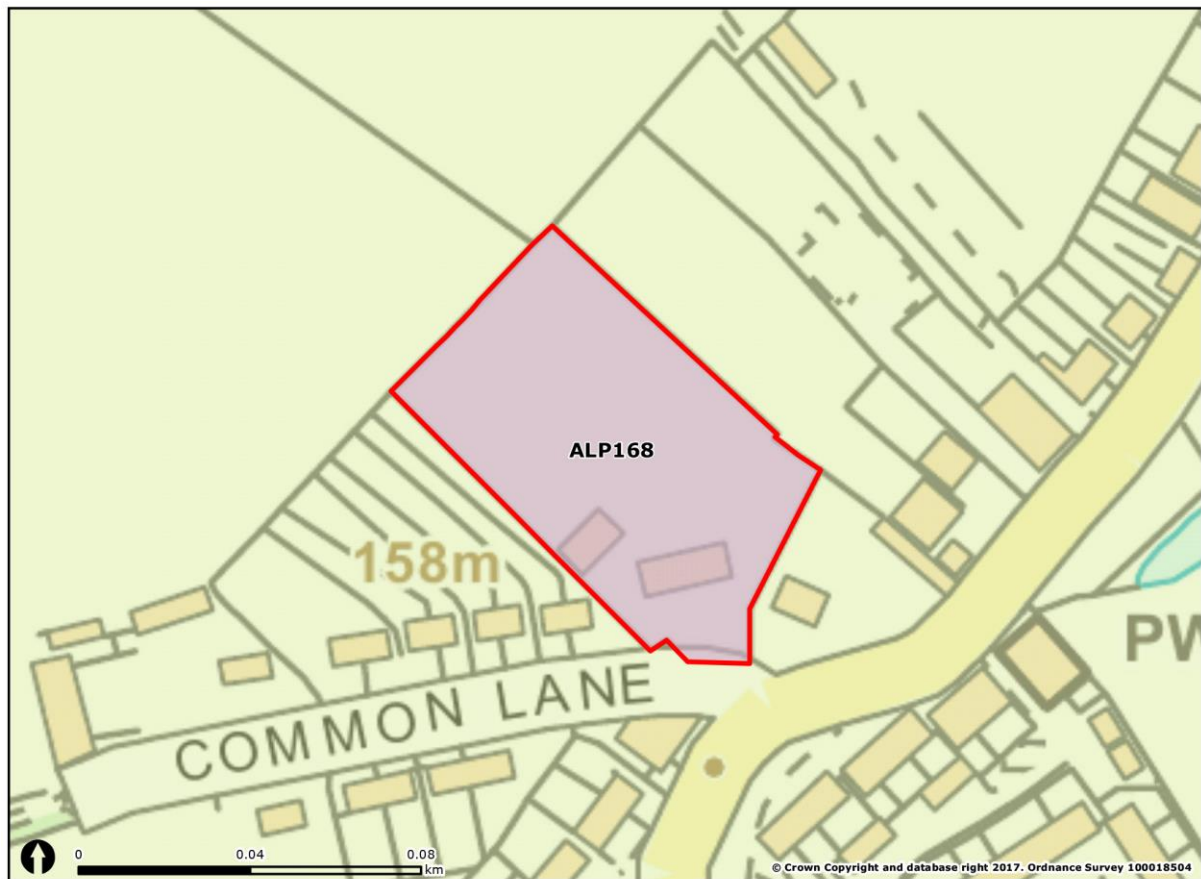


# Upper Sundon



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



Site description

The parcel comprises a single dwelling along Common Lane in Upper Sundon, with a private garden to the north. The northern boundary is defined by a tree belt with open agricultural fields beyond. Adjacent properties and their associated private gardens continue further to the east and west whilst Common Lane marks the southern edge along a residential road at the centre of Upper Sundon.

Relationship between site, settlement and countryside

The parcel sits within a row of residential properties within the small washed-over settlement of Upper Sundon and is situated within the established extent of rear gardens. This creates a strong relationship with the settlement whilst the treed boundaries and featureless landform restricts the relationship with the wider agricultural fields to the north and the relationship with the countryside.

