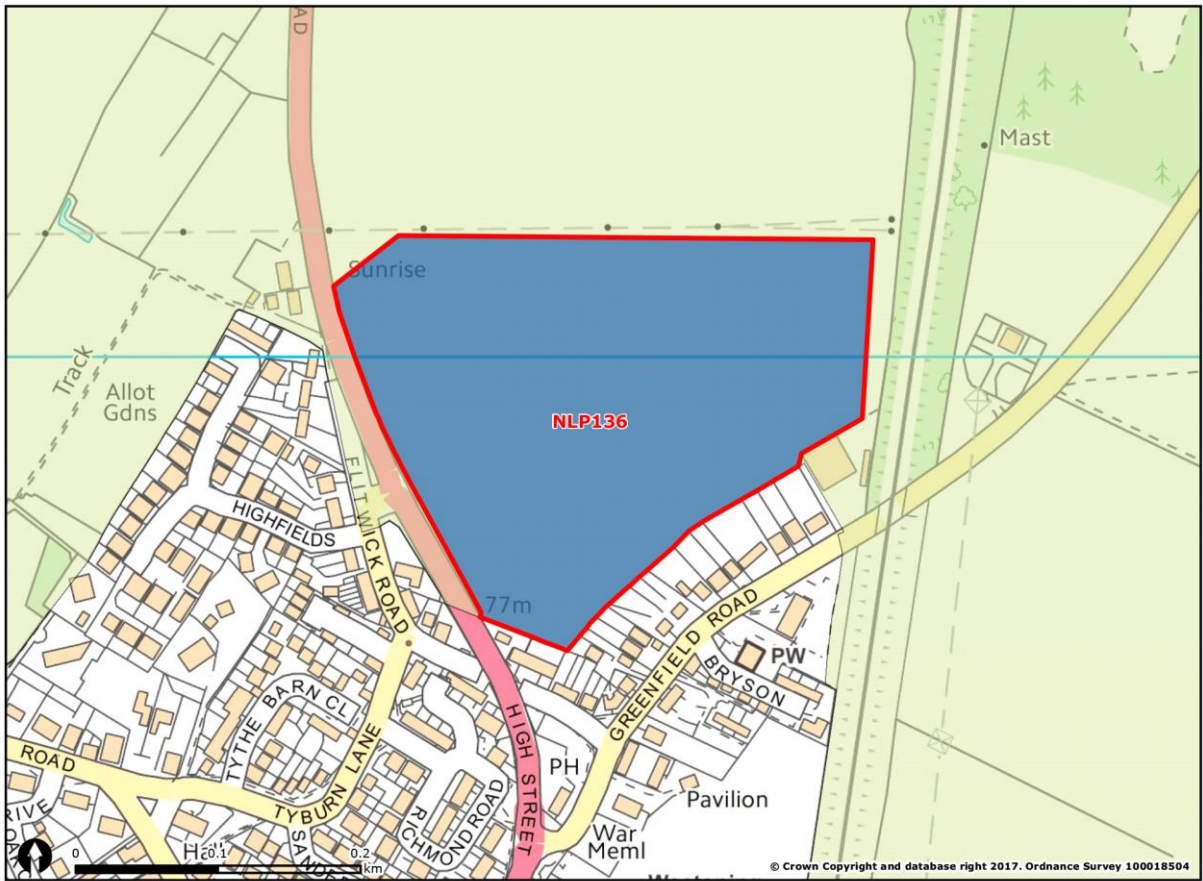


Westoning



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



Site description

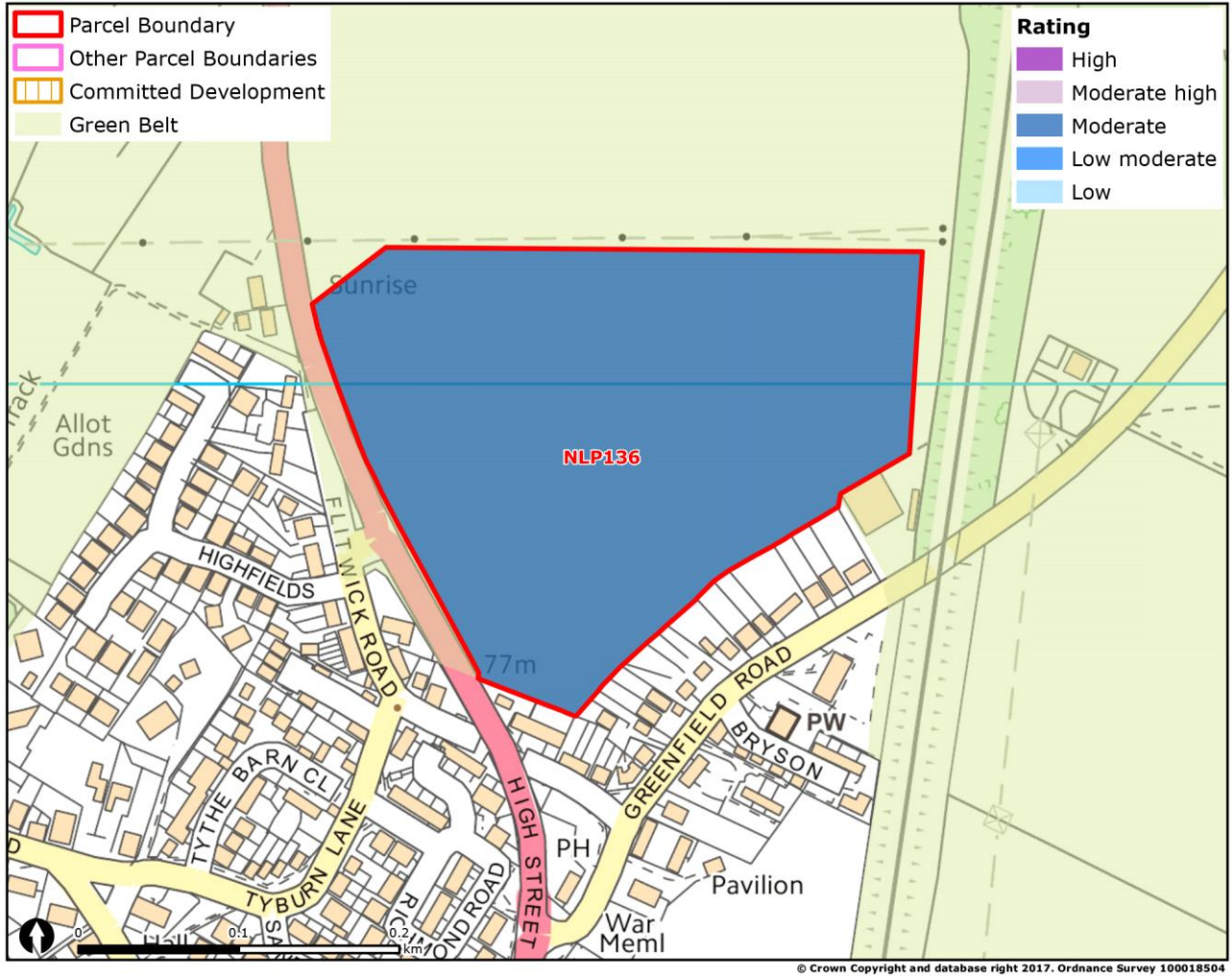
This site comprises the southern half of a large arable field located on the northern settlement edge of Westoning. The northern boundary of the site is not defined by a linear feature on the ground, but follows the same line as a line of telegraph poles running through the field. The Midland Main Line railway lined with shrubs runs along the western boundary; the southern boundary is formed of the residential gardens of houses located along Greenfield Road; and the western boundary is formed of the A5120 lined with trees, low wooden fencing and street lights.

Relationship between site, settlement and countryside

The site forms part of two large arable fields located between the settlements of Westoning and Flitwick and contained by the Midland Main Line railway to east and the A5120 to the west. The railway and the A5120 separate the site from the wider countryside. The site contains no urban development, but openness of settlement edge has an urbanising influence with the site having characteristics of the urban fringe.

Parcels

This site is assessed as a single parcel.



Looking south-east towards the railway and Westoning, from the A5120

Parcel: NLP136 Parcel area (ha): 7.51

Stage 1 assessment

Stage 2 assessment

Parcel: FW3
Highest contribution: Purpose 3 - Relatively strong contribution

Parcel: n/a
Contribution:

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	The parcel is not adjacent to a large built-up area and development here would be associated with Westoning.
Purpose 2: Preventing the merger of neighbouring towns	The parcel lies directly between the settlements Westoning and Flitwick. The existing settlement edge on the A5120 is parallel to the northern edge of the parcel, so any new development within this site would only constitute a limited narrowing of the gap, but the absence of strong boundaries between the settlements reduces perceived separation. Westoning is not considered to constitute a town, but loss of openness would have some limited impact on the overall perceived countryside separation between Luton and Flitwick.
Purpose 3: Safeguarding the countryside from encroachment	The parcel forms part of a large, open arable field that occupies most of the space between Westoning and Flitwick, but is contained by the A5120 and Midland Main Line railway which provide separation from the wider countryside to the east and west. Any new development within this parcel will therefore represent moderate encroachment on the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The parcel does not form part of the setting of a historic town.
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

The parcel is not located within an identified for Potential Growth Location. However the site's location adjacent to the settlement edge of Westoning, 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 northern edge of the parcel is only weakly defined, by an overhead power line, and there are no stronger boundary features between the parcel and Flitwick. However the extent to which the creation of a new boundary would constitute a weakening of the Green Belt is limited by the fact that development has already occurred to the north of Greenfield Road, so residential gardens form the Green belt edge to the south. The A5120 and the railway line form strong edges to the east and west.

Site: NLP136 - Land off Flitwick Rd Westoning

Site size (ha): 7.51

Parcel: NLP136 **Parcel area (ha):** 7.51

Harm to Green Belt resulting from release

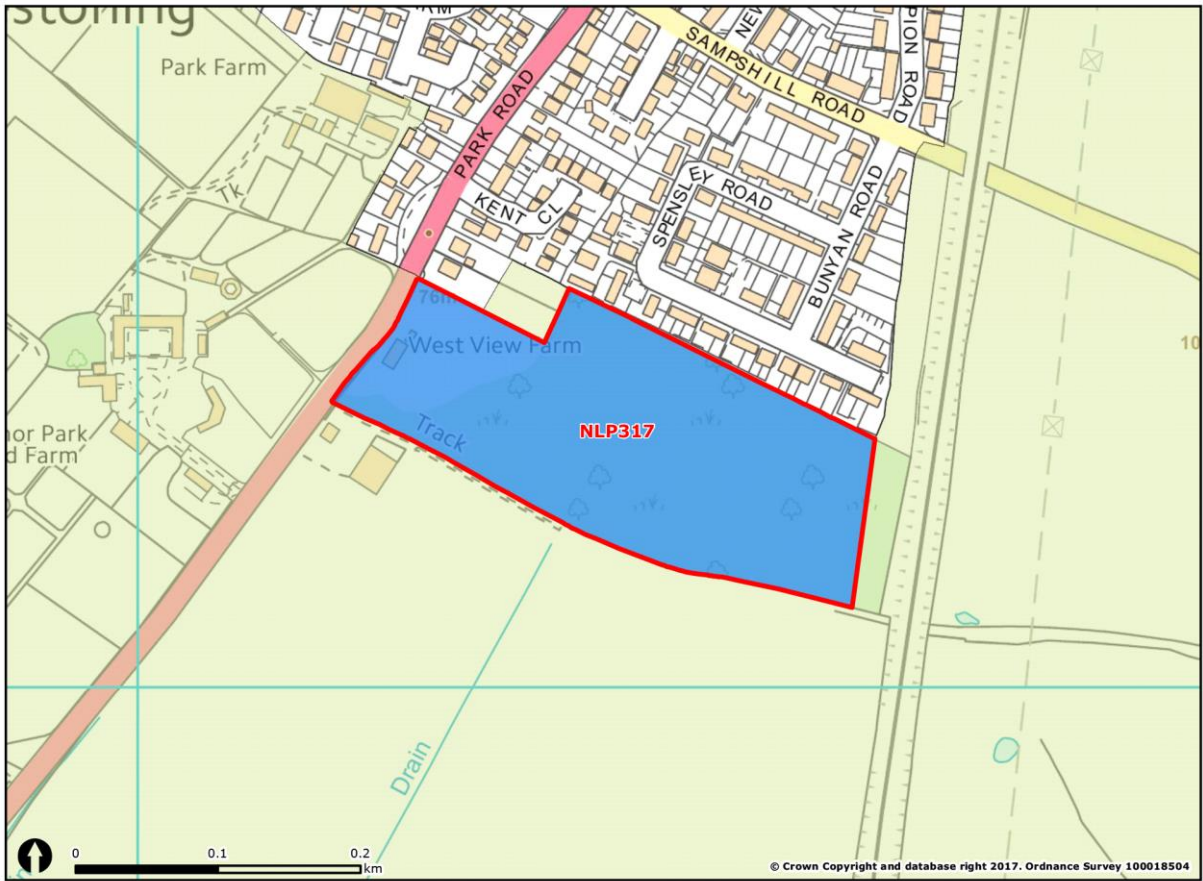
Scenario	Comments	Rating
Release of NLP136 in isolation	Although open and undeveloped, this site does not have a strong connection to the wider countryside therefore its release from the Green Belt is unlikely to constitute to significant encroachment. However reduction in separation between Flitwick and Westoning would weaken the remaining gap between the settlements, with no existing landscape element to provide any visual screening along a new Green Belt edge.	Moderate

Cumulative release scenarios

Both NLP136 and NLP317 contribute to gaps between Westoning and nearby settlement, but as these settlements in turn only form part of the larger gap between the towns of Luton and Flitwick there would be no significant additional cumulative harm.

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

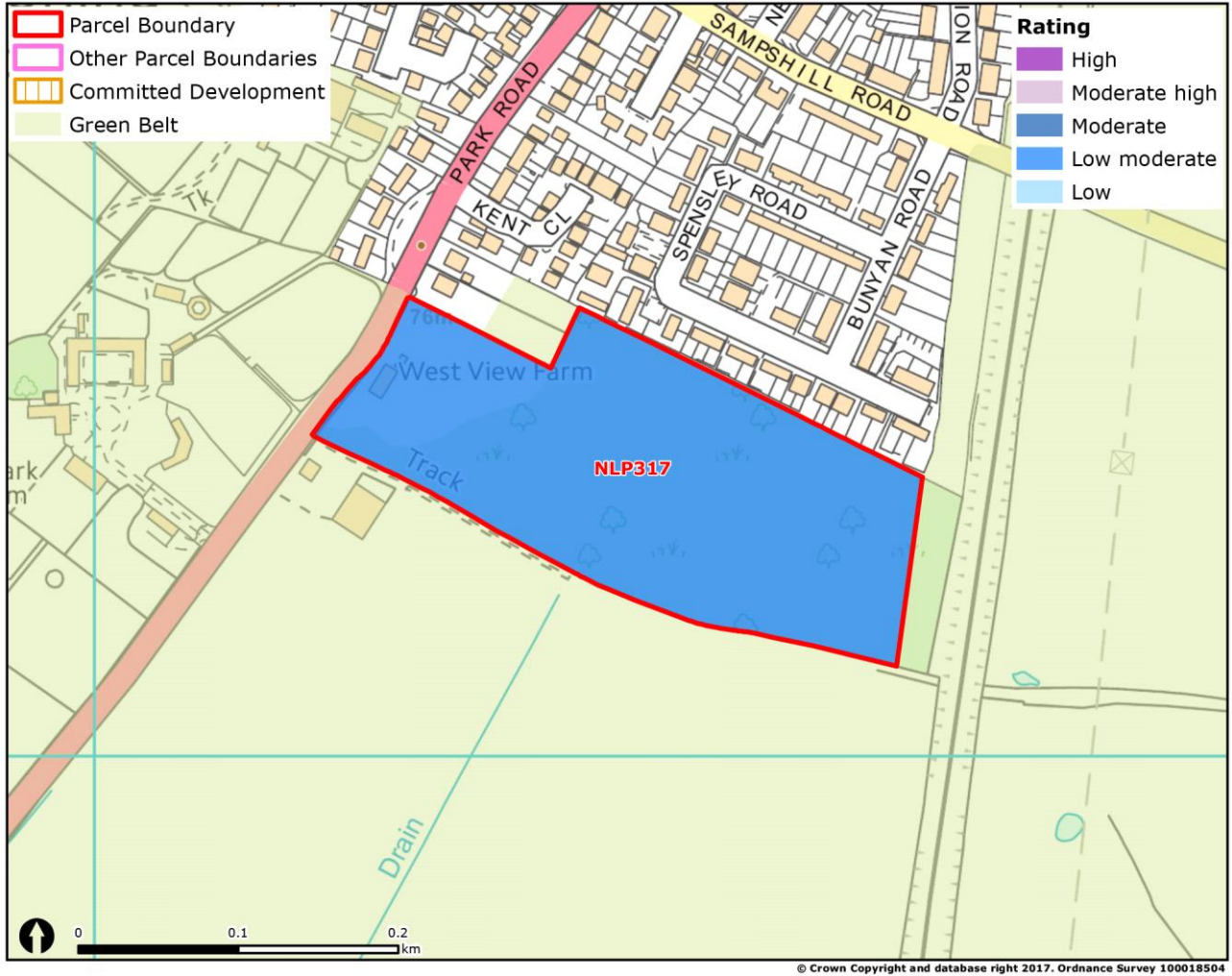
This parcel comprises an area of scrubby grassland with shrubs adjacent to the south of Westoning; a derelict small building is located along the western edge. The parcel extends from the southern edge of Westoning and is bound to the west by the A5120 and to the east by the Midland Main Line railway. A tall hedgerow that is gappy in parts marks the southern limit and continues around the perimeter of the site to the east and west. The settlement edge along the northern boundary is formed of hedgerows that are weak in places and backed by residential gardens.

Relationship between site, settlement and countryside

The tree-lined A5120 and railway strongly contain the site to the west and east. The boundary to the south is weaker, comprising a tall hedgerow that is gappy in parts, however this does provide a degree of separation between the site and the wide countryside. The northern boundary is relatively open with the settlement edge being widely visible and having an urbanising influence on the site.

Parcels

This site has been assessed as a single parcel.



Looking west from the eastern edge of the parcel, off the A5120

Parcel: NLP317 Parcel area (ha): 4.74

Stage 1 assessment

Stage 2 assessment

Parcel: WE2
Highest contribution: Purpose 3 - Relatively strong contribution

Parcel: WE2a
Contribution: Relatively weak

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	The parcel is not adjacent to a large built-up area and development here would be associated with Westoning.
Purpose 2: Preventing the merger of neighbouring towns	Development within the site would lead to a small part of the gap between Westoning and Harlington closing. However, a significant area of countryside between the towns of Luton and Flitwick would remain, with the parcel on playing a very limited role under purpose 2.
Purpose 3: Safeguarding the countryside from encroachment	The railway along the eastern boundary and road along the western boundary provide a strong degree separation and a clear distinction between the parcel and the wider countryside beyond. The settlement edge to the north is relatively open and relates the parcel more strongly to the settlement than the wider countryside. The parcel contains no urban development but displays characteristics of the urban fringe. Therefore any new development within this parcel would not be perceived as significant encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The parcel does not form part of the setting of a historic town.
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 L12, 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 Harlington means that village extension is likely to be the more viable development scenario.

Potential alternative Green Belt boundaries

The tall gappy hedgerow along the southern boundary of the parcel would be a similar strength Green Belt boundary as the existing hedgerow located along the settlement edge.

Site: NLP317 - West View Farm, Westoning

Site size (ha): 4.74

Parcel: NLP317 **Parcel area (ha):** 4.74

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP317 in isolation.	Although open and undeveloped, the land has characteristics of the urban fringe and is too small in area to constitute a significant loss of the open countryside. The parcel's strong boundaries to the east and west mean that releasing it from the Green Belt would not result in any significant weakening of the contribution of adjacent land. There may, however, be a weakening of the contribution of the adjacent fields to the south as the southern boundary of the parcel is weaker.	Low moderate

Cumulative release scenarios

NLP381 and NLP303, both on the northern edge of Harlington, form part of the same settlement gap as NLP317 between Westoning and Harlington, but as these settlements in turn only form part of the larger gap between the towns of Luton and Flitwick there would be no significant additional cumulative harm. Likewise NLP316 to the north of Westoning would not in combination with NLP317 and/or NLP381 cause any significant cumulative harm.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating