

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 relatively well contained by boundary features and 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

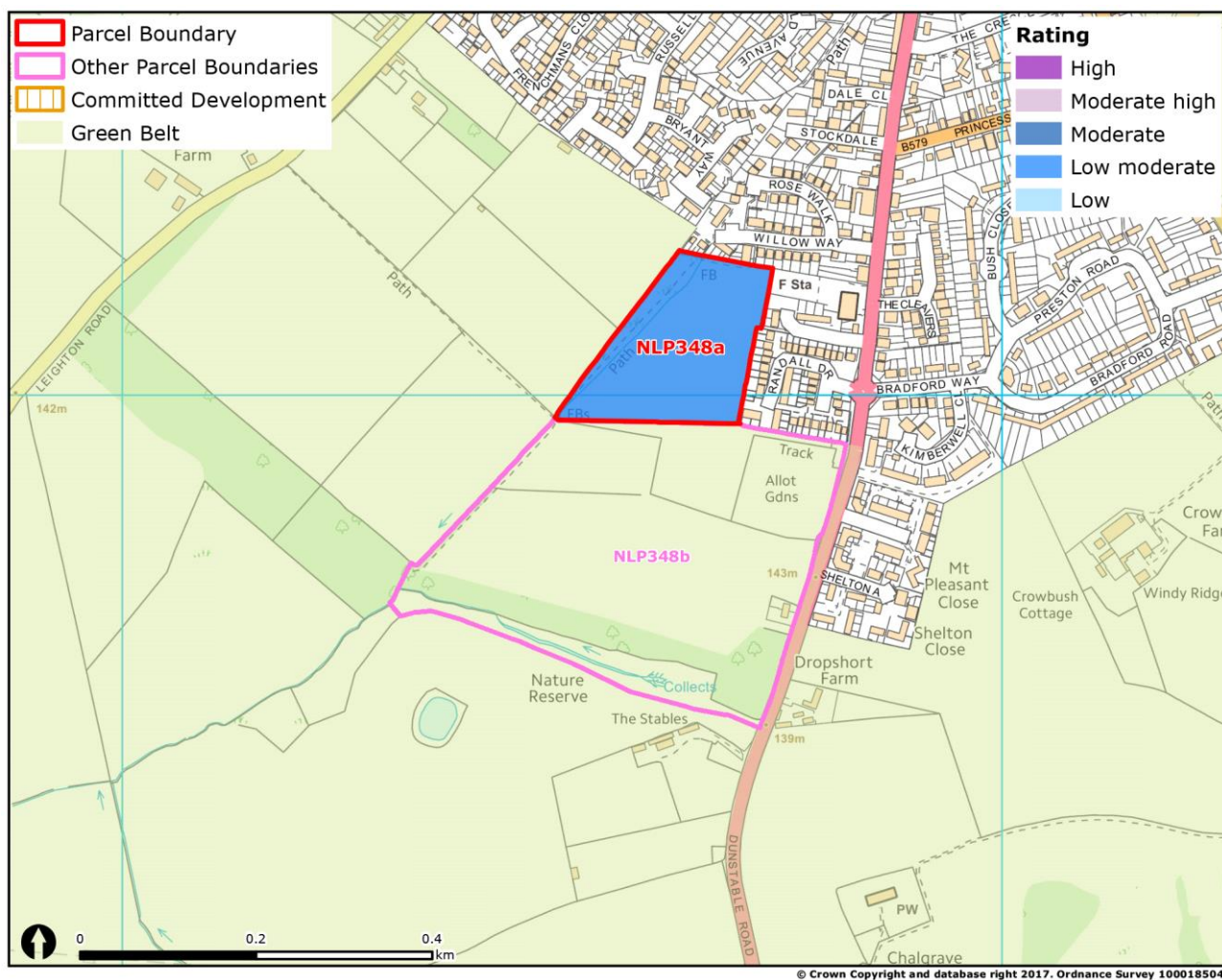
This site has been sub-divided into two parcels:

- NLP348a (also assessed as ALP189a) 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.
- NLP348b (also assessed as ALP189b) 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: NLP348 - Fairview Farm, Toddington

Site size (ha): 14.58

Parcel: NLP348a Parcel area (ha): 3.04



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

Parcel: NLP348a 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: NLP348 - Fairview Farm, Toddington

Site size (ha): 14.58

Parcel: NLP348a **Parcel area (ha):** 3.04

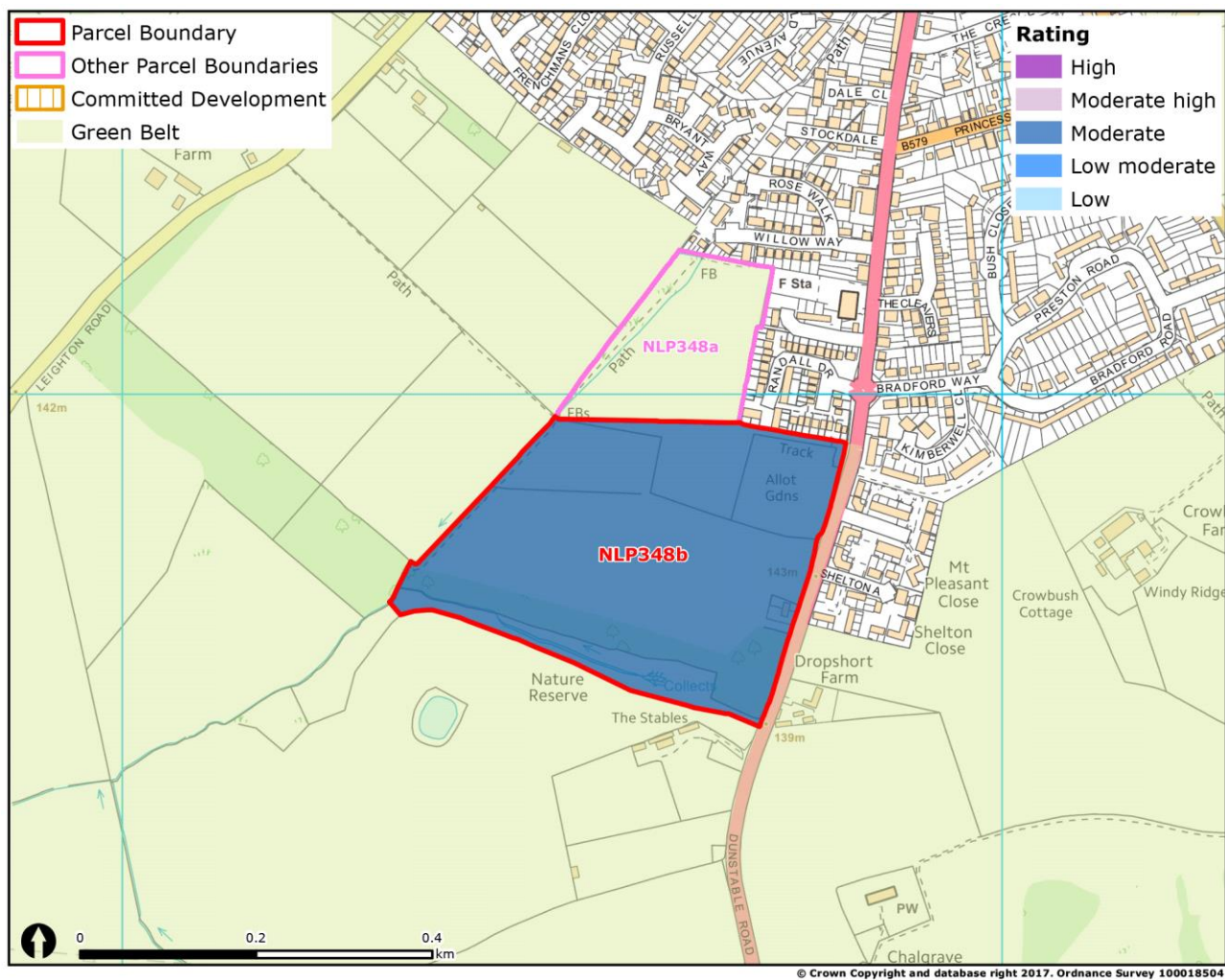
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP348a 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: NLP348 - Fairview Farm, Toddington

Site size (ha): 14.58

Parcel: NLP348b Parcel area (ha): 11.54



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

Parcel: NLP348b 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: NLP348 - Fairview Farm, Toddington

Site size (ha): 14.58

Parcel: NLP348b **Parcel area (ha):** 11.54

Harm to Green Belt resulting from release

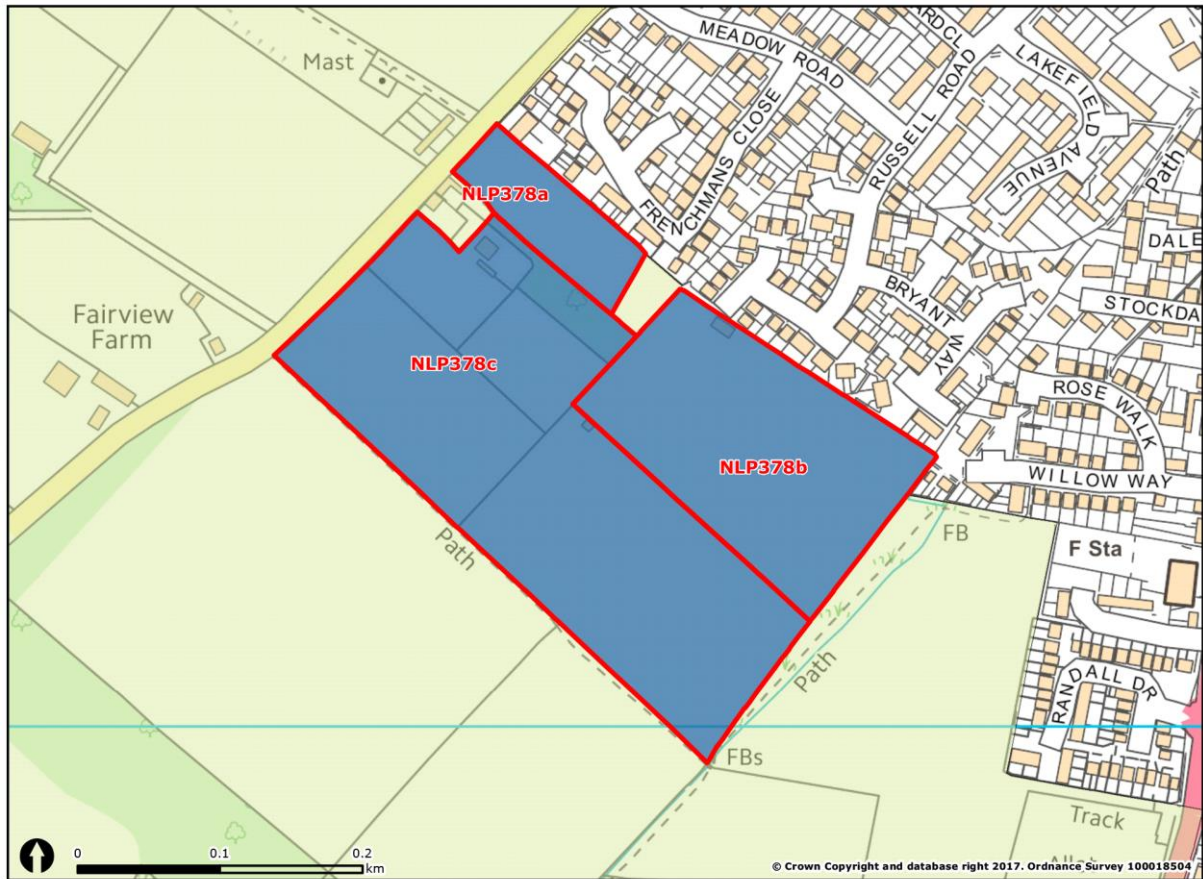
Scenario	Comments	Rating
Release of NLP348b in isolation or in association with NLP348a.	Although open and undeveloped, the parcel is strongly influenced by the settlement edge to the north and east and has a degree of separation from the wider countryside. Its release is therefore unlikely to constitute 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 NLP348a.	Moderate

Cumulative release scenarios

NLP348 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 NLP348 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 NLP348 in its entirety.	Release of NLP348 in its entirety would not cause significantly greater harm to Green Belt purposes than release of NLP348b in isolation.	Moderate



Site description

This site comprises a collection of small rectilinear fields of pasture contained by hedgerows and lines of trees and a more robust shelterbelt. It is located on the southern settlement edge of Toddington, bound to the north by residential gardens; to the east by a band of trees; to the south by field boundary hedgerows; and to the west by Leighton Road which is lined by hedgerows. The site is free of urban development although it encloses two semi-detached properties located along the western boundary.