Parcels

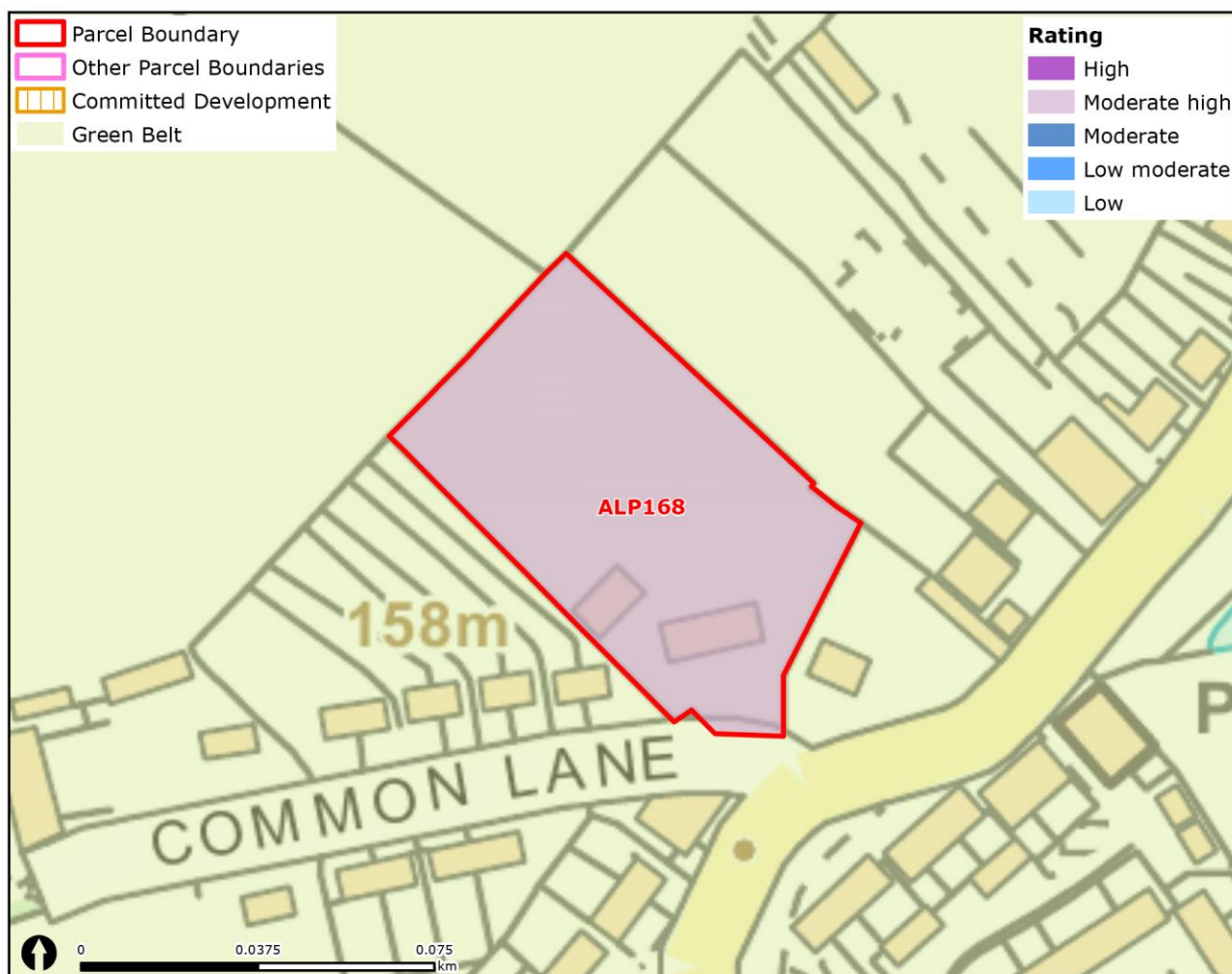
This site is assessed as one parcel.



Site: ALP168 - The Willows

Site size (ha): 0.52

Parcel: ALP168 Parcel area (ha): 0.52



Looking east along the southern boudary from Common Lane.

Parcel: ALP168 Parcel area (ha): 0.52

## Stage 1 assessment

**Parcel:** B

**Highest contribution:** Purpose 3 - Strong contribution

## Stage 2 assessment

**Parcel:** n/a

**Contribution:**

## Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking the unrestricted sprawl of large, built-up areas</b>	The parcel is not adjacent to the large built-up area and development here would be associated with Upper Sundon.
<b>Purpose 2: Preventing the merger of neighbouring towns</b>	Existing development contains the parcel on three sides so development of this parcel would result in little or no perception of the narrowing of the gap between towns.
<b>Purpose 3: Safeguarding the countryside from encroachment</b>	The parcel forms part of the settlement and there is little relationship with the wider countryside. It is considered development here would not represent significant encroachment on the countryside.
<b>Purpose 4: Preserving the setting and special character of historic towns</b>	The parcel does not form part of the setting of a historic town.
<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 the settlement of Upper Sundon and the absence of any landscape elements that could create clear separation between existing and new development mean that village extension is the only viable development scenario.

## Potential alternative Green Belt boundaries

This parcel is located in settlement washed over by Green Bet. As such, release of this parcel would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this parcel would represent a weak boundary all round due to the lack of distinction from the adjacent settlement and countryside. There are no alternative Green Belt boundaries within this site.

Site: ALP168 - The Willows

Site size (ha): 0.52

Parcel: ALP168 Parcel area (ha): 0.52

### Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP168 in isolation.	The parcel is not considered to make a significant contribution to any Green Belt purposes. Release of the parcel would result in a small parcel situated within the existing settlement form and the well-treed boundary and sloping landform would provide a relatively strong outer boundary to the north. It would however be bordered by existing development on three sides which would create a lack of distinction between the parcel and the adjacent settlement and as a result would compromise the justification for retaining the washed-over status of Upper Sundon.	Moderate high

