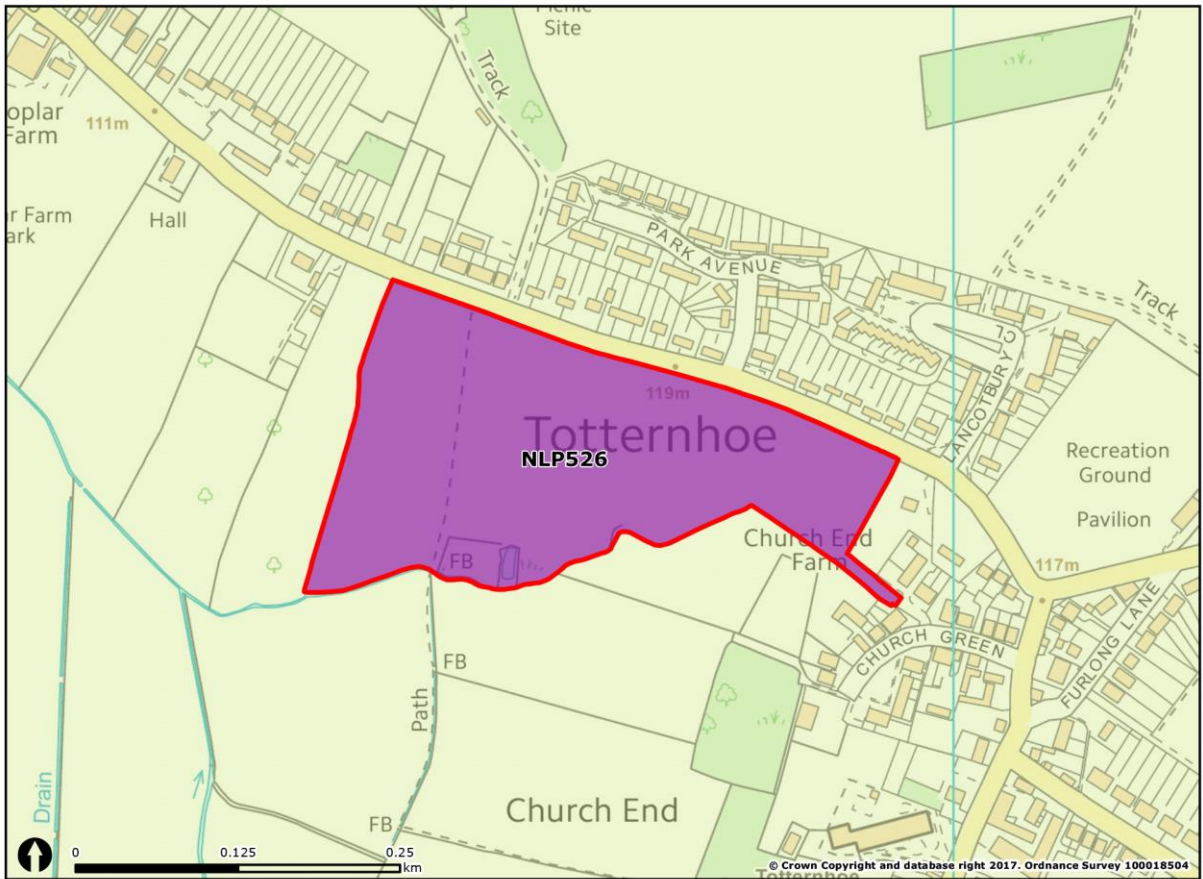


# Totternhoe



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



### Site description

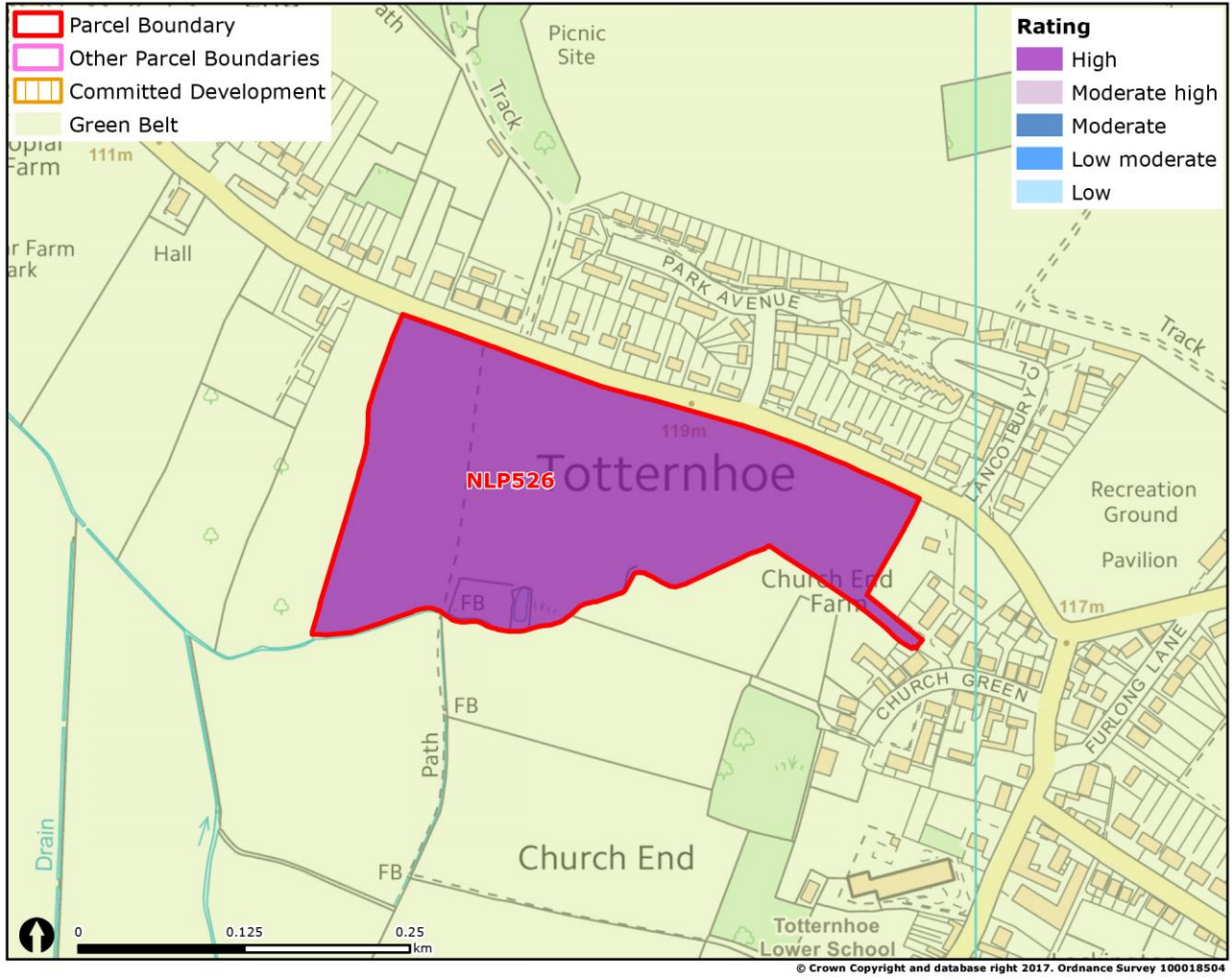
The site is comprised of a single arable field on the southern side of the washed over settlement of Totternhoe. The north of the site is bound by Castle Hill Road, which defines the existing settlement edge. The shorter eastern side of the site is bound by the garden of a small bungalow. The south-east of the site is bound by paddock fencing, beyond which are a number of pasture fields. The south-west of the site is bound by mature hedgerow with hedgerow trees. There is no distinct boundary feature on the western side of the site defined only by the adjacent pasture field. There is an agricultural building located in the east of the site. The site slopes gently down to the south away from Castle Hill Road.

### Relationship between site, settlement and countryside

The site has a strong relationship with both the settlement and the wider countryside. While there is a visual relationship between the site and parts of Totternhoe to the north, due to the settlement being situated on the same gentle north-south slope that finishes in the form of a ridge north of Park Avenue, Castle Hill Road provides a sense of distinction between the site and settlement. There is also a relationship between the site and Church End as a downward slope in this direction combined with a relatively weaker boundary of paddock fencing enables views towards housing on Church Green Road. Notwithstanding this, the site is large and its downward slope and relatively weak boundary to the west affords a strong sense of openness, with the site relating significantly to the patchwork of arable and pasture fields between Totternhoe and Eaton Bray.

### Parcels

This site is assessed as one parcel.



Looking south from Castle Hill Road.

Parcel: NLP526 Parcel area (ha): 6.37

**Stage 1 assessment**

**Stage 2 assessment**

**Parcel:** EB2  
**Highest contribution:** Purpose 3 - Relatively strong contribution

**Parcel:** n/a  
**Contribution:**

**Contribution to Green Belt purposes**

Purpose	Comments
<b>Purpose 1: Checking the unrestricted sprawl of large, built-up areas</b>	Development here would relate to the expansion of Totternhoe and would not be associated with the large built up area of Luton/Dunstable. Houghton Regis/ Leighton Linlade. Therefore, the parcel plays no role with respect to this purpose.
<b>Purpose 2: Preventing the merger of neighbouring towns</b>	Whilst the parcel contributes to retaining a degree of separation between Totternhoe and Church End, this has little impact on the wider separation between the towns of Dunstable and Leighton Linlade.
<b>Purpose 3: Safeguarding the countryside from encroachment</b>	The majority of the site is undeveloped displaying characteristics of the countryside. The topography of the site and exposed edges to the west affords a strong sense of openness relating strongly to the wider countryside. Whilst there is some relationship between the site and both Totternhoe and Church End there is little urbanising influence on the site and Castle Hill Road creates some distinction between the site and Totternhoe. Therefore, development would represent significant encroachment into the countryside.
<b>Purpose 4: Preserving the setting and special character of historic towns</b>	The parcel does not form a significant part of the setting of any historic towns.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	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 Totternhoe and the absence of any landscape elements that could create clear separation between existing and new development mean that village extension is the only viable development scenario.

**Potential alternative Green Belt boundaries**

This site is located in a settlement washed over by Green Belt. As such, release of this site would constitute a new Green Belt boundary. A new Green Belt boundary around the perimeter of the site would be relatively weak as there is existing development to the north and south-east that has some urbanising characteristics. As such, a new boundary around the site would not represent a clear distinction between inset settlement and countryside. There is also continuous development westwards with development to the north and south of Castle Hill Road which have some urbanising influences and a lack of strong separating features. However, the scarp to the north and the watercourse to the south do form distinct boundaries that could contain development at Totternhoe. The existing western boundary is relatively weak with no distinct boundary feature.

Site: NLP526 - Church End Farm

Site size (ha): 6.37

Parcel: NLP526 Parcel area (ha): 6.37

### Harm to Green Belt resulting from release

Scenario	Comments	Rating
<b>Release of NLP526 in isolation.</b>	This parcel is considered to be making a relatively strong contribution to safeguarding the countryside from encroachment, but little contribution to other Green Belt purposes. As Totternhoe has some denser development to the north of Castle Hill Road, there would be a lack of distinction between the released site and the existing settlement. As such, the justification for retaining the washed-over status of Church End and Tottenhoe could be called into question. This in turn would decrease the contribution of open Green Belt land to the west and south-east of the site which would be contained by inset development on two sides. However, the scarp to the north and watercourse to the south, as well as the extent of current urbanising development would limit encroachment on the countryside.	<b>High</b>

### 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
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