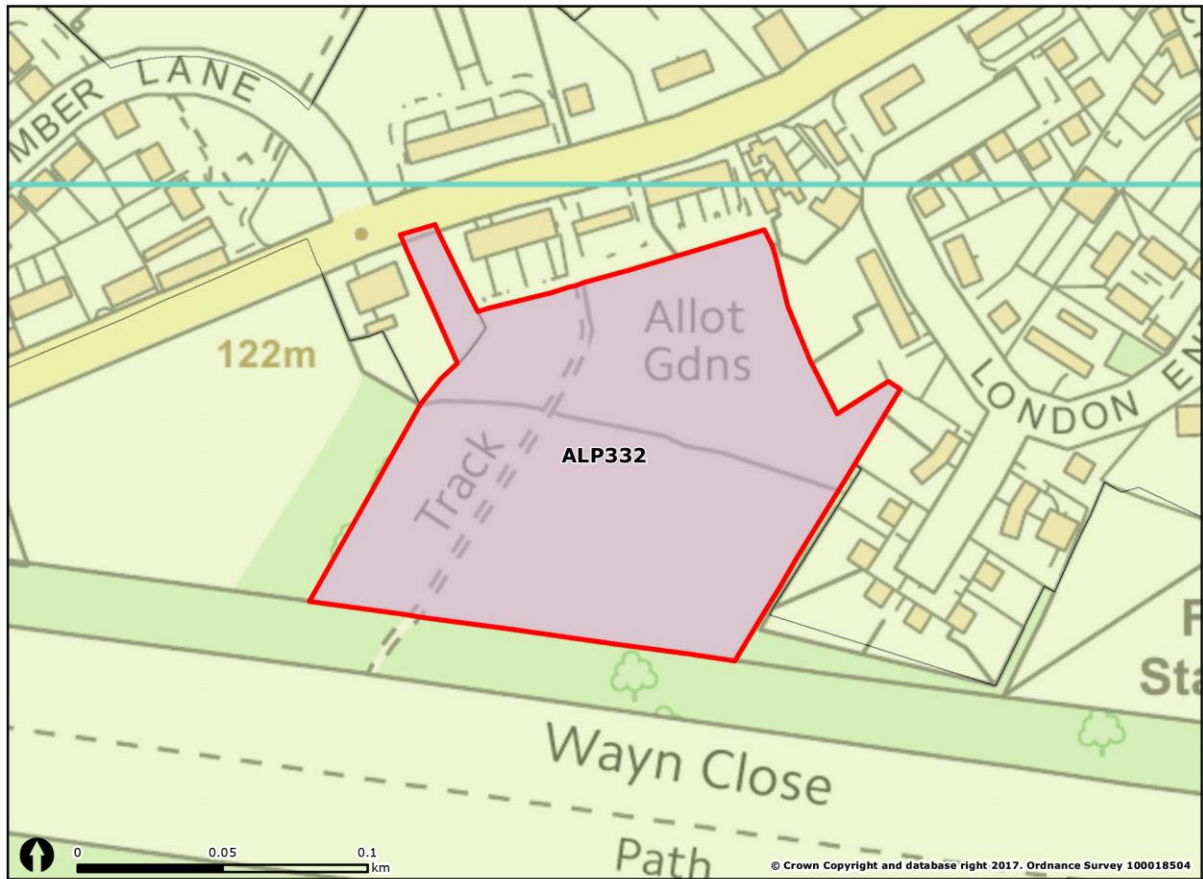


Woburn



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



Site description

The site is located on the edge of the washed over settlement of Woburn. The site slopes gently up towards the south with the southern half formed of a pasture field while the northern half of the site contains a number of allotments. Boundaries to the site are formed by an avenue of trees to the south, tree belt to the west and dwellings within the village of Woburn to the north and east.

Relationship between site, settlement and countryside

There is no significant separation between the site and the settlement to the north and east. However, Woburn is a compact historic settlement which, although it has pockets of more suburban dwellings giving the site a strong relationship with the village character. Therefore, although its relationship with the wider countryside due to the tall tree belt to the south, the sit's openness contributes to the retention of the rural character in the village.

