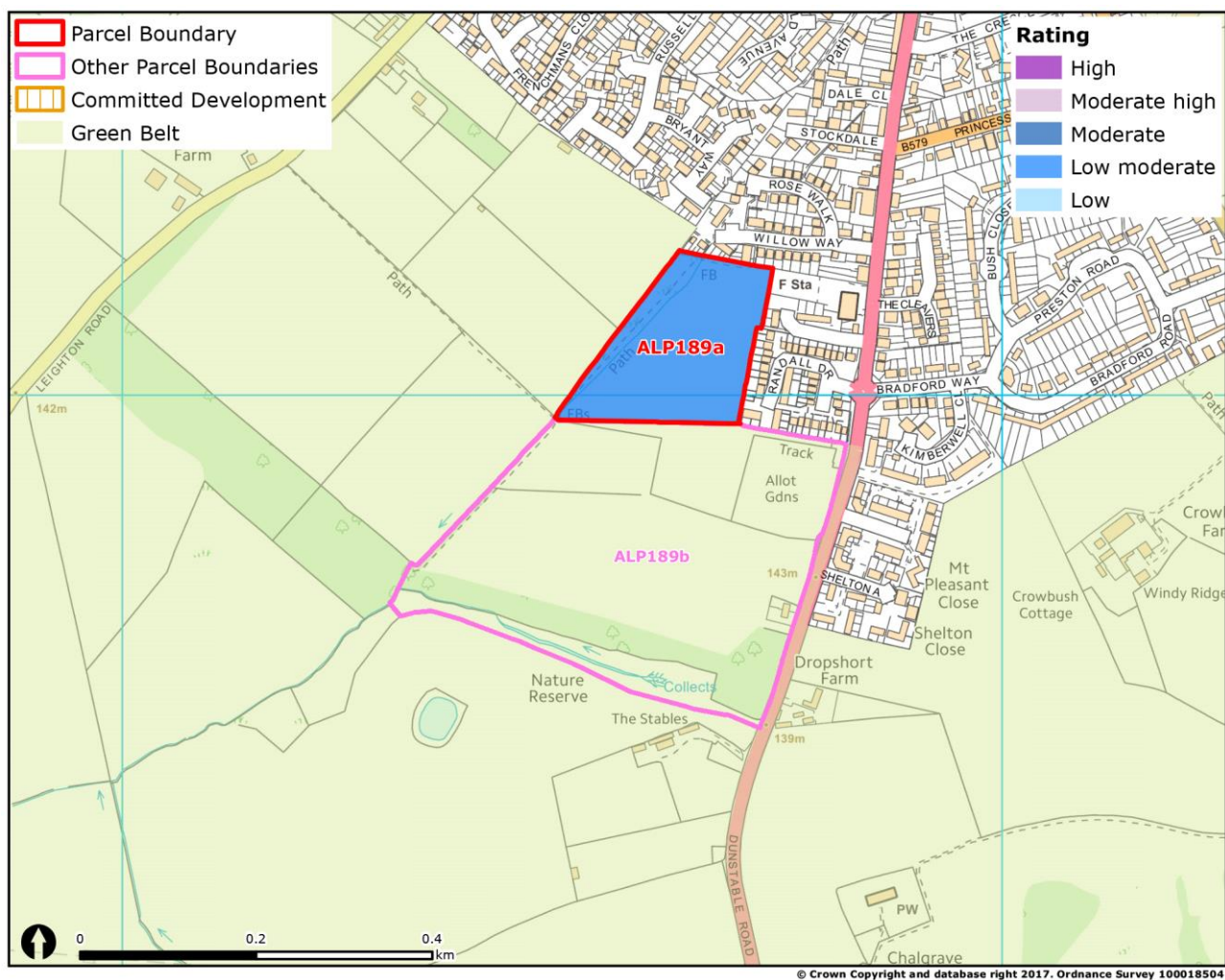
This site has been sub-divided into two parcels:

- ALP189a (also assessed as NLP348a) comprises the northern part of the site and includes an area of amenity grassland, sports pitches and a pocket of woodland. It is bound to the north and east by the settlement edge, and to the west by woodland and hedgerows that line a small drainage channel. The southern boundary is partially defined by a hedgerow.
- ALP189b (also assessed as NLP348b) comprises the southern part of the site and includes a collection of fields, sports pitches and a block of allotments. It is bound to the east by the A5120 backed by settlement; to the south by a belt of woodland that follows the course of a small stream; and to the west by a field boundary hedgerow.

Site: ALP189 - Land off Dunstable Road, Toddington

Site size (ha): 14.58

Parcel: ALP189a **Parcel area (ha):** 3.04



Looking north towards Toddington, from the eastern edge of the parcel

Parcel: ALP189a Parcel area (ha): 3.04

Stage 1 assessment

Parcel: T4

Highest contribution: Purpose 3 - Moderate 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	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	The parcel contains no urban development, but has urban fringe amenity use, with football pitches and allotments located just to the south (in ALP189b). The settlement that encloses to the north and east is visually prominent and has an urbanising influence in the parcel, and the woodland to the west reduces the connection between the parcel and the wider countryside. Therefore any new development within it is unlikely to be perceived as a significant encroachment on 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 make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that any development here would constitute village extension.

Potential alternative Green Belt boundaries

The southern edge the parcel is in part defined by a hedgerow, and aligns with the southern edge of the urban area on the west side of Dunstable Road, but has no definition between the two. The western boundary is a strong woodland belt. A realigned boundary here would not be weaker than the existing Green Belt boundary, which follows the exposed settlement edge behind the fire station and Randall Drive.

Site: ALP189 - Land off Dunstable Road, Toddington

Site size (ha): 14.58

Parcel: ALP189a **Parcel area (ha):** 3.04

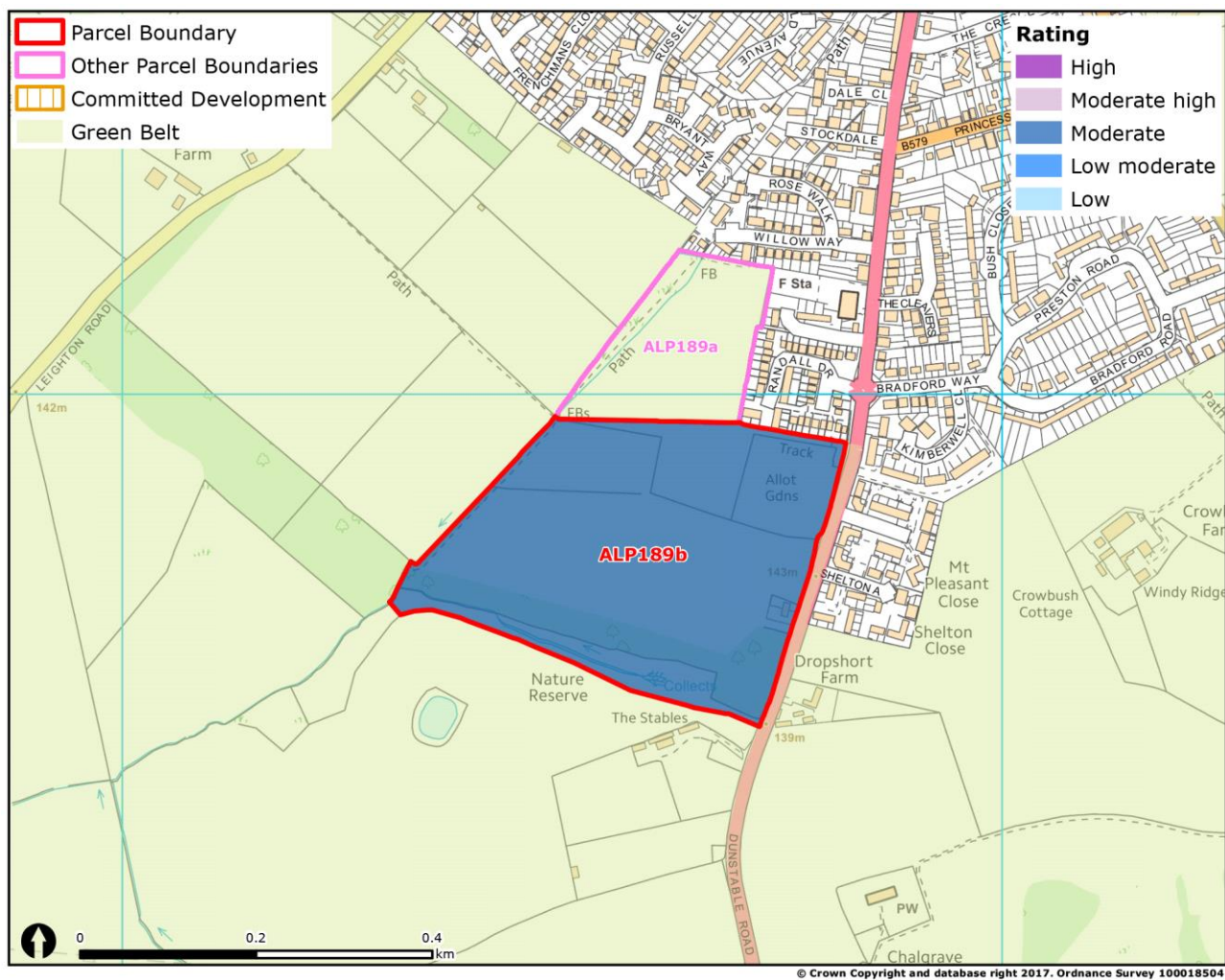
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP189a in isolation.	Although open and undeveloped, the parcel is strongly influenced by the settlement edge and the land is too small in area to constitute a significant loss of countryside. The parcel's robust boundary to the west mean that releasing it from the Green Belt would not result in any significant weakening of the contribution of adjacent land. However, the lack of boundary features along the southern boundary would lead to some weakening of the contribution of adjoining land to the south.	Low moderate

Site: ALP189 - Land off Dunstable Road, Toddington

Site size (ha): 14.58

Parcel: ALP189b **Parcel area (ha):** 11.54



Looking north towards Toddington, from the southern edge of the parcel

Parcel: ALP189b Parcel area (ha): 11.54

Stage 1 assessment

Parcel: T4

Highest contribution: Purpose 3 - Moderate 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	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	The parcel contains no urban development, however the settlement edge to the north and east is visually prominent, and this and the amenity usage of the allotments and adjacent sports pitches have an urbanising influence on the parcel. The parcel is relatively disconnected from the wider countryside separated by belt of mature trees to the west and south. It therefore has a stronger relationship with the settlement, and any new development within it is unlikely to be perceived as a significant encroachment of 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 make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that any development here would constitute village extension.

Potential alternative Green Belt boundaries

The belt of mature trees to the south of the parcel lining a small stream, designated as a SSSI, would form a stronger Green Belt boundary than the existing settlement edge. The western boundary of the parcel follows a small stream lined with hedgerows that would also be a stronger Green Belt boundary than the existing settlement edge.