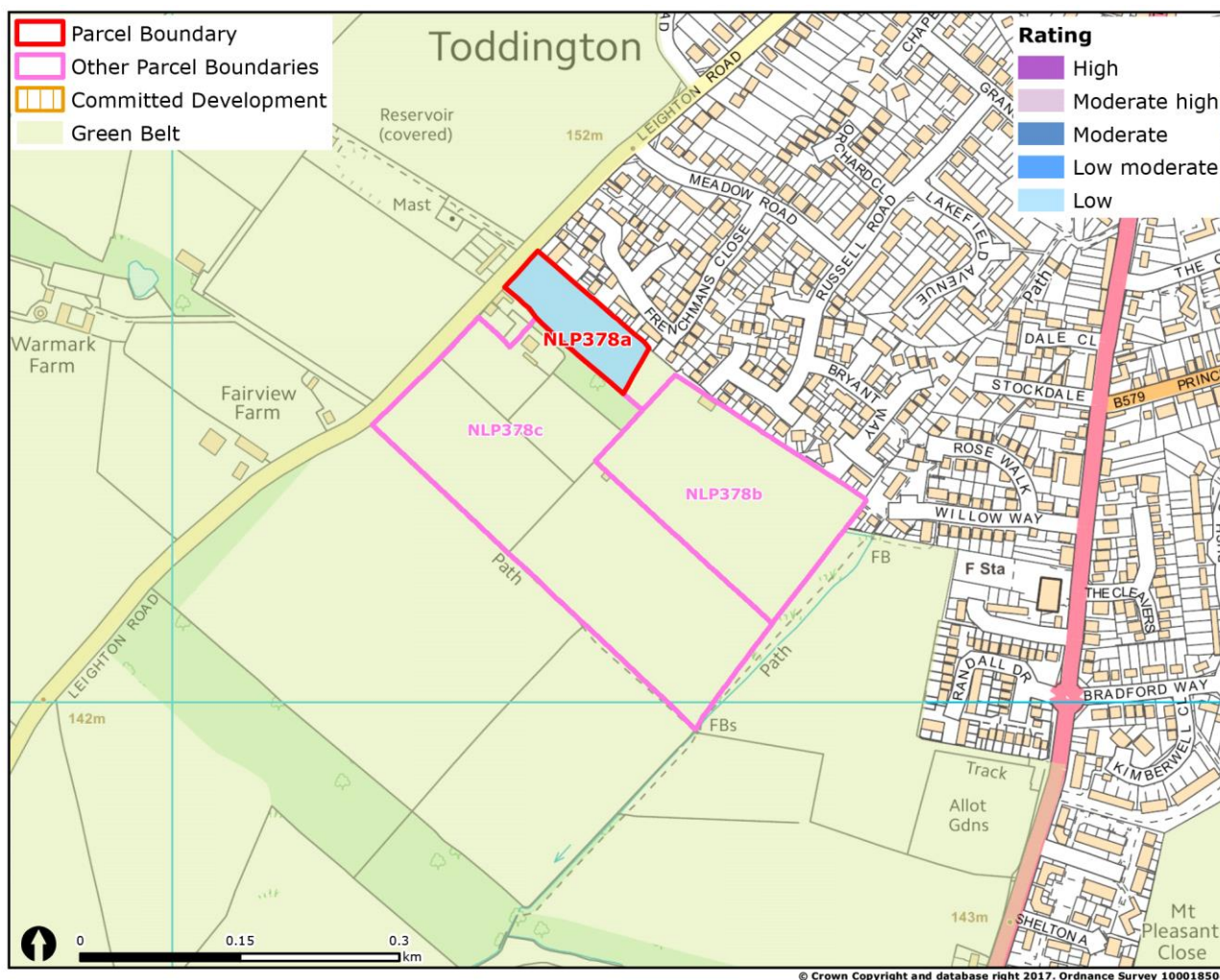
Relationship between site, settlement and countryside

Containment provided by the woodland blocks and a well-treed hedgerow, and an exposed settlement edge, mean that the fields in the northern part of the site have a fairly strong relationship with the urban edge, and separation from the wider countryside. The woodland block and well-treed hedgerow subdivide the parcel, so the fields 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

This site has been assessed as three parcels of land:

- NLP378a (also assessed as NLP152, NLP153a and NLP405a) 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. The site contains no urban development.
- NLP378b (also assessed as ALP086 and NLP184) 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 a drainage ditch; and to the south and west by field boundary hedgerows with trees.
- NLP378c (also assessed as NLP405b and in part as NLP153b) comprises pasture fields in the southern half of the site, and is bounded by hedgerows and a shelterbelt to the north, by a bank of trees and a drainage ditch to the east, by a hedgerow to the south and by Leighton Road to west.



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

Parcel: NLP378a 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: NLP378 - Land at Leighton Rd Toddington

Site size (ha): 9.32

Parcel: NLP378a **Parcel area (ha):** 0.70

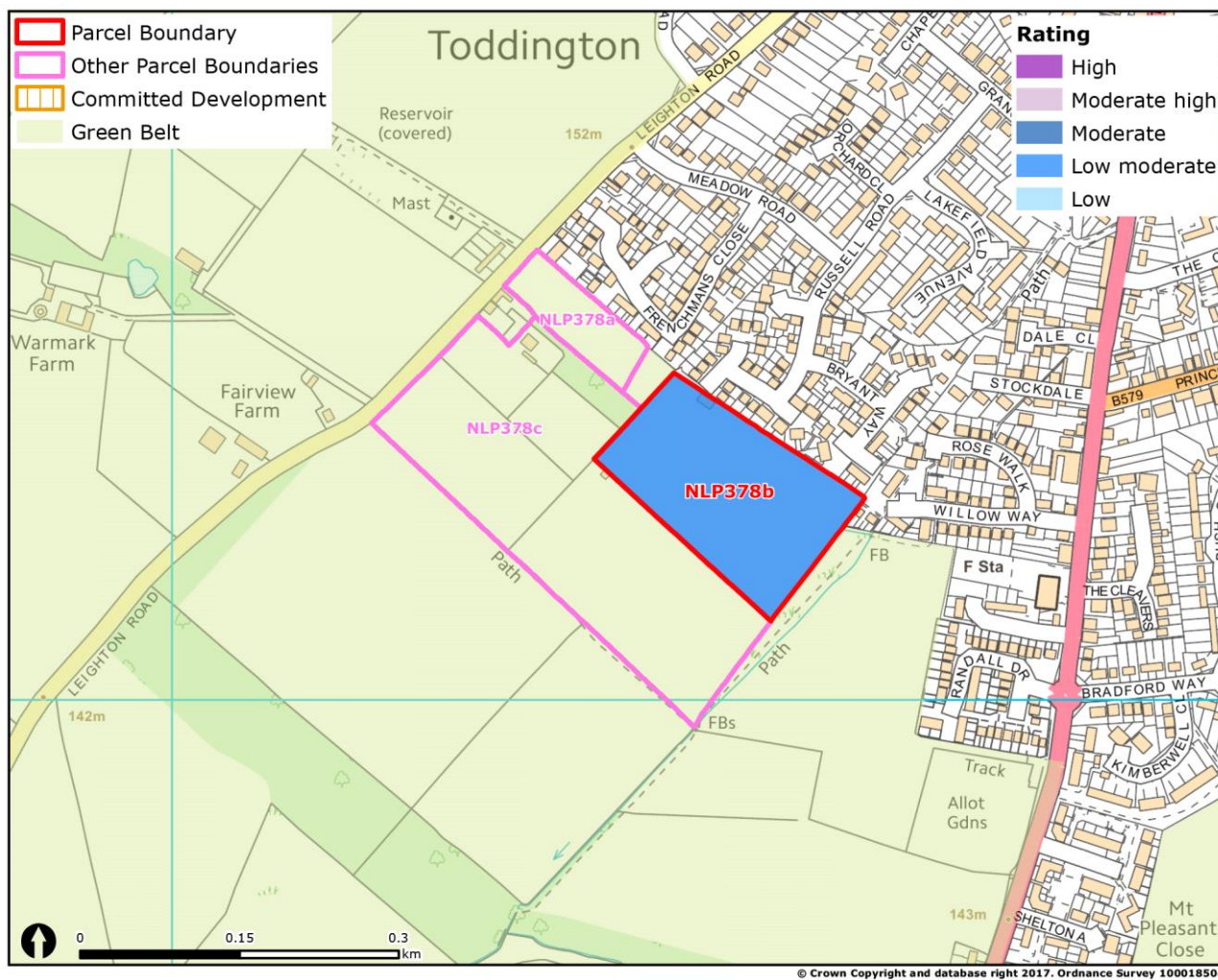
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP378a 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: NLP378 - Land at Leighton Rd Toddington

Site size (ha): 9.32

Parcel: NLP378b Parcel area (ha): 2.83



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

Parcel: NLP378b 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: NLP378 - Land at Leighton Rd Toddington

Site size (ha): 9.32

Parcel: NLP378b Parcel area (ha): 2.83

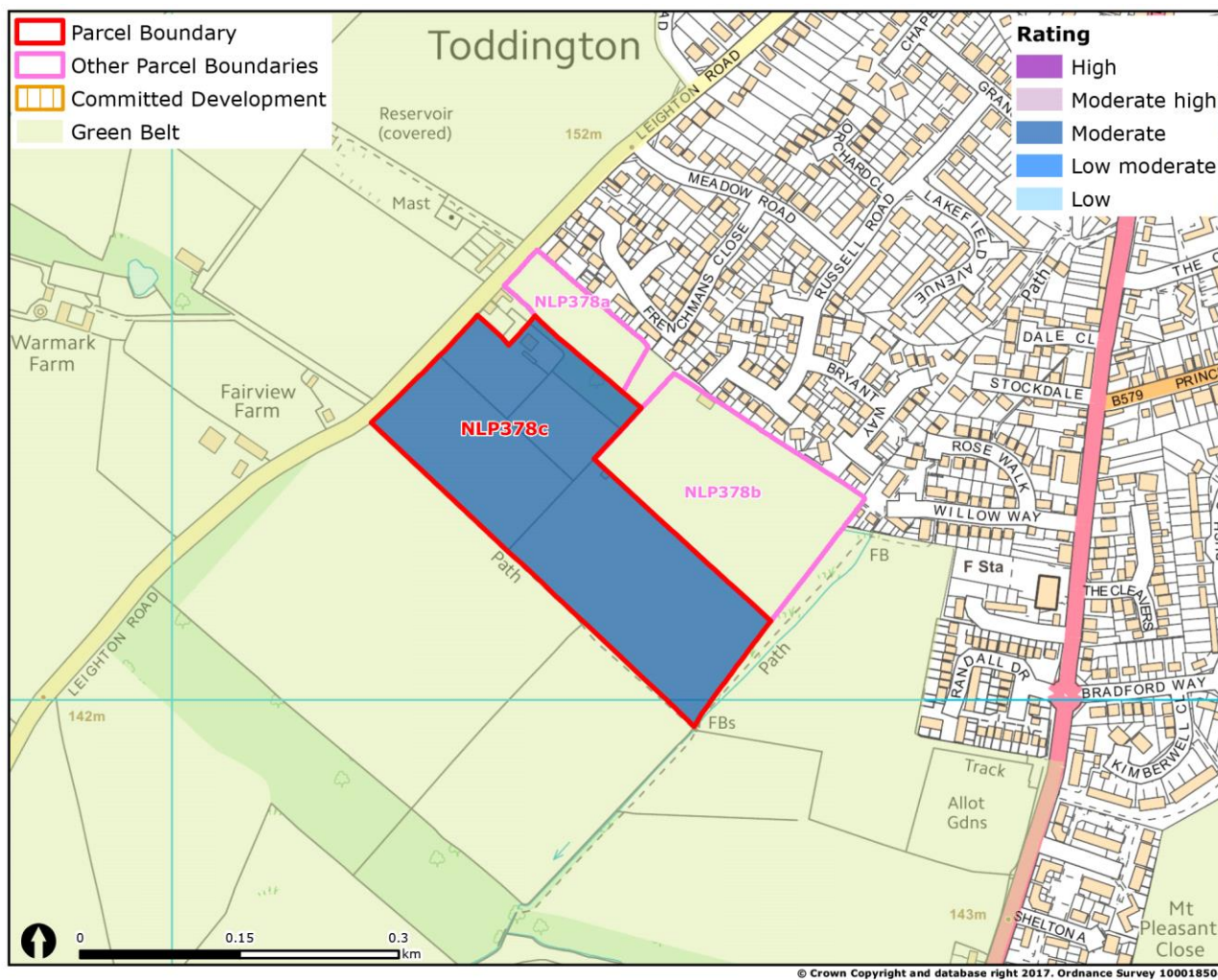
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP378b 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

Site: NLP378 - Land at Leighton Rd Toddington

Site size (ha): 9.32

Parcel: NLP378c Parcel area (ha): 5.79



Looking north-east towards Leighton Road, from the southern edge of the parcel

Parcel: NLP378c Parcel area (ha): 5.79

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 part of the parcel, creating strong separation between the western half of the parcel and the urban area together with parcel NLP378a. 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 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 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.250m further south.

Site: NLP378 - Land at Leighton Rd Toddington

Site size (ha): 9.32

Parcel: NLP378c Parcel area (ha): 5.79

Harm to Green Belt resulting from release

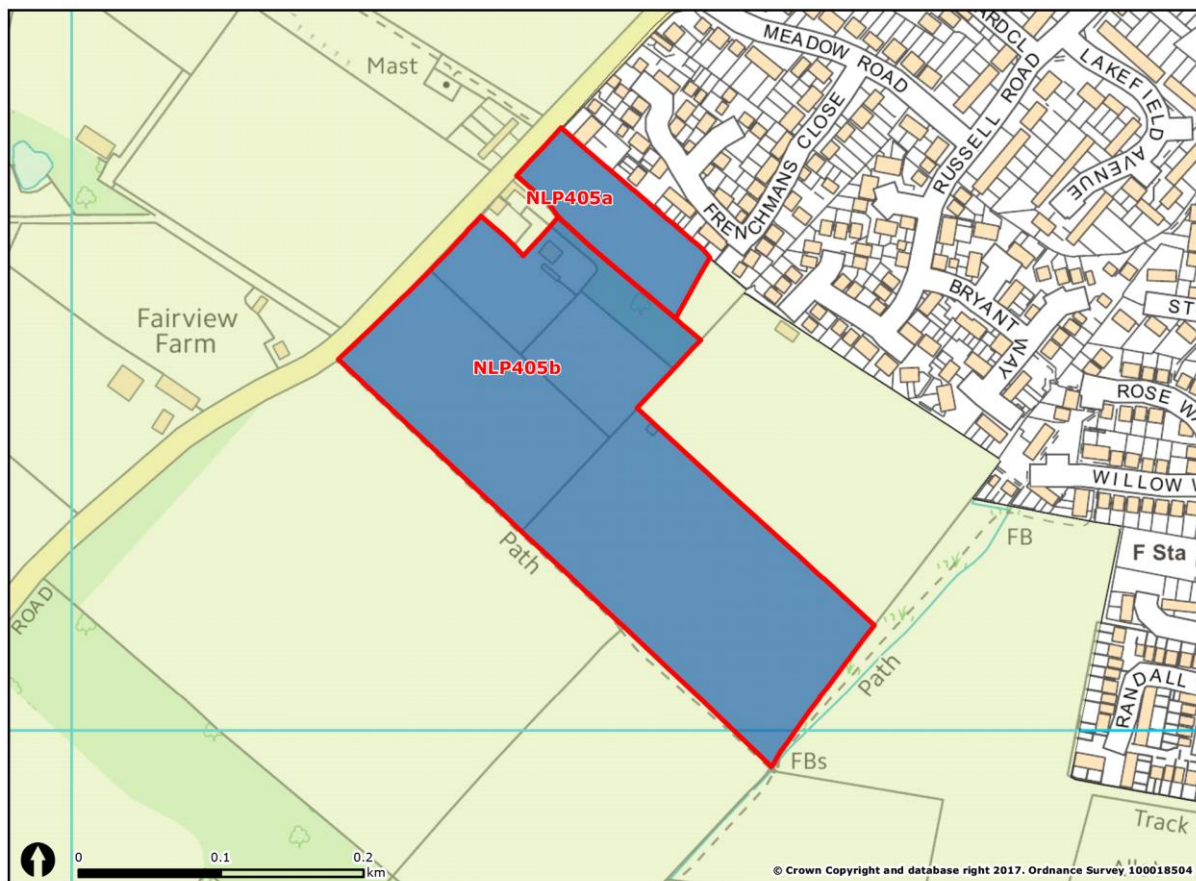
Scenario	Comments	Rating
Release of NLP378c, in isolation or in association with NLP378a and/or NLP378b.	This parcel is free of urban development and is in part separated from the urban edge by woodland. However its size and its location within an area that has relatively strong separation from the wider 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 (NLP378a and NLP378b).	Moderate

Cumulative release scenarios

NLP378 is adjacent to ALP189/NLP348. 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 and ALP227/NLP453 lies to the south-east beyond ALP189/NLP348 - 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 NLP378 in its entirety.	The harm resulting from release this site is not significantly greater than the harm resulting from release of NLP378c in isolation.	Moderate



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



Site description

This site comprises a collection of small rectilinear fields of pasture contained by hedgerows and lines of trees and a more robust shelterbelt. It is located on the southern settlement edge of Toddington, bound to the north by residential gardens and a field boundary hedgerow; to the east by a line of trees; to the south by field boundary hedgerows; and to the west by Leighton Road which is lined by hedgerows, and the garden grounds of two semi-detached houses. The site is free of urban development although it encloses the two dwellings on Leighton Road.

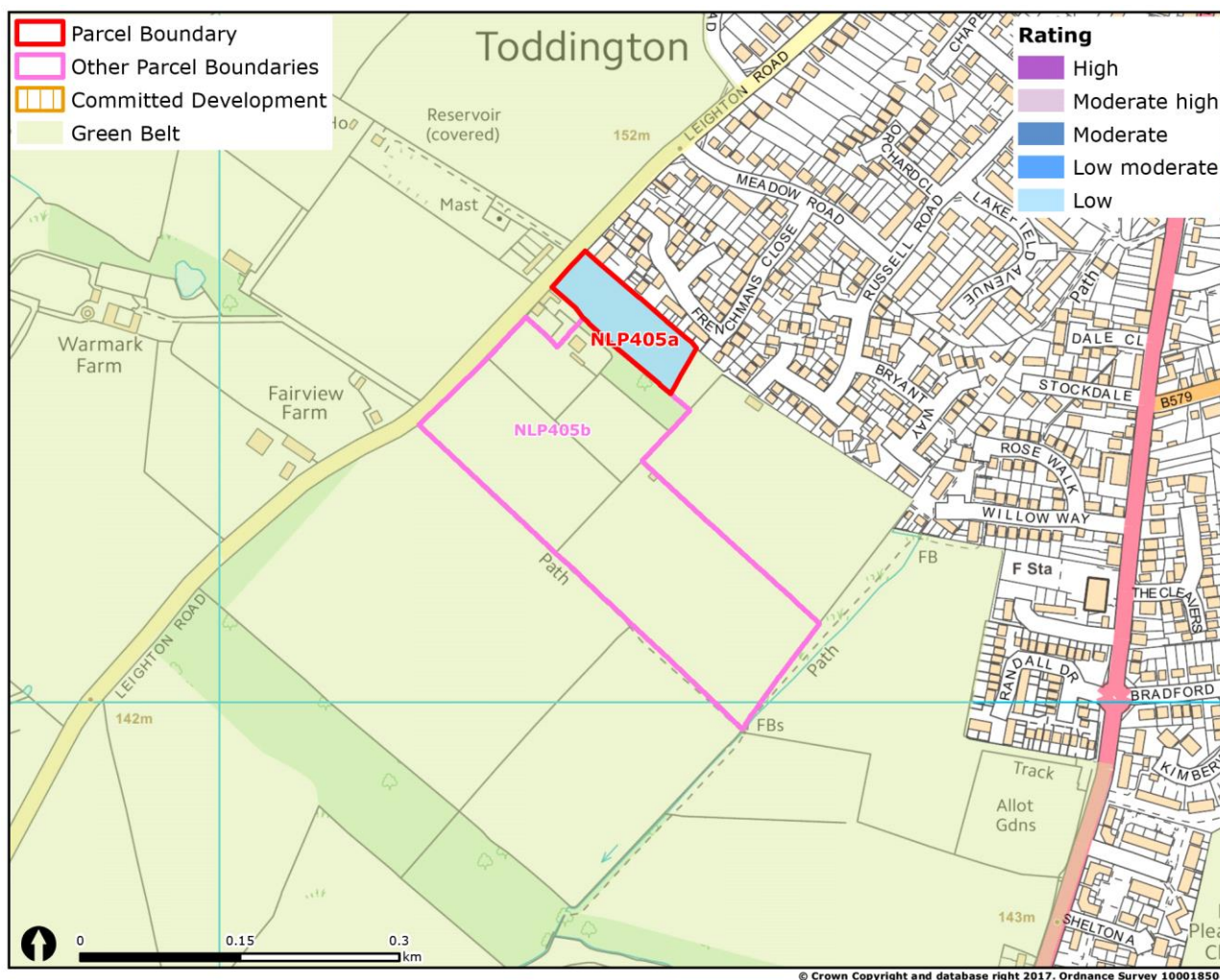
Relationship between site, settlement and countryside

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, and land to the east that is not included within the parcel separates it from the settlement edge, so the fields to the south have a weaker relationship with Toddington; however 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.250m to the south, and the settlement edge of Toddington along the A5120 Dunstable Road to the east.

Parcels

This site is sub-divided into two parcels:

- NLP405a (also assessed as NLP152, NLP153a and NLP378a) covers a single paddock located adjacent to the settlement edge. It is bound to the north by residential gardens, to the east and south by trees, and to the west by Leighton Road.
- NLP405b (also assessed as NLP378c) consists of a series of small fields of pasture bound by hedgerows, with strong tree cover to the north and east.



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

Parcel: NLP405a 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 shelter belt of mature trees along the southern boundary of this parcel would form a stronger alternative Green Belt boundary than the existing hedgerow along settlement edge.

Site: NLP405 - Land to the east of Leighton Rd Toddington

Site size (ha): 6.53

Parcel: NLP405a **Parcel area (ha):** 0.70

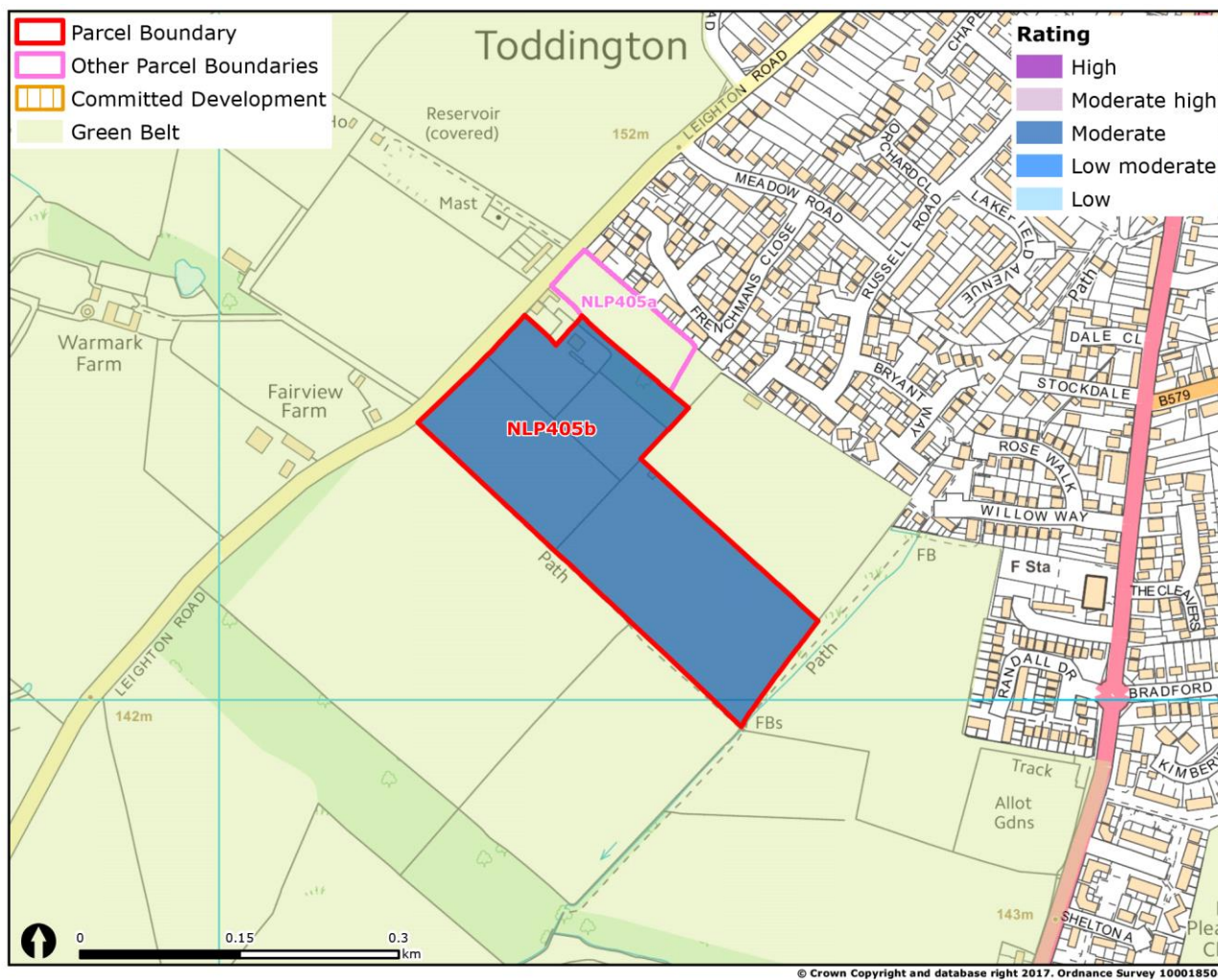
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP405a 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: NLP405 - Land to the east of Leighton Rd Toddington

Site size (ha): 6.53

Parcel: NLP405b Parcel area (ha): 5.79



Looking north-east towards Leighton Road, from the southern edge of the parcel

Parcel: NLP405b Parcel area (ha): 5.79

Stage 1 assessment

Stage 2 assessment

Parcel: T4

Highest contribution: Purpose 3 - Moderate contribution

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 NLP405a. 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 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 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.250m further south.

Site: NLP405 - Land to the east of Leighton Rd Toddington

Site size (ha): 6.53

Parcel: NLP405b **Parcel area (ha):** 5.79

Harm to Green Belt resulting from release

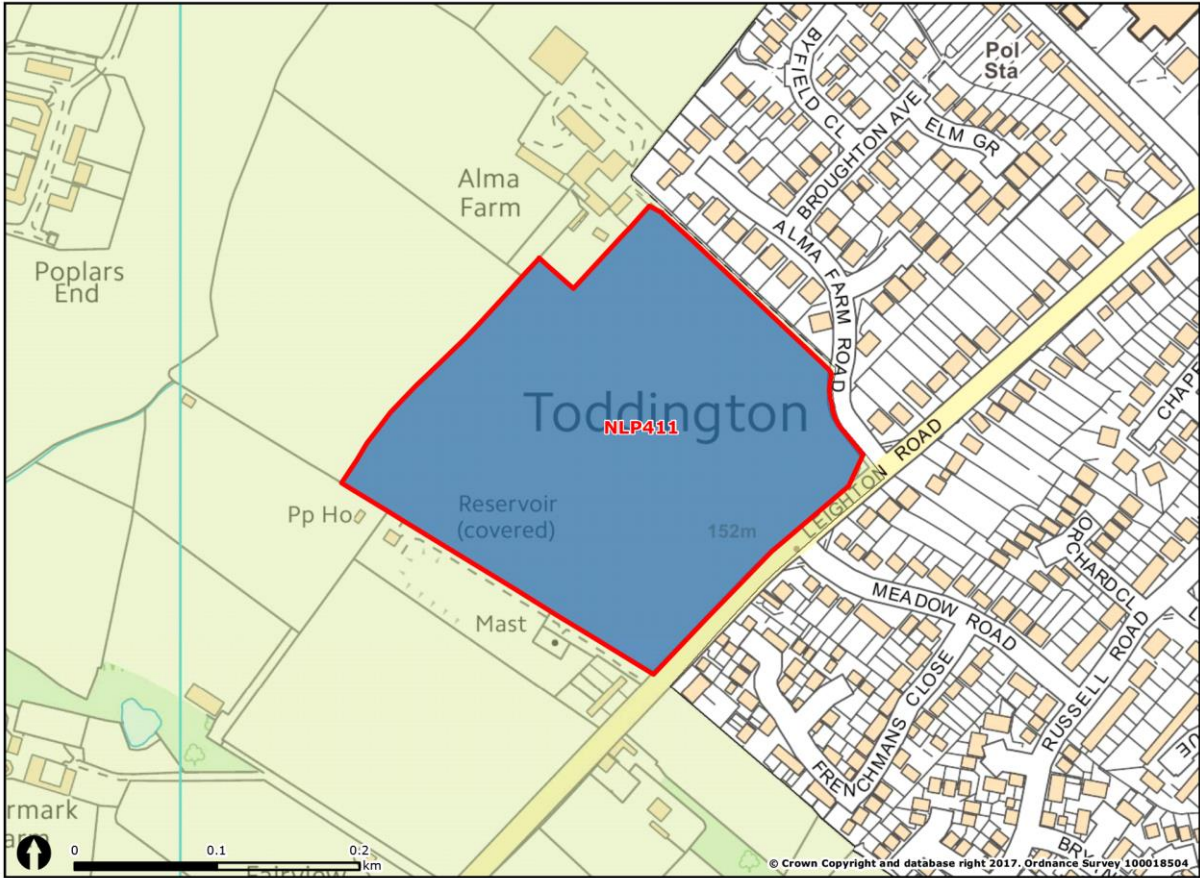
Scenario	Comments	Rating
Release of NLP405b in isolation or in association with NLP405a.	This parcel is free of urban development and is in part separated from the urban edge by woodland. However its size and its location within an area that has relatively strong separation from the wider countryside 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 (NLP405a and ALP086/NLP184/NLP378b).	Moderate

Cumulative release scenarios

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

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating
Release of NLP405 in its entirety.	The harm resulting from release this site is not significantly greater than the harm resulting from release of NLP405b in isolation.	Moderate
Releasing P10 in combination with P12, P13, P14 and P16	None of these parcels are strongly connected to the wider countryside to the north; additionally they all contain a level existing development and do not have a strong rural character. Releasing these parcels in combination would not constitute a significant loss of the wider countryside with the resulting loss of openness not significantly compromising the purpose of the Green Belt in respect of encroachment. The openness of the land within parcel P10, P12 and P14 has some contribution to the perceived gap between the settlements of Churchdown and Cheltenham while travelling along the B4063. Their combined release from the Green Belt would reduce this gap, however the harm resulting from this release is not significantly greater than the harm resulting from release P10 in isolation.	Moderate



Committed development

Harm rating from release of whole site -

High

Moderate high

Moderate

Low moderate

Low



Site description

This site comprises a rectilinear pasture field gently sloping away from the built edge of Toddington in the east. The northern boundary is made up of Alma Farm Road and the back gardens of adjoining properties. Existing properties front onto Leighton Road which runs along the eastern edge. A mature hedgerow also runs along the inner edge of the eastern boundary lining Leighton Road. The southern extent is also defined by a hedgerow that contains occasional hedgerow trees, just beyond this southern boundary lies a communication mast and covered reservoir. The western boundary is defined by a low hedgerow that is gappy in parts and contains a small number of mature trees. The northern end of the western boundary is forms of the garden ground of Alma Farm.

Relationship between site, settlement and countryside

The limited vegetation around the site together with the slightly elevated position of the land leads to a sense of openness, with the site forming part of a homogenous area of gently rolling countryside falling away westwards from the settlement edge. However the adjoining settlement edge is open and visually prominent, exerting an urbanising influence over the parcel, and the communications mast, covered reservoir, associated building and access road can also be considered to increase the site's relationship with the settlement.

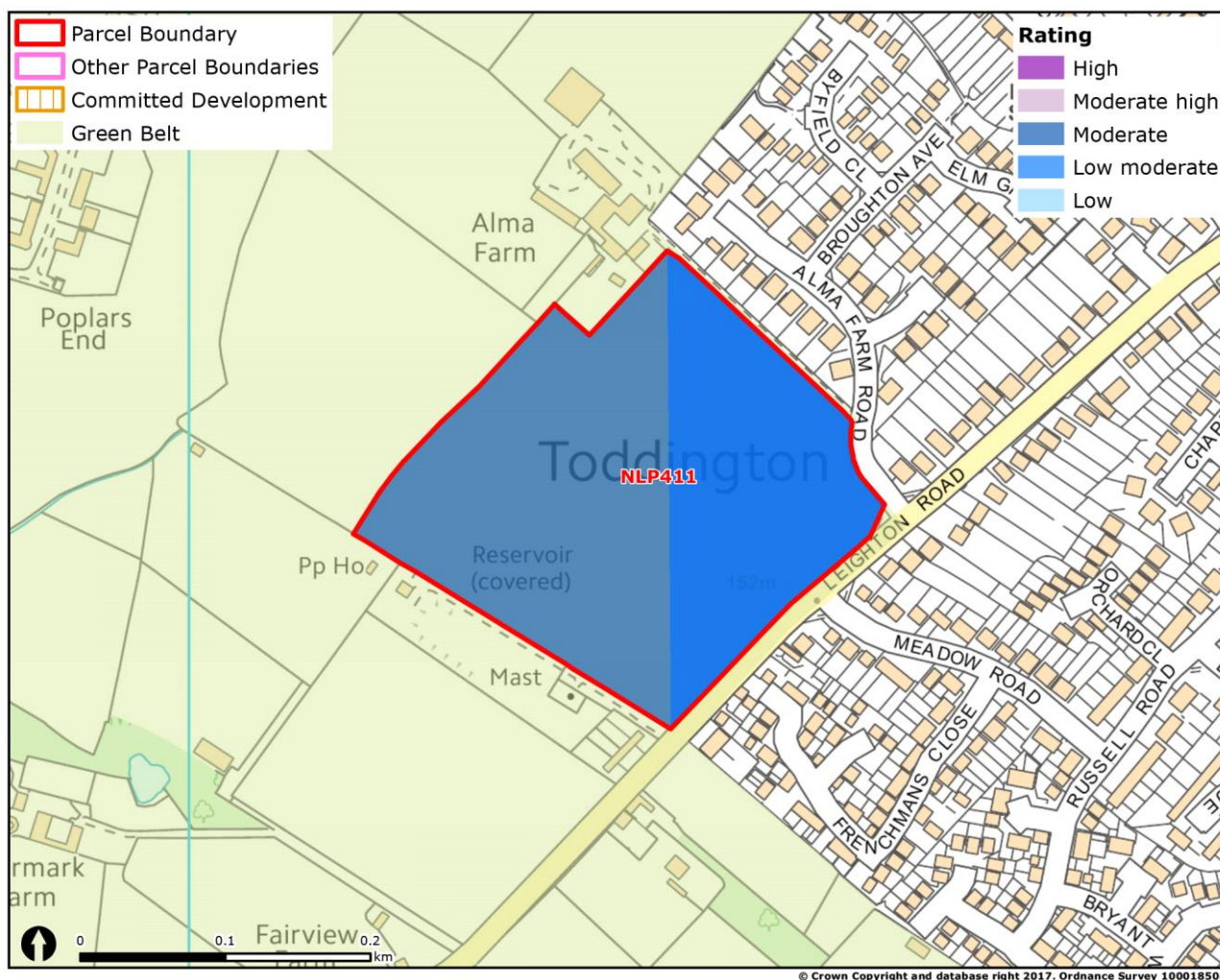
Parcels

This site has been assessed as a single parcel.

Site: NLP411 - Alma Farm, Toddington

Site size (ha): 6.61

Parcel: NLP411 Parcel area (ha): 6.61



Looking west across the parcel, from Alma Farm Road

Site: NLP411 - Alma Farm, Toddington

Site size (ha): 6.61

Parcel: NLP411 **Parcel area (ha):** 6.61

Stage 1 assessment

Parcel: T4
Highest contribution: Purpose 3 - Moderate contribution

Stage 2 assessment

Parcel: T4a
Contribution: Moderate

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 relates to both the settlement and the wider countryside. It contains no urban development, but has urban influences and is contained by settlement on two sides; any new development within this parcel may be perceived as encroachment of the countryside, but this would be to a moderate degree.
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

Although visually open the existing settlement edge is defined by roads. The parcel's relatively weak hedgerow boundary to the west would weaken the Green Belt boundary, although the access road to the covered reservoir does slightly strengthen the southern boundary.

Site: NLP411 - Alma Farm, Toddington

Site size (ha): 6.61

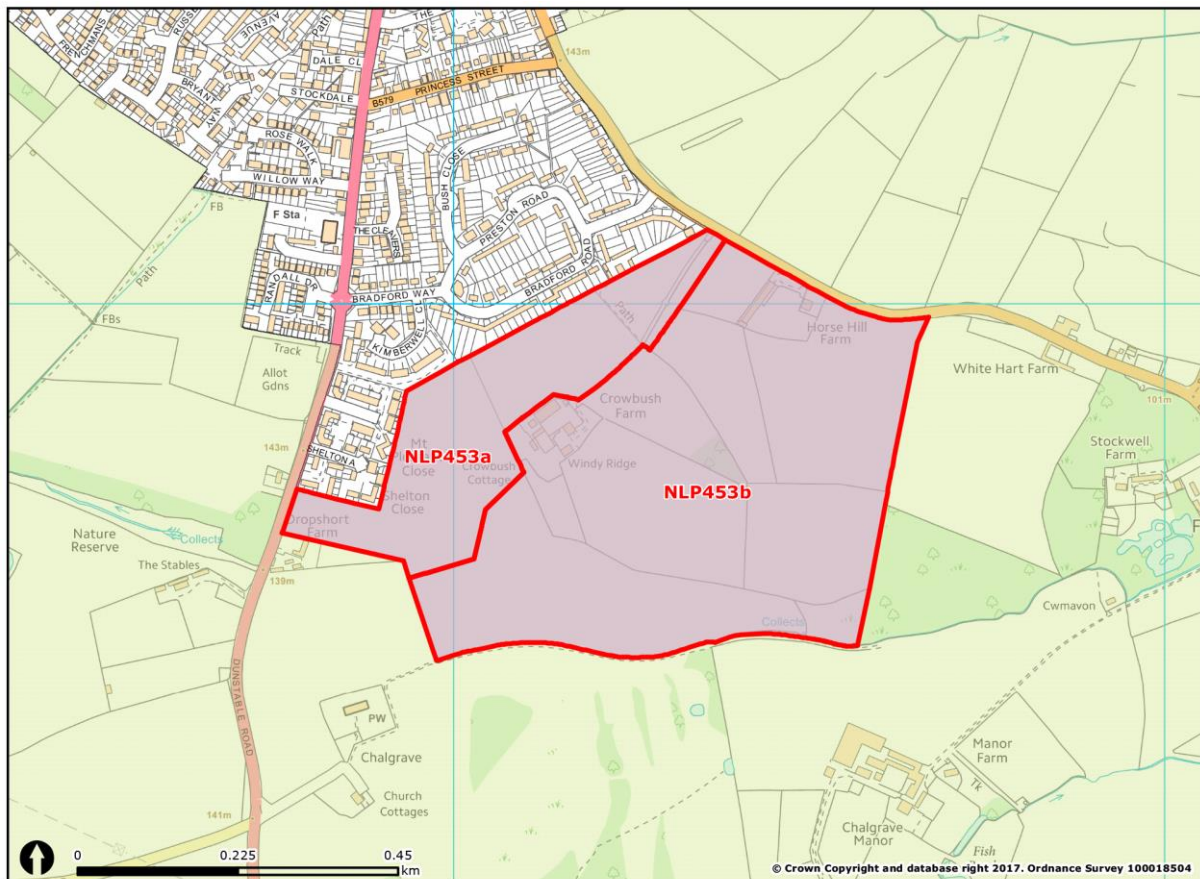
Parcel: NLP411 **Parcel area (ha):** 6.61

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP411 in isolation.	The parcel makes a moderate contribution to preventing countryside encroachment. It containment on two sides by the urban area, and the presence of additional structures to the south-west, mean that development here would to an extent constitute infill, but the falling landform, visually open relationship with the wider countryside and lack of strong boundary features mean that the parcel's release would cause some harm to Green Belt purposes, weakening the contribution of adjacent pasture fields.	Moderate
Release of just the eastern half of the parcel, avoiding any expansion of the settlement west of the Alma Farm buildings.	Although there is no existing boundary feature, the visual exposure of the existing settlement edges means that a new boundary containing development at a similar elevation to the existing urban edge to the north and south of the parcel would not significantly weaken the Green Belt contribution of land to the west. This smaller area is more contained by the existing urban edges than the parcel as a whole.	Low moderate

Cumulative release scenarios
Any other release of land adjacent to Toddington - NLP348, ALP189/NLP348 and ALP227/NLP453 lie 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



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 by the settlement edge of Toddington comprising predominantly residential gardens. The eastern boundary is defined by Luton Road, lined with hedgerows and trees, field boundary hedgerows and a block of woodland. The southern boundary is defined by the same woodland along with tall hedgerows with hedgerow trees that mark the extent of the neighbouring Chalgrave Manor Golf Course. To the west the boundary is formed of weak field boundary hedgerows, residential gardens and a small section of Dunstable Road.

Relationship between site, settlement and countryside

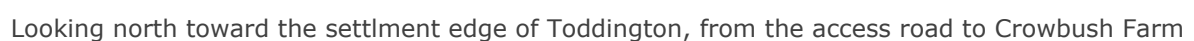
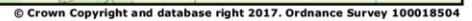
Luton Road runs along the eastern boundary of the site and is lined with hedgerows and mature trees; it provides a degree of separation of the site from an area of wider countryside to the east. The southern and eastern areas of the parcel slope down towards the south and from part of a larger area of open 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 rolling farmland to the south. The settlement edge is visually prominent from within these fields and exerts an urban influence on their character.

Parcels

This site has been sub-divided into two parcels:

- NLP453a (also assessed as ALP227a) comprises the northern part of the site comprising two fields of pasture located to the north of Crowbush Farm and a arable field in the west. The parcel is bounded by the settlement edge in the north and west; the long access road to Crowbush Farm in the east and south-east; and a narrow tree line in the south-west.
- NLP453b (also assessed as ALP227b) comprises the southern part of the site and comprises a collection of moderately-sized arable fields delineated by weak hedgerows. It is bound in 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 size (ha): 34.51



Site: NLP453 - Land between Luton Rd and Dunstable Rd, Toddington, including

Site size (ha): 34.51

Parcel: NLP453a **Parcel area (ha):** 8.59

Stage 1 assessment

Parcel: T3

Highest contribution: Purpose 1, 3 & 4 - 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 the built-up areas of Luton/Dunstable/Houghton Regis.
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: NLP453 - Land between Luton Rd and Dunstable Rd, Toddington, including

Site size (ha): 34.51

Parcel: NLP453a **Parcel area (ha):** 8.59

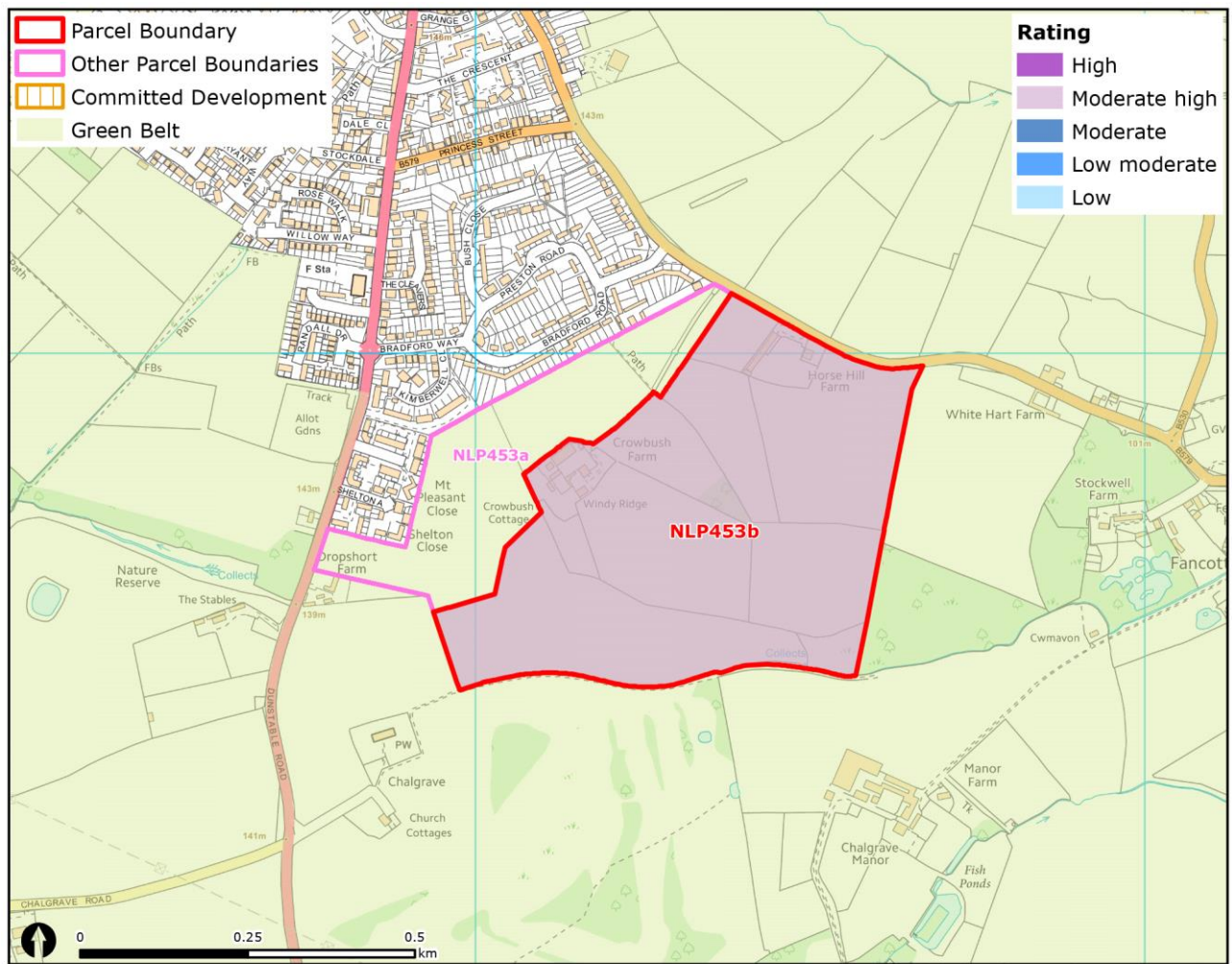
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP453a 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: NLP453 - Land between Luton Rd and Dunstable Rd, Toddington, including

Site size (ha): 34.51

Parcel: NLP453b **Parcel area (ha):** 25.93



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

Site: NLP453 - Land between Luton Rd and Dunstable Rd, Toddington, including

Site size (ha): 34.51

Parcel: NLP453b **Parcel area (ha):** 25.93

Stage 1 assessment

Parcel: T3
Highest contribution: Purpose 1, 3 & 4 - 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 the built-up area of Luton/Dunstable/Houghton Regis.
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: NLP453 - Land between Luton Rd and Dunstable Rd, Toddington, including

Site size (ha): 34.51

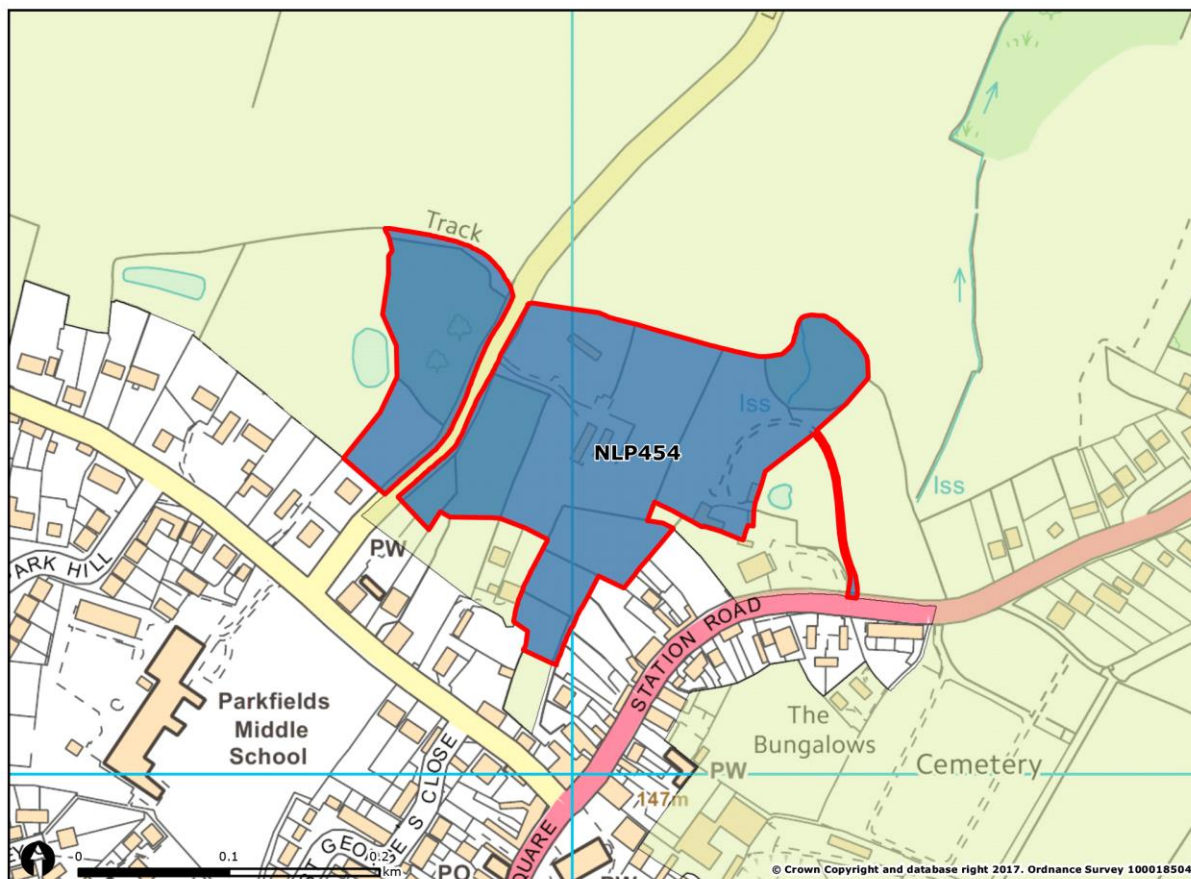
Parcel: NLP453b **Parcel area (ha):** 25.93

Harm to Green Belt resulting from release

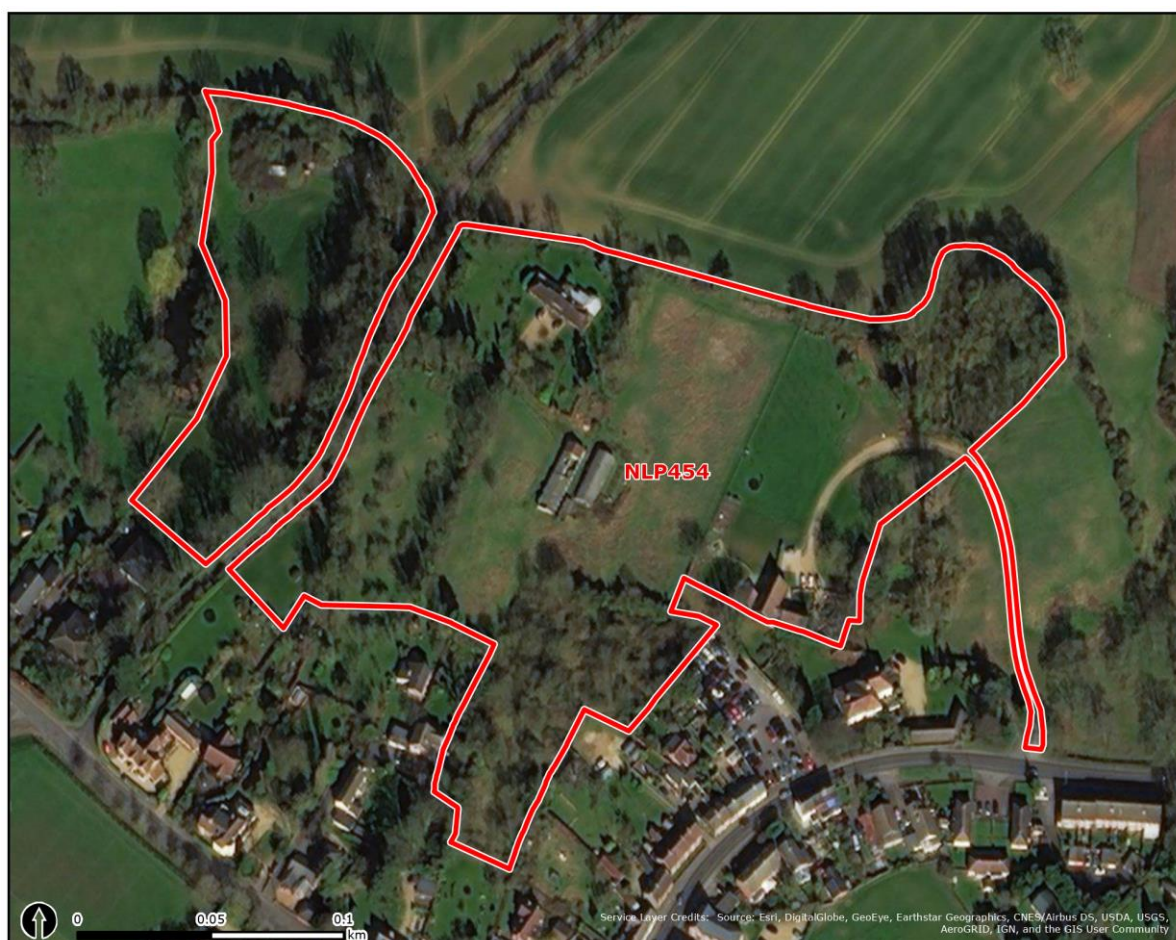
Scenario	Comments	Rating
Release of NLP453b in isolation	This parcel forms part of the western side of valley that lies between Toddington and the Sundon Hills. Any new development within this parcel would constitute significant encroachment into the countryside away from the hilltop settlement edge, 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.	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 NLP453 in its entirety.	The harm resulting from releasing this site is not significantly greater than the harm resulting from release of NLP453b in isolation.	Moderate high



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



Site description

This site is comprised of a mixture of open fields, residential gardens and woodland on the northern edge of the inset settlement of Toddington. The site is bound to the north by hedgerow with some mature trees, beyond which are large arable fields; to the east by paddock fencing and some mature trees; to the south-east by the residential garden of an adjacent dwelling; to the south by residential gardens located within the Green Belt; to the west by trees and fencing, beyond which is a garden of a residential dwelling. A small block of woodland is located in the north-eastern and south-eastern corners of the site. In the east of the site there are a number of ancillary outbuildings associated with the adjacent residential dwelling. There is also a single residential dwelling located in the north-west of the site. Besides the woodland, the eastern portion of the site is particularly well treed. The parcel slopes down to the north and forms part of wider downward gradient from Toddington towards the M1 motorway. Long Lane runs through the east of the site dividing it up into two separate areas.

Relationship between site, settlement and countryside

The majority of the site is undeveloped and well treed with a strong sense of openness and that distinguishes the site from the denser inset settlement to the south. This openness is reinforced by the north-south slope, which gives views towards the countryside to the north. The site borders the settlement to the south and east however, dwellings that border the site to the site are sparse and washed over and so do not exert an urbanising influence. The eastern border which is shared with the inset settlement is very well treed, which provides a visual and physical separation from Toddington. However, the dwellings in the north of the site, areas of residential garden and outbuildings give some relationship with the settlement.

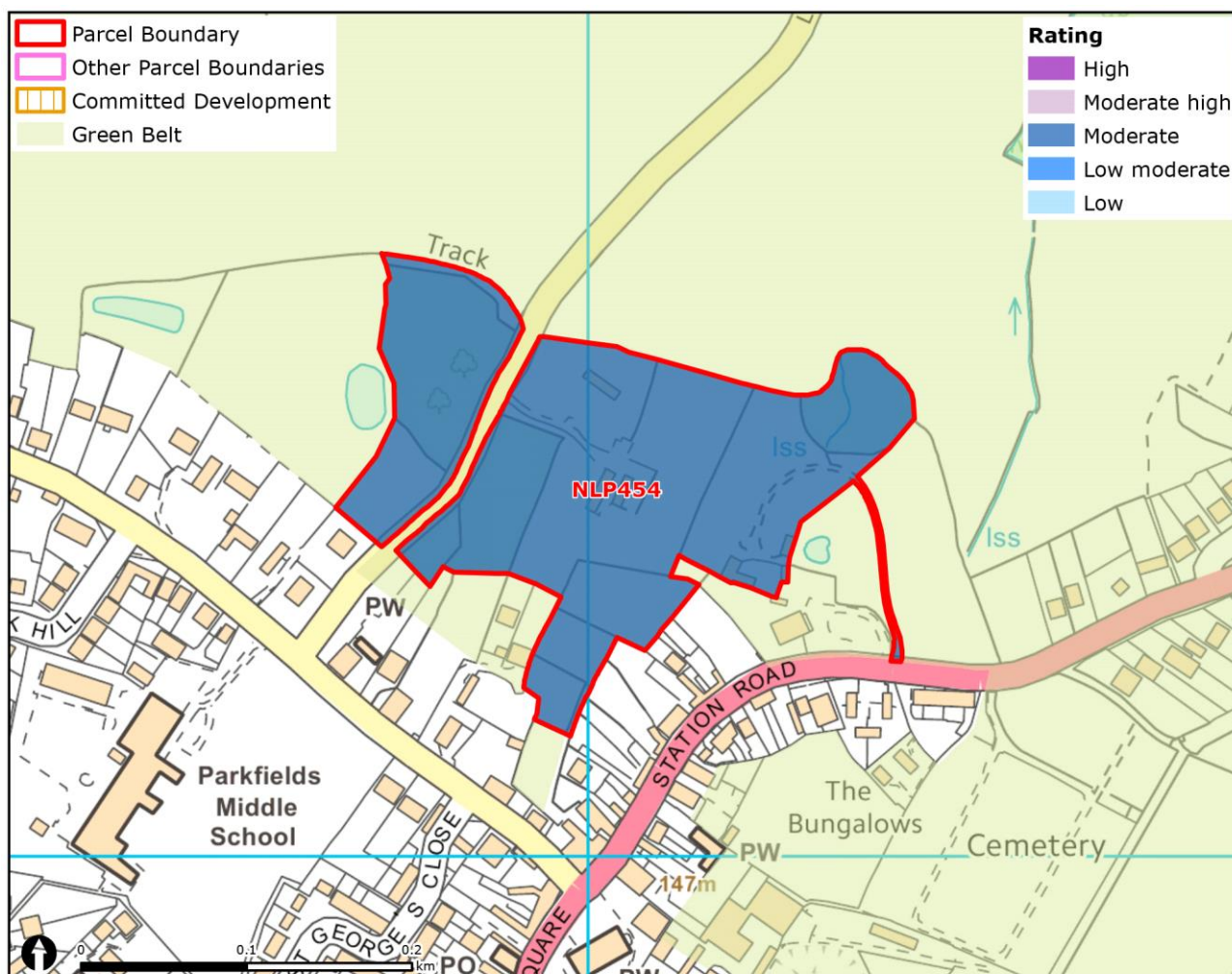
Parcels

This site is assessed as one parcel.

Site: NLP454 - Land off Long Lane

Site size (ha): 4.58

Parcel: NLP454 Parcel area (ha): 4.58



Looking south from Long Lane.

Site: NLP454 - Land off Long Lane

Site size (ha): 4.58

Parcel: NLP454 **Parcel area (ha):** 4.58

Stage 1 assessment

Parcel: T1
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 majority of the site is and open and developed displaying characteristics of the countryside. However, trees and the existing development within the site provide some distinction between this site and the wider visually open and expansive landscape to the north with a relationship to the settlement. Therefore, development here 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

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 within 1.2km of an A-road mean that village extension and growth in transport corridors are the only viable development scenarios.

Potential alternative Green Belt boundaries

The existing Green Belt boundary is relatively weak as it passes through along the rear of residential gardens. Alignment of the Green Belt along the hedgerow on the northern edge of the site would constitute a stronger boundary.

Site: NLP454 - Land off Long Lane

Site size (ha): 4.58

Parcel: NLP454 **Parcel area (ha):** 4.58

Harm to Green Belt resulting from release

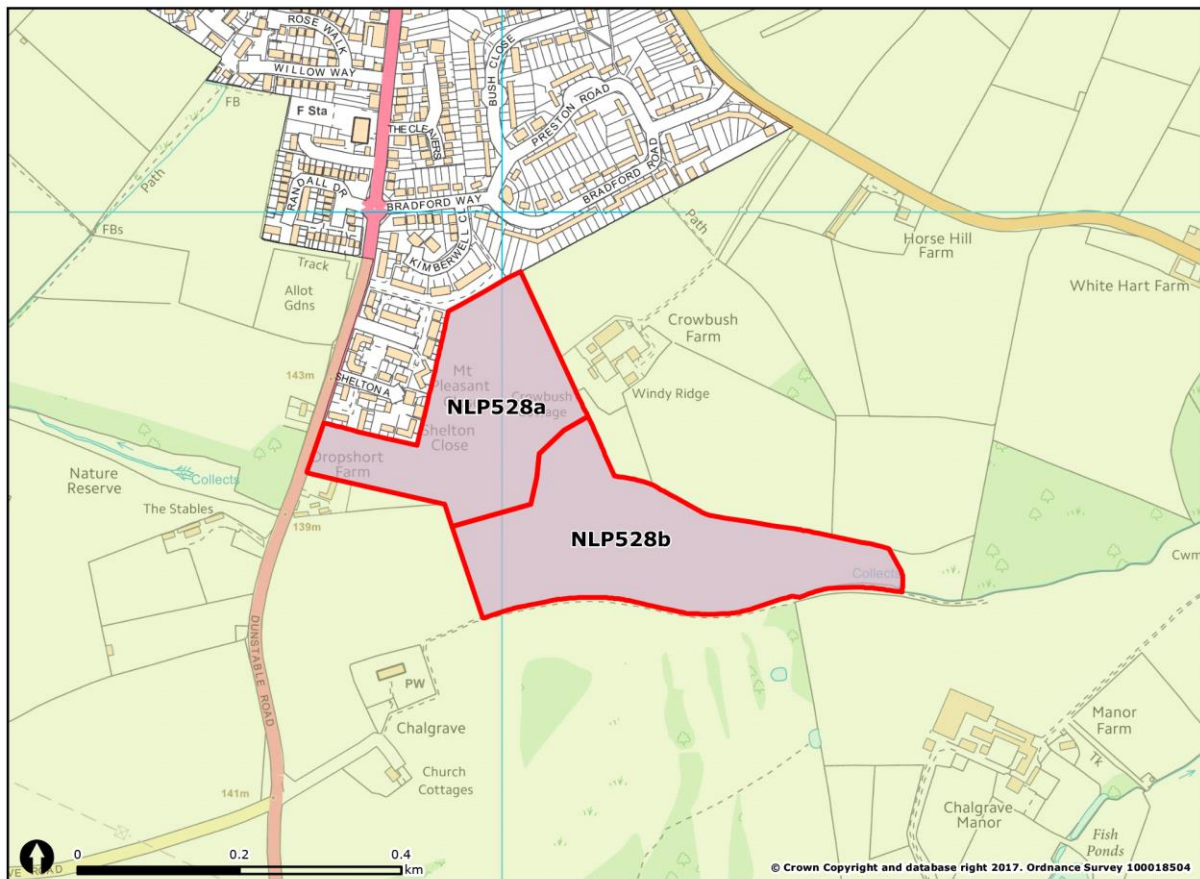
Scenario	Comments	Rating
Release NLP454 in isolation.	This site makes a contribution to preventing encroachment into the countryside but does not contribute significantly to other Green Belt purposes. The Green Belt contribution of the area to the west of the site would also be weakened, as it would become enclosed on two sides by inset development, and shares a consistent outer boundary with NLP454. There would be little justification of retaining the washed over status of the residual area immediately to the south of the site as this area would be enclosed all round by inset settlement.	Moderate

Cumulative release scenarios

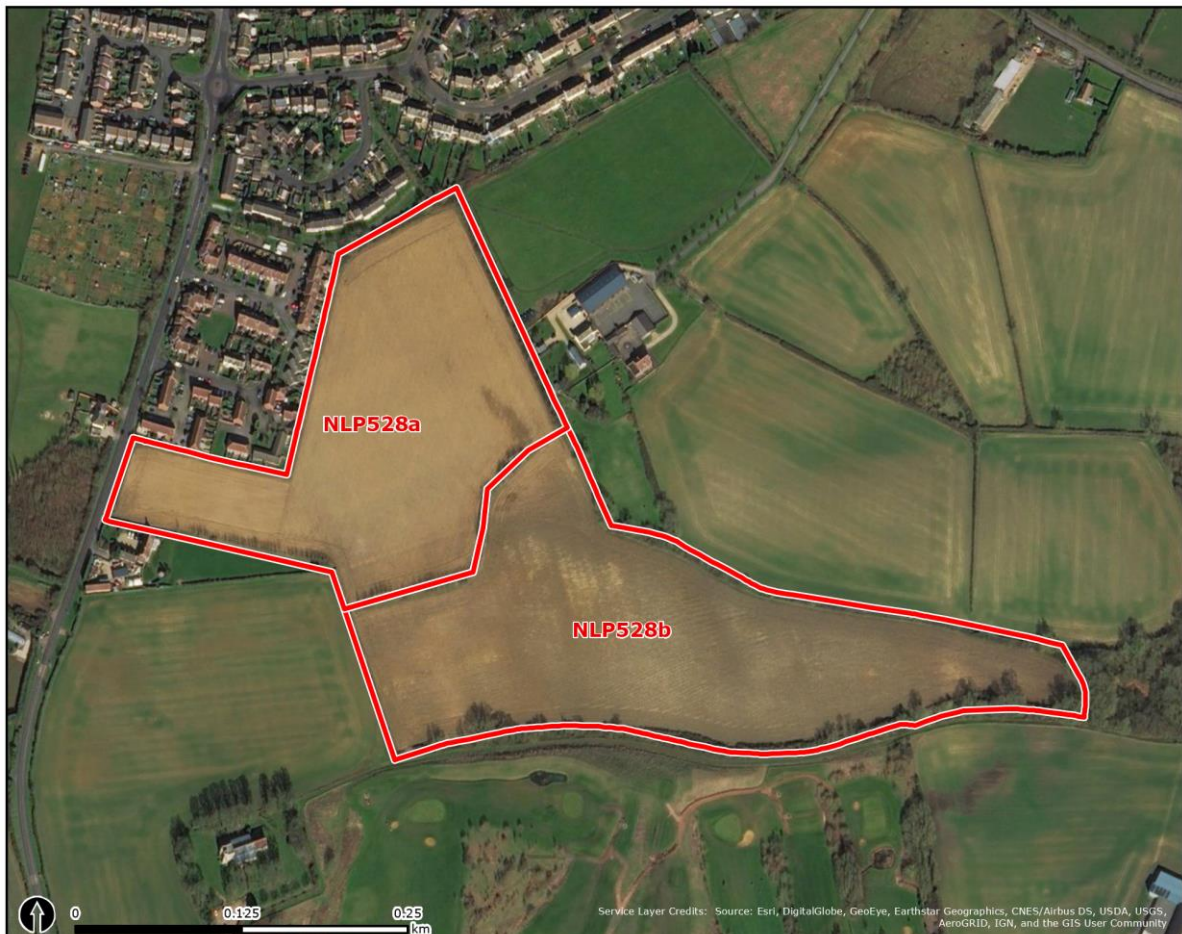
NLP454 is adjacent to site NLP069. The release of both NLP069 and NLP454 in isolation is assessed as causing moderate harm to the Green Belt and the harm resulting from their combined release would not be significantly greater. In both instances, the impact on Green belt purposes is similar.

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 eastern half of the site is undeveloped with no urbanising influences, it slopes downwards towards the south-east affording a strong sense of openness, and forming part of a larger area of open rolling farmland between Toddington and Luton. However, the field to the west is flatter and there is no significant separation between the site and the settlement edge to the west, which exerts a slight urbanising influence. The tree line in the centre of the site provides a visual barrier to the wider countryside to the south. Dropsholt Farm is also visually present here. However, there are views to the wider countryside to the north east and south west resulting in the western part of the site being both associated with the settlement than the wider countryside.

Relationship between site, settlement and countryside

The eastern half of the site is undeveloped with no urbanising influences, it slopes downwards towards the south-east affording a strong sense of openness, and forming part of a larger area of open rolling farmland between Toddington and Luton. However, the field to the west is flatter and there is no significant separation between the site and the settlement edge to the west, which exerts a slight urbanising influence. The tree line in the centre of the site provides a visual barrier to the wider countryside to the south. Dropsholt Farm is also visually present here. However, there are views to the wider countryside to the north east and south west resulting in the western part of the site being both associated with the settlement than the wider countryside.

Parcels

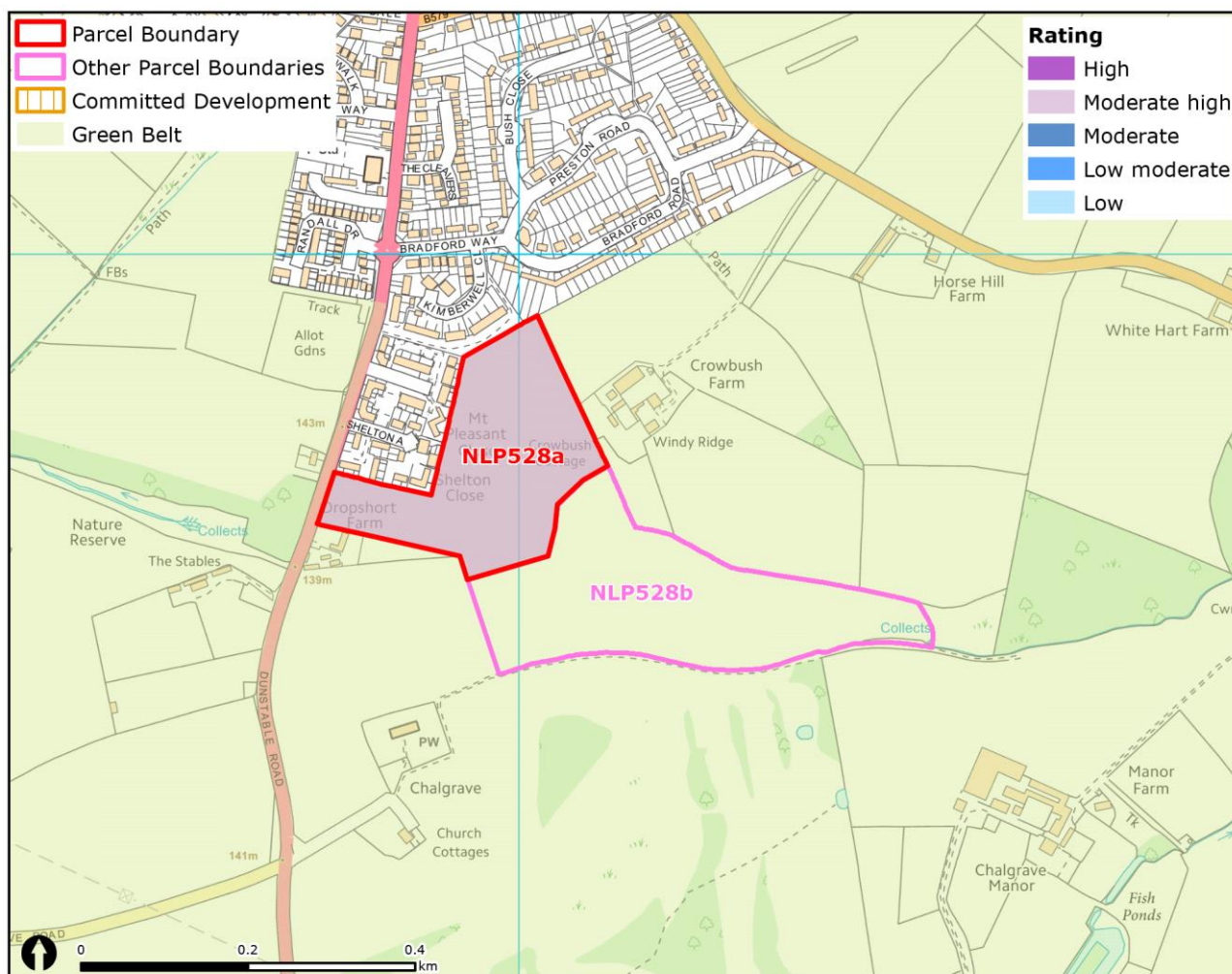
This site has been sub-divided into two parcels:

- NLP528a: comprises the single arable field in the western half of the site. The parcel is bounded by the settlement edge to the north-west; a small section of Dunstable road and line of trees north of Dropsholt Farm house to the south-west; gapped hedgerow with tall hedgerow trees the east; and mature hedgerow with hedgerow trees to the north-east;
- NLP528b comprises the single arable field in the eastern half of the site. The parcel slopes to the east. It is bound by a small coppice of mature woodland at the eastern corner of the parcel, gapped hedgerow with tall hedgerow trees to the west, tall hedgerow with hedgerow trees to the south and hedgerow with hedgerow trees to the north of the parcel.

Site: NLP528 - Dropshort Farm

Site size (ha): 11.59

Parcel: NLP528a Parcel area (ha): 5.00



Looking north towards the settlement edge from the public footpath running along the western boundary.

Parcel: NLP528a Parcel area (ha): 5.00

Stage 1 assessment

Parcel: T3

Highest contribution: Purpose 1, 3 & 4 - 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 Toddington and would not be associated with the large built up areas of Luton/Dunstable/Houghton Regis to the south. 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	This site relates more strongly to the wider countryside than the settlement. The parcel is removed from the settlement edge, lacks any urbanising influences and has a strong sense of openness with views towards the countryside. Therefore, development would represent significant 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	Apart from the woodland to the east of the parcel the boundaries of the site would not form strong Green Belt boundaries. The settlement edge of Toddington and Dunstable Road would form a stronger boundary than the hedgerow and tall trees on the north western edge of the site.

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 Harlington, 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

Apart from the woodland to the east of the parcel the boundaries of the site would not form strong Green Belt boundaries. The settlement edge of Toddington and Dunstable Road would form a stronger boundary than the hedgerow and tall trees on the north western edge of the site.

Site: NLP528 - Dropshort Farm

Site size (ha): 11.59

Parcel: NLP528a Parcel area (ha): 5.00

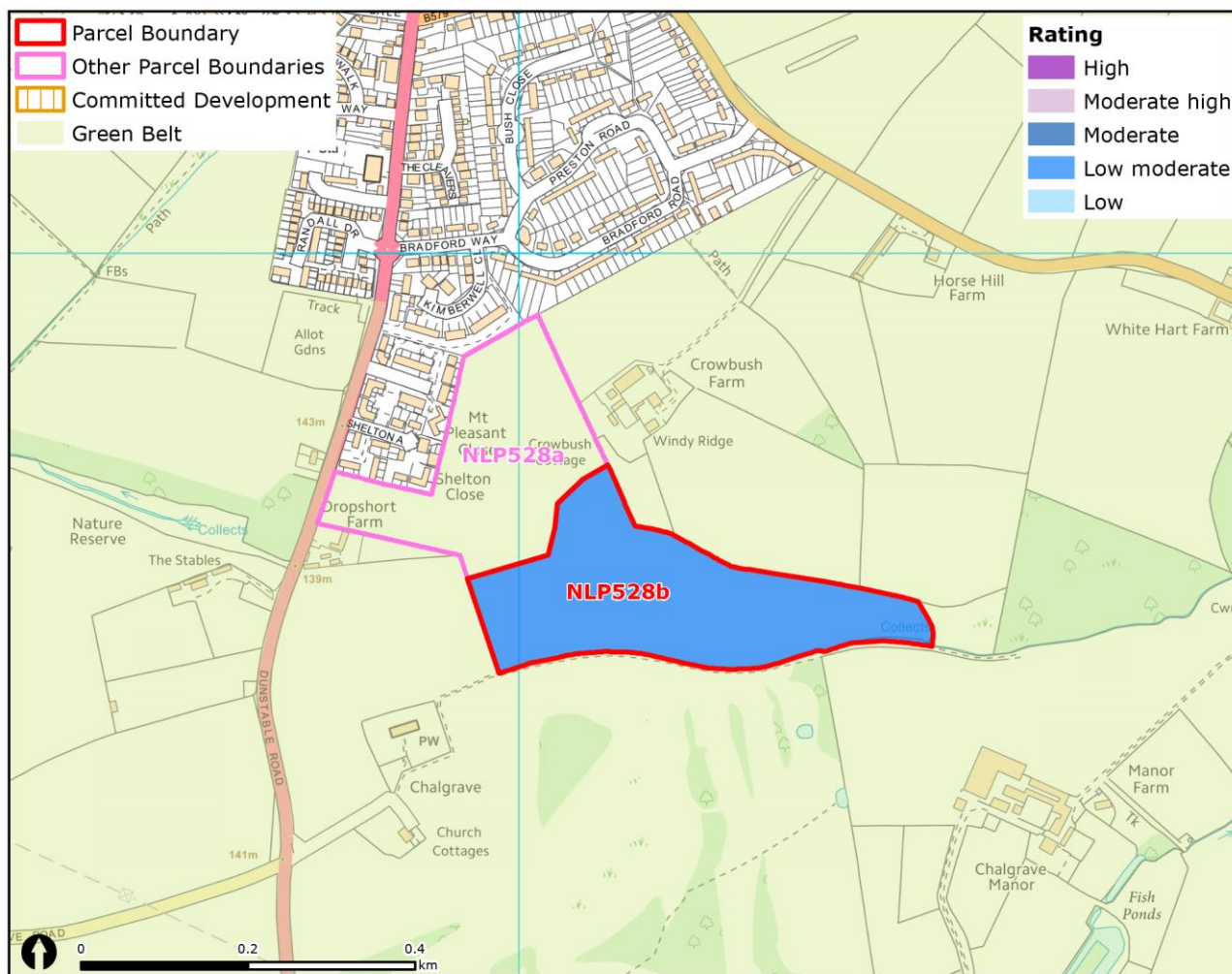
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP528a in isolation.	The parcel makes a contribution to preventing encroachment into the countryside but does not contribute to the other Green Belt purposes. Its release would not significantly weaken the contribution of the adjacent field to the east due to the separation by a belt of tall trees and the landform which slopes down towards the south east forming a stronger relationship with the wider countryside. Release of this parcel would weaken the contribution of arable fields to the north-east between Crowbush Farm and the settlement edge, which would be enclosed on two sides by inset development, but these fields also have a relatively strong relationship with the settlement edge.	Low moderate

Site: NLP528 - Dropshort Farm

Site size (ha): 11.59

Parcel: NLP528b Parcel area (ha): 6.58



Looking east from the public footpath running along the western boundary.

Parcel: NLP528b Parcel area (ha): 6.58

Stage 1 assessment

Parcel: T3

Highest contribution: Purpose 1, 3 & 4 - 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 Toddington and would not be associated with the large built up area of Luton/Dunstable/Houghton Regis to the south. 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	There is little separation between the parcel and the settlement to west which exerts an urbanising influence. Nonetheless, the site relates to the wider countryside being open and developed with views towards the wider countryside to the north-east. Therefore, development of this site would represent 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 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 Harlington, 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 current Green Belt boundary is formed of the edge of the settlement of Toddington. It is not considered that the boundaries of the site would represent weaker boundaries than the existing boundary.

Site: NLP528 - Dropshort Farm

Site size (ha): 11.59

Parcel: NLP528b **Parcel area (ha):** 6.58

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP528b in isolation.	The parcel forms part of the western side of the 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. The parcel is located away from the settlement edge of Toddington thereby weakening the Green Belt contribution of the land between the north and north-western edges of the parcel and the settlement. The block of woodland located to the east of the site would limit further harm east of the site towards Fancott.	Moderate high

Cumulative release scenarios
NLP528 forms part of the larger ALP227 and ALP189/NLP348, NLP378 and NLP411 all lie to the north-west. Release of these sites in combination would 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
	The harm resulting from the release of this site is not significantly greater than the harm resulting from release of NLP528b in isolation.	Moderate high