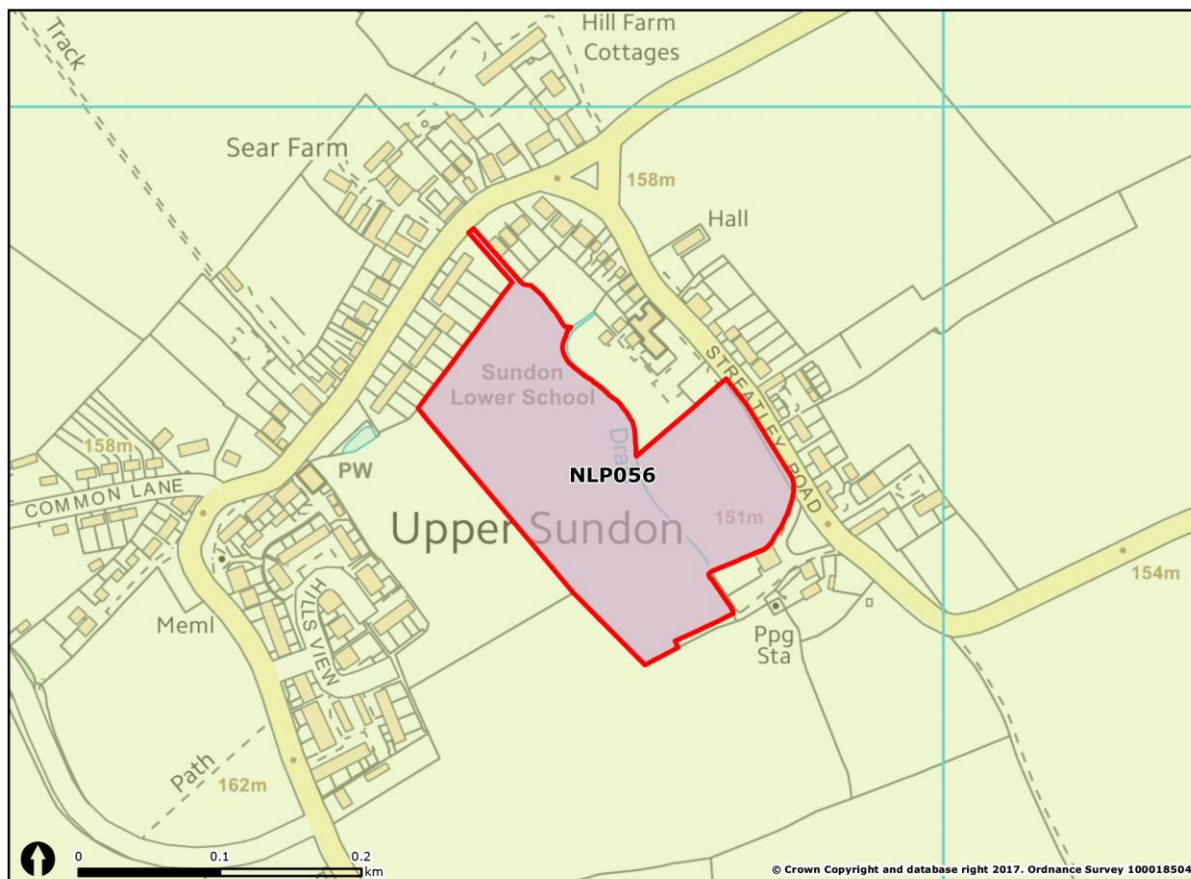
Cumulative release scenarios

ALP168 is located adjacent to ALP393/NLP267 to the west and in close proximity to NLP056 to the east. AIP168 and NLP056 are assessed in isolation as causing moderate/high harm whilst ALP393/NLP267 is assessed in isolation as causing high harm. It is considered the harm resulting from their combined release would not be significantly greater than that of NLP278/ALP393 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

The parcel is formed of an open tract of pasture on gently rolling land to the south east of Upper of Sundon. Rear gardens of residential properties and Sundon Lower School adjoin the parcel to the north with limited tree planting around the perimeter. A low hedgerow running along Streatley Road makes up much of the eastern boundary whilst further hedgerows continue around the south with infrequent hedgerow trees providing the distinction with the adjacent properties.

Relationship between site, settlement and countryside

The proximity and general lack of tree planting within the settlement edge allow for great intervisibility with the adjacent properties. There are also a small number of properties including a former public house extending along Streatley Road in the south east. A small stream passes through the parcel which partly defines the outer edge of the school and isolates a smaller parcel of land bound on three sides by development that has a greater relationship with the settlement. This is however a washed-over settlement and so lacks significant urbanising features. Elsewhere, the absence of strong boundaries where the parcel interfaces with the countryside contributes to the relationship with the agricultural fields further south and this is compounded further by the landform which gently slopes up from the settlement edge to provide a distinction between the parcel and settlement.