Site: ALP189 - Land off Dunstable Road, Toddington

Site size (ha): 14.58

Parcel: ALP189b **Parcel area (ha):** 11.54

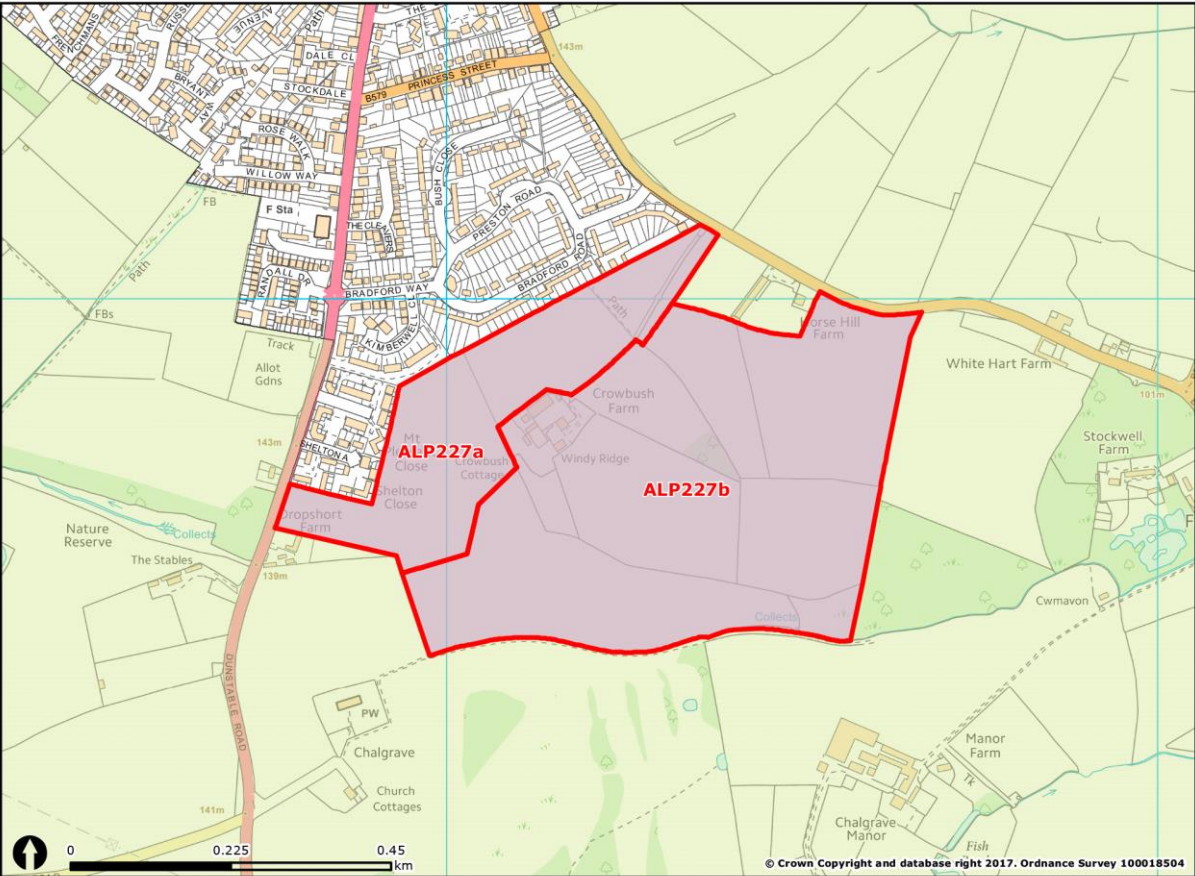
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP189b in isolation or in association with ALP189a.	Although open and undeveloped, the parcel is strongly influenced by the settlement edge to the north and east and has a degree of separation from the wider countryside. Its release is therefore unlikely to constitute a significant loss of countryside. The parcel's strong southern boundary means any new development within it is unlikely to significantly weaken the contribution of adjacent land to the south. However release from the Green Belt would lead to adjacent land to the west being enclosed by development on two sides weakening its contribution as Green Belt. Were the parcel to be released, there would be little justification for retaining the Green Belt status of ALP189a.	Moderate

Cumulative release scenarios

ALP189 is adjacent to NLP378 (which in turn consists of several other sites with varying degrees of overlap: NLP405, NLP153, ALP086, NLP184 and NLP152). Dunstable Road, Leighton Road and the tree belts which link them along the southern edge of ALP189 and continuing westward form a fairly well contained area that, whilst undeveloped, has some distinction from the wider countryside. Toddington occupies a hill top, and although the landform within this area slopes down to the south and into the shallow stream valley that separates ALP189 from NLP378 this slope is shallower than is the case to the south of the tree belt. Release of both sites would leave little justification for retaining the Green Belt status of the fields to the south of NLP378, with the tree belt constituting a stronger boundary, but overall harm would not be greater than the harm resulting from the release of either site in isolation. Any other release of land adjacent to Toddington - NLP411 lies just to the north-west of NLP378 and ALP227/NLP453 lies to the south-east - would not in combination have a significantly greater impact on Green Belt than the harm resulting from the release of any site in isolation. For all of the sites the principal harm is associated with countryside encroachment.

Harm to Green Belt resulting from release of site		
Scenario	Comments	Rating
Release of ALP189 in its entirety.	Release of the site as a whole would not constitute any greater harm to Green Belt purposes than the release of ALP189b in isolation.	Moderate



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 Committed development Harm rating from release of whole site -

High

Moderate high

Moderate

Low moderate

Low



Site description

This site comprises an area of moderately-sized arable fields and pasture delineated by hedgerows with some hedgerow trees. It is located on the southern boundary of Toddington and contains land that slopes down to the south. A small copse of mature woodland is located within the arable land. Crowbush Farm is located near the centre of the site and Horse Hill Farm is located on the north-east boundary. The site is bound to the north and north-west by the settlement edge of Toddington comprising predominantly residential gardens. The eastern boundary is defined by Luton Road which is lined with hedgerows and trees, and a block of mature trees. The southern boundary formed of woodland and tall hedgerows with hedgerow trees that mark the northern edge of the neighbouring Chalgrave Manor Golf Course. To the south-west the boundary is formed of weak field boundary hedgerows and a small section of Dunstable Road.

Relationship between site, settlement and countryside

Luton Road runs along the eastern boundary of the site and is lined with hedgerows and mature trees; it provides a degree of separation of the site from an area of wider countryside to the east. The southern and eastern areas of the parcel slope down to the south and from part of a patchwork rolling farmland set between Toddington and Luton. The fields located along settlement edge in the north of the site are flatter and less connected to the farmland to the south. The settlement edge is prominent and has an urban influence on these fields.

Parcels

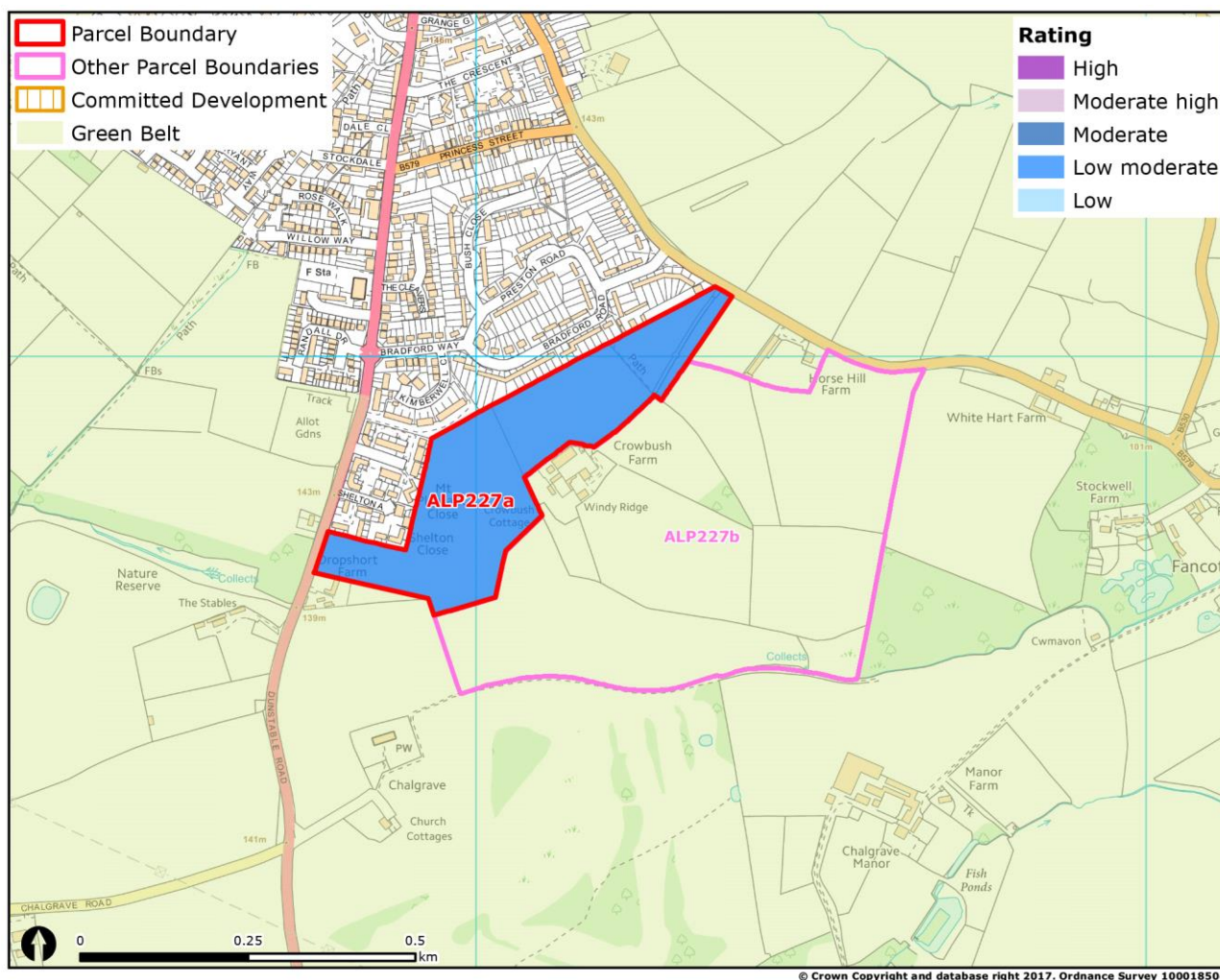
This site has been sub-divided into two parcels:

- ALP227a (also assessed as NLP453a) comprises the northern part of the site, consisting of two fields of pasture located to the north of Crowbush Farm and an arable field in the west. The parcel is bounded by the settlement edge to the north and west; the long access road to Crowbush Farm to the east and south-east; and a narrow tree line to the south-west.
- ALP227b (also assessed as NLP453b) comprises the southern part of the site and consists of moderately-sized arable fields delineated by weak hedgerows. It is bound to the north by the long access road to Crowbush Farm and a narrow tree line. To the east, south and west the parcel is bound by hedgerows, a small block of woodland and lines of trees.

Site: ALP227 - Crowbush Farm, Toddington

Site size (ha): 32.90

Parcel: ALP227a Parcel area (ha): 8.59



Looking north toward the settlement edge of Toddington, from the access road to Crowbush Farm

Parcel: ALP227a Parcel area (ha): 8.59

Stage 1 assessment

Parcel: T3

Highest contribution: Purpose 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 be associated with Toddington rather than Luton/Dunstable/Houghton Regis. Land closer to the large built-up area plays a strong role in preventing sprawl.
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 adjacent settlement has some urban influence on the flatter hill top area, and Crowbush Farm, its tree-lined access road and the hedgerow along the northern edge of Horse Hill farm can be considered to mark some distinction between the parcel and the wider countryside, but this is nonetheless open land that lacks strong containment. Development would constitute moderate encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The parcel forms a very minor element in the setting of Luton.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that any development here would constitute village extension.

Potential alternative Green Belt boundaries

The Green Belt boundary along the northern edge of the parcel consists mostly of hedgerow backing onto residential gardens. The parcel's southern boundary comprises the driveway and buildings of Crowbush Farm and field boundary hedgerows with trees. A small section of Luton Road and the A5120 form the eastern and western boundaries. An alignment using these features would not represent a weakening of the Green Belt boundary.

Site: ALP227 - Crowbush Farm, Toddington

Site size (ha): 32.90

Parcel: ALP227a **Parcel area (ha):** 8.59

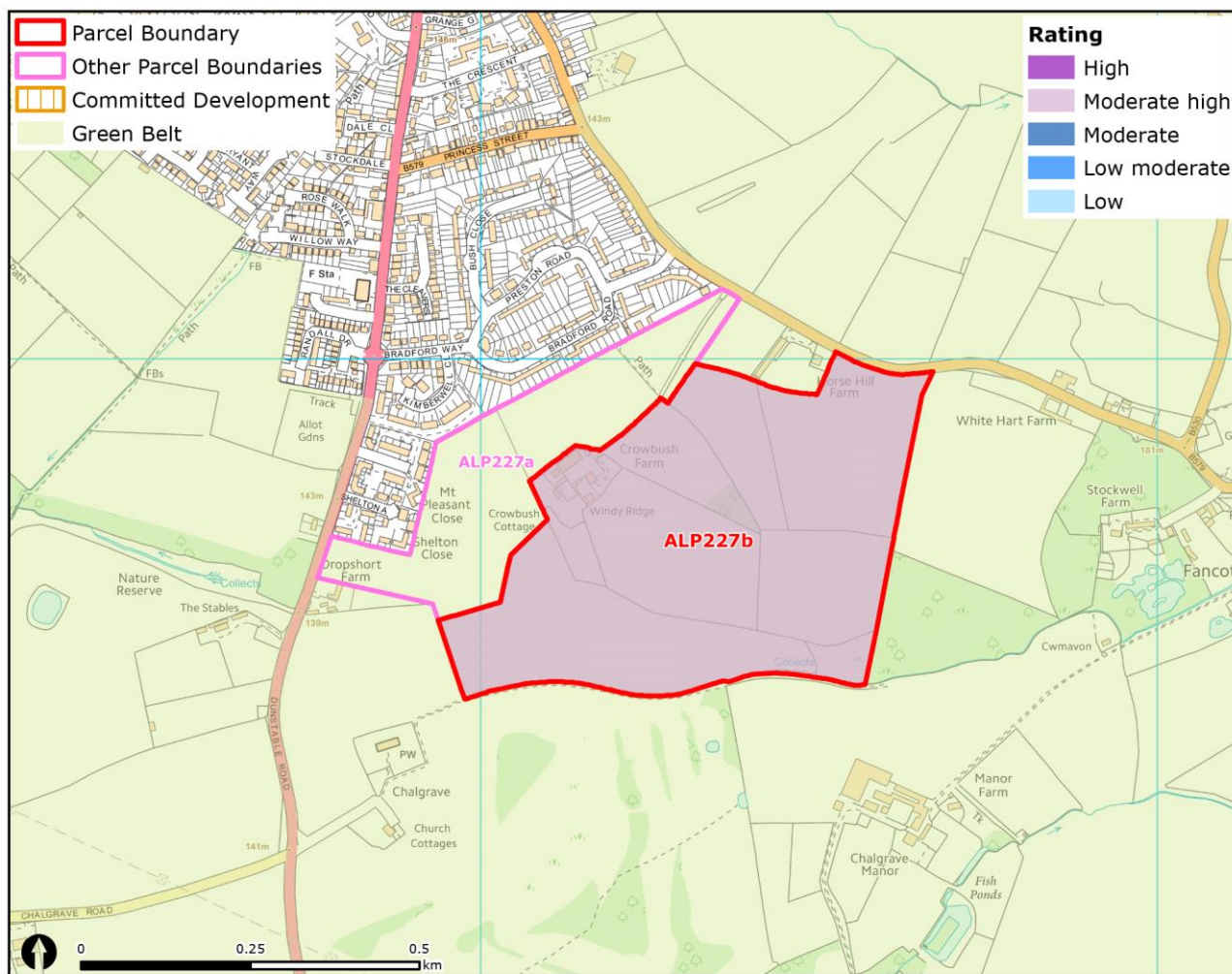
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP227a in isolation	The parcel makes a moderate contribution to preventing encroachment into the countryside. However its release would not significantly weaken the contribution of adjacent arable fields to the south, which occupy more distinctly sloping land that has a stronger relationship with the wider countryside, and Luton Road and Dunstable Road provide containment to the east and west.	Low moderate

Site: ALP227 - Crowbush Farm, Toddington

Site size (ha): 32.90

Parcel: ALP227b Parcel area (ha): 24.31



Looking south across the parcel, from the access road to Crowbush Farm

Parcel: ALP227b Parcel area (ha): 24.31

Stage 1 assessment		Stage 2 assessment	
Parcel:	T3	Parcel:	n/a
Highest contribution:	Purpose 3 - Strong contribution	Contribution:	

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Development within this would be associated with Toddington rather than Luton/Dunstable/Houghton Regis. Land closer to the large built-up area plays a strong role in preventing sprawl.
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 parcel has a relatively strong west to east slope down towards the valley of the River Flit, which gives it a strong relationship with the wider countryside and distinction from the hilltop settlement of Toddington.
Purpose 4: Preserving the setting and special character of historic towns	The parcel forms a very minor element in the setting of Luton.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that village extension is likely to be the more viable development scenario.

Potential alternative Green Belt boundaries

The parcel has a clearly defined hedgerow boundary to the south, and a woodland block separates it from Manor Farm, but the boundary north of the woodland is weaker. The sloping terrain weakens the extent to which the parcel's outer edges could play a role in marking a clear distinction between settlement and countryside.

Site: ALP227 - Crowbush Farm, Toddington

Site size (ha): 32.90

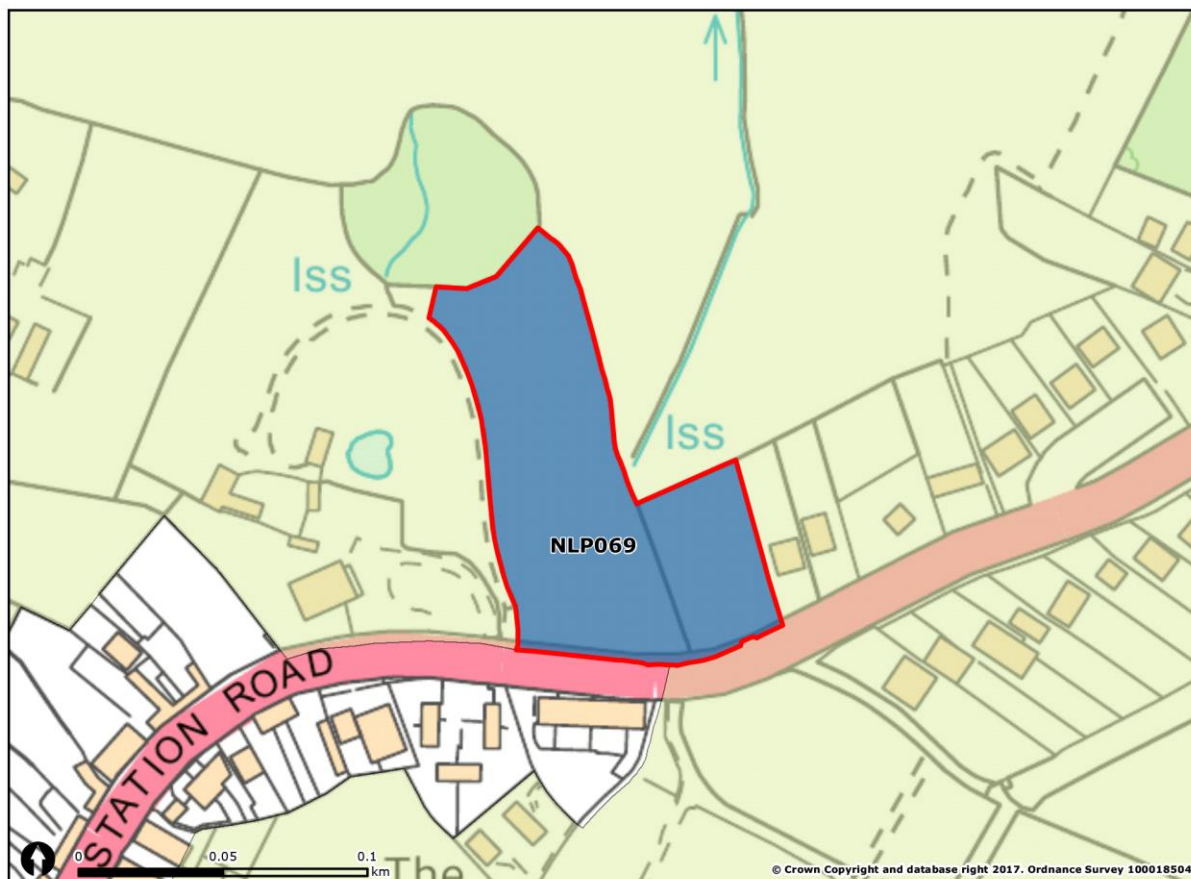
Parcel: ALP227b **Parcel area (ha):** 24.31

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP227b in isolation or in association with ALP227a.	This parcel forms part of the western side of valley that lies between Toddington and the Sundon Hills. Any new development within this parcel would constitute significant encroachment into the countryside away from the hilltop settlement edge, weakening the Green Belt contribution of land to the east between the parcel and Fancott. Were the parcel to be released, there would be little justification for retaining the Green Belt status of ALP227a or the buildings of Horse Hill Farm and adjacent land.	Moderate high

Cumulative release scenarios
Any other release of land adjacent to Toddington - ALP189/NLP348, NLP378 and NLP411 all lie to the north-west - would not in combination have a significantly greater impact on Green Belt than the harm resulting from the release of any site in isolation. For all of the sites the principal harm is associated with countryside encroachment.

Harm to Green Belt resulting from release of site		
Scenario	Comments	Rating
Release of ALP227 in its entirety.	The harm resulting from the release this site is not significantly greater than the harm resulting from release of ALP227b in isolation.	Moderate high



Site description

This site is located just to the north of the settlement of Toddington. The site is bound to the east by a housing plot with residential garden, a small block of woodland and hedgerow; to the north by a small area of woodland, beyond which is arable field; to the west by an access track for the adjacent residential plot and to the south by low hedgerow that lines Station Road. The adjacent housing plot to the west is located within the Green Belt, beyond this is the inset settlement edge. Dwellings to the south are inset while those to the east are within the Green Belt. A number of mature trees are located in the southern half of the site. The site slopes upwards towards Station Road and down from the eastern edge.

Relationship between site, settlement and countryside

This site relates to both the settlement and the wider countryside. Housing is located to the south of the site and while Harlington Road provides some separation it still exerts a slight urbanising influence. While they are washed over, residential properties are also visible to the east and west, reinforcing the relationship with the settlement. Additionally, the block of woodland to the north of the site provides a degree of visual separation from the wider countryside. Nonetheless, the site is open, well-treed and undeveloped, and the slope of the site reinforces its relationship with the countryside to the north.

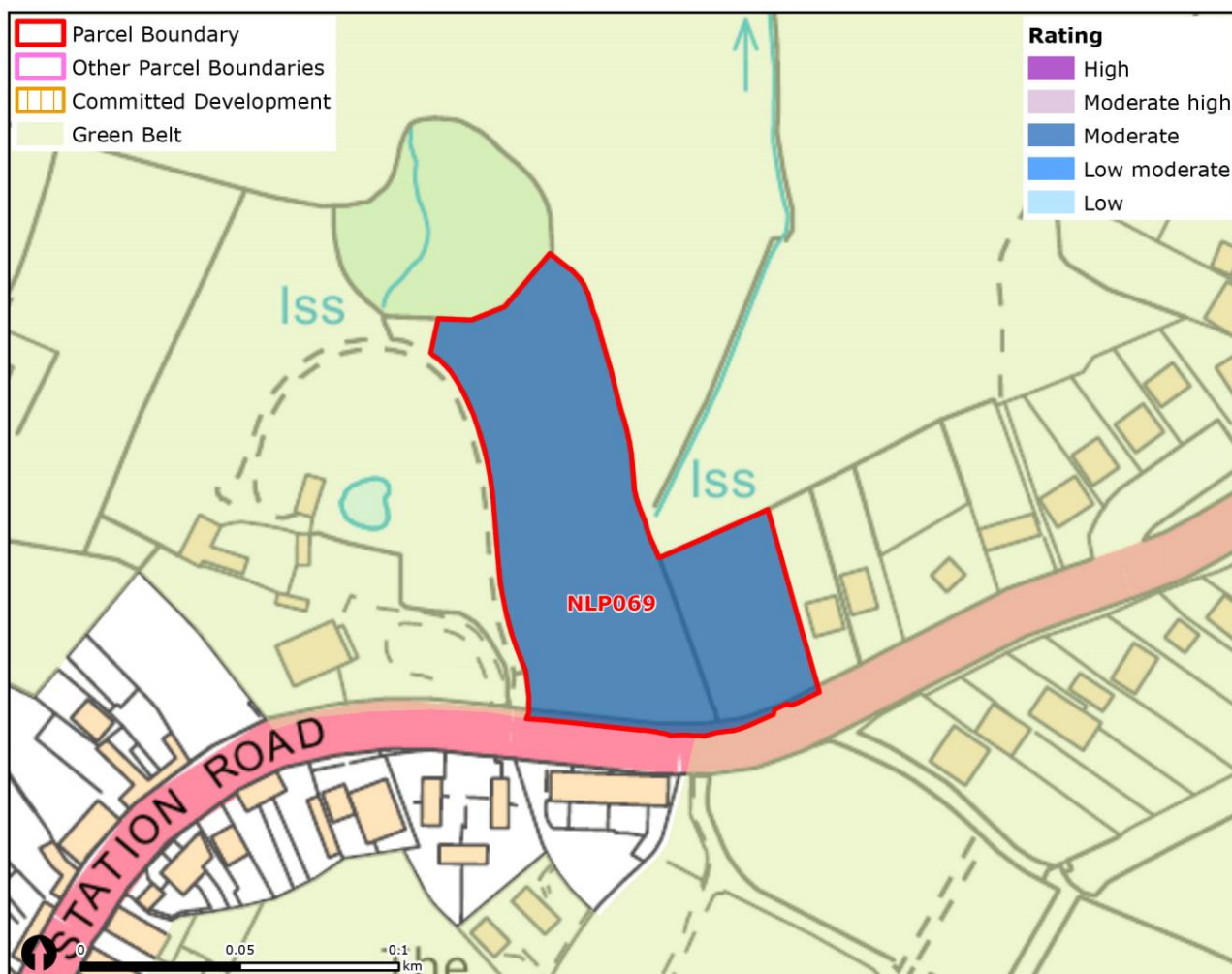
Parcels

This site is assessed as one parcel.

Site: NLP069 - Land North of Station Road, (adjacent to Tanners End)

Site size (ha): 0.90

Parcel: NLP069 **Parcel area (ha):** 0.90



Looking east along Harlington Road from the south western corner.

Site: NLP069 - Land North of Statiobn Road, (adjacent to Tanners End)

Site size (ha): 0.90

Parcel: NLP069 **Parcel area (ha):** 0.90

Stage 1 assessment		Stage 2 assessment	
Parcel:	T1	Parcel:	n/a
Highest contribution:	Purpose 3 - Strong contribution	Contribution:	

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	The site displays characteristics of the countryside being well treed, open and undeveloped. Visible housing adjacent to the site provides a relationship with the settlement, with dwellings to the south in particular exerting some urbanising influence. Despite vegetation to the north providing a visual barrier to the wider countryside, the topography of the site provides some connection to the countryside to the north. As such, development of this site would represent 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

The parcel is not located within an identified Potential Growth Location. However the site's location on the edge of Toddington, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site adjacent to an A-road mean that village extension and growth in transport corridors are the only viable development scenarios.

Potential alternative Green Belt boundaries

The site does not have strong separating boundary features on its eastern and western edges however, these boundaries are not considered to be weaker than the existing Green belt Boundary further west. The weak boundaries could however create a lack of distinction between the inset site and the washed over development to the east and west. The northern boundary of the site is formed by a small block of woodland.

Site: NLP069 - Land North of Statiobn Road, (adjacent to Tanners End)

Site size (ha): 0.90

Parcel: NLP069 **Parcel area (ha):** 0.90

Harm to Green Belt resulting from release

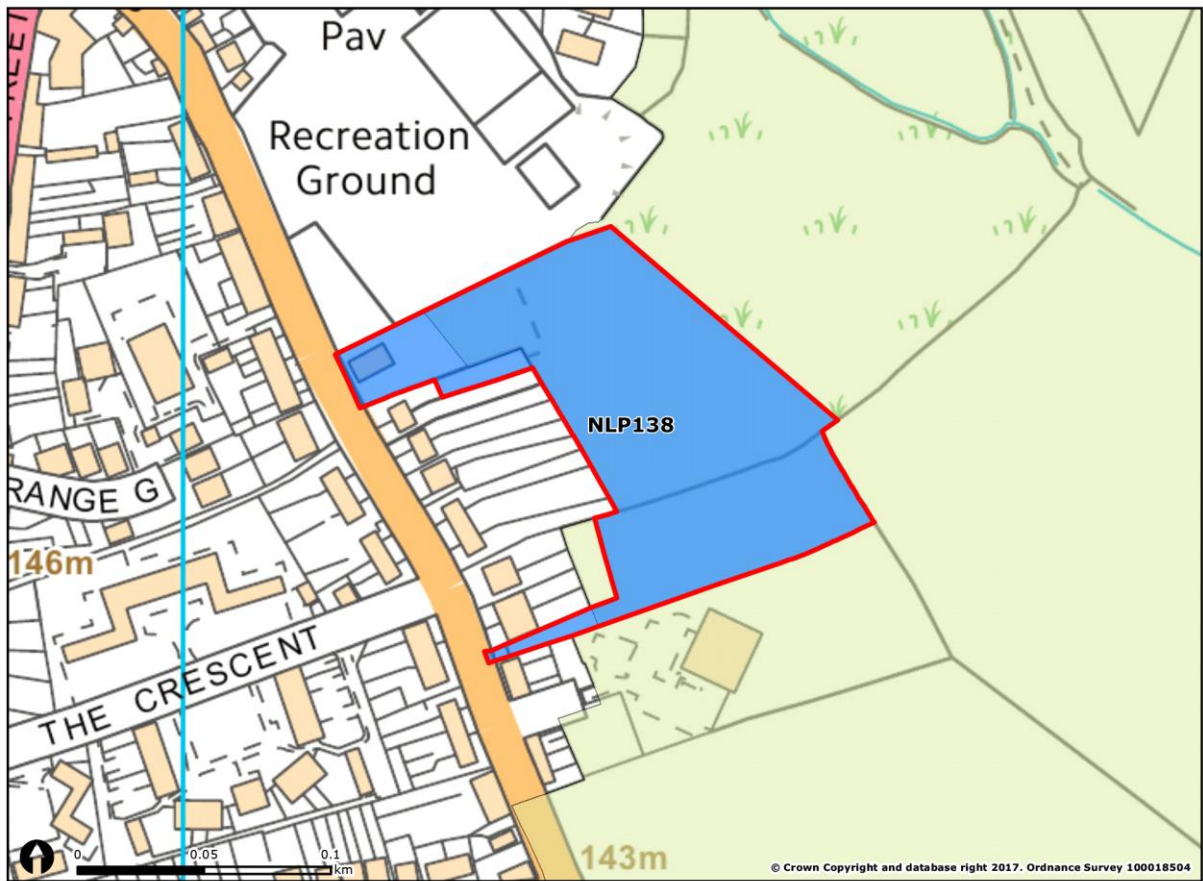
Scenario	Comments	Rating
Release of NLP069 in isolation.	This site is considered to make a moderate contribution to preventing encroachment into the countryside but does not contribute significantly to other Green Belt purposes. The lack of boundary features to the east and west of the site would create a lack of distinction between the inset site and the adjacent washed over development, thus calling into question the justification for leaving these areas of development washed over. The northern boundary – woodland, coupled with the slope of the site, is considered to be relatively strong and so harm to the wider Green Belt to the north would be limited. However, release of this site could weaken the contribution of land to the north west between the site and Long Lane as this area would be more enclosed by inset settlement to the west and Long Lane to the east.	Moderate

Site: NLP069 - Land North of Statiobn Road, (adjacent to Tanners End)

Site size (ha): 0.90

Cumulative release scenarios
NLP069 is adjacent to site NLP454. The release of both NLP069 and NLP454 in isolation is assessed as causing moderate harm to the Green Belt and the harm resulting from their combined release would not be significantly greater. In both instances, the impact on Green belt purposes is similar.

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

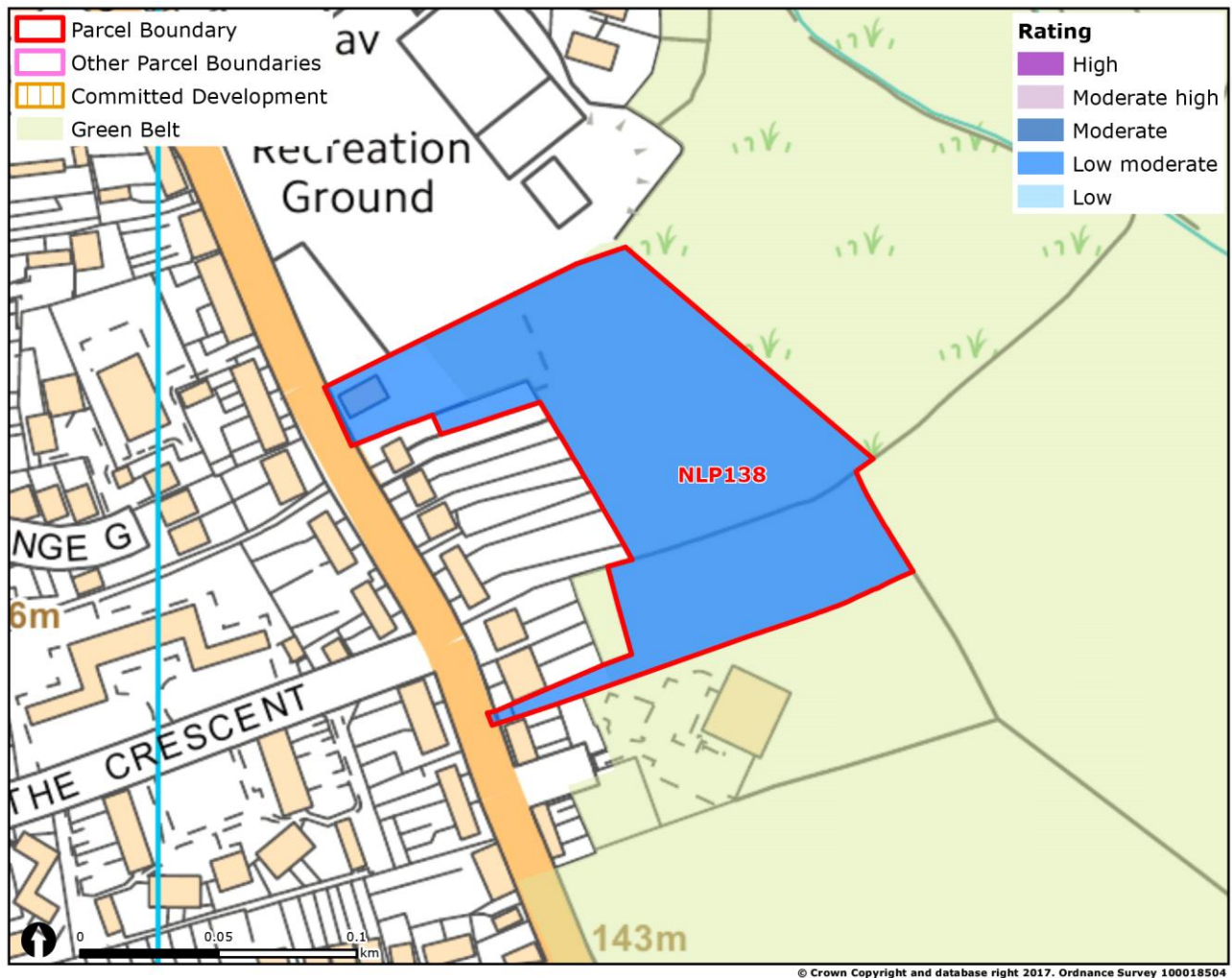
The site is comprised of two open fields and a single dwelling on the eastern side of the inset settlement of Toddington. The site is bound to the north by hedgerow with some trees, beyond which is a recreational park containing a football pitch and multi-use games area. The majority of the eastern edge of this site is defined by a block of mature woodland, though a short segment is defined by hedgerow, which marks the boundary of the adjacent arable field to the south-west. The south of the site is bound by hedgerow, beyond which are the grounds of Toddington Medical Centre and a small block of woodland. The western edge is bound predominantly by residential back gardens, although two short segments are defined by Luton Road where the site projects out westwards in the north-western and south-western corners of the site. In the north-west corner is a residential dwelling, located outside of the Green Belt, as well as an outbuilding and a tarmacked area used for parking vans within the Green Belt adjacent.

Relationship between site, settlement and countryside

The majority of the site is open and undeveloped and low hedgerow that defines the eastern edge of the southernmost field reinforces a sense of openness. However, the block of woodland that defines the majority of the site’s eastern edge provides a significant degree of visual and physical separation from the wider countryside. Furthermore, there is no significant separation between the site and the inset settlement to the west. This, along with the Medical Centre to the south and the dwelling and parking area located in the north-west of the site exert an urbanising influence. As such, it is considered this site relates more strongly to the settlement than the wider countryside.

Parcels

This site is assessed as one parcel. NLP138 contains site NLP294 which is located in the southern part of the site.



Looking south east across the settlement edge from the northern boundary.

Parcel: NLP138 Parcel area (ha): 1.46

Stage 1 assessment

Parcel: T2

Highest contribution: Purpose 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	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	The site displays characteristics of the countryside being largely open and undeveloped. The developed area within the site and dwellings to the west exert an urbanising influence on the site, which in combination with the visible medical centre to the south provides a significant relationship with the settlement. A lack of strong boundary features in the south-eastern corner of the site gives some relationship to the wider countryside, however, this relationship is somewhat limited by the block of woodland to the east. 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

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlement, village extension and growth in a transport corridor. However, the site's location adjacent to the settlement edge of Toddington, 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

The southern boundary of the site is not considered to form a weaker boundary than that along the existing edge of the Green Belt which lies along the playing fields at the northern edge of the site. The eastern boundary, formed by a block of woodland is considered to form a strong boundary. The site is contained on the northern and western edges by inset areas.

Site: NLP138 - Land at Luton Road

Site size (ha): 1.46

Parcel: NLP138 **Parcel area (ha):** 1.46

Harm to Green Belt resulting from release

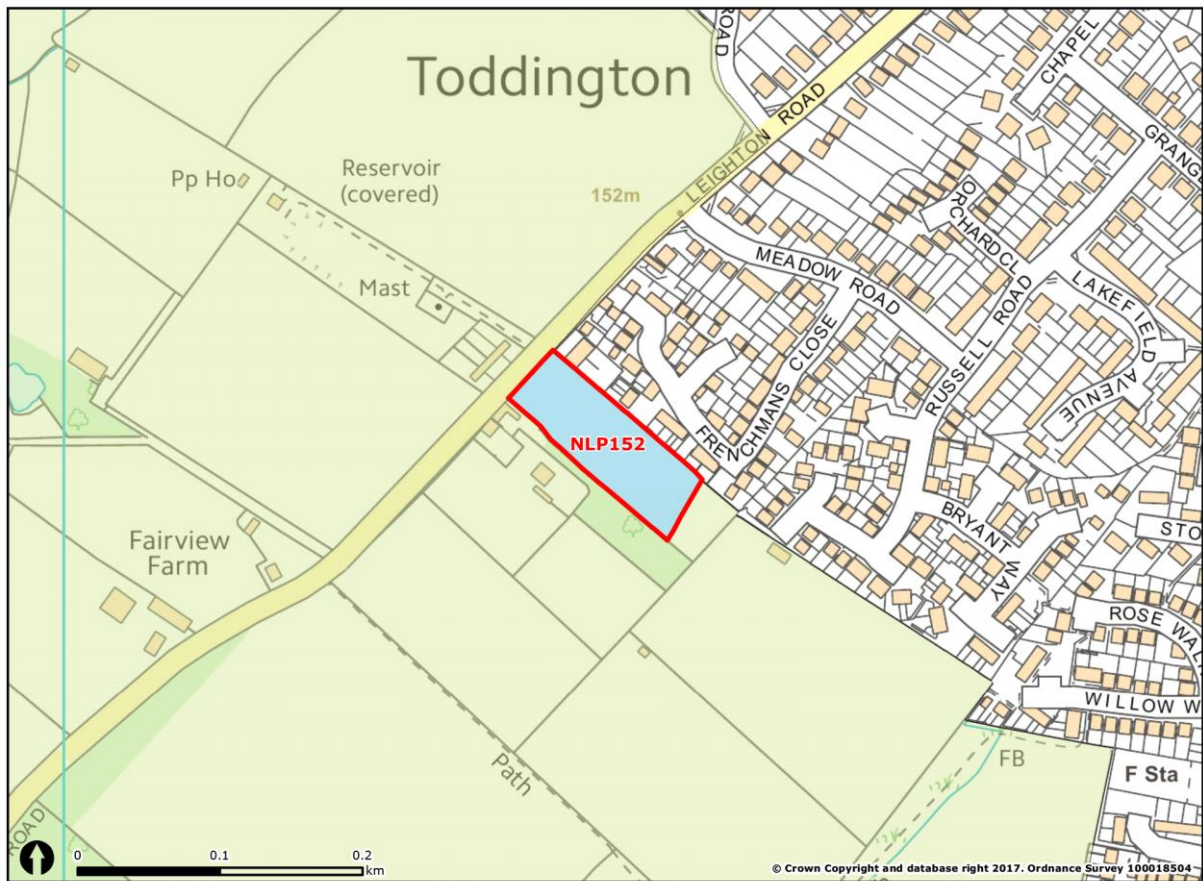
Scenario	Comments	Rating
Release of NLP138 in isolation.	This parcel makes some contribution to preventing encroachment into the countryside but does not contribute to other Green Belt purposes. Its release is unlikely to harm the Green Belt to the east due to the strong boundary features. Release of this site would result in little justification for retaining the plot of land to the south containing the Medical Centre as this would be contained by inset settlement on two sides and already has an urbanising influence within the site.	Low moderate

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



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

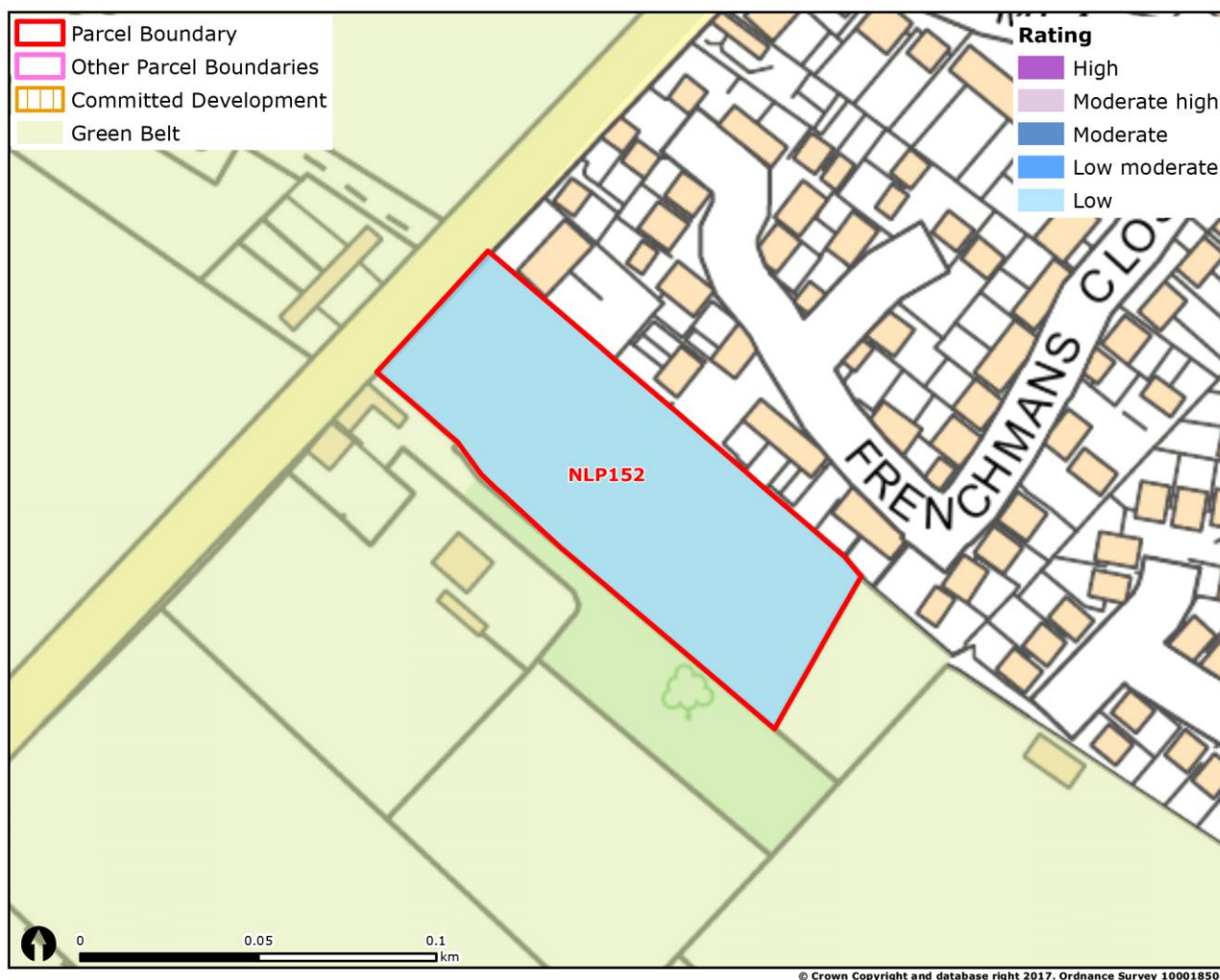


Site description
<p>This site is located on the southern settlement edge of Toddington and comprises a small paddock. The site is bound to the north by a hedgerow and wooden fencing that are backed by residential gardens; to the east by a line of trees and hedgerows; to the south by a shelterbelt of mature trees; and to the west by Leighton Road, lined with trees but with several dwelling adjacent to the site, backing onto the woodland belt. The site contains no urban development.</p>
Relationship between site, settlement and countryside
<p>The site is contained by the settlement edge and robust boundary features; It has little connection to the wider countryside. The site contains no development, however the settlement edge is widely visible giving an urban fringe character.</p>
Parcels
<p>The sites has been assessed as a single parcel, it is also assessed as NLP378a, NLP153a, and NLP405a.</p>

Site: NLP152 - Land to the south east of Leighton Rd Toddington

Site size (ha): 0.71

Parcel: NLP152 **Parcel area (ha):** 0.70



Looking north-east towards the southern edge of Toddington, from the western edge of the parcel

Site: NLP152 - Land to the south east of Leighton Rd Toddington

Site size (ha): 0.71

Parcel: NLP152 **Parcel area (ha):** 0.70

Stage 1 assessment

Parcel: T4
Highest contribution: Purpose 3 - Moderate contribution

Stage 2 assessment

Parcel: T4b
Contribution: Relatively weak

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	This parcel is contained between the settlement edge and a robust shelterbelt. It relates more strongly to settlement being detached from the wider countryside. It contains no urban development, but has strong urban influences; any new development within this parcel will not be perceived as significant encroachment on 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 make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that any development here would constitute village extension.

Potential alternative Green Belt boundaries

The shelterbelt of mature trees along the southern boundary would form a stronger alternative Green Belt boundary than the existing settlement edge.

Site: NLP152 - Land to the south east of Leighton Rd Toddington

Site size (ha): 0.71

Parcel: NLP152 **Parcel area (ha):** 0.70

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP152 in isolation.	This parcel is free of urban development and is open, however it has a strong urban fringe character and is too small in area to be considered a significant loss of the countryside if developed. Additionally the parcel has robust boundary features, so its release from the Green Belt is unlikely to weaken the contribution of adjacent areas. Release of this parcel would weaken justification for retaining the Green Belt status of the adjacent houses on Leighton Road, but these have relatively strong containment to the south by tree cover so their removal from the designated area would not weaken the boundary.	Low

Site: NLP152 - Land to the south east of Leighton Rd Toddington

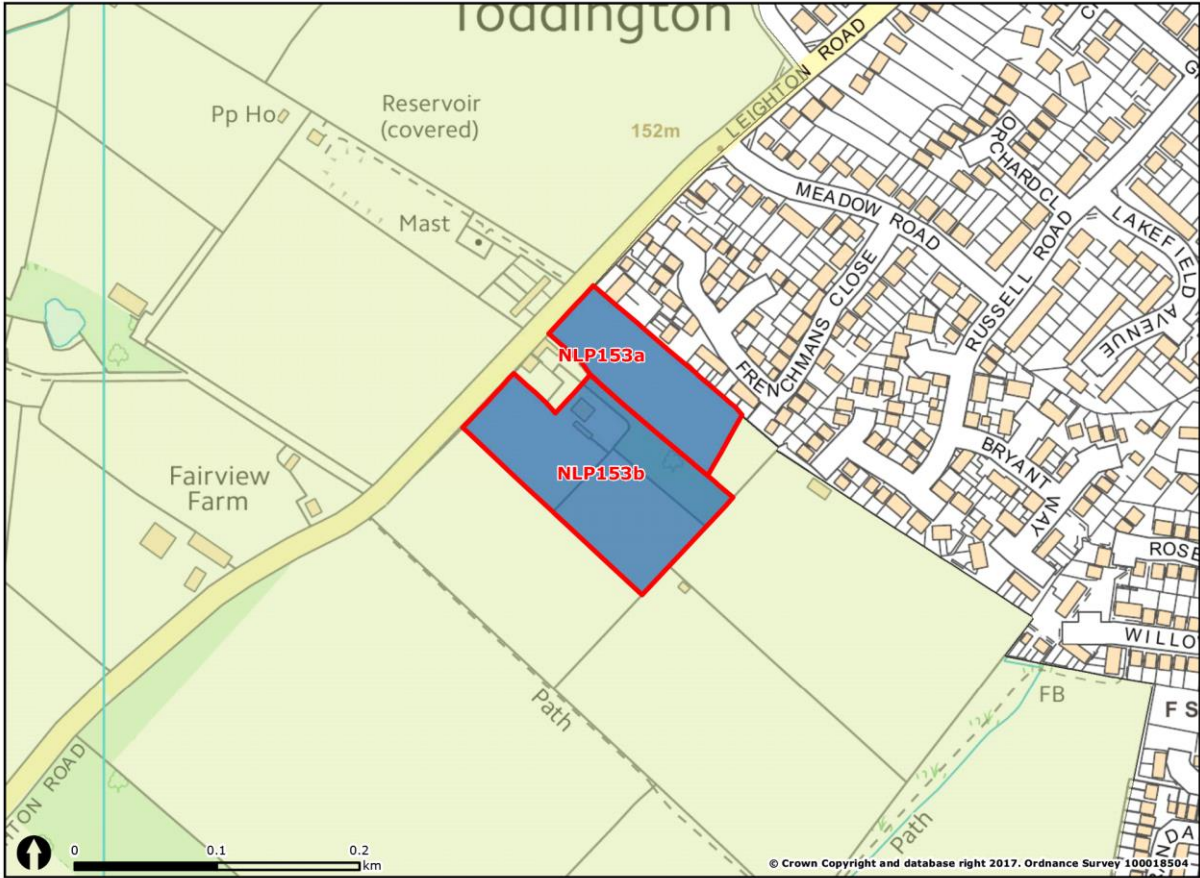
Site size (ha): 0.71

Cumulative release scenarios

The assessment for site NLP378 considers the harm resulting from release of this site in combination with land to the east and south.

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

The site comprises small fields of pasture and horse paddock, separated by a block of woodland, located on the southern settlement edge of Toddington. It is bound to the north by a low hedgerow backed by residential gardens; to the east and south by field boundary hedgerows; and to the west by Leighton Road which is lined by hedgerows. The site encloses two semi-detached properties along Leighton Road.

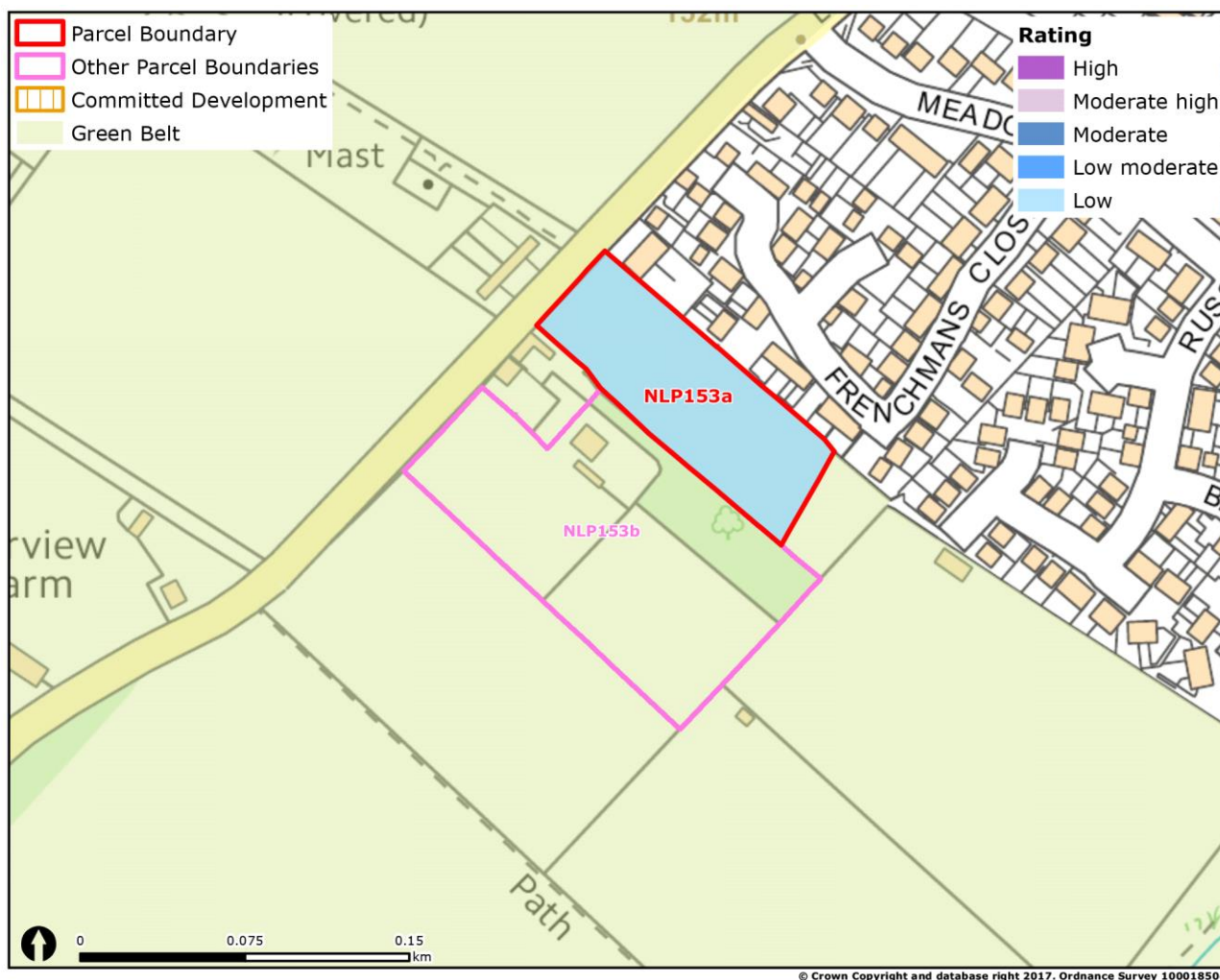
Relationship between site, settlement and countryside

Containment provided by the woodland block, and an exposed settlement edge, mean that the paddock in the northern part of the site has a fairly strong relationship with the urban edge, and separation from the wider countryside. The woodland block subdivides the parcel, so the small pastures to the south have a weaker relationship with Toddington, but the site is part of an area of pastoral farmland that is also fairly contained within its wider context, with Leighton Road to the west, a woodland belt c.340m to the south, and the settlement edge of Toddington along the A5120 Dunstable Road to the east.

Parcels

The site is assessed as two parcels:

- NLP153a (also assessed as NLP152, NLP378a and NLP405a) comprises of a single small paddock contained by settlement edge to the north, a field boundary hedgerow to the east, a shelterbelt of mature trees to the south and Leighton Road to the west;
- NLP153b (also assessed as part of NLP378c and NLP405b) comprises two small fields of pasture bound to the north by shelter belt mature trees, to the east and south by field boundary hedgerows, and to the west by Leighton Road lined with trees and hedgerows.



Looking north-east towards the southern edge of Toddington, from the western edge of the parcel

Parcel: NLP153a Parcel area (ha): 0.70

Stage 1 assessment

Parcel: T4

Highest contribution: Purpose 3 - Moderate contribution

Stage 2 assessment

Parcel: T4b

Contribution: Relatively weak

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Any development in this area would be associated with Toddington, and not the large built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	This parcel is contained by the settlement edge and a robust shelterbelt. It relates more strongly to settlement being cut-off from the wider countryside. It contains no urban development, but has strong urban influences; any new development within this parcel will not be perceived as encroachment of 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 make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that any development here would constitute village extension.

Potential alternative Green Belt boundaries

The shelterbelt of mature trees along the southern boundary would form a stronger alternative Green Belt boundary than the existing settlement edge.

Site: NLP153 - Land to the south east of Leighton Rd Toddington

Site size (ha): 2.12

Parcel: NLP153a **Parcel area (ha):** 0.70

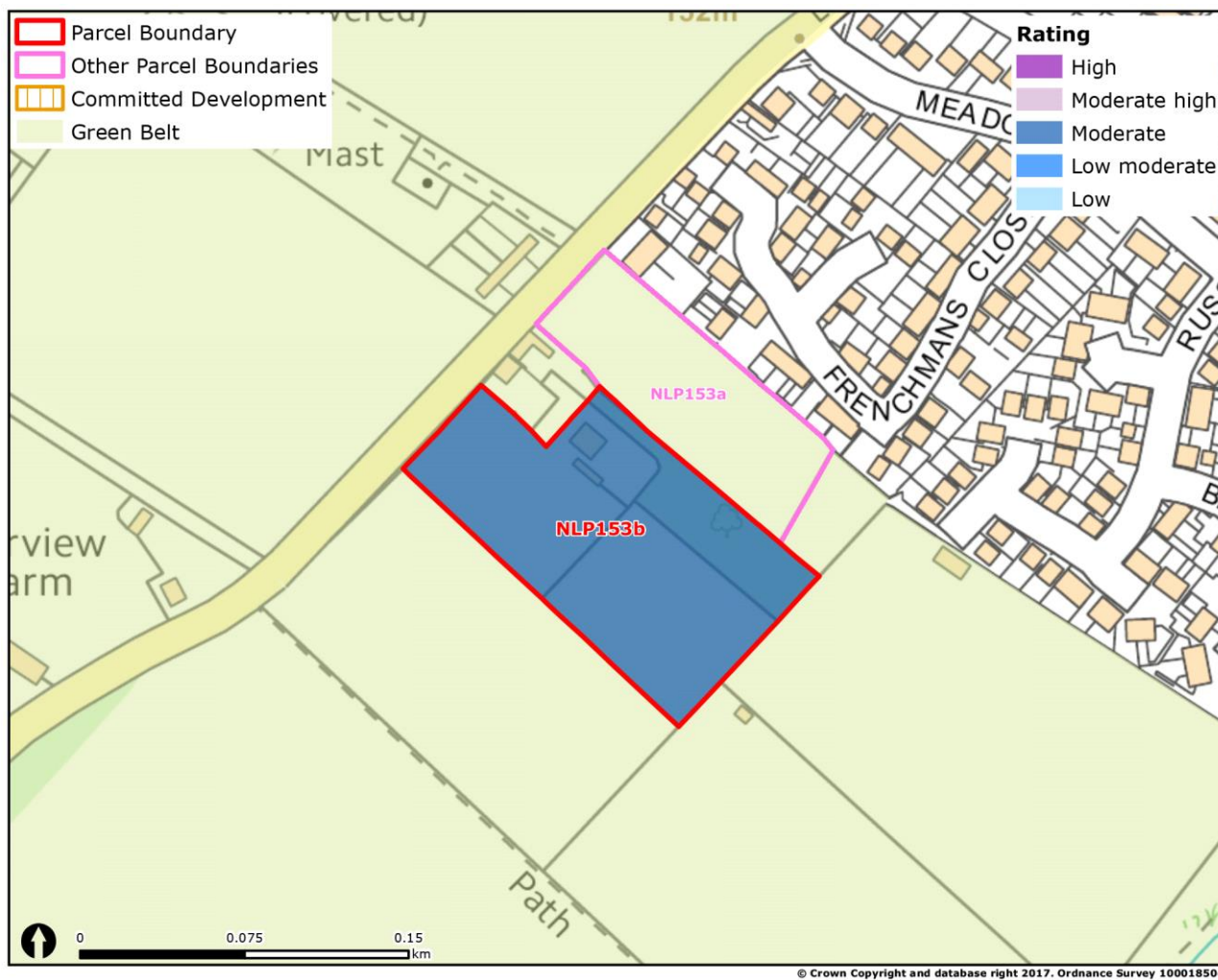
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP153a in isolation.	This parcel is free of urban development and is open, however it has a strong urban fringe character and is too small in area to be considered a significant loss of the countryside if developed. Additionally the parcel has robust boundary features, so its release from the Green Belt is unlikely to weaken the contribution of adjacent areas. Release of this parcel would weaken justification for retaining the Green Belt status of the adjacent houses on Leighton Road, but these have relatively strong containment to the south by tree cover so their removal from the designated area would not weaken the boundary.	Low

Site: NLP153 - Land to the south east of Leighton Rd Toddington

Site size (ha): 2.12

Parcel: NLP153b **Parcel area (ha):** 1.41



Looking north from the public footpath along the southern edge of the parcel

Parcel: NLP153b Parcel area (ha): 1.41

Stage 1 assessment

Parcel: T4

Highest contribution: Purpose 3 - Moderate 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	Any development in this area would be associated with Toddington, and not the large built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	A woodland block forms the northern/eastern part of the parcel, creating strong separation from the urban area and parcel NLP153a. However the parcel is part of an area of pastoral farmland that is also fairly contained within its wider context, with Leighton Road to the west, a woodland belt to the south and the settlement edge of Toddington along the A5120 Dunstable Road to the east. Any new development within this parcel would constitute a moderate degree of encroachment on 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 make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location close to the settlement edge of Toddington means that village extension is likely to be the more viable development scenario.

Potential alternative Green Belt boundaries

The southern hedgerow edge of the parcel would form a weaker Green belt boundary than the woodland block along its northern edge, or the plantation belt c.340m further south.

Site: NLP153 - Land to the south east of Leighton Rd Toddington

Site size (ha): 2.12

Parcel: NLP153b **Parcel area (ha):** 1.41

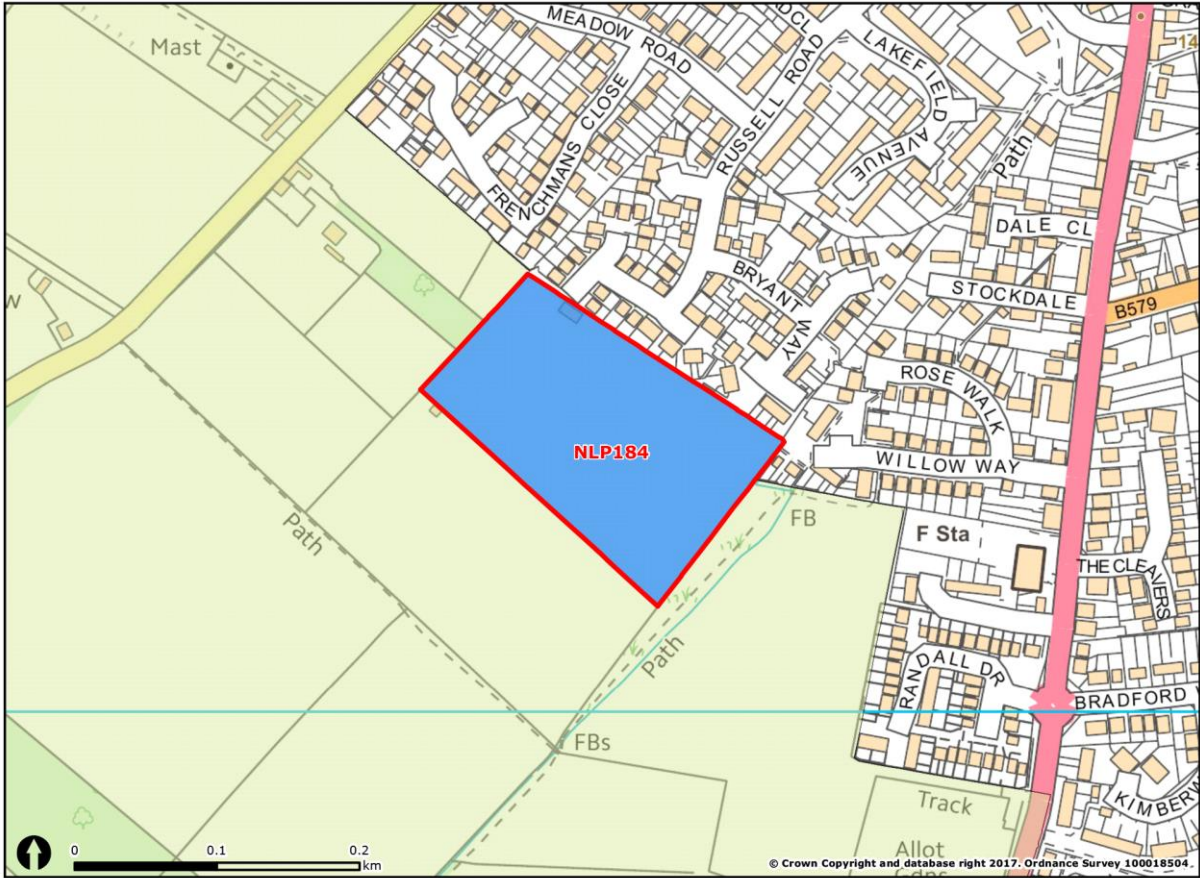
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP153b in isolation or in association with NLP153a.	This parcel is free of urban development and is separated from the urban edge by woodland. However its size and its location within an area that has relatively strong separation from the wider countryside limits the Green Belt harm that would result from its release, even though that release would weaken the contribution of adjacent fields. Were the parcel to be released, there would be little justification for retaining the Green Belt status of land between it and the settlement edge (NLP153a).	Moderate

Cumulative release scenarios

The assessment for site NLP378 considers the harm resulting from release of this site in combination with land to the west and south.

Harm to Green Belt resulting from release of site		
Scenario	Comments	Rating
Release of NLP153 in its entirety.	The harm resulting from release this site as a whole is not significantly greater than the harm resulting from release of NLP153b in isolation.	Moderate



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



Site description

This site is located on the southern settlement edge of Toddington and comprises a single small field of pasture. The sites is bound to the north by a hedgerow and wooden fencing that are backed by residential gardens; to the east by a bank of trees; and to the south and west by field boundary hedgerows with trees.

Relationship between site, settlement and countryside

The site has a degree of containment and a relatively weak connection with the area of wider countryside to the south and west. The settlement edge is prominent from within the site and exerts an urban influence on it character.

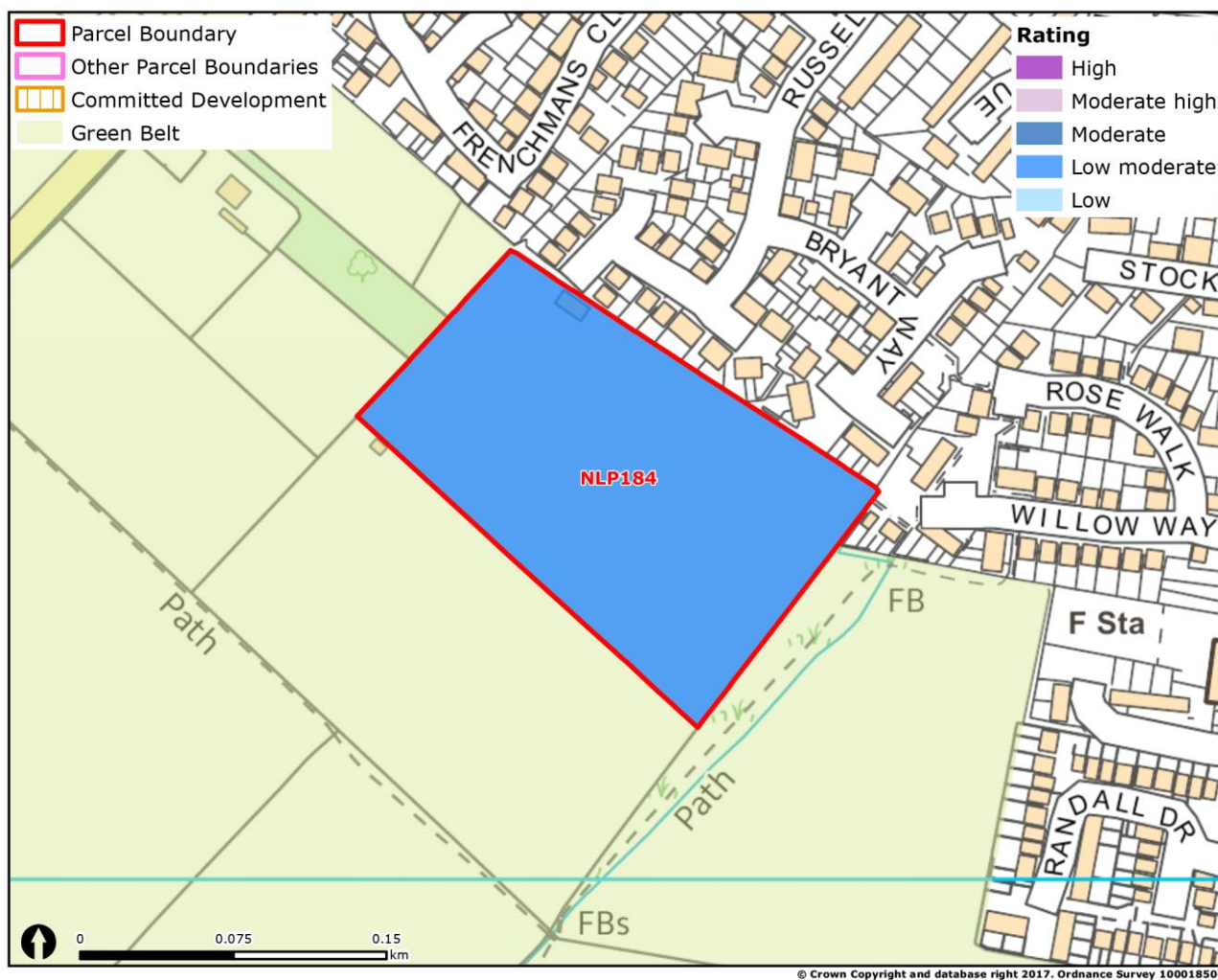
Parcels

This site is assessed as a single parcel, it is also assessed as site ALP086 and parcel NLP378b.

Site: NLP184 - Middle Lakes, Toddington

Site size (ha): 2.83

Parcel: NLP184 **Parcel area (ha):** 2.83



Looking north-west across the parcel, from a public footpath in the neighbouring parcel to the east

Parcel: NLP184 Parcel area (ha): 2.83

Stage 1 assessment

Parcel: T4

Highest contribution: Purpose 3 - Moderate contribution

Stage 2 assessment

Parcel: T4b

Contribution: Relatively weak

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstanble/Houghton Regis to the south
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	The site relates more strongly to the settlement than the wider countryside. It contains no urban development, and is one of several similar hedged pastures, but it has little separation from the urban edge and relatively strong hedgerow and woodland outer boundaries. Any new development within this parcel would constitute only a limited encroachment on 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 make an equally significant contribution to this purpose.

Spatial options

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlements, village extensions, and growth in a transport corridor. The site's location adjacent to the settlement edge of Toddington means that any development here would constitute village extension.

Potential alternative Green Belt boundaries

The parcel has well vegetated boundaries that would not constitute any weakening of the Green Belt edge.

Site: NLP184 - Middle Lakes, Toddington

Site size (ha): 2.83

Parcel: NLP184 **Parcel area (ha):** 2.83

Harm to Green Belt resulting from release

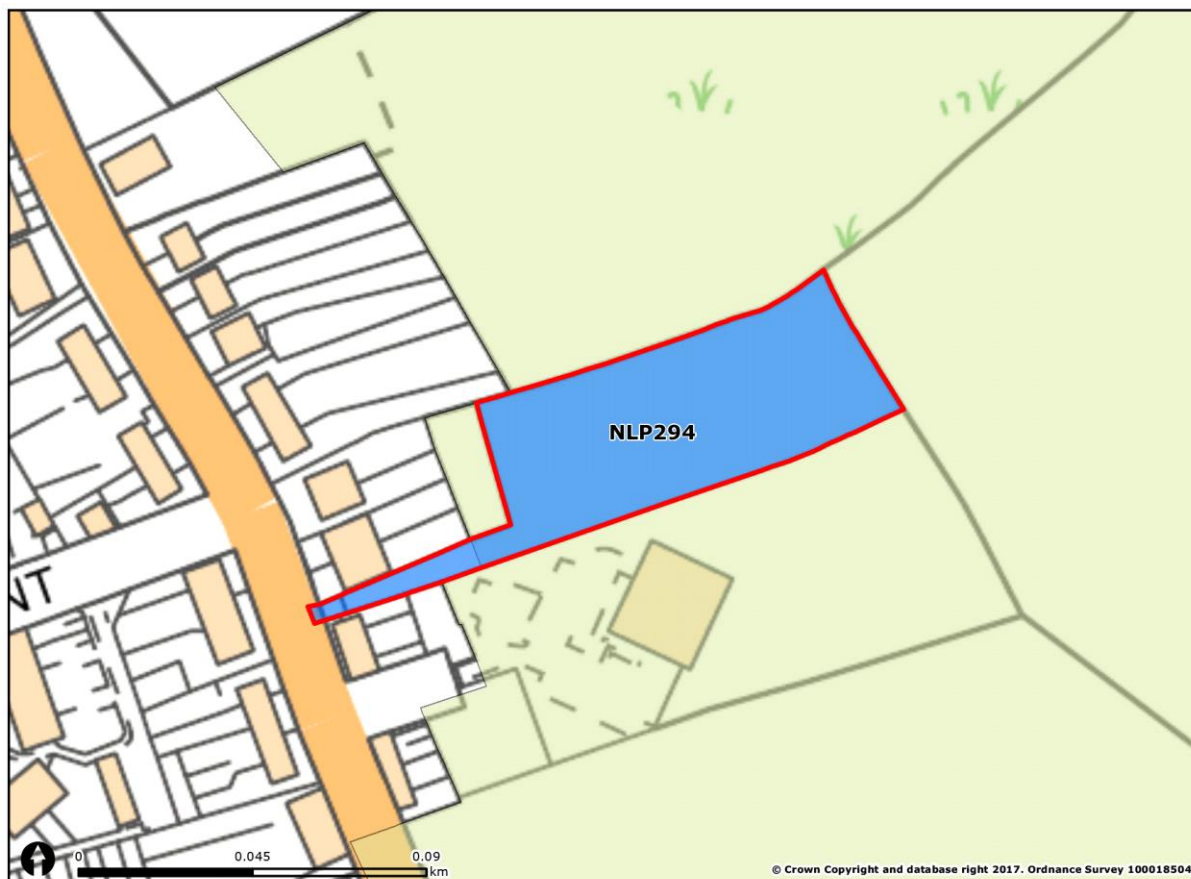
Scenario	Comments	Rating
Release of NLP184 in isolation.	The parcel is open and undeveloped but makes only a limited contribution to preventing countryside encroachment. Its release would not weaken the Green Belt boundary and would not significantly weaken the contribution of land to the south. It would increase containment of land to the east, but that area is already strongly influenced by adjacent urban development, and a belt of woodland retains separation between the two areas.	Low moderate

Cumulative release scenarios

The assessment for site NLP378 considers the harm resulting from release of this site in combination with land to the west and south.

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 small open field on the eastern side of the inset settlement of Toddington. The site is bound to the west by residential gardens and a small section of Luton Road where an access lane projects westwards and to the east by a hedgerow, beyond which is a large arable field that slopes down to the east towards the River Fit. The site is bound to the south by hedgerow beyond which is the grounds of Toddington Medical Centre. Adjacent to the south-eastern corner of the site is a small area of woodland. There is no distinct boundary feature along the northern edge of the site and is defined by the adjacent open field. Adjacent to the north-eastern corner is a block of woodland.

Relationship between site, settlement and countryside

The site has a relationship with both the settlement and the countryside. The low hedgerow and downward slope defining the eastern edge of the site gives a sense of openness, while the lack of boundary features to the north gives the site a relationship with the adjacent field. However, the blocks of woodland located to the north-east and south-east of the site provide visual and physical separation from the countryside in these directions. Additionally, there is no significant separation between the site and the inset settlement to the west, which exerts an urbanising influence over the site. The relationship with the settlement is reinforced by the medical centre which is visible to the south.

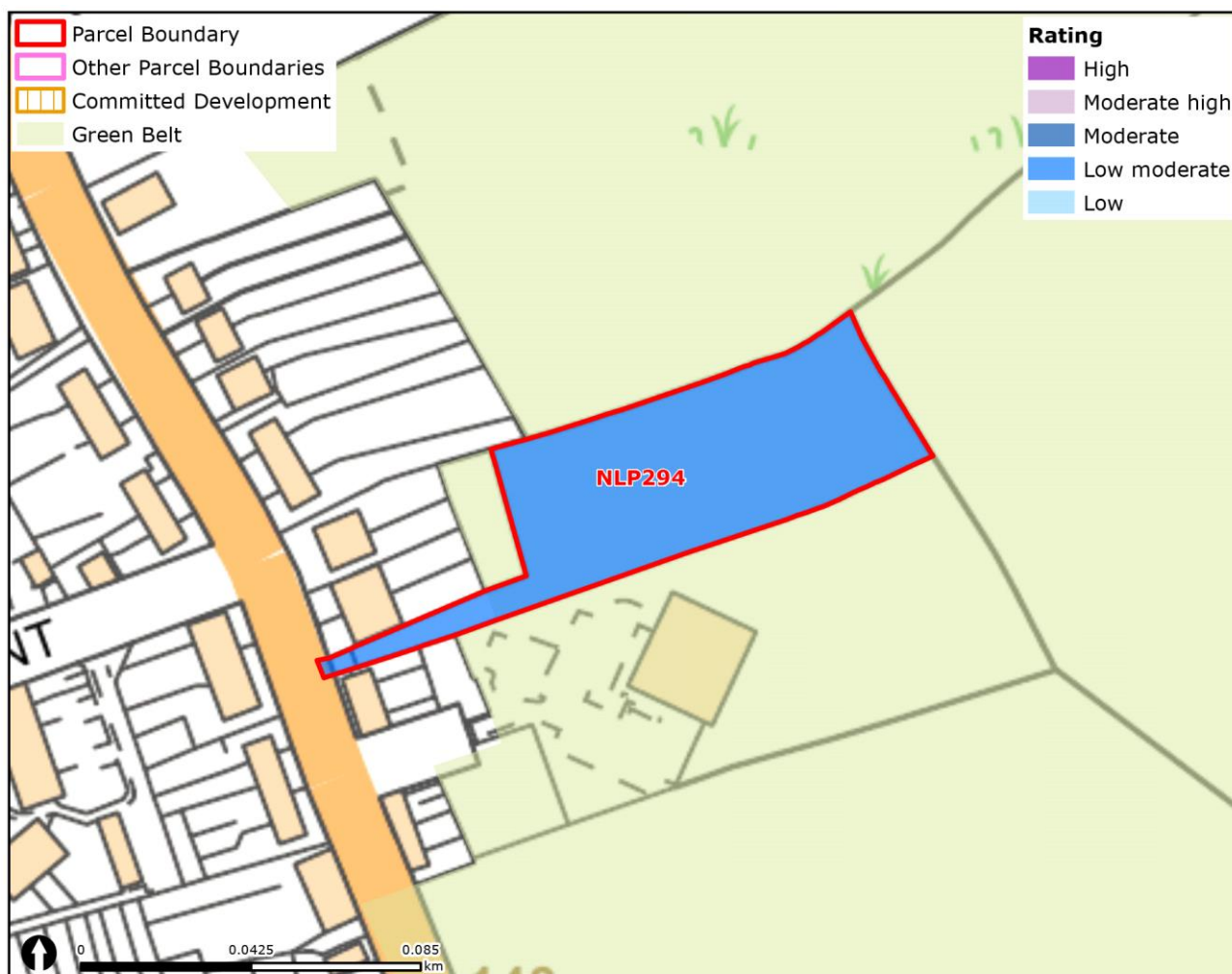
Parcels

This site is assessed as one parcel. It also forms part of the southern part of Site NLP138.

Site: NLP294 - Land at Luton Road

Site size (ha): 0.44

Parcel: NLP294 Parcel area (ha): 0.44



Looking east from Luton Road.

Site: NLP294 - Land at Luton Road

Site size (ha): 0.44

Parcel: NLP294 Parcel area (ha): 0.44

Stage 1 assessment

Parcel: T2
Highest contribution: Purpose 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	Any development in this area would be associated with Toddington, and not the large, built-up area of Luton/Dunstable/Houghton Regis to the south.
Purpose 2: Preventing the merger of neighbouring towns	The parcel makes no significant contribution to settlement gaps.
Purpose 3: Safeguarding the countryside from encroachment	The site displays characteristics of the countryside being open and undeveloped. Dwellings to the west exert an urbanising influence on the site due to lack of separating features, which in combination with the visible medical centre to the south provides a relationship with the settlement. The site has a relationship with the wider countryside due to exposed boundary east which enable views in this direction, however woodland to north-east and south-east restrict limit the extent of this relationship. 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

Three spatial options for development are identified for Potential Growth Location L13, of which the site forms part: new settlement, village extension and growth in a transport corridor. However, the site's location adjacent to the settlement edge of Toddington, 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

The site has weak boundaries on its northern and eastern edges due a lack of strong boundary features, particularly to the north. The existing edge of the Green Belt falls just to the north of the site at the boundary of the adjacent field and the playing field that lies next to it. The River Flit, to the east of the site would form a stronger eastern boundary, however, the form of the land, which slopes down from the edge of the site towards the river reinforces the eastern boundary. The southern boundary is formed by hedgerow and trees but is reinforced by the presence of the medical centre on the opposite side.

Site: NLP294 - Land at Luton Road

Site size (ha): 0.44

Parcel: NLP294 **Parcel area (ha):** 0.44

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP294 in isolation.	This parcel makes some contribution to preventing encroachment on the countryside and does not contribute significantly to other Green Belt purposes. Release of this site would not significantly weaken the contribution of land to the east due to the relatively small eastern boundary and the form of the land which slopes away from the site and settlement. It would weaken the contribution of land to the north, between the parcel and the playing fields where the current Green Belt boundary lies, but the extent of containment of this area by inset areas and woodland, means that its contribution to Green Belt purposes is already limited. Release would also weaken the contribution of the plot to the south that contains the Medical Centre, which would be more contained by development, though this is already urbanised by the presence of the medical centre.	Low moderate

Site: NLP294 - Land at Luton Road

Site size (ha): 0.44

Cumulative release scenarios

NLP294 forms part of NLP138. As such, the release of NLP294 would not cause greater harm than that resulting from the release of NLP138 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating
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