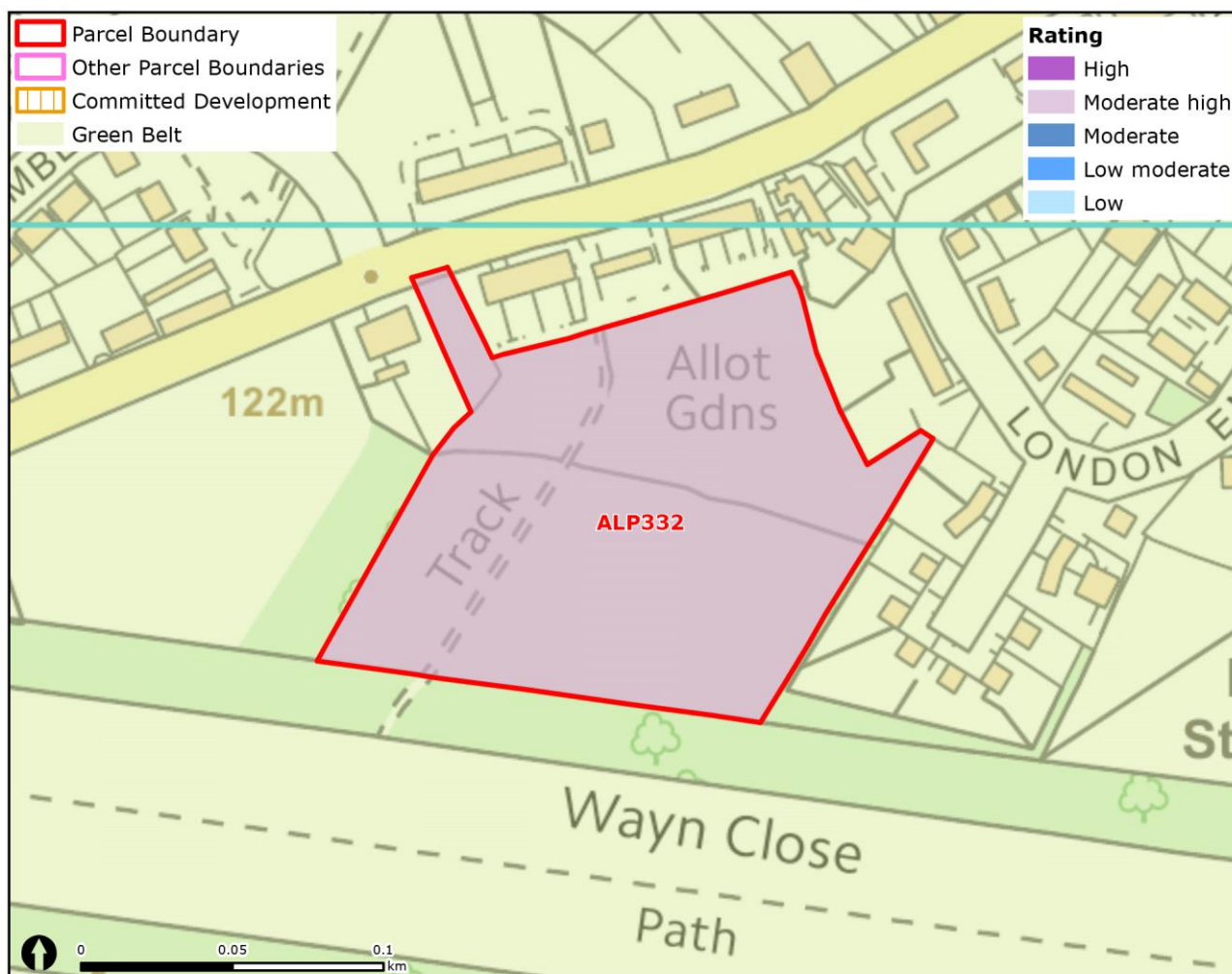
Parcels

This site is assessed as one parcel.

Site: ALP332 - Land off Leighton Street 1

Site size (ha): 1.86

Parcel: ALP332 **Parcel area (ha):** 1.86



Looking south from the public footpath running through the centre of the site.

Site: ALP332 - Land off Leighton Street 1

Site size (ha): 1.86

Parcel: ALP332 **Parcel area (ha):** 1.86

Stage 1 assessment

Parcel: A
Highest contribution: Purpose 3 - Strong contribution

Stage 2 assessment

Parcel: n/a
Contribution:

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Development here would relate to the expansion of Woburn and would not be associated with the large built up areas of Luton/Dunstable/Houghton Regis or Leighton Linlade. Therefore, the parcel plays no role with respect to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	The site has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The site itself displays the characteristics of the countryside as it is open and undeveloped, therefore development here would represent encroachment on the countryside.
Purpose 4: Preserving the setting and special character of historic towns	Although Woburn is an historic settlement that has a strong landscape setting, the site does not form a significant part of the setting of any historic towns and therefore does not contribute to purpose 4.
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 the settlement of Woburn, 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

Release of the site would create a new Green Belt boundary within a washed over settlement. Woburn has some areas of more dense suburban development and so the boundaries between the site and the settlement are considered to be weak as these would not represent a clear distinction between the inset site and the washed over settlement. The tree belt boundary to the south however, between the site and the wider countryside, is considered to be strong, with similar tree lines defining the outer edge of the village in several locations.

Site: ALP332 - Land off Leighton Street 1

Site size (ha): 1.86

Parcel: ALP332 **Parcel area (ha):** 1.86

Harm to Green Belt resulting from release

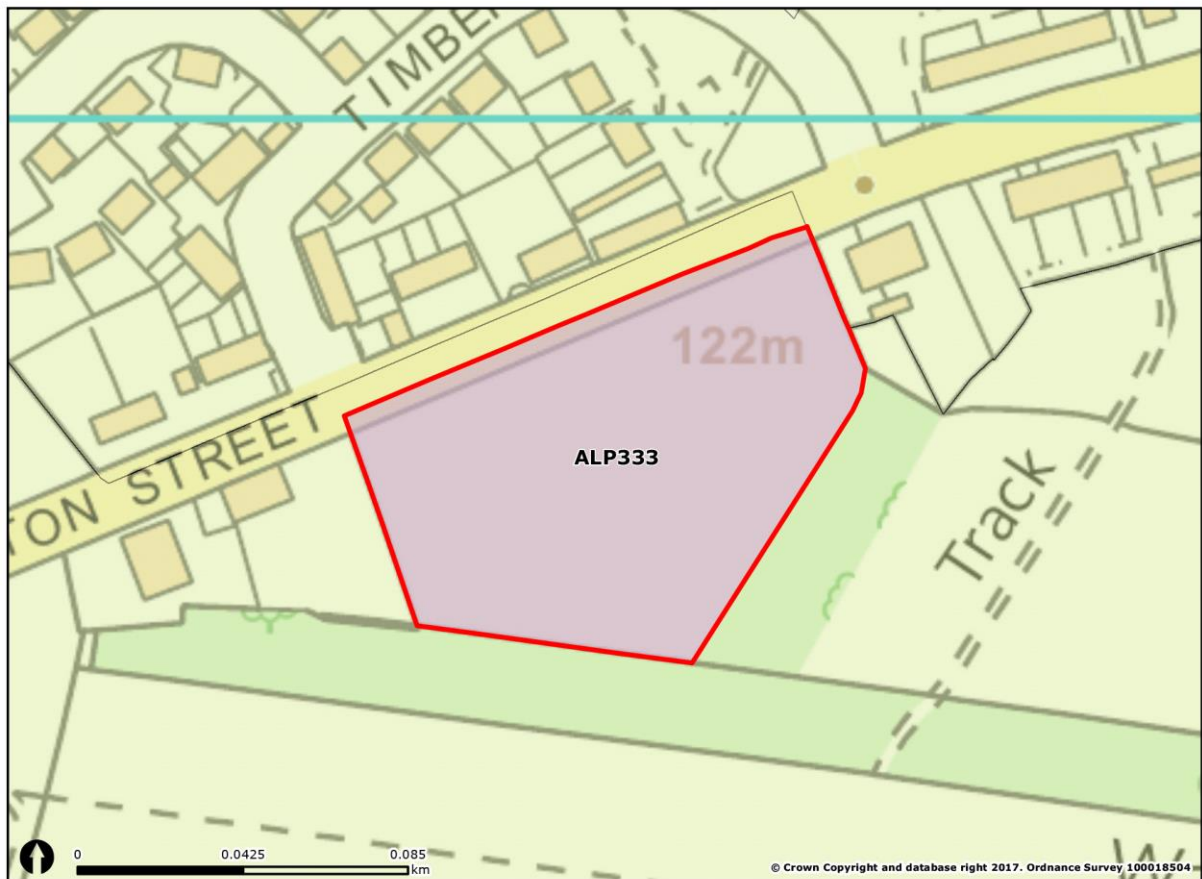
Scenario	Comments	Rating
Release of ALP332 in isolation.	The site is considered to contribute to preventing encroachment into the countryside, but does not contribute to other Green Belt purposes. Release of the site would reduce justification for retaining the washed over status of Woburn, and the contribution of land to the west as it will become enclosed by development on two sides and a large tree belt on the third; however the extent of existing development within Woburn, and containment of the village within a strong landscape framework, places some limitation on the Green Belt harm that would result from this.	Moderate high

Cumulative release scenarios

ALP332 is in close proximity to ALP333. The release of both ALP333 and ALP332 in isolation is assessed as causing moderate high 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



Site description

The site is located on the edge of the washed over settlement of Woburn. It is formed by one small pasture field with boundaries formed by Leighton Street to the north, a dwelling to the east, a small tree belt to the south east, a an avenue of trees to the south and a dwelling to the west. The site slopes slightly up towards the woodland belt to the south.

Relationship between site, settlement and countryside

There is no significant separation between the site and dwellings to the north, east and west. However, Woburn is a compact historic settlement which, although it has pockets of more suburban dwellings, retains a generally rural, village character. Therefore, although its relationship with the wider countryside is limited due to the tall tree belt to the south and the trees to the south east, the site's openness contributes to the retention of rural character in the village.

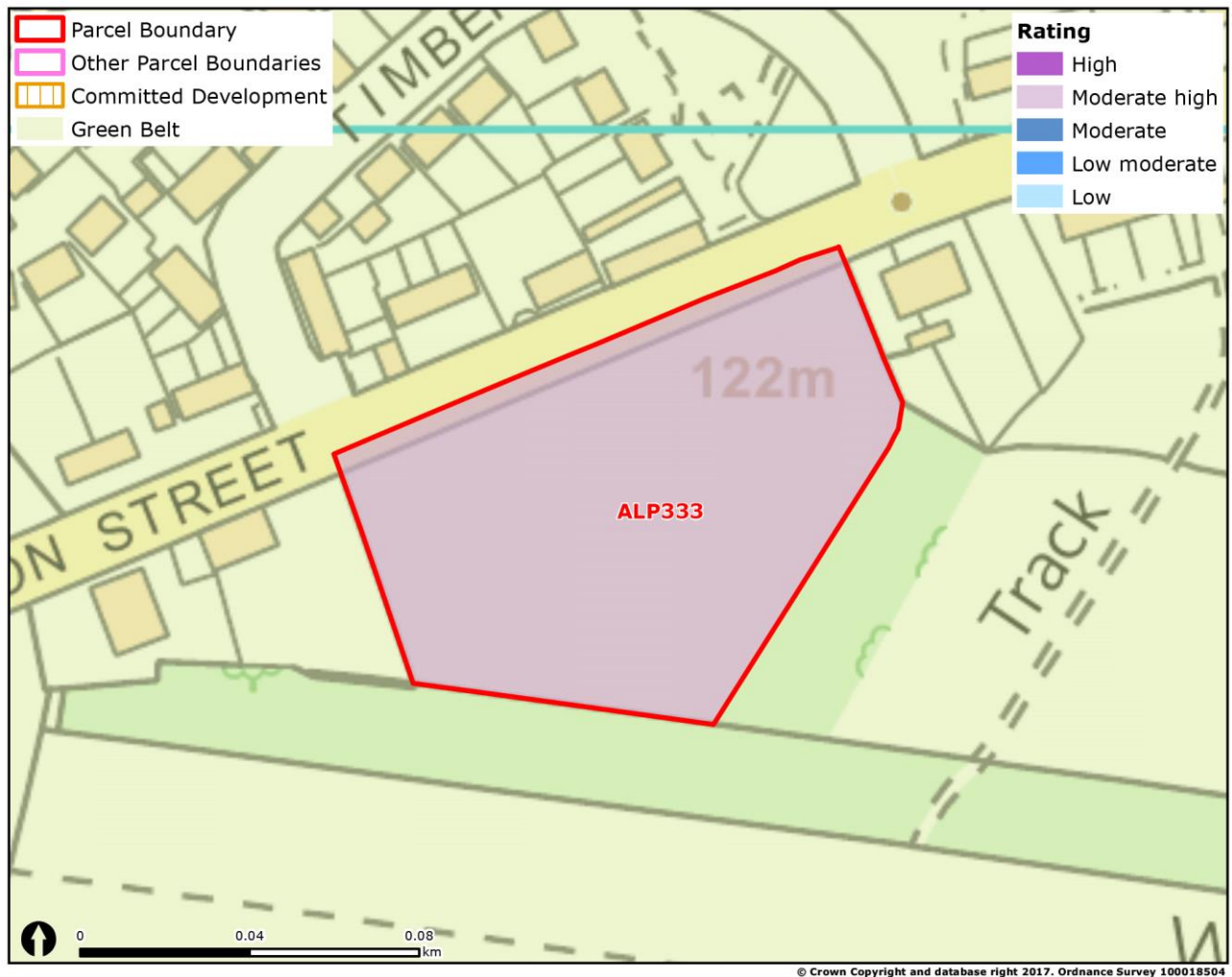
Parcels

This site is assessed as one parcel.

Site: ALP333 - Land off Leighton Street 2

Site size (ha): 0.94

Parcel: ALP333 **Parcel area (ha):** 0.94



Looking south from Leighton Street.

Site: ALP333 - Land off Leighton Street 2

Site size (ha): 0.94

Parcel: ALP333 **Parcel area (ha):** 0.94

Stage 1 assessment

Parcel: A
Highest contribution: Purpose 3 - Strong contribution

Stage 2 assessment

Parcel: n/a
Contribution:

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Development here would relate to the expansion of Woburn and would not be associated with the large built up areas of Luton/ Dunstable/ Houghton Regis or Leighton Linlade. Therefore, the parcel plays no role with respect to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	The site has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The site itself displays the characteristics of the countryside and there are no urbanising influences from either outside or within the site. However, the relationship of the site with the wider countryside is limited as the site is enclosed to the south and south east by tree belts. Therefore, development here would represent encroachment on the countryside.
Purpose 4: Preserving the setting and special character of historic towns	Although Woburn is an historic settlement that has a strong landscape setting, the site does not form a significant part of the setting of any historic towns and therefore does not contribute to purpose 4.
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 the settlement of Woburn, 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

Release of the site would create a new Green Belt boundary within a washed over settlement. Woburn has some areas of more dense suburban development and so the boundaries between the site and the settlement are considered to be weak as these would not represent a clear distinction between the inset site and the washed over settlement. The tree belt boundary to the south however, between the site and the wider countryside, is considered to be strong, with similar tree lines defining the outer edge of the village in several locations.

Site: ALP333 - Land off Leighton Street 2

Site size (ha): 0.94

Parcel: ALP333 **Parcel area (ha):** 0.94

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP333 in isolation.	The site is considered to contribute to preventing encroachment into the countryside, but does not contribute to other Green Belt purposes. Release of the Site would reduce justification for retaining the washed over status of Woburn, and the contribution of the area of common land /allotments to the east of the site would be weakened by greater enclosure by development; however the extent of existing development within Woburn, and containment of the village within a strong landscape framework, places some limitation on the Green Belt harm that would result from this.	Moderate high

Cumulative release scenarios

ALP333 is in close proximity to ALP332. The release of both ALP333 and ALP332 in isolation is assessed as causing moderate high 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
----------	----------	--------