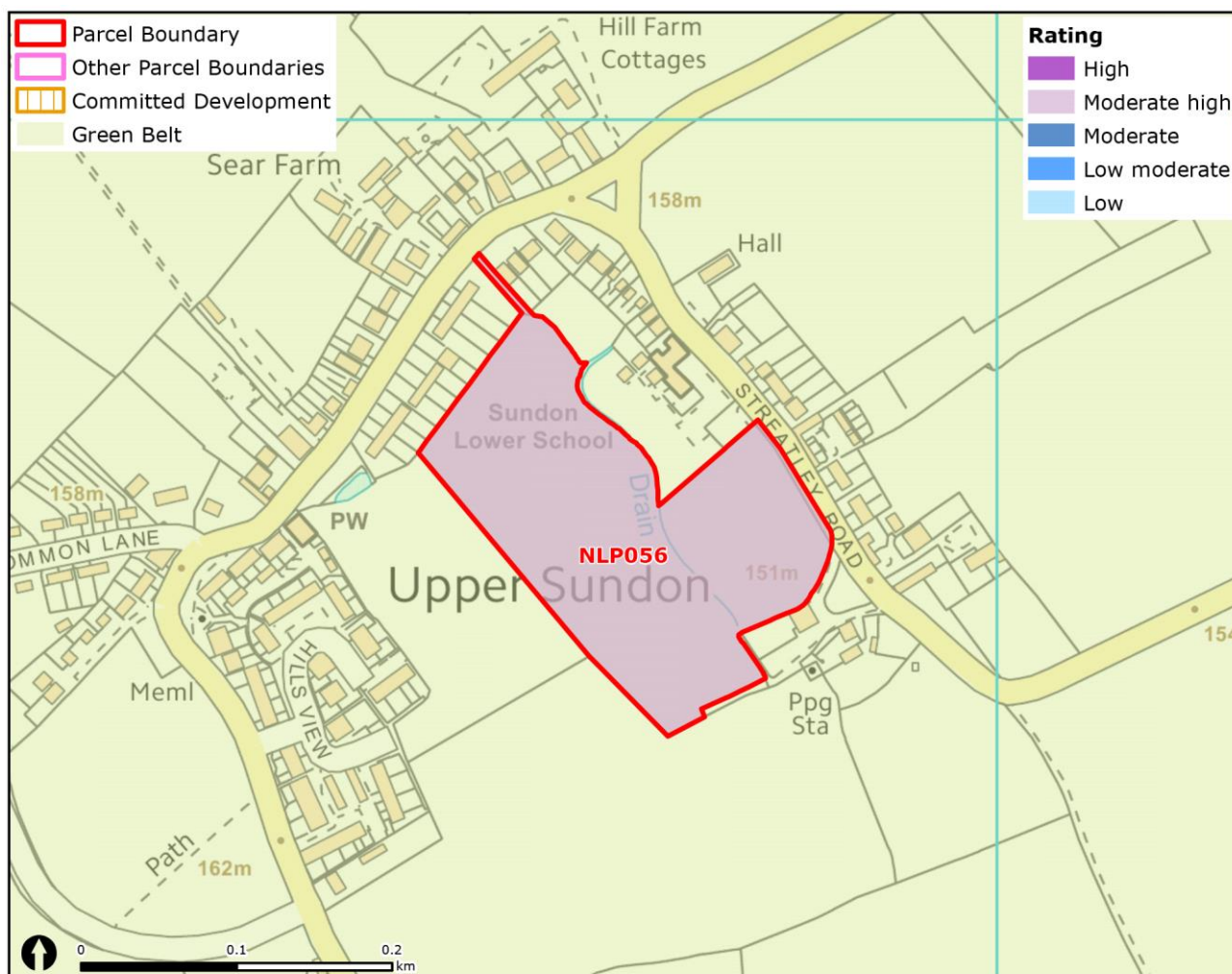
Parcels

This site is assessed as one parcel.

Site: NLP056 - Land at Streatley Road

Site size (ha): 3.49

Parcel: NLP056 Parcel area (ha): 3.49



© Crown Copyright and database right 2017. Ordnance Survey 100018504



Looking west from the public footpath within the site.

Parcel: NLP056 Parcel area (ha): 3.49

## Stage 1 assessment

**Parcel:** L2

**Highest contribution:** Purpose 3 - Strong contribution

## Stage 2 assessment

**Parcel:** n/a

**Contribution:**

## Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking the unrestricted sprawl of large, built-up areas</b>	The parcel is not adjacent to the large built-up area and development here would be associated with Upper Sundon.
<b>Purpose 2: Preventing the merger of neighbouring towns</b>	The parcel generally sits within the existing extent of built development so development of this parcel would result in little or no perception of the narrowing of the gap between towns.
<b>Purpose 3: Safeguarding the countryside from encroachment</b>	The parcel is open and undeveloped displaying characteristics of the countryside. However, lack of strong separating features results in this parcel relating both to the settlement and the wider countryside. Therefore, development of this site would represent encroachment on the countryside.
<b>Purpose 4: Preserving the setting and special character of historic towns</b>	The parcel does not form part of the setting of a historic town.
<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 the settlement of Upper Sundon and the absence of any landscape elements that could create clear separation between existing and new development mean that village extension is the only viable development scenario.

## Potential alternative Green Belt boundaries

This parcel is located in settlement washed over by Green Bet. As such release of this parcel would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this parcel would represent a weak boundary due to the lack of distinction from the adjacent settlement and countryside. The small stream running through the middle of the site could provide a relatively strong edge running along the outer edge of development at Streatley Road.

**Site:** NLP056 - Land at Streatley Road

**Site size (ha):** 3.49

**Parcel:** NLP056 **Parcel area (ha):** 3.49

### Harm to Green Belt resulting from release

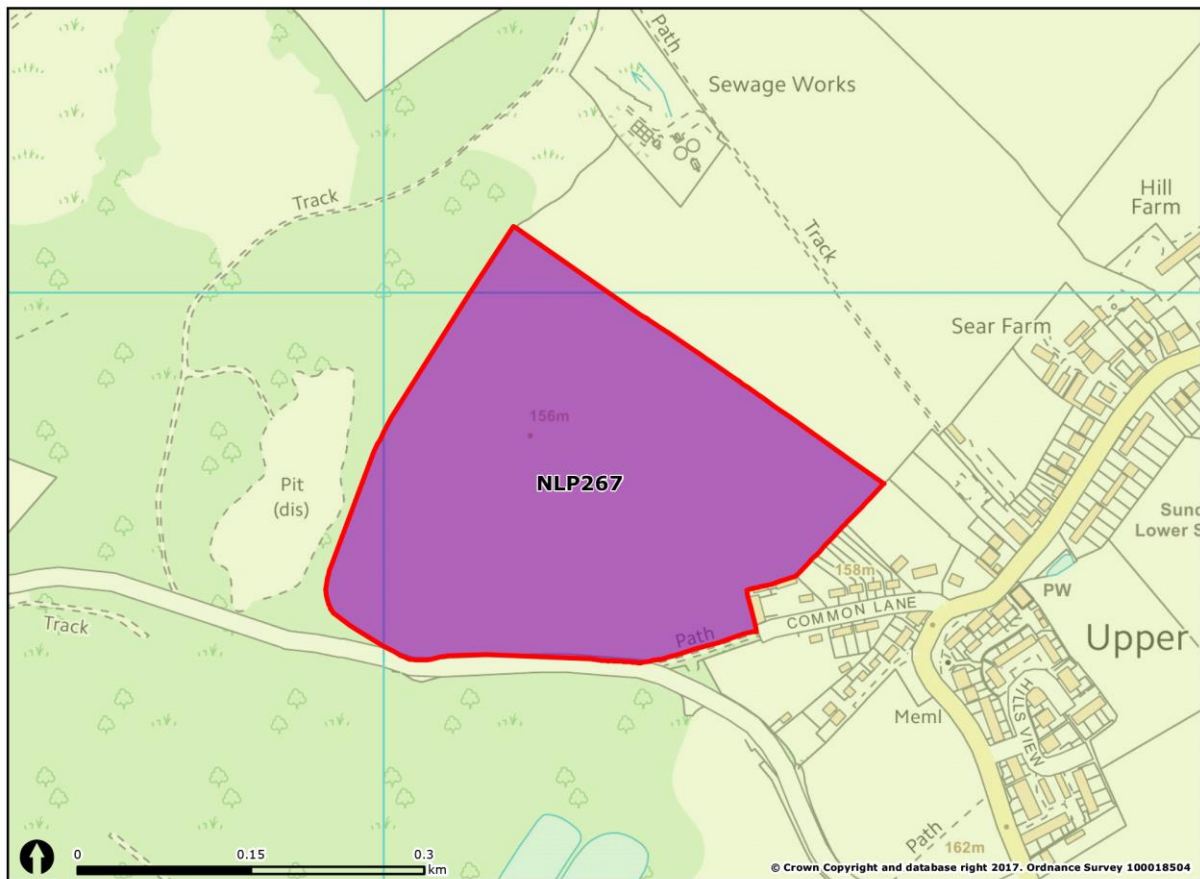
Scenario	Comments	Rating
<b>Release of NLP056 in isolation.</b>	The parcel makes a contribution to preventing encroachment on the countryside but does contribute to other Green Belt purposes . Development here could introduce an urbanising influence to the locality. Release of the parcel would also create a lack of distinction between the parcel and the adjacent settlement and as a result would compromise the justification for retaining the washed-over status of Upper Sundon. It would also significantly weaken the field to the west which would be contained by development on three sides. The pasture fields to the south would also be weakened with only gappy hedgerows providing the separation.	<b>Moderate high</b>



Cumulative release scenarios
NLP056 located in close proximity to NLP278/ALP393 and ALP168 to the east. NLP056 and ALP168 are assessed in isolation as causing moderate/high harm whilst NLP278/ALP393 is assessed in isolation as causing high harm. It is considered the harm resulting from their combined release would not be significantly greater than that of NLP278/ALP393 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**

The parcel comprises a single arable field situated on a small hillock to the west of the washed-over village of Upper Sundon. A single row of trees marks the northern extent, connecting with a large expanse of woodland over former gravel pits in the west. This amorphous block of woodland forms the western boundary and continues around to the south. A private access track connecting with the Icknield Way Trail and other forestry paths runs along the southern edge for some of its route too on the approach to Upper Sundon. To the east, rear gardens of residential properties form a relatively regular edge to the parcel with infrequent tree planting at the boundary.

**Relationship between site, settlement and countryside**

The parcel extends some distance from Upper Sundon where adjoining properties are set back from the relatively well-treed settlement boundary. The rounded hilltop and gentle landform sloping up from the built edge further weakens the relationship between the settlement and parcel. The woodland in the south and west provide strong containment from the countryside, yet the parcel is open and the slightly elevated land allows for intervisibility with the wider countryside in the north and east.

**Parcels**

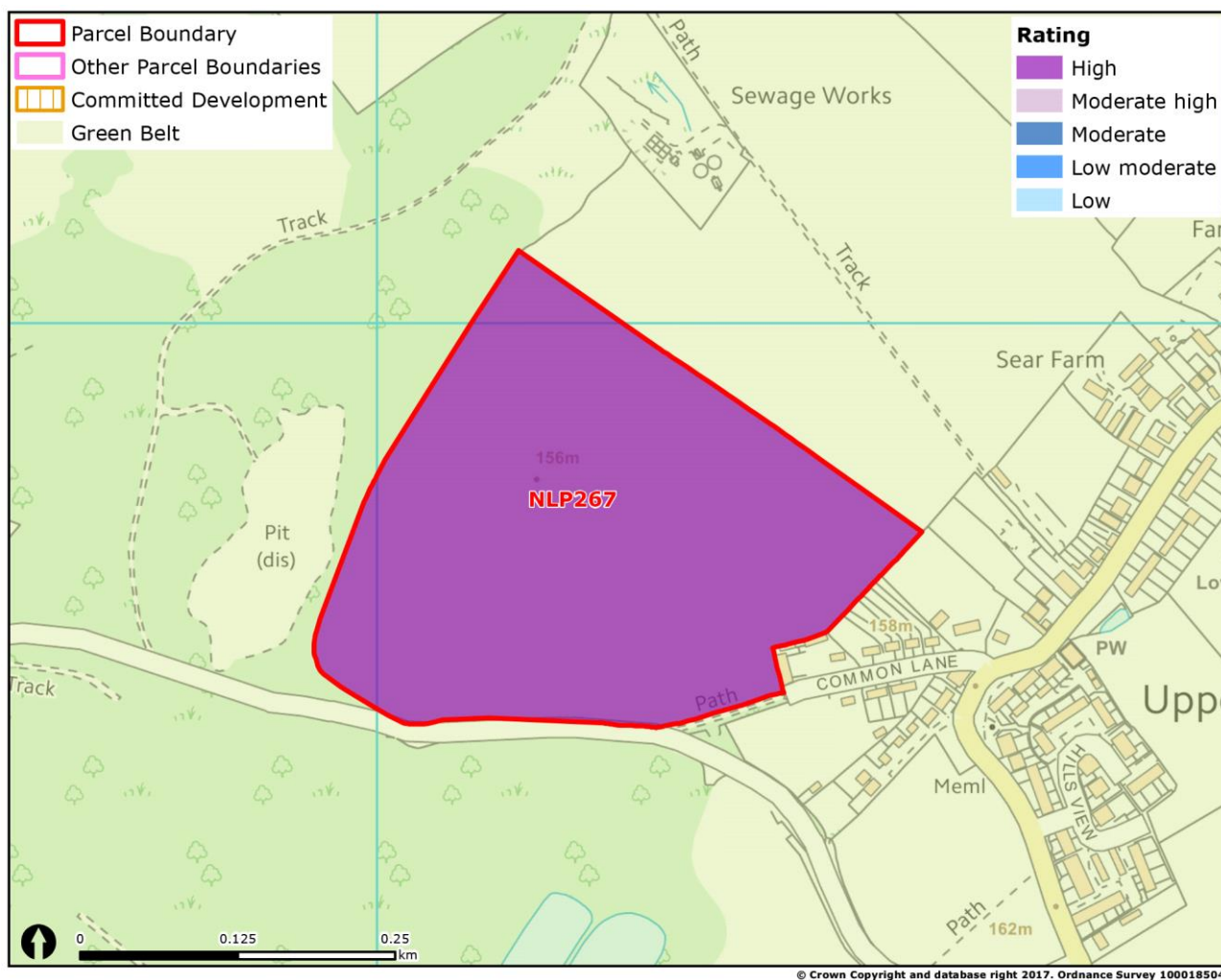
This site is assessed as one parcel. NLP267 overlaps with site ALP393.



Site: NLP267 - Land at Common Lane, Upper Sundon

Site size (ha): 11.00

Parcel: NLP267 Parcel area (ha): 11.00



Looking north west from the settlement edge of Upper Sundon.



Parcel: NLP267 Parcel area (ha): 11.00

## Stage 1 assessment

**Parcel:** B

**Highest contribution:** Purpose 3 - Strong contribution

## Stage 2 assessment

**Parcel:** n/a

**Contribution:**

## Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking the unrestricted sprawl of large, built-up areas</b>	The parcel is not adjacent to the large built-up area and development here would be associated with Upper Sundon.
<b>Purpose 2: Preventing the merger of neighbouring towns</b>	The parcel is generally contained by trees and woodland and development of this parcel would result in little or no perception of the narrowing of the gap between towns .
<b>Purpose 3: Safeguarding the countryside from encroachment</b>	The site is open and undeveloped and lacks urbanising features from within or surrounding the site. The parcel relates more strongly to the wider countryside and development of such 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 part of the setting of a historic town.
<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 the settlement of Upper Sundon, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site within 1km of the M1 mean that village extension and growth in transport corridors are the only viable development scenarios.

## Potential alternative Green Belt boundaries

This parcel is located in settlement washed over by Green Bet. As such release of this parcel would constitute a new Green Belt boundary. Alignment of the Green Belt around the perimeter of this parcel would represent a weak boundary to the north-east and south-east due to the lack of distinction from the adjacent settlement a lack of strong separating features. The large expanse of woodland to the east and south would form a defensible Green Belt boundary were this site to be released.

**Site:** NLP267 - Land at Common Lane, Upper Sundon

**Site size (ha):** 11.00

**Parcel:** NLP267 **Parcel area (ha):** 11.00

### Harm to Green Belt resulting from release

Scenario	Comments	Rating
<b>Release of NLP267 in isolation.</b>	The parcel is considered to be making a significant contribution to safeguarding the countryside from encroachment but little or negligible contribution to the other Green Belt purposes. Despite the potential to create a strong Green Belt boundary from the woodland in the south and west, development of the parcel would represent a significant extension from the settlement of Upper Sundon. The parcel is partly separate from the settlement but release of the parcel would create a lack of distinction between the parcel and the settlement and as a result could compromise the justification for retaining the washed-over status of Upper Sundon. Release of the parcel would also weaken the contribution of the field to the north around the sewage works framed by development and woodland.	<b>High</b>

Cumulative release scenarios

NLP267 is located adjacent to site ALP168 and in close proximity to site NLP056. NLP267 is assessed in isolation as causing high harm to the Green Belt, whilst NLP056 and ALP168 are assessed in isolation as causing moderate high harm. As such, there are no other sites with which the potential for cumulative harm would be greater than harm resulting from NLP267 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating