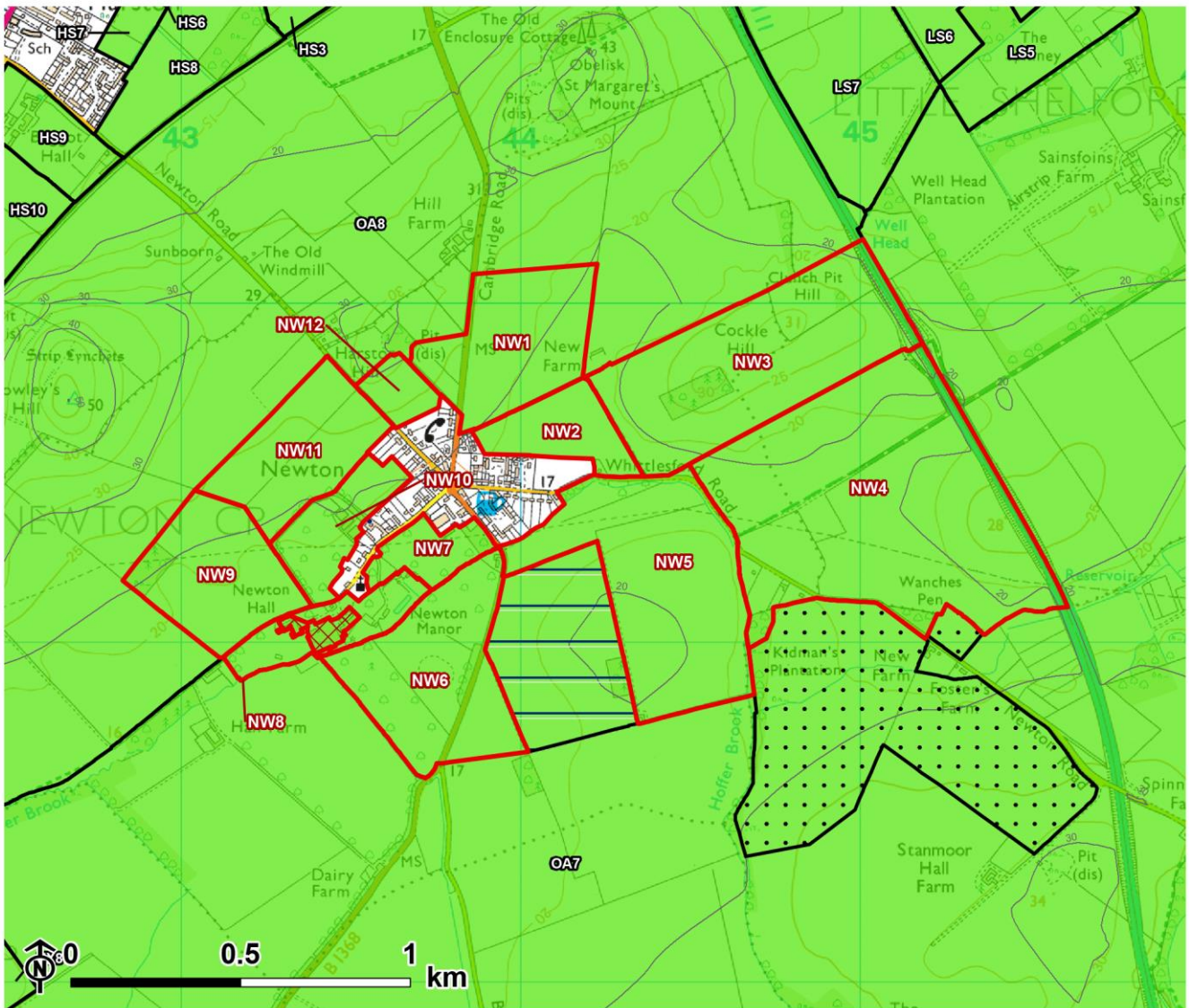


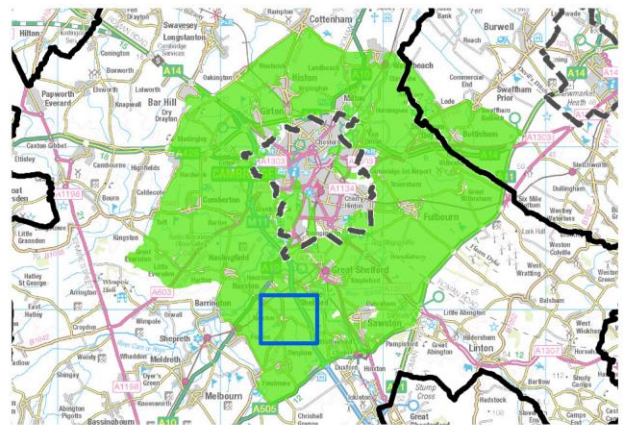
Newton



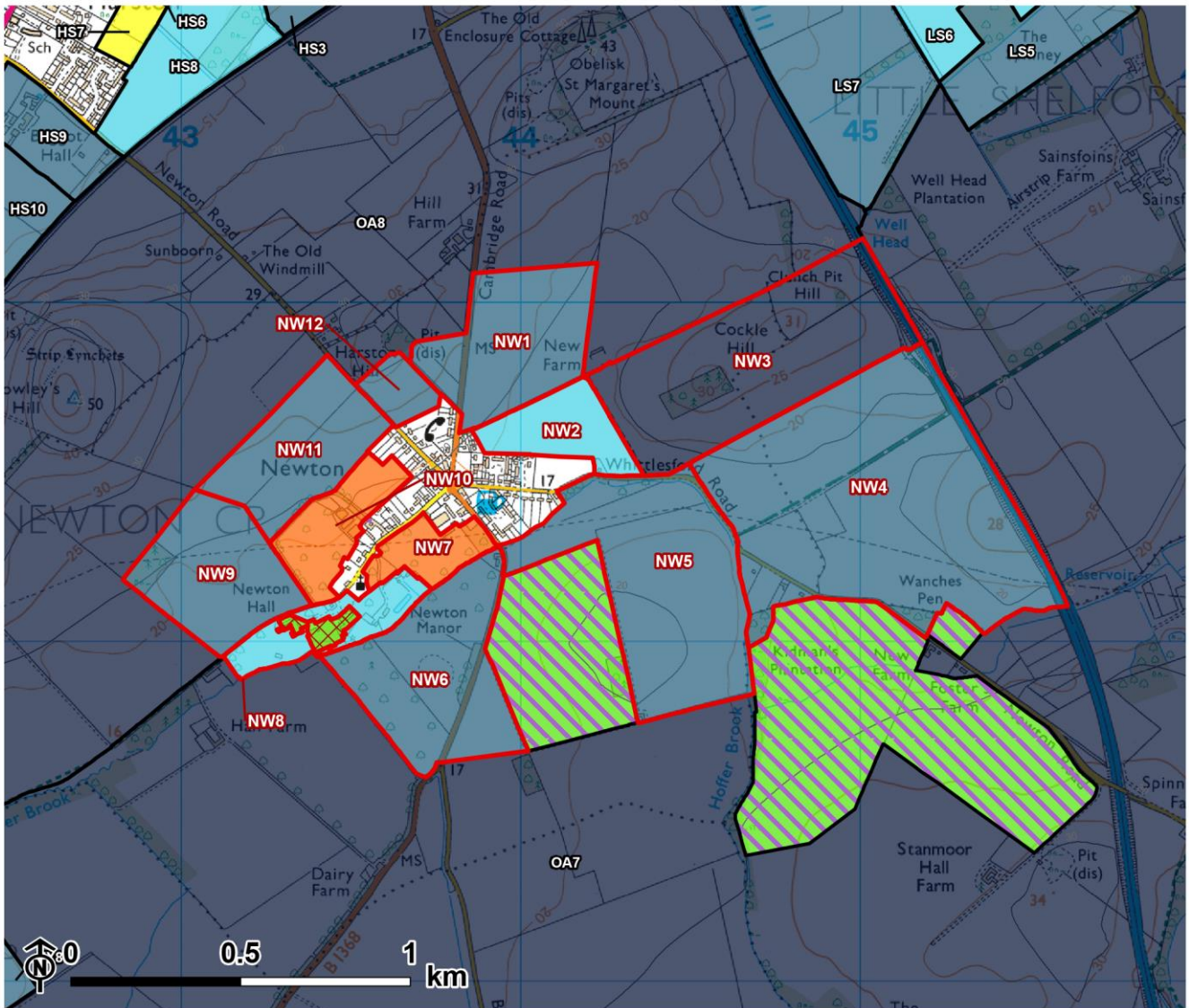
- - - Local Authority
- Newton parcel
- Neighbouring parcel
- No openness
- Green Belt

Absolute constraints

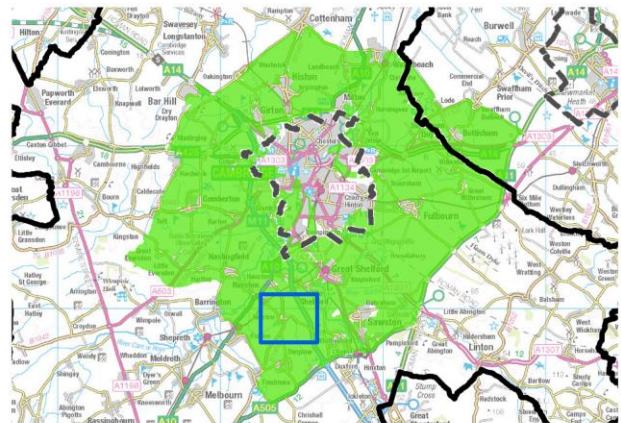
- Site of Special Scientific Interest
- Scheduled monument



Newton



- - - Local Authority
 - Newton parcel
 - Neighbouring parcel
 - No openness
 - Green Belt
 - Absolute constraint(s)
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



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Notes on harm ratings

All harm ratings are for the release of land as an expansion of an existing inset area. Therefore, where a parcel does not lie immediately adjacent to the settlement edge, it is assumed that some intervening land will also be released, although no assumptions are made regarding what exactly what land that will be. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Common land; and
- National Nature reserves

Components of harm assessment

The notes below explain the format of the parcel assessments contained in this report, referencing the relevant paragraphs in the Green Belt Assessment Methodology chapter of the main report where a more detailed explanation can be found.

Each parcel has a reference code that reflects the settlement that it lies closest to. This is followed by an aerial view showing extent of the parcel, in the context of neighbouring parcels, and an OS map indicating the presence of any absolute constraints.

Parcels were created to reflect variations in contribution to Green Belt purpose, rather than considering pre-defined parcels. In some cases a parcel may be split into areas labelled 1 and 2, reflecting situations where there are variations in the level of harm that would result from release (see Paragraph 3.128 in the main report).

Each parcel assessment is then organised under the following headings:

Parcel location and openness

This gives the parcel size (in hectares) and a brief description of its location, then considers the openness of the land. Openness relates to Step 2 in the assessment process (see Paragraphs 3.36-3.42 in the main report).

Distinction between parcel and inset area

This is Step 3 in the assessment process (see Paragraphs 3.43 - 3.60 in the main report). It examines the relationship between the Green Belt and the inset settlement, in order to determine how strongly the parcel is related to the settlement. This considers four inter-related elements: boundary features; landform and land cover; urbanising visual influence and urbanising containment. Land which has a stronger distinction from an inset settlement will generally make a stronger contribution to Cambridge Green Belt Purposes 1 and 3. Distinction is stated on a 4-point scale (weak, moderate, strong or very strong).

Contribution to the Green Belt purposes

This covers Step 1 (see Paragraphs 3.27 - 3.35 in the main report) and Step 4 (Paragraphs 3.61 - 3.110) in the assessment process. It considers the extent to which each Cambridge Green Belt Purpose is relevant to a location (Step 1), and combines this with consideration of openness (Step 2) and distinction (Step 3) to determine the parcel's contribution to each of the three purposes (Step 4). The assessment of contribution applies to each parcel as a whole, providing a rating on a 5-point scale (limited/no contribution, relatively limited, moderate, relatively significant or significant) and supporting text for each Cambridge Green Belt Purpose:

- Cambridge Purpose 1 (to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre) – for land to contribute to this purpose it needs to be located in the immediate vicinity of Cambridge (see Paragraphs 3.28 and 3.67 - 3.73 in the main report).
- Cambridge Purpose 2 (to maintain and enhance the quality of Cambridge's setting) - a two-element approach was taken considering: 1) the extent to which land constitutes countryside (that is to say has a rural character) based on its usage and distinction from an inset settlement; and 2) the extent to which land forms or contains other features or aspects that contribute to the quality of Cambridge's setting (see Paragraphs 3.29 and 3.74 - 3.102 in the main report).
- Cambridge Purpose 3 (to prevent communities in the environs of Cambridge from merging into one another and with the city) – an analysis was undertaken of the distribution of villages in and around the Green Belt and the physical features that separate and/or connect them from each other or from Cambridge, in order to determine the fragility of each settlement gap (see Paragraphs 3.30-3.35 and 3.103 - 3.110 in the main report).

Impact on contribution of adjacent Green Belt





This covers Step 5 in the assessment process (see Paragraphs 3.111-3.124 in the main report). It considers the potential impact on the adjacent Green Belt of the release of land as an expansion of the adjacent inset settlement. If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate analysis is given for each scenario.

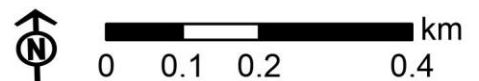
Overall harm of Green Belt release

This covers Step 6 in the assessment process (see Paragraphs 3.125-3.131 in the main report). It combines consideration of the loss of contribution of land to the Green Belt purposes (Step 4) with any additional harm resulting from the weakening of remaining Green Belt land (Step 5), to determine an overall rating of the harm of releasing land from the Green Belt. Green Belt harm was rated using a 5-point scale (low, moderate, moderate-high, high and very high harm). If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate rating and conclusion is given for each scenario.

NW1



-  NW1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



NW1

Parcel location and openness

Parcel size: 16.9ha

The parcel is located to the north of Newton and is comprised of agricultural land. The western part of the parcel is separated from the east by Cambridge Road.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

The west of the parcel is separated from the inset area to the south by linear tree cover. There is less boundary separation between the eastern half of the parcel and the inset area to the south, but this area only shares a short frontage with the settlement of Newton. The parcel extends a significant distance from the settlement and is not contained by inset development, which means that there is little urbanising visual influence within the parcel. The sloping landform in the west of the parcel provides some additional distinction from Newton. Overall, there is strong distinction between the parcel and the inset area.

NW1

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Newton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Newton and Little Shelford, with the M11 and areas of tree cover acting as significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NW1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

The release and development of this land would result in some narrowing of the settlement gap between Newton and Harston.

The release would increase urbanising visual influence on land to the north and northeast, as well as weakening the boundary separation of these areas from the settlement of Newton.

The adjoining land to the southwest and the southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

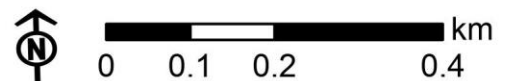
- Parcel NW1 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be high.

High

NW2



-  NW2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



NW2

Parcel location and openness

Parcel size: 7.43ha

The parcel is located on the northeast edge of Newton and is comprised of part of an agricultural field. Whittlesford Road lies to the south of the parcel within the inset area.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

The garden boundaries to the southwest of the parcel provide little separation from the inset settlement of Newton and there is some urbanising visual influence within the parcel from this area. The parcel is not contained by inset development, with open countryside lying to the north and east. The landform and land cover within the parcel do not create any additional distinction from Newton. Overall, there is moderate distinction between the parcel and the inset area.

NW2

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively limited

Land has a moderate distinction from the edge of Newton, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively limited

Land is open and lies in a wide gap between Newton and Little Shelford, with areas of tree cover and the M11 acting as significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

NW2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

The release and development of this land would have some impact on narrowing the settlement gap between Newton and Little Shelford.

The release would increase urbanising visual influence on land to the north and west.

Overall harm of Green Belt release

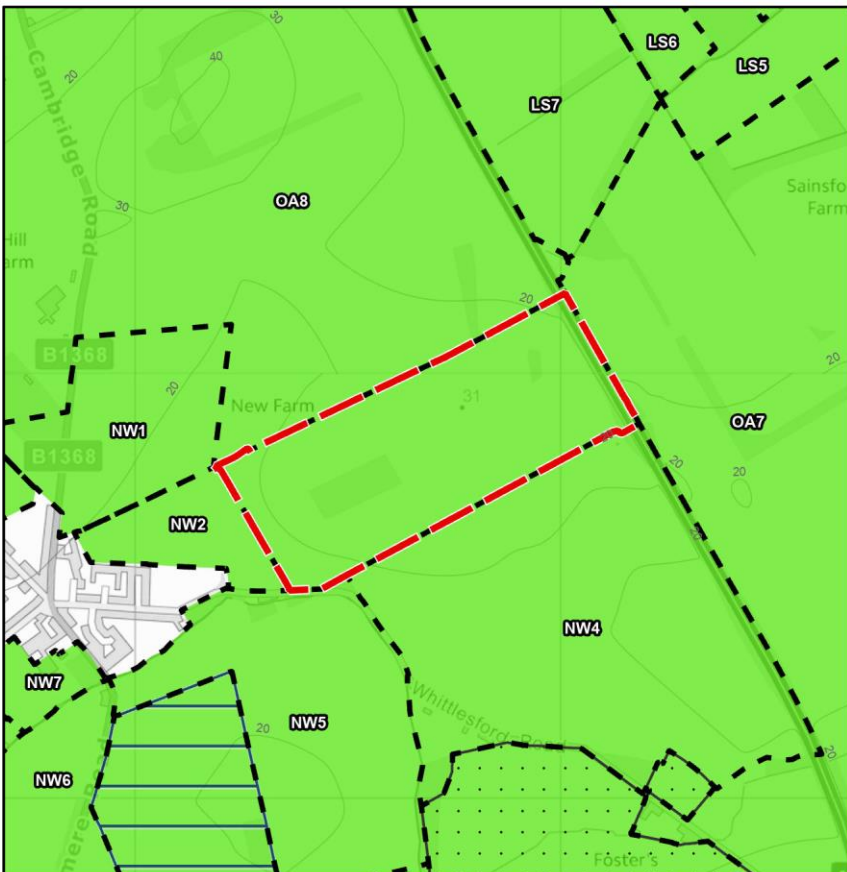
- Parcel NW2 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be moderate-high.

Moderate High

NW3



-  NW3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



NW3

Parcel location and openness

Parcel size: 31.89ha

The parcel is located to the east of Newton and is comprised of agricultural land and two small areas of woodland. The M11 lies to the east of the parcel.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

A hedgerow at the inset edge to the west of the parcel provides little separation from the inset settlement of Newton. However, the parcel is not contained by inset development and it extends a significant distance from the inset settlement. As a result, there is little urbanising visual influence within the parcel. The sloping landform up to Cockle Hill and Clunch Pit Hill with the parcel provides some additional distinction from Newton. Overall, there is strong distinction between the parcel and the inset area.

NW3

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

Land comprises open farmland and woodland that has a strong distinction from the edge of Newton, meaning it has a strong rural character. It includes Cockle Hill and Clunch Pit Hill which form part of a slightly elevated area of land lying between the valley of the Cam or Rhee and Cam or Granta, which are tributaries of the River Cam. Land therefore allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land is open and lies in a wide gap between Newton and Little Shelford, with the M11 and areas of tree cover acting as significant separating features. Although the settlement gap is robust, the parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

NW3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Moderate

Although the M11 maintains significant separation between Newton and Little Shelford, Sawston and Whittlesford, the release and development of this land would have some impact on narrowing the settlement gap.

Furthermore, development on high ground within the parcel would have a significant impact on the views of the wider elevated landscape in the area to the north and southeast.

Overall harm of Green Belt release

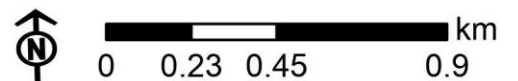
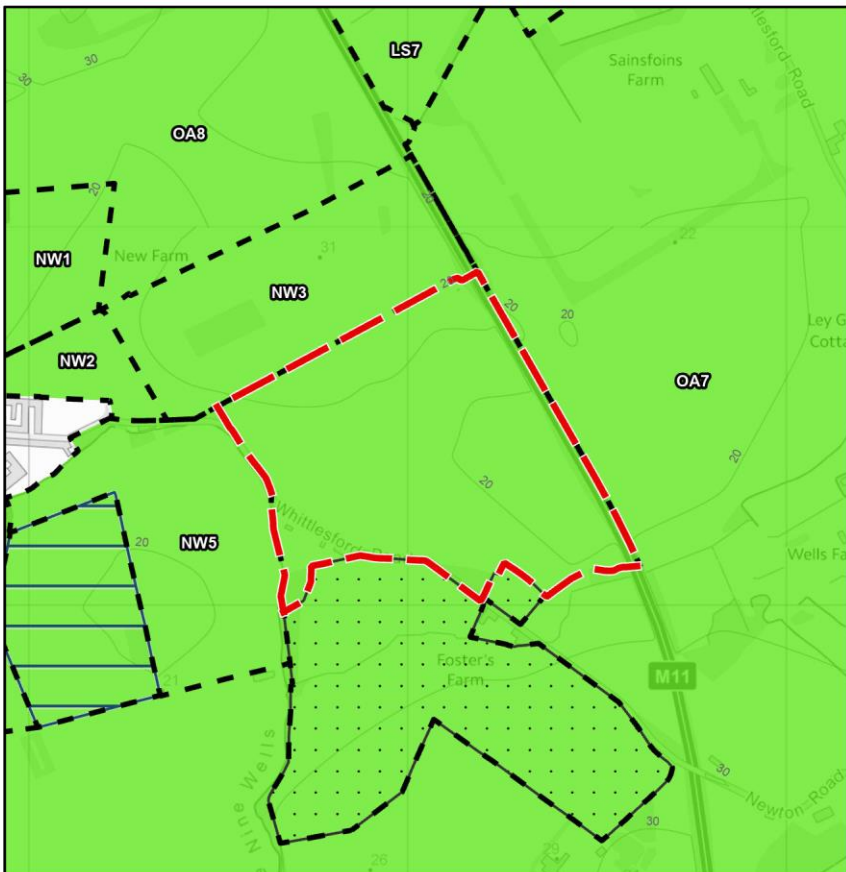
- Parcel NW3 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be very high.

Very High

NW4



-  NW4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



NW4

Parcel location and openness

Parcel size: 56.08ha

The parcel is located to the east of Newton and is comprised of agricultural fields. There are three residential properties in the southwest of the parcel, adjacent to Whittlesford Road. The M11 forms the eastern boundary of the parcel and Whittlesford - Thriplow Hummocky Fields SSSI lies to the south.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

Whittlesford Road, Hoffer Brook and intervening fields to the west provide a strong degree of separation of the inset settlement of Newton. Furthermore, the parcel is not contained by inset development and extends a significant distance from Newton which means that there is little urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Newton, overall there is very strong distinction between the parcel and the inset area.

NW4

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a very strong distinction from the edge of Newton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a wide gap between Newton and Whittlesford/Sawston Business Park, with the M11 and the River Cam acting as significant separating features. Whilst the settlement gap is robust, the parcel has very strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NW4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

Although the M11 provides significant separation, the release and development of this land would have some impact on narrowing the gap between Newton and Whittlesford/Sawston Business park.

The release would have some urbanising visual influence on land to the south and east.

The adjoining land to the northwest and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

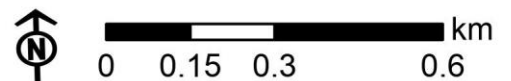
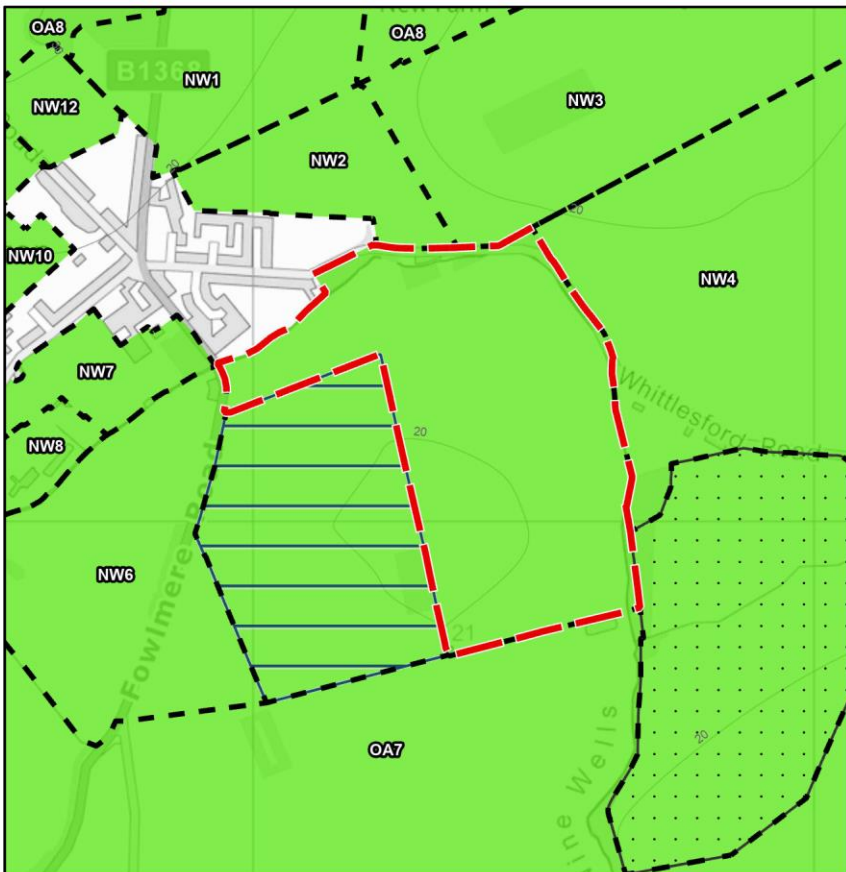
- Parcel NW4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be high.

High

NW5



-  NW5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



NW5

Parcel location and openness

Parcel size: 29.95ha

The parcel is located to the southeast of Newton and is comprised of agricultural land. There is a residential property adjacent to the Hoffer Brook and Whittlesford Road in the north of the parcel. A Scheduled Monument forms the western boundary of the parcel (Enclosures and linear trackways SE of Newton) and Whittlesford - Thriplow Hummocky Fields SSSI lies to the southeast on the opposite side of Hoffer Brook.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

Tree cover at the inset edge of the settlement of Newton to the northwest provides a moderate degree of separation from the settlement and prevents any urbanising visual influence within the parcel. Furthermore, the parcel extends a significant distance from the settlement and is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Newton. Overall, there is strong distinction between the parcel and the inset area.

NW5

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Newton, meaning it has a strong rural character. Land forms part of the immediate setting of a Scheduled Monument to the south (Enclosures and linear trackways SE of Newton) and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a wide gap between Newton and Thriplow, with no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NW5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

The release and development of this land would have some impact on narrowing the settlement gap between Newton and Thriplow.

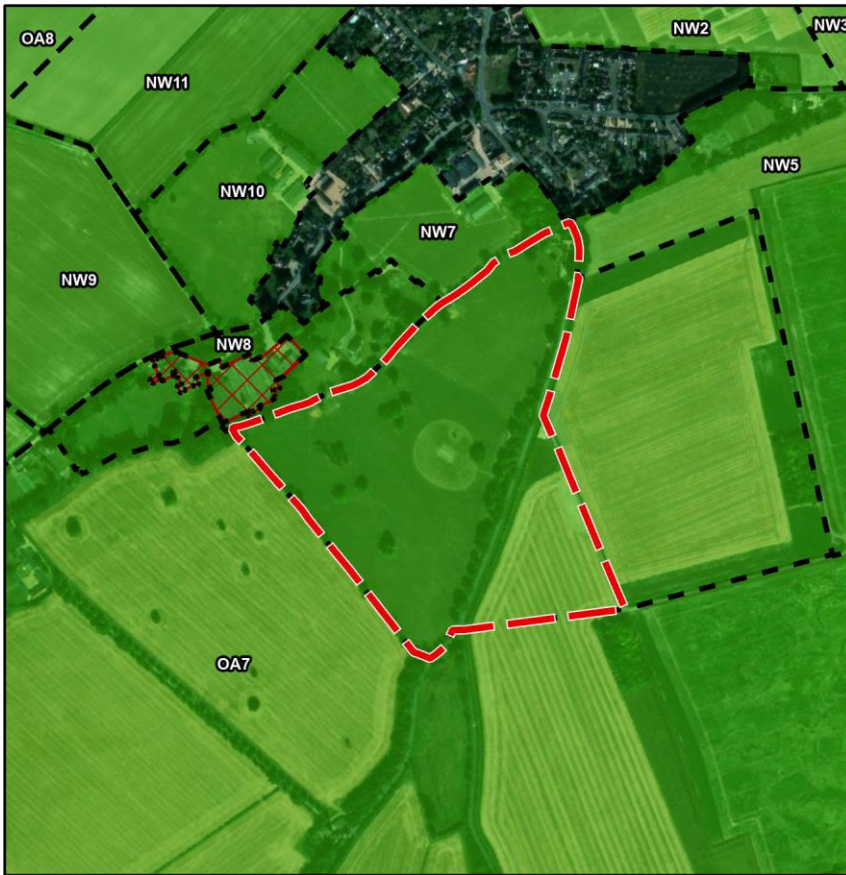
The release would increase urbanising visual influence on land to the south and east, as well as weakening the boundary separation of these areas from the settlement of Newton.

Overall harm of Green Belt release

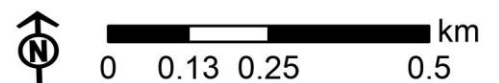
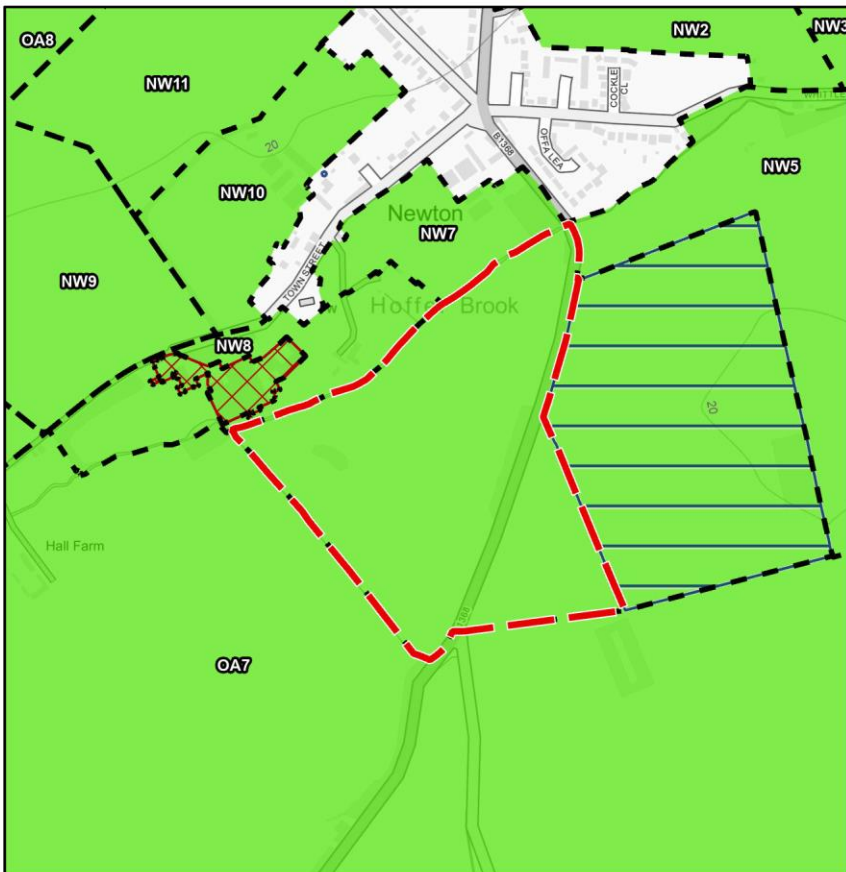
- Parcel NW5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be high.

High

NW6



-  NW6
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



NW6

Parcel location and openness

Parcel size: 20.78ha

The parcel is located to the south of Newton and is comprised of the grounds of Newton Manor. Fowlmere Road forms the eastern boundary of the parcel and a Scheduled Monument (Enclosures and linear trackways SE of Newton) lies beyond this to the east.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

Tree cover and Hoffer Brook to the north of the parcel provide a moderate degree of boundary separation from the inset settlement of Newton. The tree cover also means that there is little urbanising visual influence within the parcel. Furthermore, the parcel extends a significant distance from the inset area and is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Newton. Overall, there is strong distinction between the parcel and the inset area.

NW6

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Newton, meaning it has a strong rural character. It comprises part of the former parkland associated with Newton Manor and forms part of the immediate setting of the Church of St Margaret (Grade II* listed building) to the north and a Scheduled Monument to the east (Enclosures and linear trackways SE of Newton). Land therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Newton and Thriplow, but tree cover and Thriplow Meadows SSSI act as significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NW6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

The release and development of this land would have some impact on narrowing the settlement gap between Newton and Thriplow.

The release would increase urbanising visual influence on land to the southwest, as well as weakening the boundary separation of this area from the settlement of Newton.

The adjoining land to the northwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.






Overall harm of Green Belt release

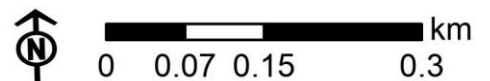
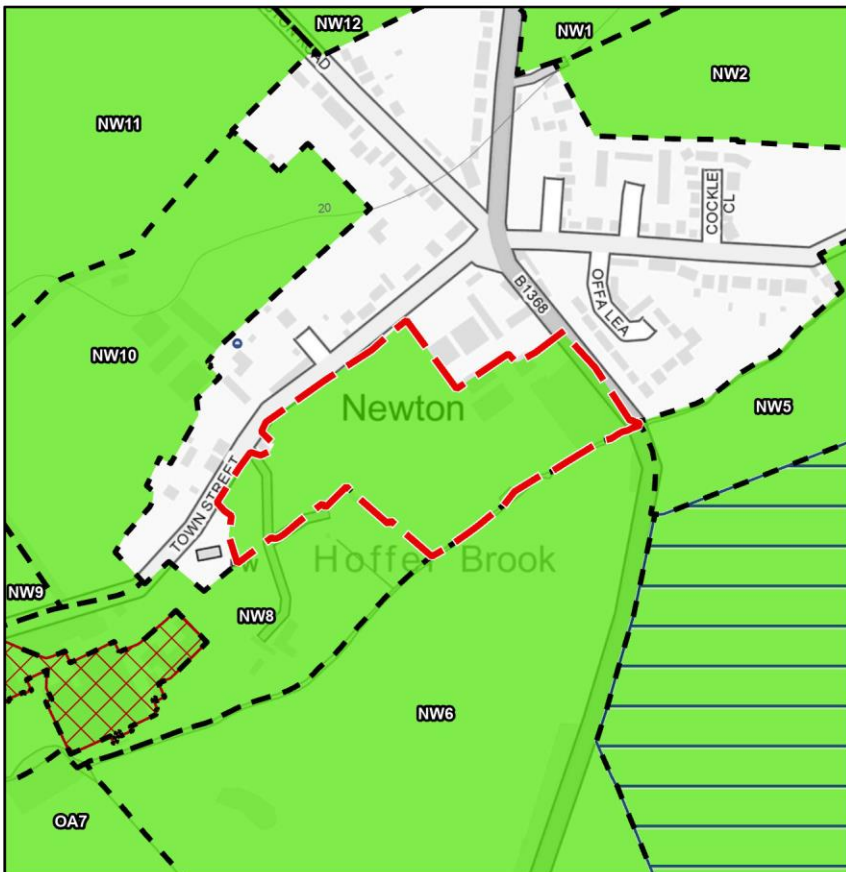
- Parcel NW6 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be high.

High

NW7



-  NW7
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



NW7

Parcel location and openness

Parcel size: 4.79ha

The parcel is located on the southern edge of Newton and is comprised of a paddock, with one agricultural use building in the east of the parcel. Hoffer Brook forms the southeast boundary of the parcel.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The parcel lies in close proximity to the inset area of Newton. There is no boundary feature between the parcel and agricultural use buildings in the inset area to the north, and only sparse tree cover between the parcel and the inset area to the northwest. The parcel is subject to a degree of containment by inset development to northwest and northeast, and therefore there is some urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Newton. Overall, there is weak distinction between the parcel and the inset area.

NW7

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land has a weak distinction from the edge of Newton, meaning it has a strong relationship with the inset area. However, it predominantly comprises open farmland and therefore has some rural character. The parcel comprises part of the former parkland associated with Newton Manor and forms part of the immediate setting of the Church of St Margaret (Grade II* listed building) to the southwest as well as several Grade II listed buildings along Town Road to the north. As such, it allows an appreciation of the rural character and setting of Newton in proximity to some of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Limited/No contribution

Land is open and is peripheral to a moderate gap between Newton and Thriplow. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

NW7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor

The release and development of this land would result on urbanising visual influence on land to the south.


Overall harm of Green Belt release

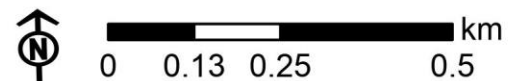
- Parcel NW7 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Newton, would be moderate.

Moderate

NW8



-  NW8
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



NW8

Parcel location and openness

Parcel size: 6.37ha

The parcel is located to the southwest of Newton and is comprised Newton Manor and its grounds in the east, commercial use buildings in the central region and agricultural land in the west. Hoffer Brook forms the southern boundary of the parcel.

Land is relatively open, but contains Newton Mnaor and some commercial buildings in the central region.

Distinction between parcel and inset area

The tree cover at the inset edge to the north provides a strong degree of separation between the parcel and the inset area. However, its role as a boundary feature has been comprised to an extent as development has breached into the parcel. As a result, there is some urbanising visual influence within the parcel. However, despite development within the parcel, the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Newton. Overall, there is moderate distinction between the parcel and the inset area.

NW8

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively limited

Land has a moderate distinction from the edge of Newton, meaning it has some relationship with the inset area. It also contains some development to the east, including warehouses, that weakens its rural character. However, to the west it predominantly comprises open farmland which forms the immediate setting of Newton Hall (Grade II listed building). As such land makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively limited

Land is open and lies in a moderate gap between Newton and Foxton, but tree cover between the two acts as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

NW8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

The release and development of this land would have some impact on narrowing the settlement gap between Newton and Foxton.

Whilst the tree cover around the parcel would prevent some impact, the release would have some urbanising visual influence on land to the northwest and south.

The adjoining land to the north does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.


Overall harm of Green Belt release

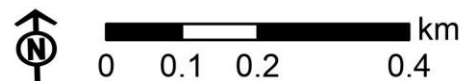
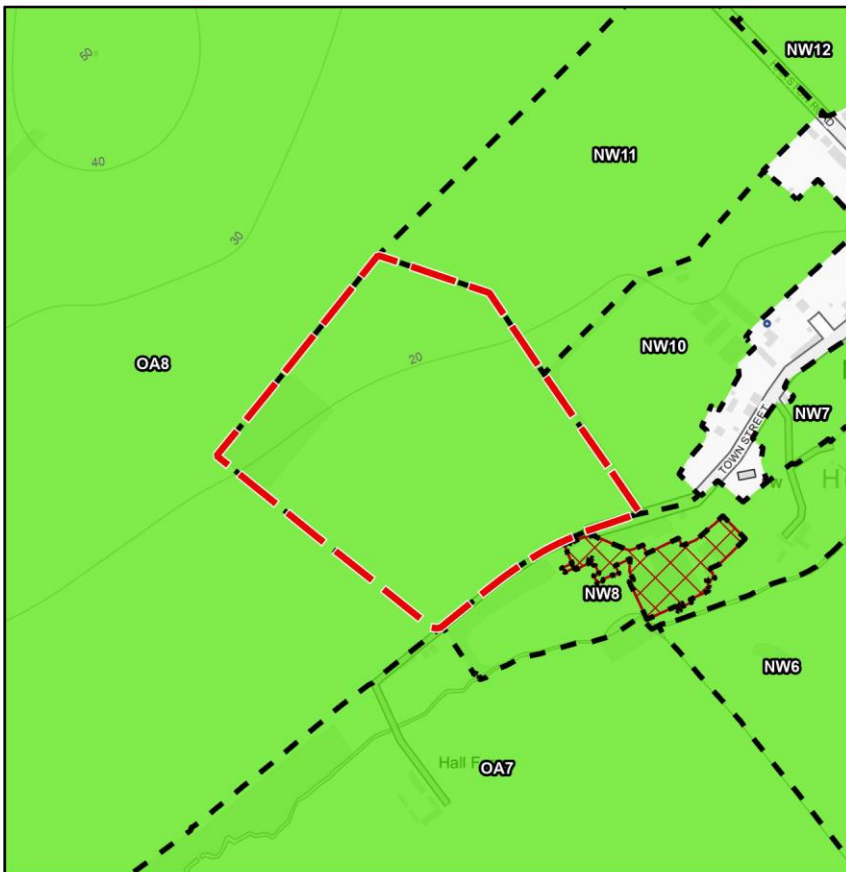
- Parcel NW8 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be moderate-high.

Moderate High

NW9



-  NW9
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



NW9

Parcel location and openness

Parcel size: 14.84ha

The parcel is located to the west of Newton and is comprised of agricultural land. Hoffer Brook lies to the south of the parcel.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

Tree cover to the east of the parcel provides a moderate degree of boundary separation between the parcel and the inset settlement of Newton and prevents any urbanising visual influence within the parcel. Furthermore, the parcel extends a significant distance from the settlement and is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from the inset area, overall there is strong distinction between the parcel and the inset area.

NW9

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Newton and therefore has a strong rural character. The parcel also forms part of the wider setting of Newton Hall (Grade II listed building) to the south and as such makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Newton and Foxton, but tree cover between the two acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NW9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

The release and development of this land would have some impact on narrowing the settlement gap between Newton and Foxton.

The release would increase urbanising visual influence on land to the west and northwest, as well as weakening the boundary separation of these areas from the settlement of Newton.

The adjoining land to the north and southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.




Overall harm of Green Belt release

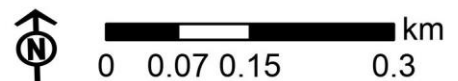
- Parcel NW9 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be high.

High

NW10



-  NW10
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



NW10

Parcel location and openness

Parcel size: 7.66ha

The parcel is located on the western edge of Newton and is comprised of two agricultural fields, which are separated by some agricultural use buildings. Newton Town Street lies to the southeast of the parcel within the inset area.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The garden boundaries at the inset edge of Newton to the southeast provide little boundary separation from the settlement. The parcel shares a broad frontage with the settlement and therefore there is some urbanising visual influence within the parcel. However, this is balanced with open countryside to the west and north. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Newton. Overall, there is moderate distinction between the parcel and the inset area.

NW10

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively limited

Land has a moderate distinction from the edge of Newton, meaning it has some relationship with the inset area. However it predominantly comprises open farmland and therefore has some rural character. The parcel forms part of the immediate setting of several Grade II listed buildings along Town Road to the south. As such, it allows some appreciation of the rural character and setting of Newton in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land is open and lies in a moderate gap between Newton and Harston, but the railway line acts as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall the parcel makes a moderate contribution to Cambridge Purpose 3.

NW10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor

Although there is some tree cover around the parcel, the release of this land would result in increased urbanising visual influence on land to the north and west.

Overall harm of Green Belt release

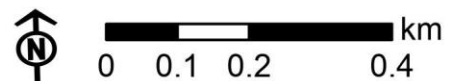
- Parcel NW10 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Fowlmere, would be moderate.

Moderate

NW11



-  NW11
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



NW11

Parcel location and openness

Parcel size: 14.08ha

The parcel is located to the west and northwest of Newton and is comprised of agricultural land. Harston Road lies to the north of the parcel.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

Whilst the southwest of the parcel is separated from Harston by linear tree cover, the east of the parcel is only separated by garden boundaries at the inset edge. However, the parcel extends a significant distance from the inset area and is not contained by inset development. As a result, there is little urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Newton, overall, there is strong distinction between the parcel and the inset area.

NW11

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Newton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Newton and Harston, but the railway line acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NW11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

Although the railway line acts as a significant separating feature, the release and development of this land would have some impact on narrowing the settlement gap between Newton and Harston.

The release would increase urbanising visual influence on land to the east, north, west and southwest, as well as weakening the boundary separation of these areas from the settlement.

The adjoining land to the south does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.




Overall harm of Green Belt release

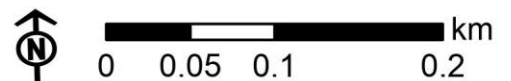
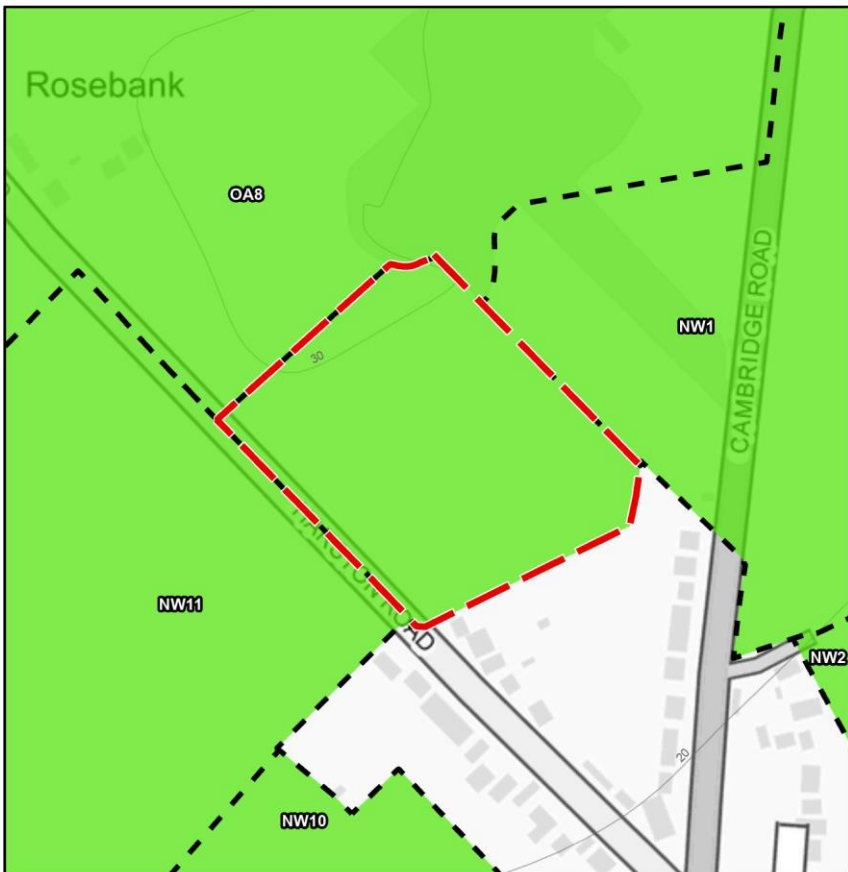
- Parcel NW11 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fowlmere, would be high.

High

NW12



-  NW12
-  Neighbouring parcel
-  Green Belt



NW12

Parcel location and openness

Parcel size: 3.1ha

The parcel is located to the north of Newton and is comprised of part of an agricultural field. Harston Road lies to the west of the parcel.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

The garden boundaries to the southwest provide little separation from the inset settlement of Newton. However, the parcel extends a significant distance from the settlement and the low density of adjacent inset development means that there is little urbanising visual influence within the parcel. The parcel is not contained by inset development and the sloping landform within the parcel creates some additional distinction from Newton. Overall, there is strong distinction between the parcel and the inset area.

NW12

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Newton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland and woodland that has a strong distinction from the edge of Newton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Newton and Harston, but the railway line acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NW12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Newton:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the settlement gap between Newton and Harston due to encroaching the slope up the wooded hillock.

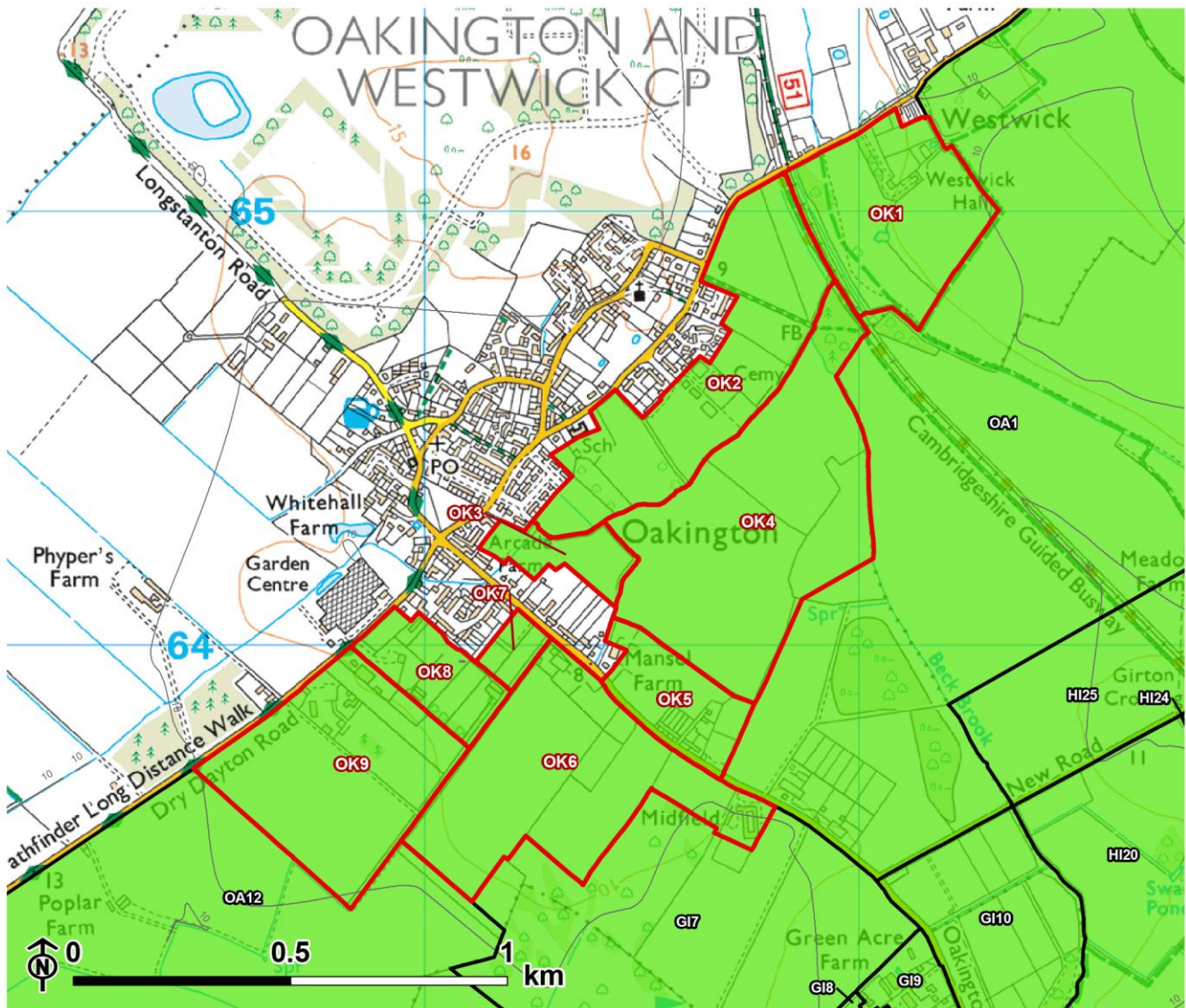
The release of this land would also increase urbanising visual influence on land to the west, northwest and northeast.

Overall harm of Green Belt release

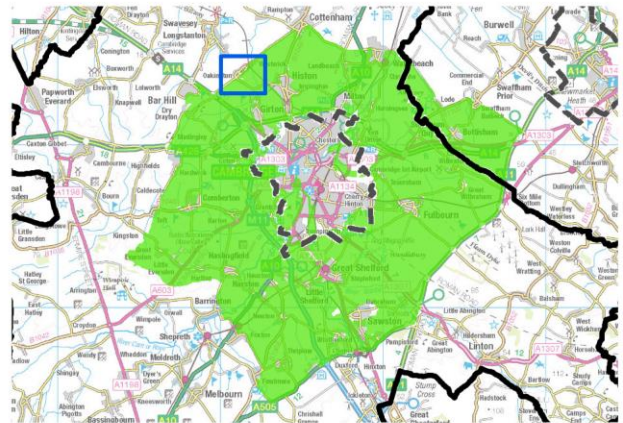
- Parcel NW12 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Newton, would be high.

High

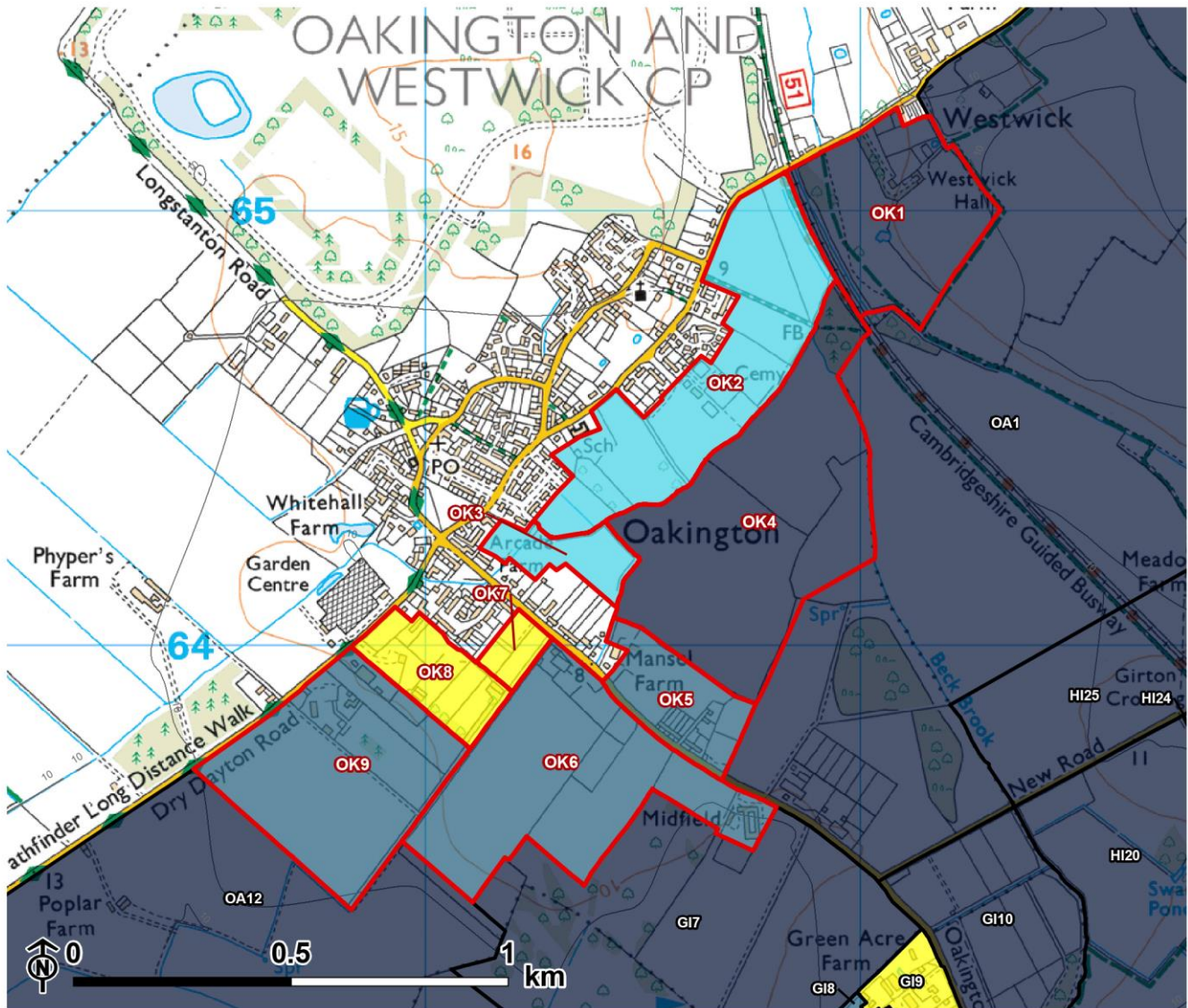
Oakington



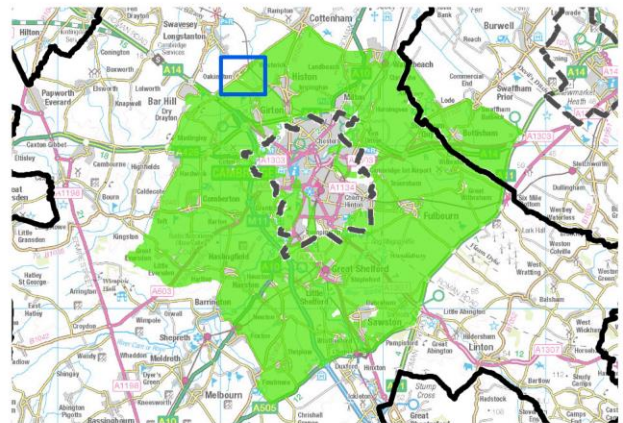
- - - Local Authority
- ▭ Oakington parcel
- ▭ Neighbouring parcel
- ▭ Green Belt



Oakington



- - - Local Authority
 - Oakington parcel
 - Neighbouring parcel
 - Green Belt
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



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Notes on harm ratings

All harm ratings are for the release of land as an expansion of an existing inset area. Therefore, where a parcel does not lie immediately adjacent to the settlement edge, it is assumed that some intervening land will also be released, although no assumptions are made regarding what exactly what land that will be. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Common land; and
- National Nature reserves

Components of harm assessment

The notes below explain the format of the parcel assessments contained in this report, referencing the relevant paragraphs in the Green Belt Assessment Methodology chapter of the main report where a more detailed explanation can be found.

Each parcel has a reference code that reflects the settlement that it lies closest to. This is followed by an aerial view showing extent of the parcel, in the context of neighbouring parcels, and an OS map indicating the presence of any absolute constraints.

Parcels were created to reflect variations in contribution to Green Belt purpose, rather than considering pre-defined parcels. In some cases a parcel may be split into areas labelled 1 and 2, reflecting situations where there are variations in the level of harm that would result from release (see Paragraph 3.128 in the main report).

Each parcel assessment is then organised under the following headings:

Parcel location and openness

This gives the parcel size (in hectares) and a brief description of its location, then considers the openness of the land. Openness relates to Step 2 in the assessment process (see Paragraphs 3.36-3.42 in the main report).

Distinction between parcel and inset area

This is Step 3 in the assessment process (see Paragraphs 3.43 - 3.60 in the main report). It examines the relationship between the Green Belt and the inset settlement, in order to determine how strongly the parcel is related to the settlement. This considers four inter-related elements: boundary features; landform and land cover; urbanising visual influence and urbanising containment. Land which has a stronger distinction from an inset settlement will generally make a stronger contribution to Cambridge Green Belt Purposes 1 and 3. Distinction is stated on a 4-point scale (weak, moderate, strong or very strong).

Contribution to the Green Belt purposes

This covers Step 1 (see Paragraphs 3.27 - 3.35 in the main report) and Step 4 (Paragraphs 3.61 - 3.110) in the assessment process. It considers the extent to which each Cambridge Green Belt Purpose is relevant to a location (Step 1), and combines this with consideration of openness (Step 2) and distinction (Step 3) to determine the parcel's contribution to each of the three purposes (Step 4). The assessment of contribution applies to each parcel as a whole, providing a rating on a 5-point scale (limited/no contribution, relatively limited, moderate, relatively significant or significant) and supporting text for each Cambridge Green Belt Purpose:

- Cambridge Purpose 1 (to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre) – for land to contribute to this purpose it needs to be located in the immediate vicinity of Cambridge (see Paragraphs 3.28 and 3.67 - 3.73 in the main report).
- Cambridge Purpose 2 (to maintain and enhance the quality of Cambridge's setting) - a two-element approach was taken considering: 1) the extent to which land constitutes countryside (that is to say has a rural character) based on its usage and distinction from an inset settlement; and 2) the extent to which land forms or contains other features or aspects that contribute to the quality of Cambridge's setting (see Paragraphs 3.29 and 3.74 - 3.102 in the main report).
- Cambridge Purpose 3 (to prevent communities in the environs of Cambridge from merging into one another and with the city) – an analysis was undertaken of the distribution of villages in and around the Green Belt and the physical features that separate and/or connect them from each other or from Cambridge, in order to determine the fragility of each settlement gap (see Paragraphs 3.30-3.35 and 3.103 - 3.110 in the main report).

Impact on contribution of adjacent Green Belt

This covers Step 5 in the assessment process (see Paragraphs 3.111-3.124 in the main report). It considers the potential impact on the adjacent Green Belt of the release of land as an expansion of the adjacent inset settlement. If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate analysis is given for each scenario.

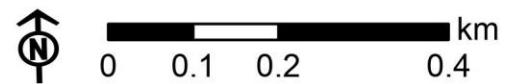
Overall harm of Green Belt release

This covers Step 6 in the assessment process (see Paragraphs 3.125-3.131 in the main report). It combines consideration of the loss of contribution of land to the Green Belt purposes (Step 4) with any additional harm resulting from the weakening of remaining Green Belt land (Step 5), to determine an overall rating of the harm of releasing land from the Green Belt. Green Belt harm was rated using a 5-point scale (low, moderate, moderate-high, high and very high harm). If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate rating and conclusion is given for each scenario.

OK1



-  OK1
-  Neighbouring parcel
-  Green Belt



OK1

Parcel location and openness

Parcel size: 14.68ha

The parcel is located to the northeast of Oakington and contains Westwick Hall and parkland. The guided busway forms the western edge of the parcel while Station Road forms the northern edge.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

Land extends a significant distance from the inset area, with the guided busway, Beck Brook, and associated treeline forming a strong boundary feature that creates separation between the parcel and Oakington. Land is not contained by inset development and views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Oakington. Overall, there is strong distinction between the parcel and the urban area.

OK1

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The parcel is open farmland that has a strong distinction from the edge of Oakington/Westwick, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the wider city along the Cambridgeshire Guided Busway from the north-west. Land also contains Westwick Hall (Grade II listed building) and comprises its remnant parkland setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Significant

Land lies in a moderate gap between Oakington and Girton, but with no significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

OK1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the east from the settlement. The release would also breach the guided busway, a strong boundary feature between Oakington and land to the east, and result in an area of land to the south being more closely contained by the inset edge of Oakington and Histon and Impington to the southeast.

The release would also reduce the settlement gap between Oakington and Histon & Impington to the east.

The adjoining land to the west and southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.



Overall harm of Green Belt release

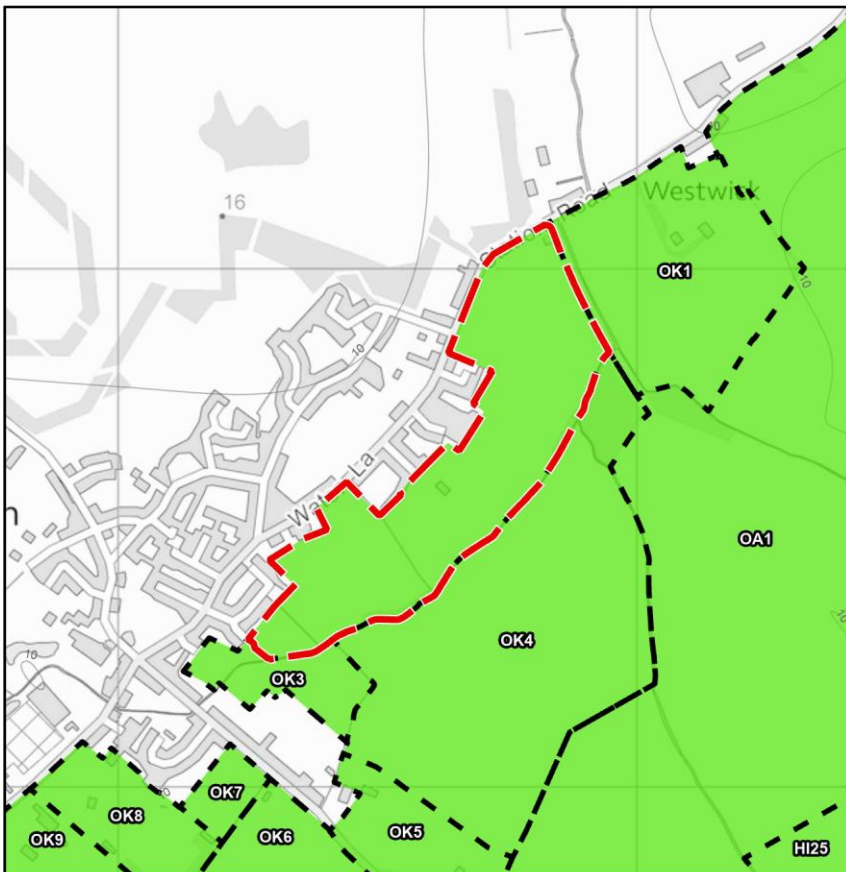
- Parcel OK1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Oakington, would be very high.

Very High

OK2



-  OK2
-  Neighbouring parcel
-  Green Belt



OK2

Parcel location and openness

Parcel size: 19.75ha

The parcel is located to the northeast of Oakington. It is comprised predominantly of arable land, and contains Oakington Recreation Ground. The guided busway and Mansell Woods form the northeastern edge of the parcel.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

Although the parcel is not contained by inset development, the garden hedgerow boundaries to the west create little separation between the parcel and Oakington. Neither the countryside nor the inset settlement dominates views and the landform and land cover within the parcel do not create any additional distinction from Oakington. Overall, there is moderate distinction between the parcel and the inset area.

OK2

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The parcel predominantly comprises open farmland that has a moderate distinction from Oakington, meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city along the Cambridgeshire Guided Busway from the north-west. Only a small area to the east of Queens Way has a use (Oakington Recreation Ground) which associates with the inset area and slightly weakens its rural character. To the south-west the parcel lies within Oakington Conservation Area, for which it contributes to the character and special qualities. This area fronts directly onto the linear historic core of the village along Water Lane and as such contributes to the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land lies in a moderate gap between neighbouring Oakington and Histon and Impington, but with no significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

OK2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor

The release and development of land within this parcel would increase urbanising containment of land to the north. However, additional impact on land to the north is limited due to the presence of the guided busway and associated treeline as a strong boundary feature.

The release would not have an impact on the contribution of land to the east to Green Belt purposes, as the thick treeline to the east forms a relatively strong separating feature.

The adjoining land to the south does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

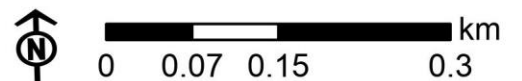
- Parcel OK2 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Oakington, would be moderate high.

Moderate High

OK3



-  OK3
-  Neighbouring parcel
-  Green Belt



OK3

Parcel location and openness

Parcel size: 3.4ha

The parcel is located to the east of Oakington and north of Cambridge Road. The parcel contains arable land and Arcade Farm.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

Land has some degree of containment by inset development to the west and south and is in close proximity to the inset area. The garden hedgerow boundaries to the south create little boundary separation between the parcel and Oakington and neither the inset settlement nor the countryside dominates views. The landform and land cover within the parcel do not create any additional distinction from Oakington and, overall, there is weak distinction between the parcel and the urban area.

OK3

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively limited

Land has a moderate distinction from the edge of Oakington, meaning it has some relationship with the inset area. However, it predominantly comprises open farmland meaning it has some rural character and makes some contribution to the quality of Cambridge's setting. Whilst land lies adjacent to the edge of Oakington, it is not associated with the more intact and historic parts of the village. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land is peripheral to a moderate gap between settlements that lack any significant separating features. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

OK3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction and increase visual urbanising impact on land to the east from the settlement.

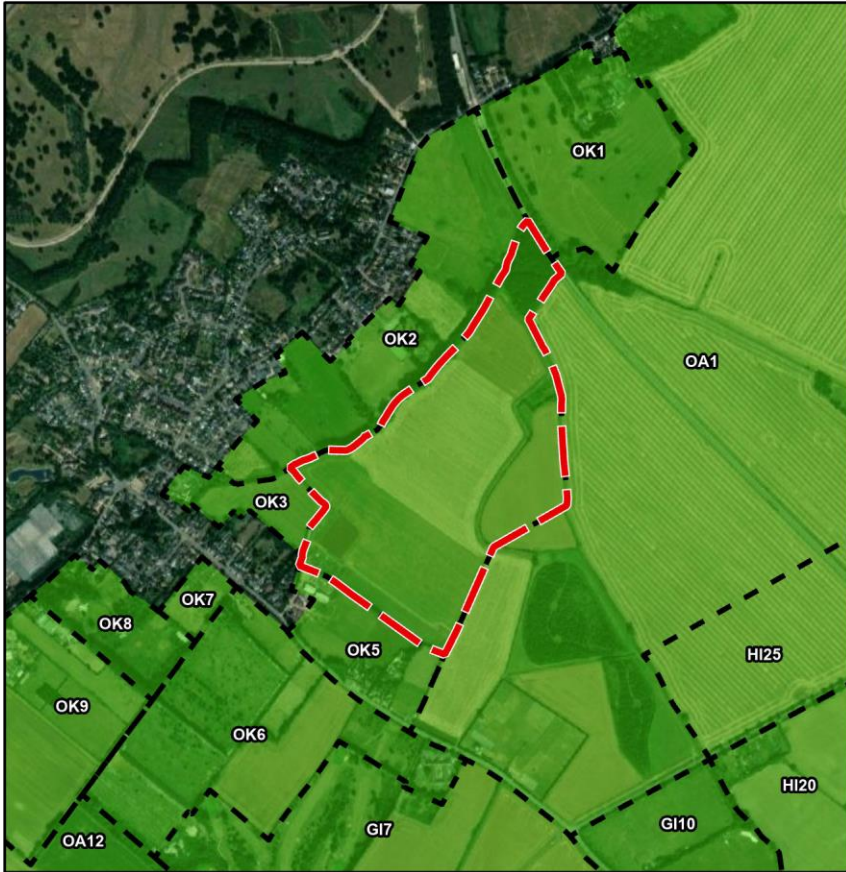
The release would not have an impact on the contribution of land to the north to Green Belt purposes, as the thick treeline to the east forms a relatively strong separating feature.

Overall harm of Green Belt release

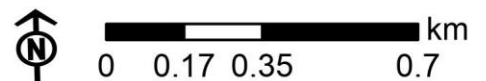
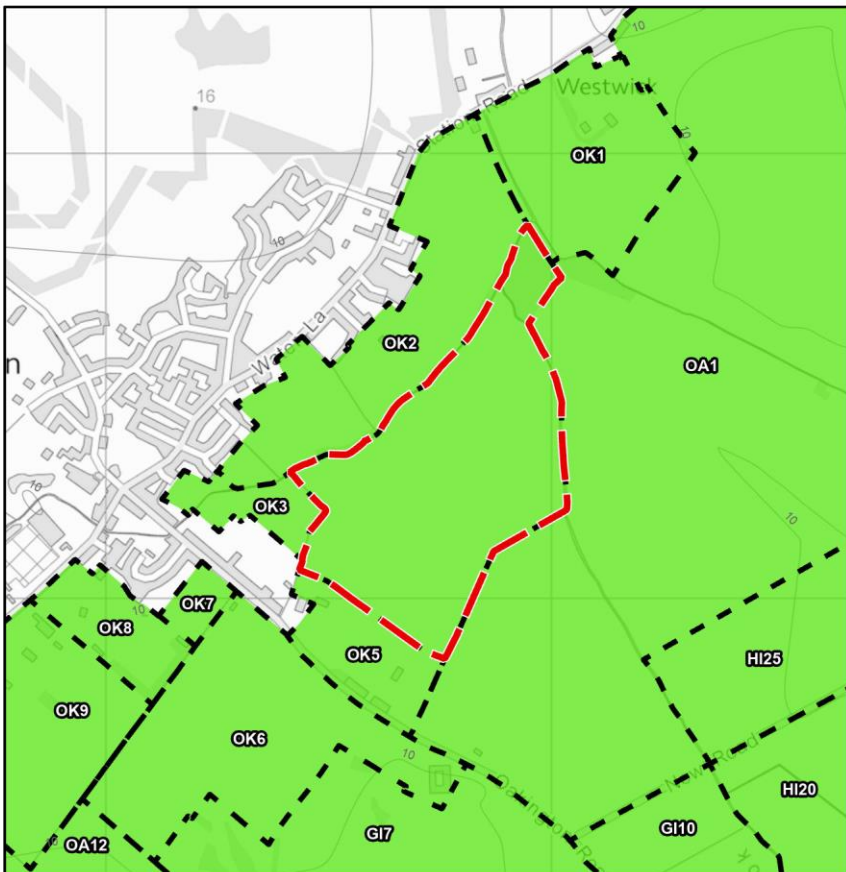
- Parcel OK3 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Oakington, would be moderate high.

Moderate High

OK4



-  OK4
-  Neighbouring parcel
-  Green Belt



OK4

Parcel location and openness

Parcel size: 28.69ha

The parcel is located to the east of Oakington and to the south of the guided busway. The parcel is dominated by arable land, and contains Mansell Woods to the north. Centenary Woods is located to the southeast.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

The treeline to the west and hedgerows to the southwest form moderate boundary features between the parcel and Oakington. Land is not contained by inset development and extends a significant distance from the inset area, with views that are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Oakington and, overall, there is strong distinction between the parcel and the urban area.

OK4

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land comprises open farmland and woodland that has a strong distinction from the edge of Oakington. Its rural character therefore contributes to the quality of Cambridge's setting, including as experienced on approach to the wider city along the Cambridgeshire Guided Busway from the north-west. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Significant

Land lies in a moderate gap between Histon and Impington and Oakington, but with no significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

OK4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase visual urbanising impact on land to the southeast from the settlement. The release would also leave an area of arable land to the southeast more closely contained by the inset edge and Centenary Woods further to the southeast.

The release of land within this parcel would also significantly reduce the settlement gap between Oakington and Girton, causing it to become narrow

Overall harm of Green Belt release

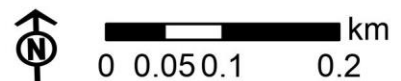
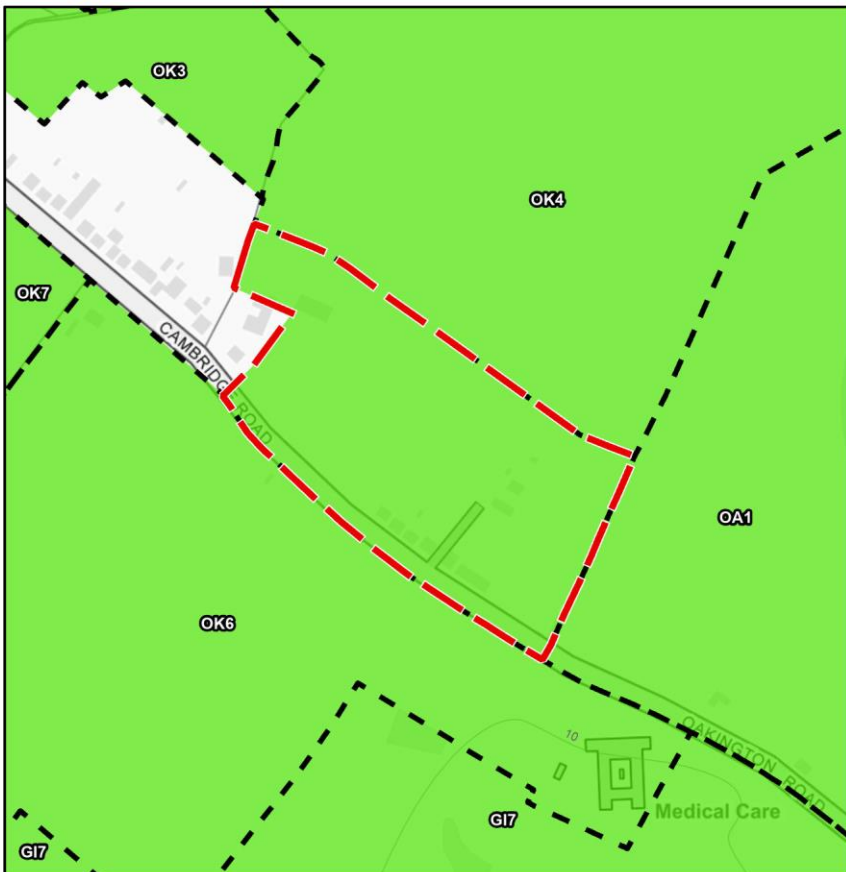
- Parcel OK4 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Oakington, would be very high.

Very High

OK5



-  OK5
-  Neighbouring parcel
-  Green Belt



OK5

Parcel location and openness

Parcel size: 6.3ha

The parcel is located to the southeast of Oakington and to the north of Cambridge Road. It contains paddock fields, Mansel Farm to the north, and an area of residential development to the south.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

Due to urbanising development that is located within the parcel to the south, the parcel has some degree of containment by inset development, and there is no boundary feature to the northwest that creates separation between the parcel and Oakington. Views are balanced between the inset settlement and the countryside and neither the landform nor land cover within the parcel create additional distinction from Oakington. Overall, there is moderate distinction between the parcel and the urban area.

OK5

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively limited

Land as a moderate distinction from the edge of Oakington, meaning it has some relationship with the inset area. It predominantly comprises open agricultural land but also contains some development to the south on Cambridge Road that weakens its rural character. The land makes some contribution to the rural landscape setting experienced when approaching the wider city along Cambridge Road from the north-west. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land lies in a moderate gap between Histon and Impington and Oakington, but with no significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

OK5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor-moderate

The release and development of land within this parcel would weaken boundary distinction and increase visual urbanising impact on land to the north from the settlement, and would increase urbanising containment of land both to the north and south.

The release would significantly weaken the strong boundary distinction and increase visual urbanising impact on land to the southeast from the settlement. The release would also leave an area of arable land to the east more closely contained by the inset edge and Centenary Woods further to the east.

The release of land within this parcel would also reduce the settlement gap between Oakington and Girton, causing it to become narrow.

Overall harm of Green Belt release

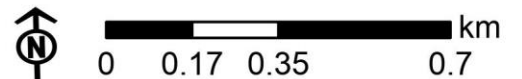
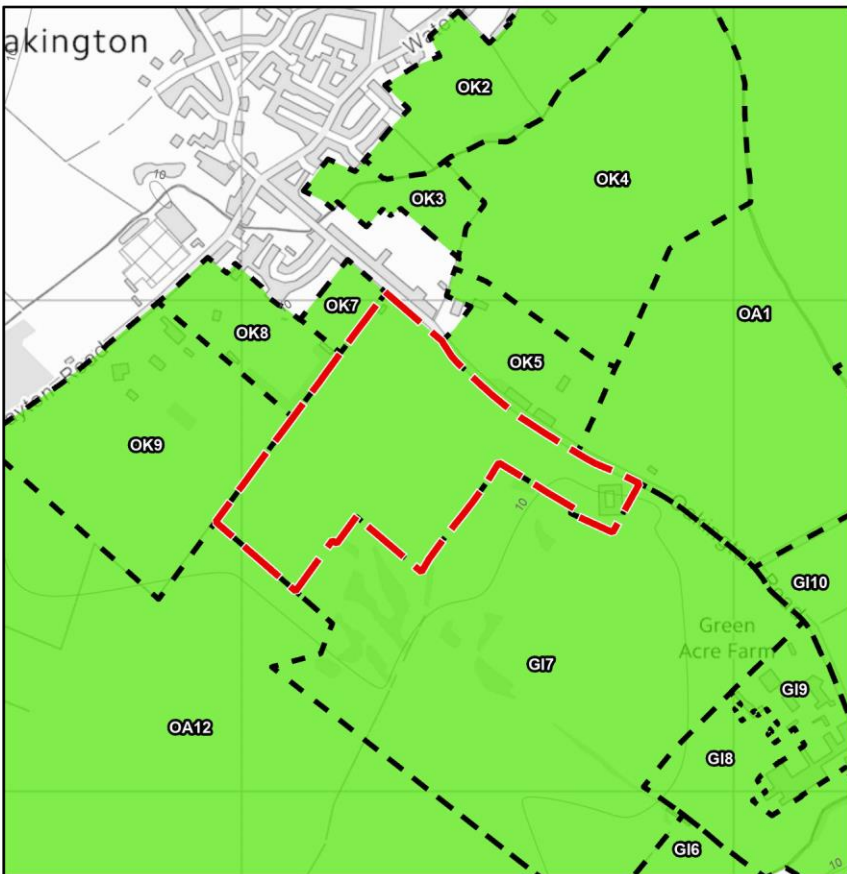
- Parcel OK5 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Oakington, would be high.

High

OK6



-  OK6
-  Neighbouring parcel
-  Green Belt



OK6

Parcel location and openness

Parcel size: 21.89ha

The parcel is located to the south of Oakington. Girton Golf Course is located to the south and Cambridge Road forms the northern edge of the parcel. The parcel contains Midfield Lodge Nursing Home to the east and is dominated by arable land.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is not contained by inset development and extends a significant distance from the inset area. Cambridge Road and the associated hedgerow is a moderate boundary feature between the parcel and Oakington, with views that are balanced between the countryside and the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Oakington and, overall, there is strong distinction between the parcel and the urban area.

OK6

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land as a strong distinction from the edge of Oakington, meaning it has a weak relationship with the inset area. Whilst it contains some development to the south (Midfield Lodge), the parcel predominantly comprises open agricultural land and therefore has a strong rural character. This contributes to a rural landscape setting experienced when approaching the wider city along Cambridge Road from the north-west. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

There is a moderate gap between Girton and Oakington. Urbanising development reduces gaps but there are some significant separating features including Cambridge Road and woodland blocks. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

OK6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor-moderate

The release and development of land within this parcel would weaken boundary distinction and increase visual urbanising impact on land to the south from the settlement, and would result in this land becoming more closely contained by the inset edge of Oakington to the north and Girton to the south.

The release of land within this parcel would also reduce the settlement gap between Oakington and Girton, causing it to become narrow.

The release would not have an impact on the contribution of land to the southwest or northeast to Green Belt purposes, as the thick treeline to the southwest and Cambridge Road to the northeast form relatively strong separating features.

The adjoining land to the north and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

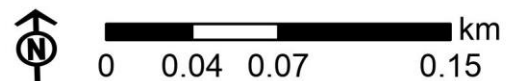
- Parcel OK6 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Oakington, would be high.

High

OK7



-  OK7
-  Neighbouring parcel
-  Green Belt



OK7

Parcel location and openness

Parcel size: 1.61ha

The parcel is located to the south of Oakington and contains arable land and allotments. Cambridge Road forms the northern edge of parcel, and Orchard Way is located to the west.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

Land is in close proximity to the inset area and has some degree of containment by inset development to the north and west. The garden hedgerow boundary to the west creates little boundary separation between the parcel and Oakington, and neither the countryside nor the inset settlement dominates views. The landform and land cover within the parcel do not create any additional distinction from Oakington. Overall, there is weak distinction between the parcel and the urban area.

OK7

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Limited/No contribution

Land has weak distinction from the edge of Oakington, meaning it has a strong relationship with the inset area. Whilst It predominantly comprises open agricultural land, it has a use (allotments) to the north that associate it with the inset area and weakens its rural character. Whilst land lies adjacent to the edge of Oakington, it is not associated with the more intact and historic parts of the village. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Limited/No contribution

Land is peripheral to a moderate gap between Oakington and Girton. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

OK7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction of land to the southeast.

The release would not have an impact on the contribution of land to the southwest to Green Belt purposes

Overall harm of Green Belt release

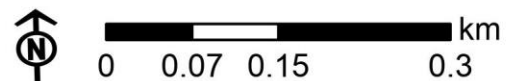
- Parcel OK7 makes a limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Oakington, would be low.

Low

OK8



-  OK8
-  Neighbouring parcel
-  Green Belt



OK8

Parcel location and openness

Parcel size: 5.39ha

The parcel is located to the south of Oakington and to the southeast of Dry Drayton Road. It contains paddock fields to the east and Glenthorne Farm to the west.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is in close proximity to the inset area, has some degree of containment by inset development to the north and west the garden hedgerow boundary to the north creates little separation between the parcel and Oakington. Neither the countryside nor the inset settlement dominates views and the landform and land cover within the parcel do not create any additional distinction from Oakington. Overall, there is moderate distinction between the parcel and the urban area.

OK8

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Limited/No contribution

Land as a moderate distinction from the edge of Oakington, meaning it has some relationship with the inset area. It contains some development (Oakington Dog Day Care Centre) that weakens its rural character, however the parcel predominantly comprises open agricultural land and therefore has some rural character. Whilst land lies adjacent to the edge of Oakington, it is not associated with the more intact and historic parts of the village. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively limited

Land is peripheral to a moderate gap between Oakington and Girton. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

OK8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor

The release and development of land within this parcel would increase urbanising containment of land to the east. However, this additional impact is limited due to the relatively strong treeline boundary.

The release would not have an impact on the contribution of land to the south to Green Belt purposes due to relatively strong boundaries

Overall harm of Green Belt release

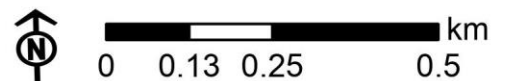
- Parcel OK8 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Oakington, would be low.

Low

OK9



-  OK9
-  Neighbouring parcel
-  Green Belt



OK9

Parcel location and openness

Parcel size: 18.97ha

The parcel is located to the southwest of Oakington and to the southeast of Dry Drayton Road. The parcel contains arable land to the south, and Oakington Garden Centre, industrial units, and paddock fields to the north.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

Land extends a significant distance from the inset area and is not contained by inset development. The treeline to the north is a moderate boundary feature between the parcel and Oakington, and the open countryside to the south dominates views. The landform and land cover within the parcel do not create any additional distinction from Oakington. Overall, there is strong distinction between the parcel and the urban area.

OK9

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Oakington. Overall, the parcel does not make a contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land as a strong distinction from the edge of Oakington, meaning it has a weak relationship with the inset area. Whilst it contains some development (Oakington Garden Centre) to the north, the parcel predominantly comprises open farmland meaning it has a strong rural character that contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land is peripheral to a moderate gap between Oakington and Girton. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

OK9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Oakington:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising containment of land to the east and weaken the strong boundary distinction of land to the south.

The release would also reduce the wide gap between Oakington and Bar Hill to moderate.

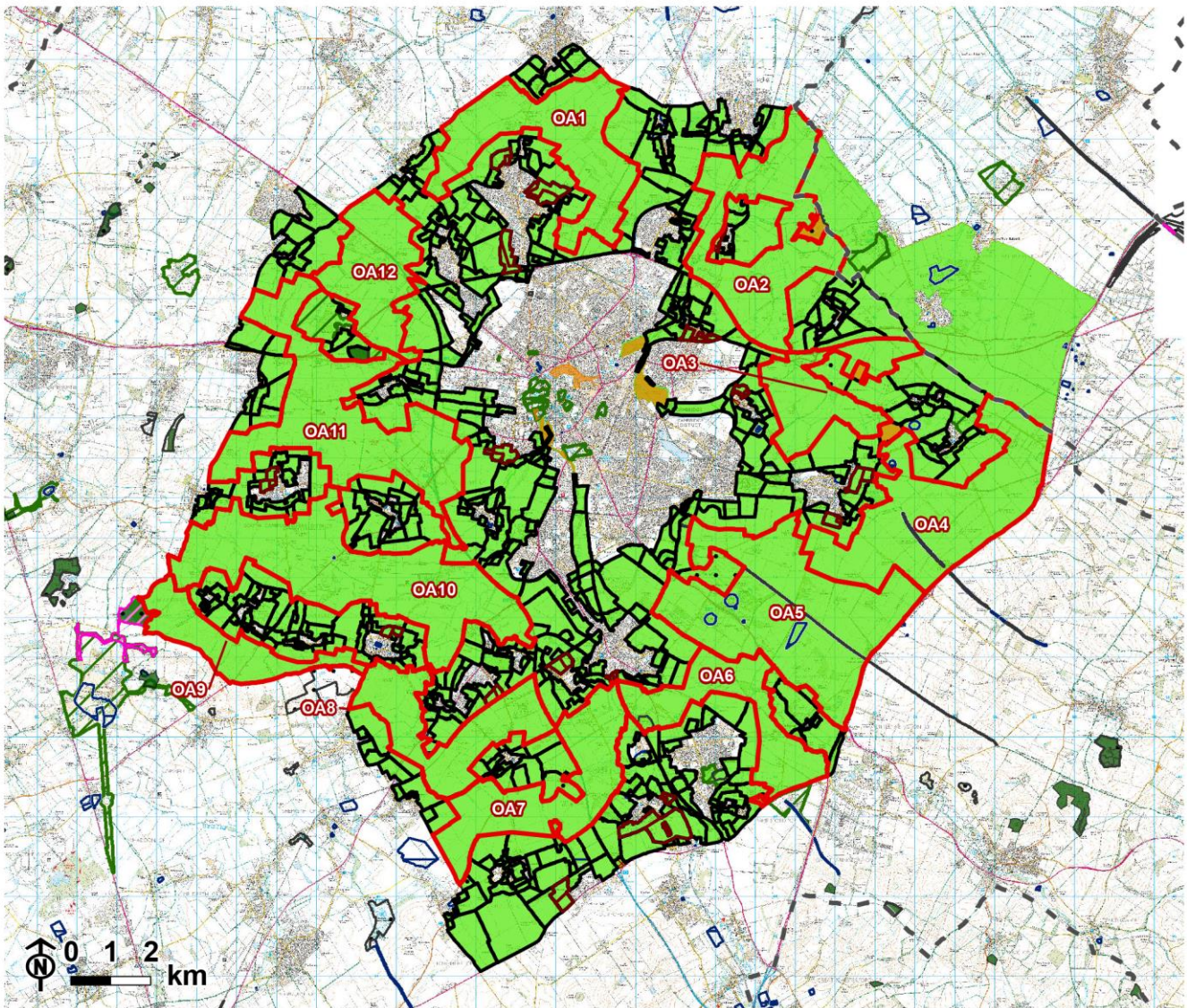
The adjoining land to the north does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel OK9 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Oakington, would be high.

High

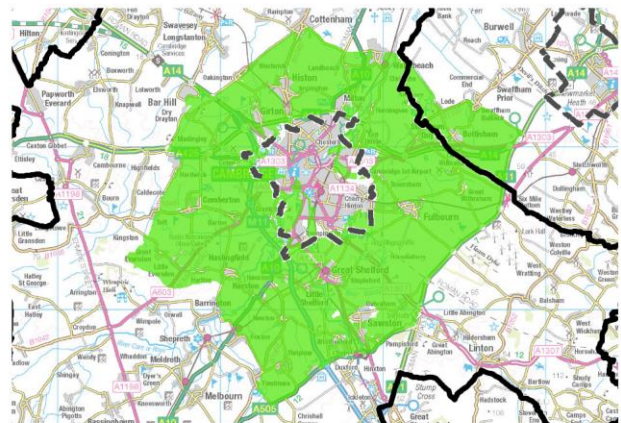
Outer Areas



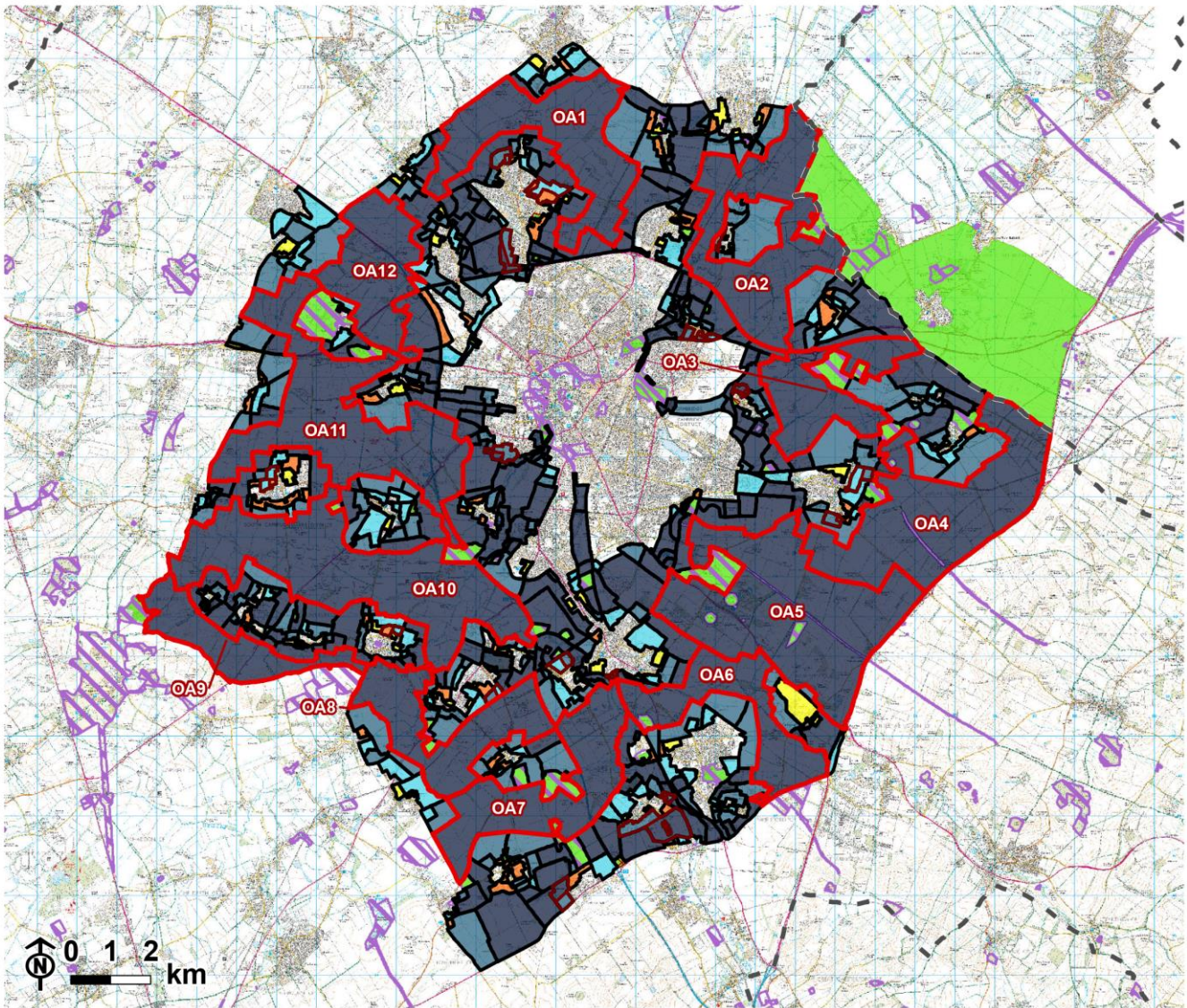
- - - Local Authority boundary
- Outer Areas
- Division between parcel sub-areas
- Neighbouring parcel
- No openness
- Green Belt

Absolute constraints

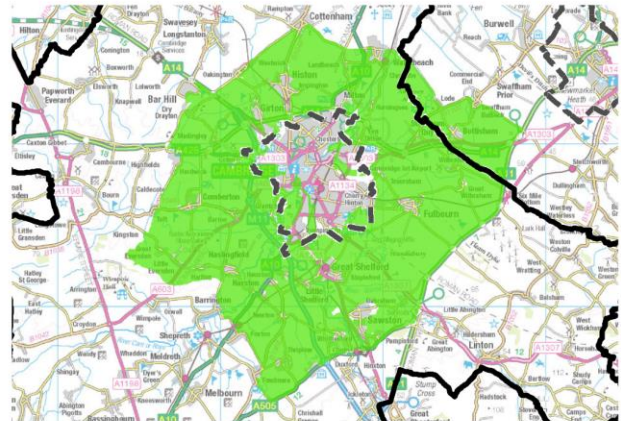
- Special Area of Conservation
- Site of Special Scientific Interest
- Ancient woodland inventory
- CRoW Registered Common Land
- Scheduled monument
- Registered park & garden



Outer Areas



- - - Local Authority boundary
 - Outer Areas
 - Division between parcel sub-areas
 - Neighbouring parcel
 - No openness
 - Green Belt
 - Absolute constraint(s)
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



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Notes on harm ratings

All harm ratings are for the release of land as an expansion of an existing inset area. Therefore, where a parcel does not lie immediately adjacent to the settlement edge, it is assumed that some intervening land will also be released, although no assumptions are made regarding what exactly what land that will be. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Common land; and
- National Nature reserves

Components of harm assessment

The notes below explain the format of the parcel assessments contained in this report, referencing the relevant paragraphs in the Green Belt Assessment Methodology chapter of the main report where a more detailed explanation can be found.

Each parcel has a reference code that reflects the settlement that it lies closest to. This is followed by an aerial view showing extent of the parcel, in the context of neighbouring parcels, and an OS map indicating the presence of any absolute constraints.

Parcels were created to reflect variations in contribution to Green Belt purpose, rather than considering pre-defined parcels. In some cases a parcel may be split into areas labelled 1 and 2, reflecting situations where there are variations in the level of harm that would result from release (see Paragraph 3.128 in the main report).

Each parcel assessment is then organised under the following headings:

Parcel location and openness

This gives the parcel size (in hectares) and a brief description of its location, then considers the openness of the land. Openness relates to Step 2 in the assessment process (see Paragraphs 3.36-3.42 in the main report).

Distinction between parcel and inset area

This is Step 3 in the assessment process (see Paragraphs 3.43 - 3.60 in the main report). It examines the relationship between the Green Belt and the inset settlement, in order to determine how strongly the parcel is related to the settlement. This considers four inter-related elements: boundary features; landform and land cover; urbanising visual influence and urbanising containment. Land which has a stronger distinction from an inset settlement will generally make a stronger contribution to Cambridge Green Belt Purposes 1 and 3. Distinction is stated on a 4-point scale (weak, moderate, strong or very strong).

Contribution to the Green Belt purposes

This covers Step 1 (see Paragraphs 3.27 - 3.35 in the main report) and Step 4 (Paragraphs 3.61 - 3.110) in the assessment process. It considers the extent to which each Cambridge Green Belt Purpose is relevant to a location (Step 1), and combines this with consideration of openness (Step 2) and distinction (Step 3) to determine the parcel's contribution to each of the three purposes (Step 4). The assessment of contribution applies to each parcel as a whole, providing a rating on a 5-point scale (limited/no contribution, relatively limited, moderate, relatively significant or significant) and supporting text for each Cambridge Green Belt Purpose:

- Cambridge Purpose 1 (to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre) – for land to contribute to this purpose it needs to be located in the immediate vicinity of Cambridge (see Paragraphs 3.28 and 3.67 - 3.73 in the main report).
- Cambridge Purpose 2 (to maintain and enhance the quality of Cambridge's setting) - a two-element approach was taken considering: 1) the extent to which land constitutes countryside (that is to say has a rural character) based on its usage and distinction from an inset settlement; and 2) the extent to which land forms or contains other features or aspects that contribute to the quality of Cambridge's setting (see Paragraphs 3.29 and 3.74 - 3.102 in the main report).
- Cambridge Purpose 3 (to prevent communities in the environs of Cambridge from merging into one another and with the city) – an analysis was undertaken of the distribution of villages in and around the Green Belt and the physical features that separate and/or connect them from each other or from Cambridge, in order to determine the fragility of each settlement gap (see Paragraphs 3.30-3.35 and 3.103 - 3.110 in the main report).

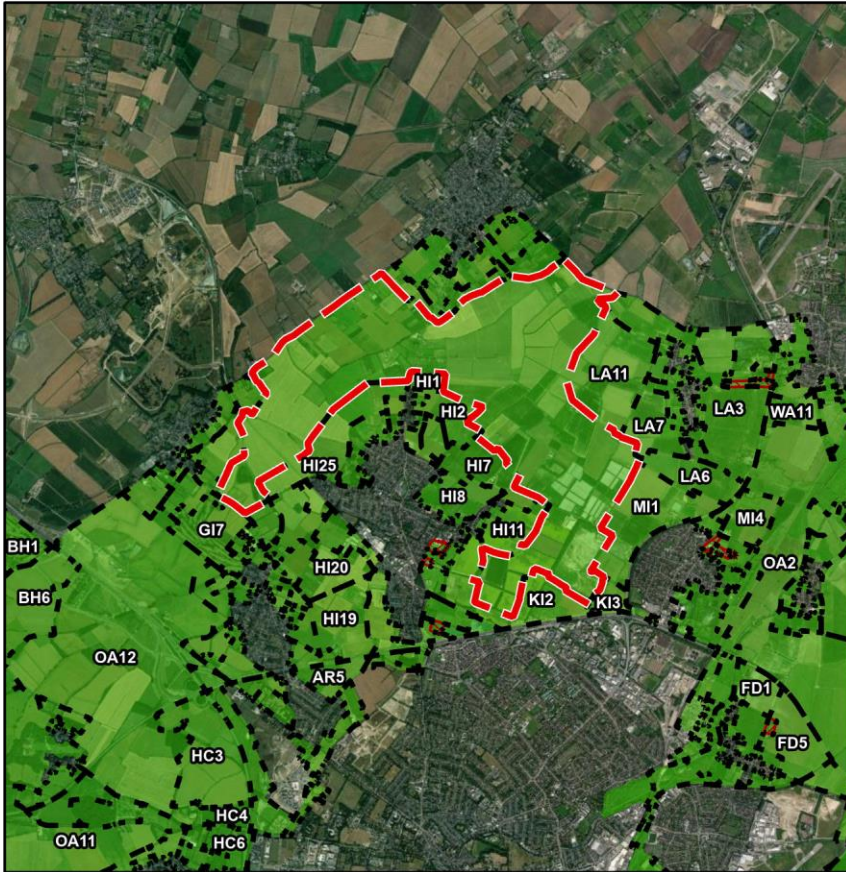
Impact on contribution of adjacent Green Belt

This covers Step 5 in the assessment process (see Paragraphs 3.111-3.124 in the main report). It considers the potential impact on the adjacent Green Belt of the release of land as an expansion of the adjacent inset settlement. If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate analysis is given for each scenario.

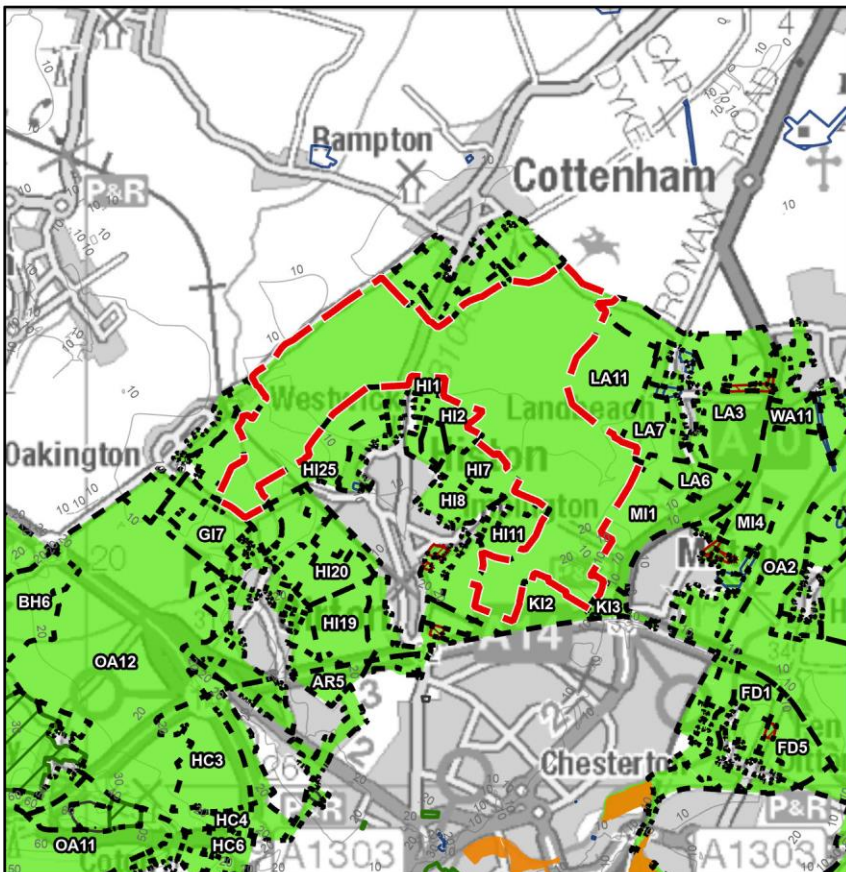
Overall harm of Green Belt release

This covers Step 6 in the assessment process (see Paragraphs 3.125-3.131 in the main report). It combines consideration of the loss of contribution of land to the Green Belt purposes (Step 4) with any additional harm resulting from the weakening of remaining Green Belt land (Step 5), to determine an overall rating of the harm of releasing land from the Green Belt. Green Belt harm was rated using a 5-point scale (low, moderate, moderate-high, high and very high harm). If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate rating and conclusion is given for each scenario.

OA1



-  OA1
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



OA1

Parcel location and openness

Parcel size: 969.34ha

Land forming the core Green Belt separation between Histon/Impington, Girton, Oakington, Cottenham, Landbeach and Milton.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA1

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land predominantly comprises arable farmland that is characteristic of the open low-lying fenland landscape situated to the north and east of Cambridge. It has a [very] strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. Land contributes to a rural landscape setting experienced on approach to Cambridge from the northwest (Cambridge Road and the Cambridgeshire Guided Busway), north (B1049 Cottenham Road/Histon Road) and north-east (Akeman Street/Mere Way), creating positive perceptions on arrival. Overall the outer area makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land in this area makes at least a moderate (and generally higher) contribution to maintaining the separation between Histon/Impington, Girton, Oakington, Cottenham, Landbeach and Milton. In the case of Histon and Landbeach it also makes at least a moderate contribution to maintaining separation from land beyond the Green Belt's outer boundary.

OA1

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Moderate

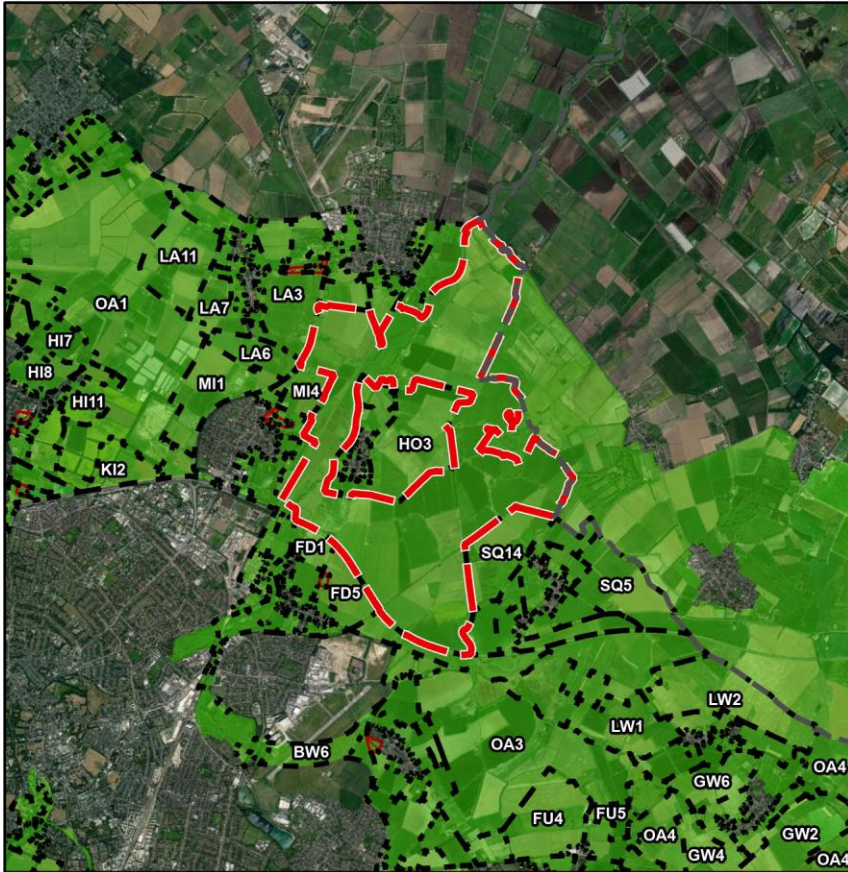
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.

Overall harm of Green Belt release

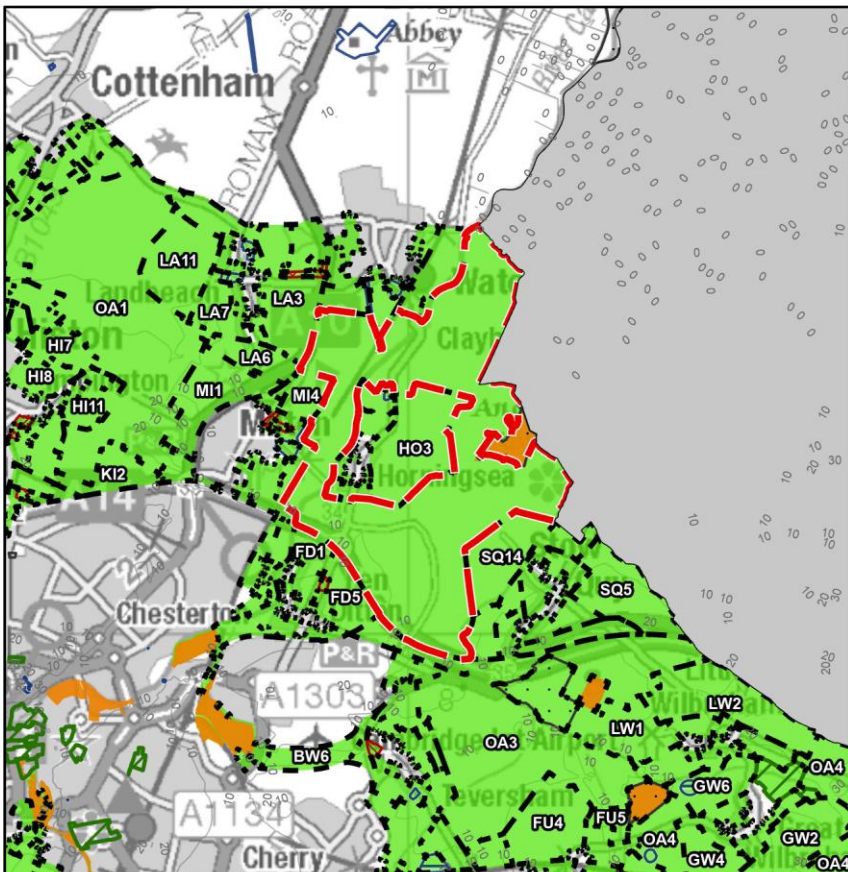
- Parcel OA1 makes at least a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with each other. Any expansion of Histon into this area would also have at least a relatively significant impact on preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High

OA2



-  OA2
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



OA2

Parcel location and openness

Parcel size: 1042.08ha

Land forming the core Green Belt separation between Milton, Waterbeach, Horningsea, Fen Ditton, Stow cum Quy and Lode.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA2

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The outer area predominantly comprises open arable farmland that has a [very] strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. Land is characteristic of the open low-lying fenland landscape situated to the north and east of Cambridge and features Stow-cum-Quy Fen (SSSI and Registered Common Land) to the northeast. To the west land is also associated with the River Cam, a key topographical feature in the setting of Cambridge. Land therefore allows an appreciation of the wider topographical framework of the city. It also contributes to a characteristic rural landscape setting experienced on approach to the Cambridge from the northeast along the River Cam (including the Fen Rivers Way, Harcamlow Way and Haling Way), the railway line from Ely, and Clayhithe Road; and along the A14 from the east. Whilst land associated with the River Cam to the west makes a relatively strong contribution, the Outer Area as a whole makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land in this area makes at least a moderate (and generally higher) contribution to maintaining the separation between Milton, Waterbeach, Horningsea, Fen Ditton, Stow cum Quy and Lode.

OA2

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Moderate

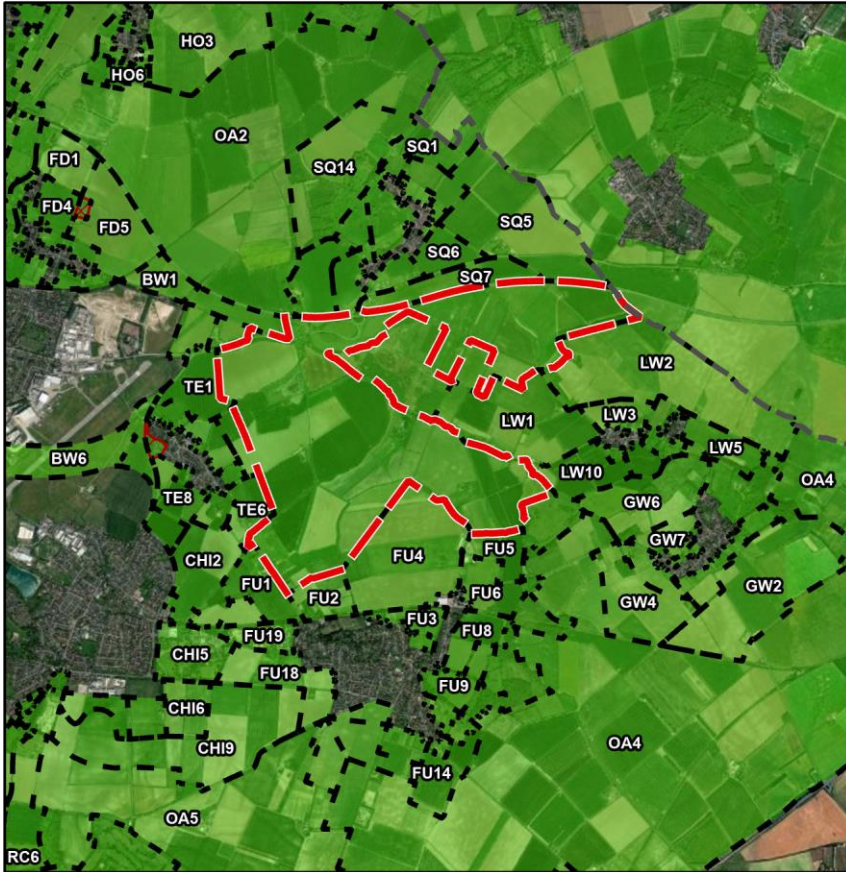
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.

Overall harm of Green Belt release

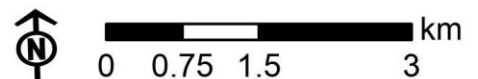
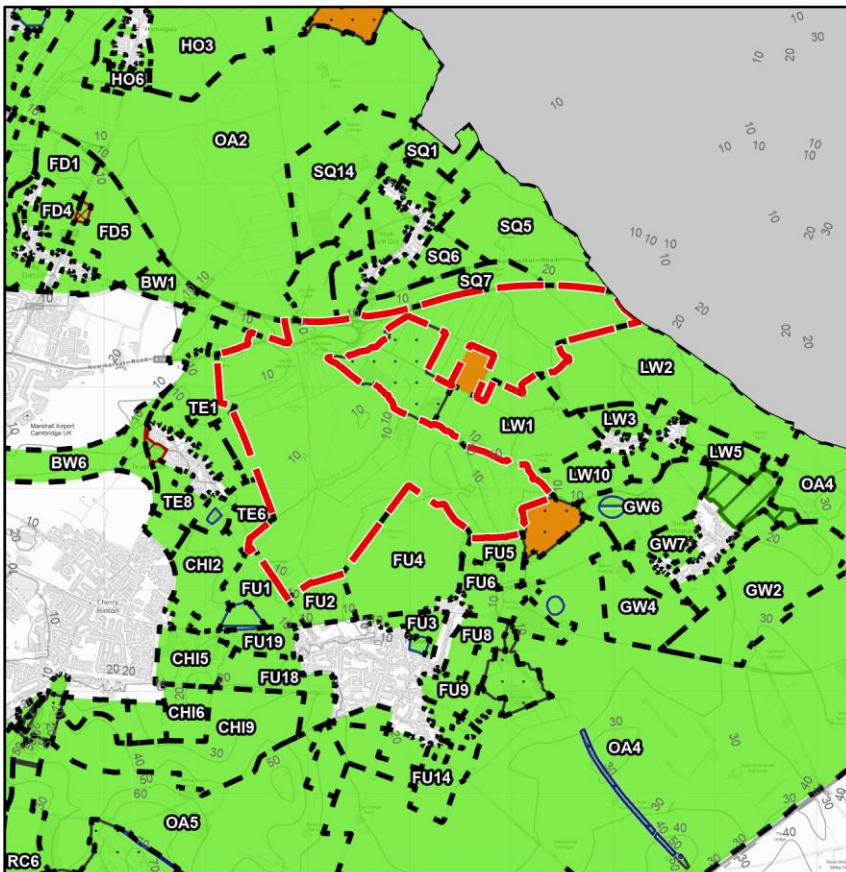
- Parcel OA2 makes at least a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with each other. Any expansion of Milton into this area would also have at least a relatively significant impact on preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High

OA3



-  OA3
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



OA3

Parcel location and openness

Parcel size: 569.44ha

Land forming the core Green Belt separation between East Cambridge, Teversham, Stow cum Quy, Bottisham, Little Wibraham and Fulbourn.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA3

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The outer area predominantly comprises open arable farmland that has a [very] strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. Land is characteristic of the open low-lying fenland landscape situated to the north and east of Cambridge and features Wilbraham Fen SSSI to the north. Land to the north also forms the intervening agricultural landscape visible within distant low-level views towards Cambridge from slightly elevated land the east and northeast (including from the vicinity of Little Wilbraham Road and Newmarket Road), which allows the wider rural setting of the city to be appreciated. Overall the Outer Area makes relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land in this area makes at least a moderate (and generally higher) contribution to maintaining the separation between East Cambridge, Teversham, Stow cum Quy, Bottisham, Little Wilbraham and Fulbourn.

OA3

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Moderate

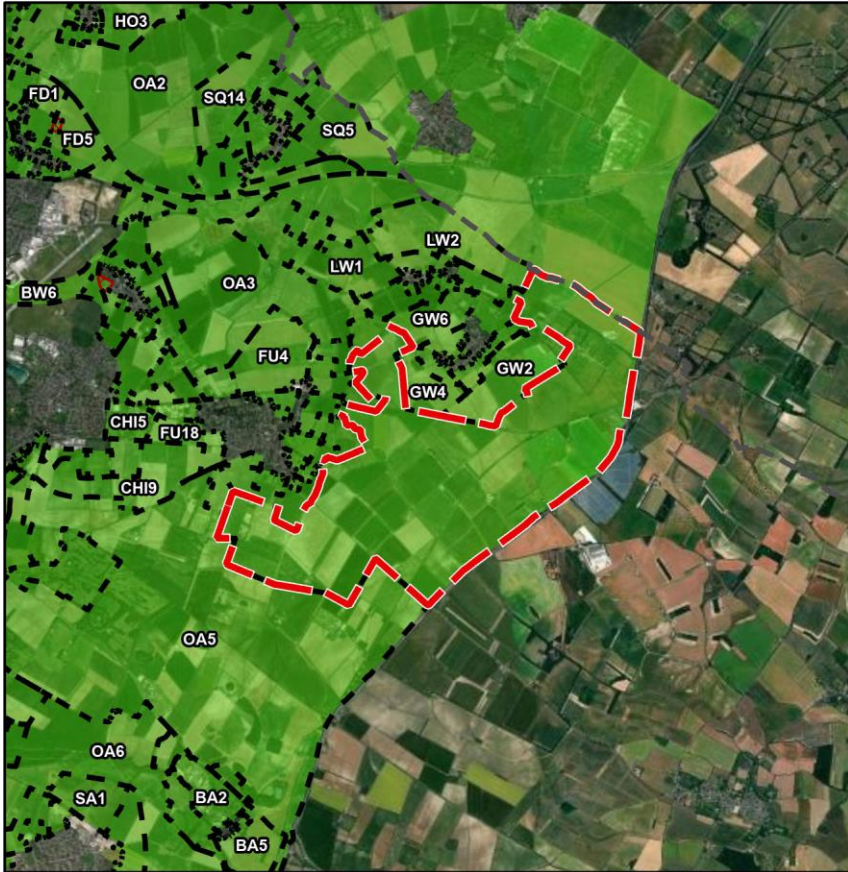
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.

Overall harm of Green Belt release

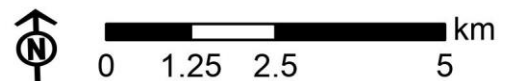
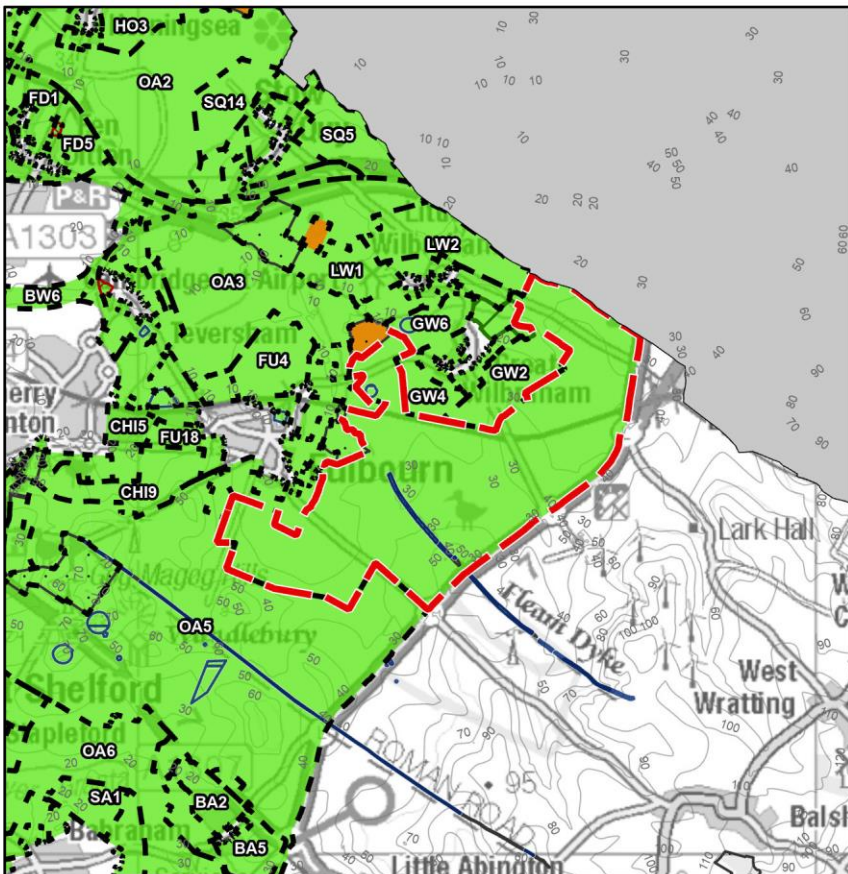
- Parcel OA3 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and at least a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. Any expansion of Cambridge into this area would also have at least a relatively significant impact on preserving the city's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High

OA4



- OA4
- Neighbouring parcel
- No openness
- Green Belt
- Local Authority boundary
- Scheduled monument
- Site of Special Scientific Interest
- CRoW registered common land
- Registered park & garden



OA4

Parcel location and openness

Parcel size: 1314.27ha

Land forming the core Green Belt separation between Great Wibraham, Fulbourn and the outer eastern edge of the Cambridge Green Belt.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA4

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The outer area predominantly comprises open arable farmland that has a [very] strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. To the west and northwest land is characteristic of the open low-lying fenland landscape situated to the north and east of Cambridge, whilst land to the southeast and east is characteristic of the chalk ridges that lie to the south and east of the city. The latter comprises several slightly elevated areas, including Mutlow Hill and a ridge of higher ground around Wilbraham Road. The slightly elevated land has some visual inter-relationship with the city, forming part of a distant backdrop to views east and southeast from the city. Whilst land to the east and southwest makes a relatively strong contribution, the Outer Area as a whole makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land in this area makes at least a moderate (and generally higher) contribution to maintaining the separation between Great Wilbraham, Fulbourn and the outer eastern edge of the Cambridge Green Belt.

OA4

Impact on contribution of adjacent Green Belt

- Expansion of any inset settlement into the parcel:

Rating: Moderate

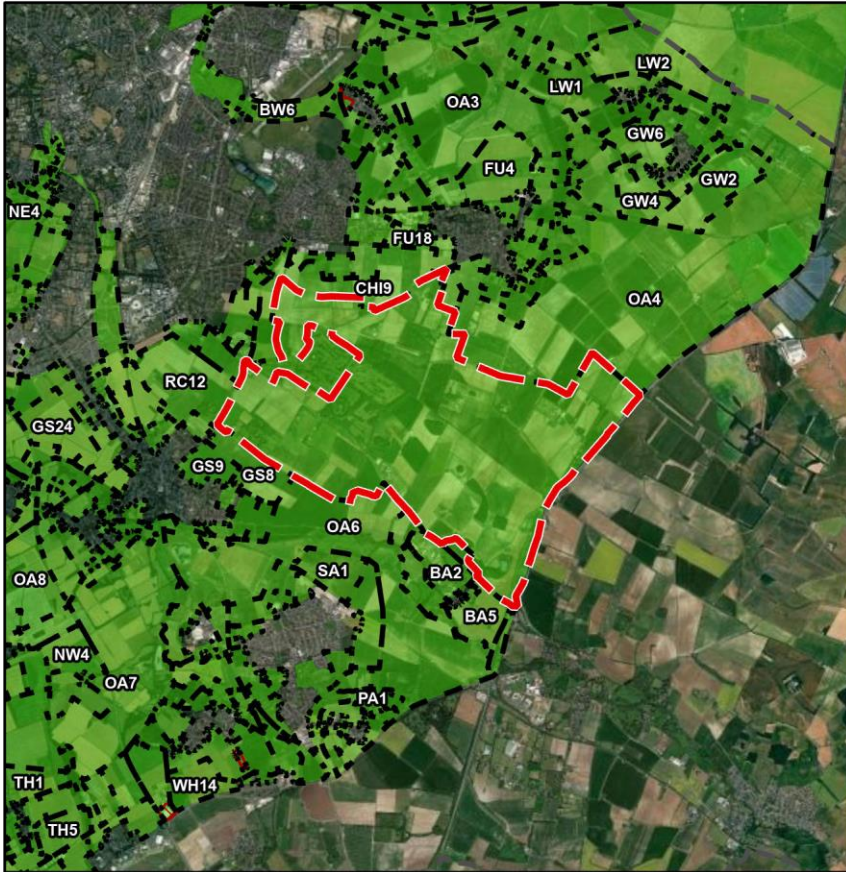
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.

Overall harm of Green Belt release

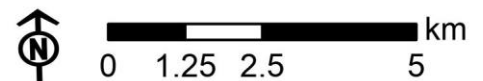
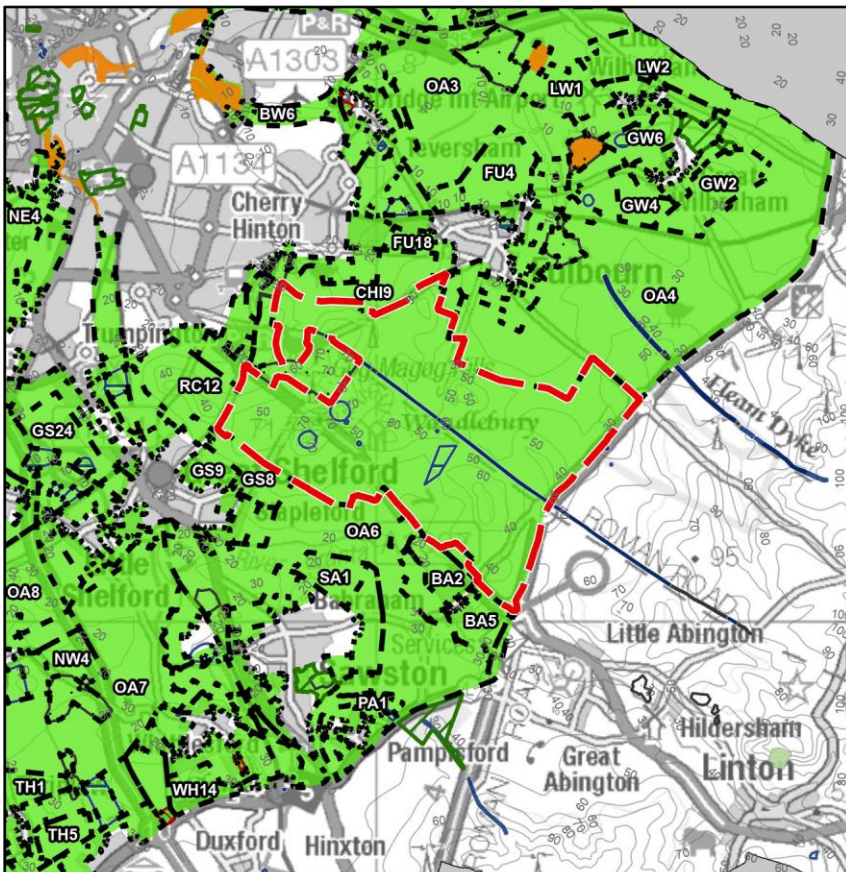
- Parcel OA4 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and at least a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement, would be very high.

Very High

OA5



-  OA5
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  Ancient woodland
-  CRoW registered common land
-  Registered park & garden



OA5

Parcel location and openness

Parcel size: 1645.76ha

Land centred on the Gog Magog Hills, forming the core Green Belt area between the southern edge of Cambridge, Fulbourn, Great Shelford, Babraham and the outer southeastern edge of the Cambridge Green Belt.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA5

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Significant

The outer area comprises the core area of the Gog Magog Hills to the northwest. This is a key topographical feature that provides physical and visual containment to the southeast of the city. The raised topography is in marked contrast to the lower lying 'bowl' in which Cambridge lies and to the fen landscapes to the north and east of the city, and therefore allows an appreciation of the wider topographical framework of Cambridge. It forms a rural backdrop in views out of the city to the southeast and in views across the city from the west (including from Red Meadow Hill). The raised topography (particularly to the northwest around Magog Down and Wandlebury Country Park) also affords key elevated views towards the city. In these views several landmarks within the historic core are visible in the background beyond intervening development in Red Cross and Cherry Hinton (including large-scale development at Addenbrooke's Hospital). Land also contributes to the rural landscape setting experienced on approach to the city from the southeast along the A1307 (Babraham Road), Worts Causeway and the E2 European Long Distance Route. The outer area also features a number of designated sites, including Scheduled Monuments and SSSIs, meaning it contributes positively to the character of the landscape and the setting of Cambridge. Overall the outer area makes a significant contribution to Cambridge Purpose 2, with areas to the northwest of particular importance.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land in this area makes at least a moderate contribution to maintaining

OA5

the separation between the southern edge of Cambridge, Fulbourn, Great Shelford, Babraham and the outer southeastern edge of the Cambridge Green Belt.

OA5

Impact on contribution of adjacent Green Belt

- Expansion of any inset settlement into the parcel:

Rating: Moderate

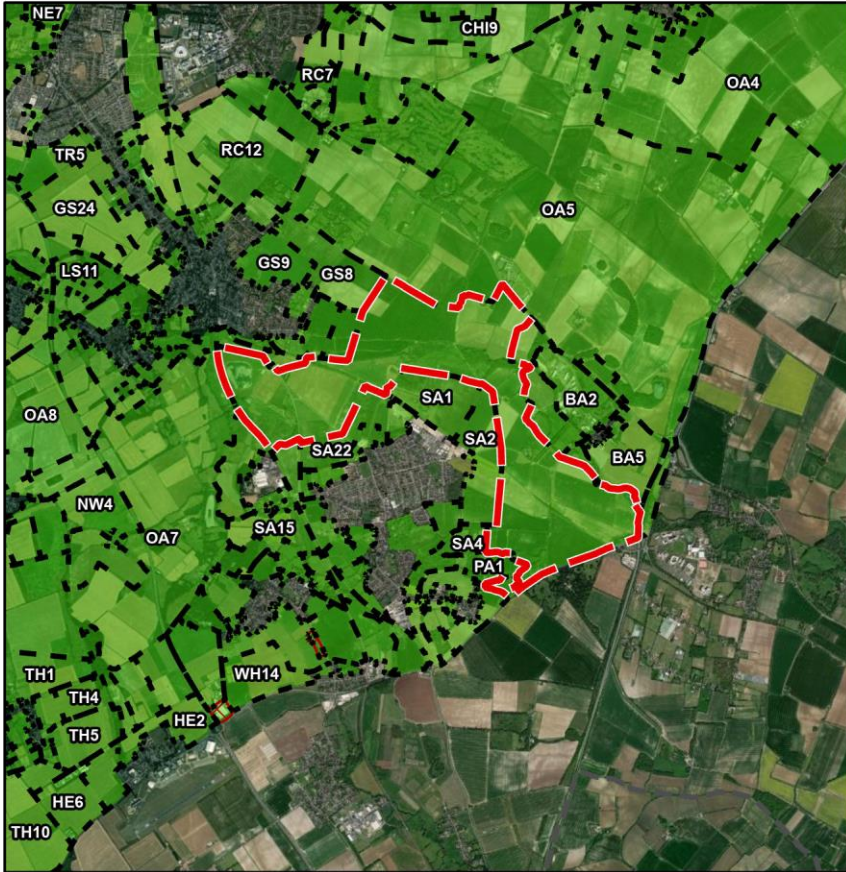
The additional impact of any release on the strength of adjacent Green Belt land, on the Green Belt's function in maintaining separation between inset settlements and land beyond the Green Belt's outer edge, and on its role in maintaining and enhancing the quality of Cambridge's setting would be at least moderate.









Overall harm of Green Belt release

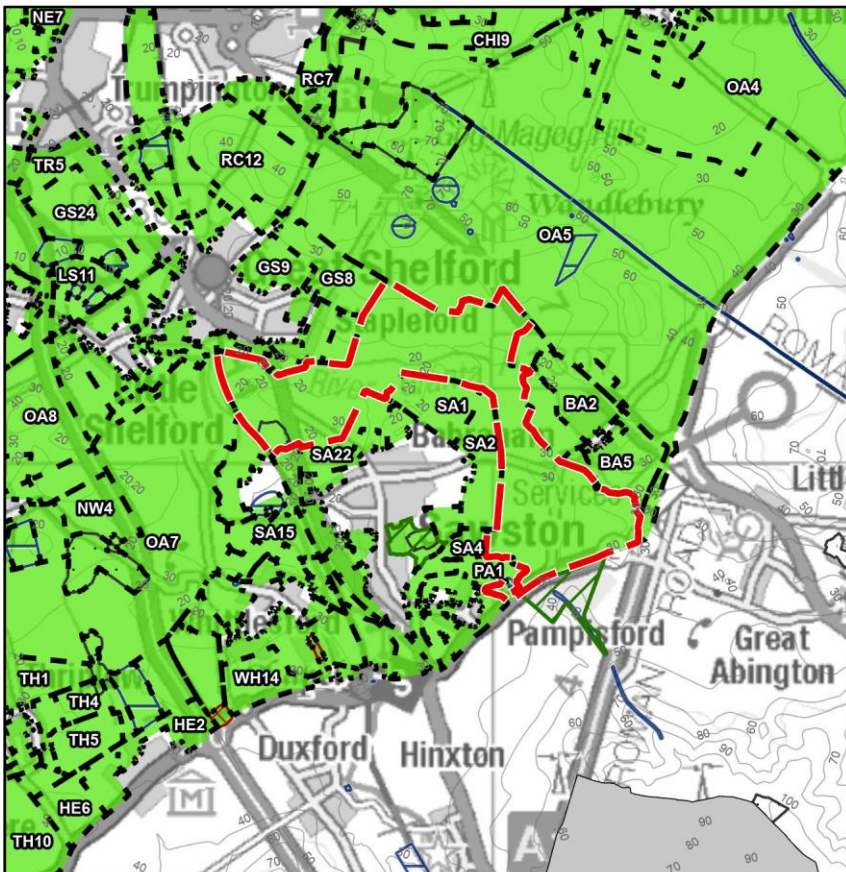
- Parcel OA5 makes a significant contribution to maintaining and enhancing the quality of Cambridge's setting, and at least a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. Any expansion of Cambridge into this area would also have a significant impact on preserving the city's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement, would be very high.

Very High

OA6



-  OA6
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  Registered park & garden



OA6

Parcel location and openness

Parcel size: 621.32ha

Land forming the core Green Belt separation between Great Shelford, Sawston, Babraham and the outer southern edge of the Cambridge Green Belt.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA6

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The outer area predominantly comprises open farmland that has a [very] strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. Land is characteristic of the lowland chalkland and river valleys landscapes that lie to the south and southwest of Cambridge. It is associated with the River Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. To the west land also contributes to a rural landscape setting experienced on approach to Cambridge from the south along the A1301 and the railway line connecting Cambridge with London. Overall the Outer Area makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land in this area makes at least a relatively significant contribution to maintaining the separation between Great Shelford, Sawston, Babraham and the outer southern edge of the Cambridge Green Belt.

OA6

Impact on contribution of adjacent Green Belt

- Expansion of any inset settlement into the parcel:

Rating: Moderate

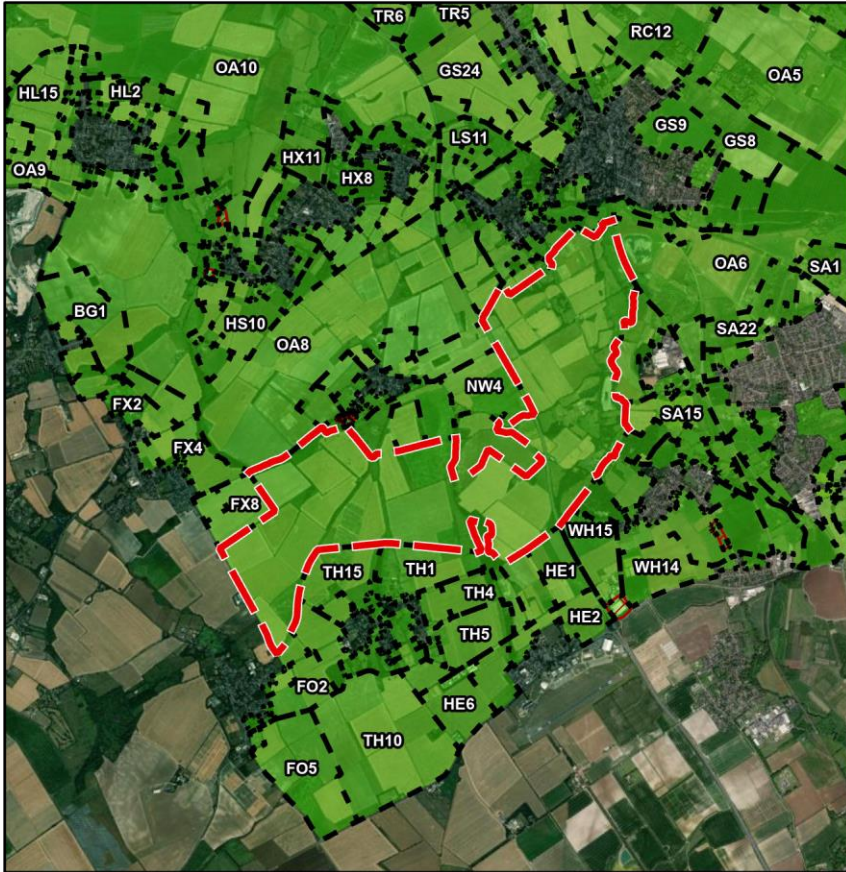
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.


Overall harm of Green Belt release

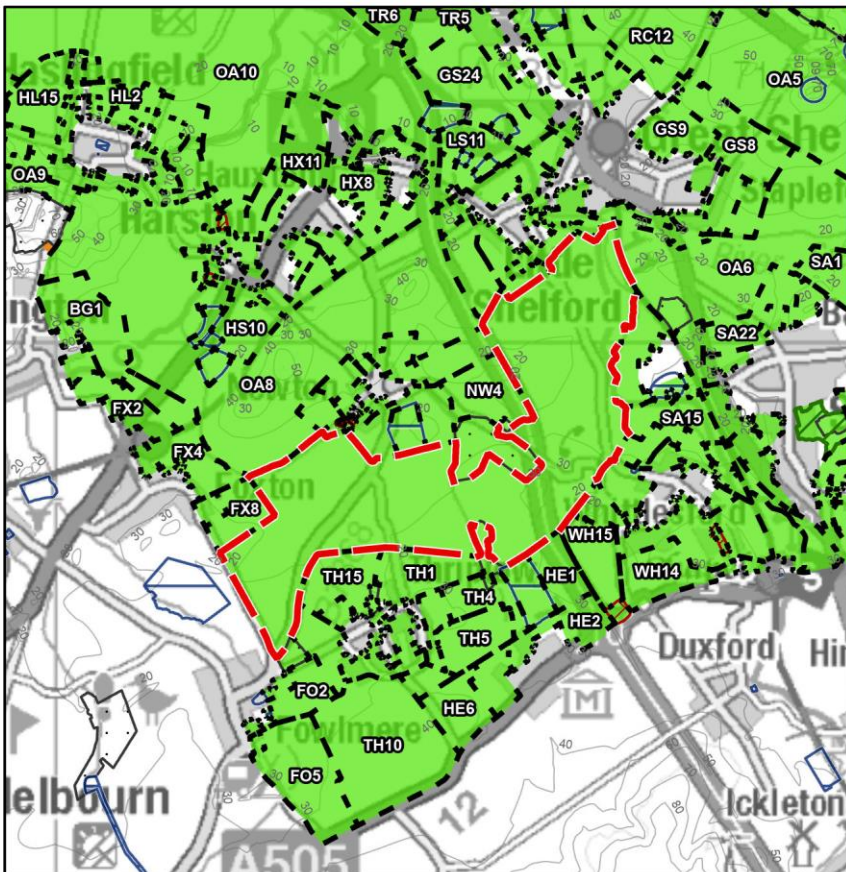
- Parcel OA6 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement, would be very high.

Very High

OA7



-  OA7
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



OA7

Parcel location and openness

Parcel size: 814.46ha

Land forming the core Green Belt separation between Little Shelford, Sawston, Whittlesford, Thriplow and Newton.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA7

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The outer area predominantly comprises open farmland that has a [very] strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. Land is characteristic of the lowland chalkland and river valleys landscapes that lie to the south and southwest of Cambridge. To the west land is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. Land also contributes to a rural landscape setting experienced on approach to Cambridge from the south along the M11 and the railway line connecting Cambridge with London. Overall the Outer Area makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land in this area makes at least a relatively significant contribution to maintaining the separation between Little Shelford, Sawston, Whittlesford, Thriplow and Newton.

OA7

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Moderate

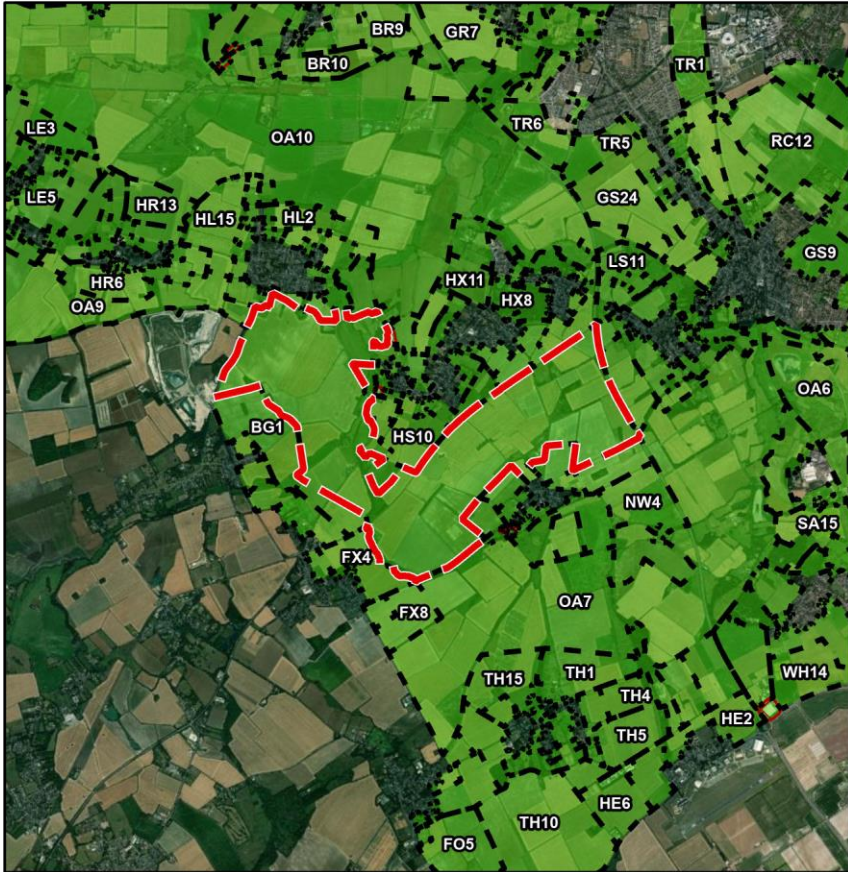
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.








Overall harm of Green Belt release

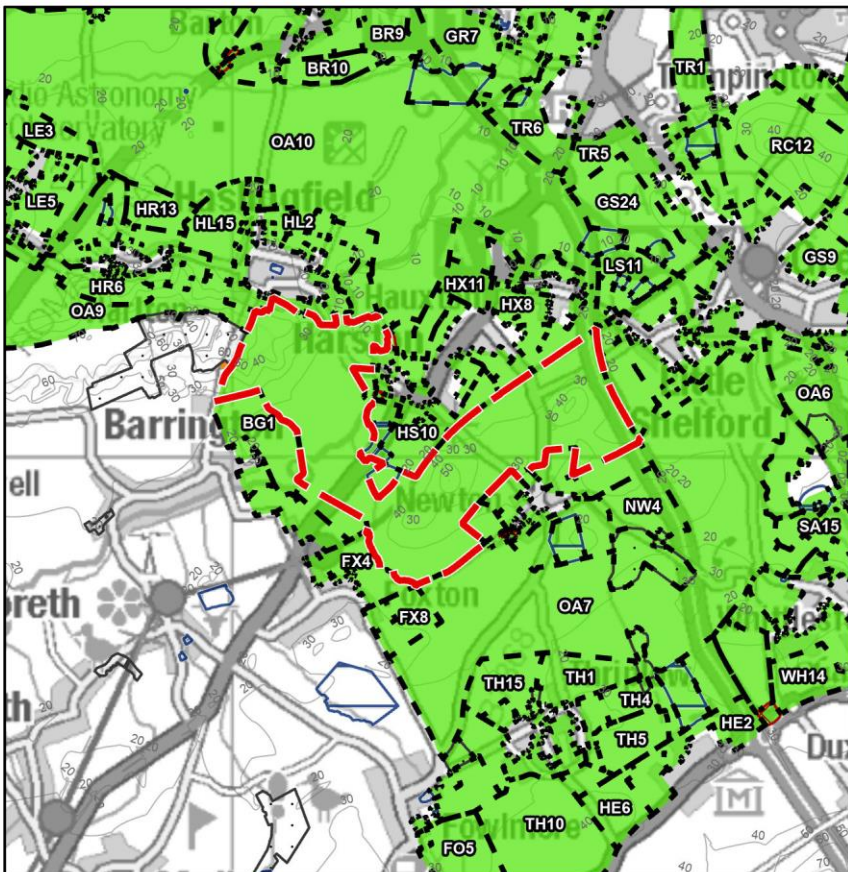
- Parcel OA7 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High

OA8



-  OA8
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



OA8

Parcel location and openness

Parcel size: 689.08ha

Land forming the core Green Belt separation between Harston, Newton, Foxton, Barrington and Haslingfield.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA8

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The outer area comprises an area of chalk hills to the southwest of Cambridge, including parts of Chapel Hill to the northwest and Rowley's Hill, St Margaret's Mount, Cockle Hill and Clunch Pit Hill to the southeast. These areas of higher ground serve to define valleys of the River Cam or Rhee and River Cam or Granta and as such allows an appreciation of the topographical framework of the city. The raised topography (particularly Chapel Hill) forms a rural backdrop in views out of the city to the southwest and affords key elevated views northeast towards the city. In these views several landmarks within the historic core are visible in the background beyond an intervening largely agricultural landscape. Land also contributes to a rural landscape setting experienced on approach to Cambridge, including from the south along the M11 and the railway line connecting Cambridge with London and from the southwest along Royston Road/Cambridge Road (A10) and the railway line connecting Cambridge with London. Overall the outer area makes a relatively significant contribution to Cambridge Purpose 2, with areas to the northwest and southeast of particular importance.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land in this area makes at least a relatively significant contribution to maintaining the separation between Harston, Newton, Foxton, Barrington and Haslingfield.

OA8

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Moderate

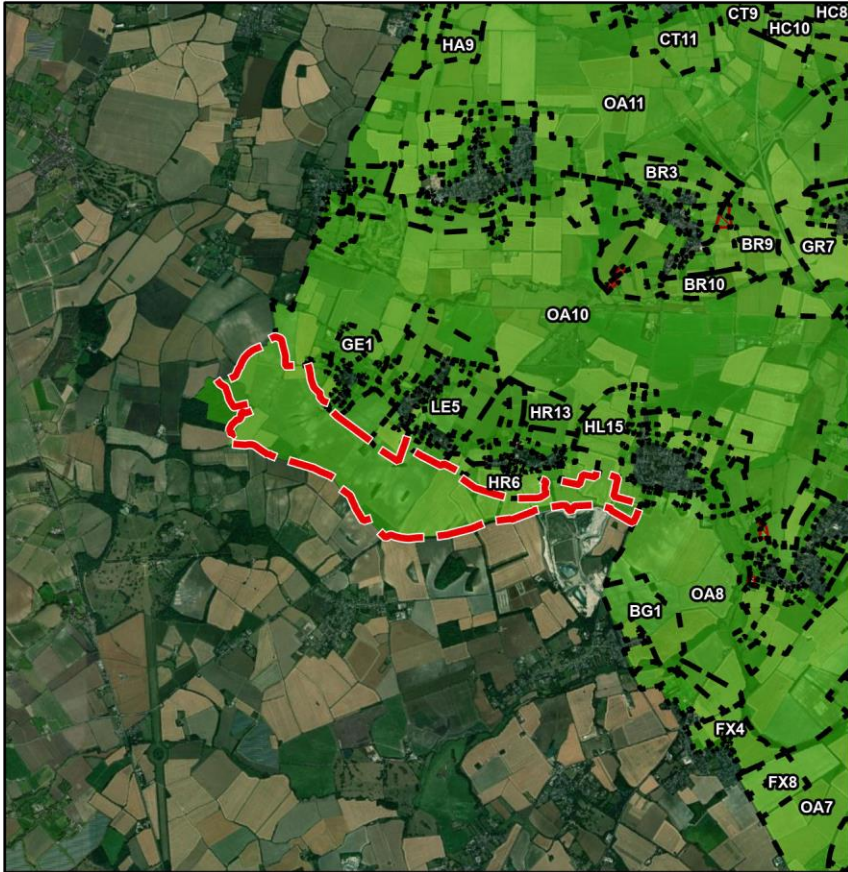
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.

Overall harm of Green Belt release

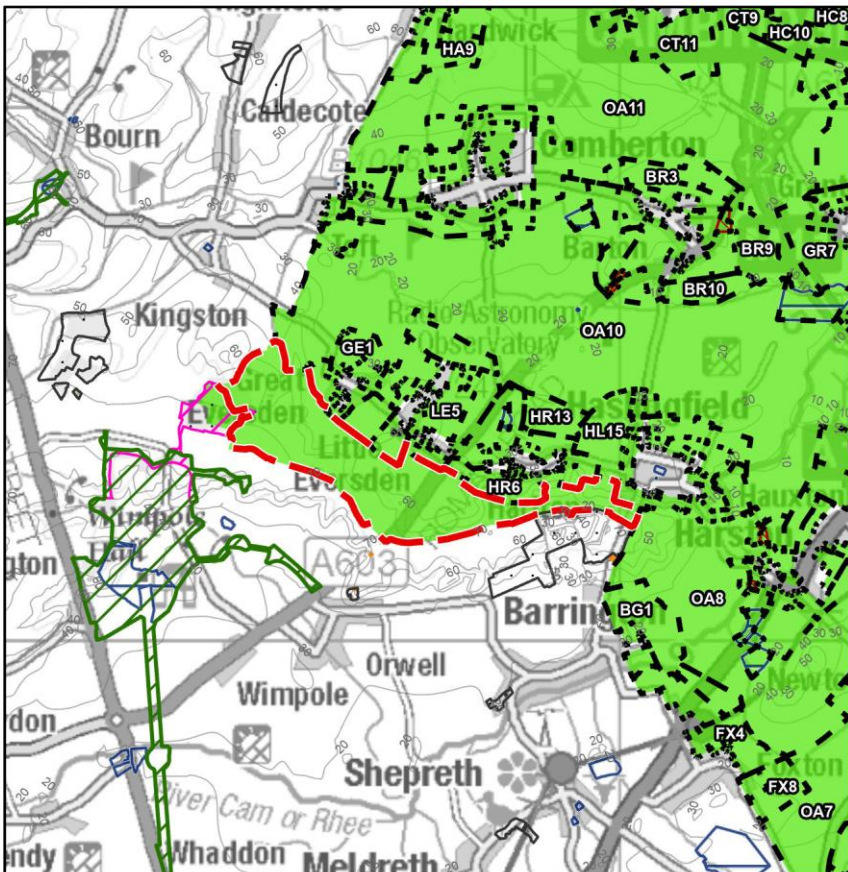
- Parcel OA8 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High

OA9



-  OA9
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  Ancient woodland
-  CRoW registered common land
-  Registered park & garden



OA9

Parcel location and openness

Parcel size: 440.62ha

Rising land between the southwestern edge of the Cambridge Green Belt and the line of villages comprising Great and Little Eversden, Harlton and Haslingfield.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA9

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Significant

The outer area comprises an area of chalk hills, including parts of Chapel Hill to the east and parts of Orwell Hill, Fox Hill, Thorn Hill and Sharp Hill to the west. This ridge of higher ground is a key topographical feature in the setting of Cambridge to the southwest. The raised topography forms a rural backdrop in views out of the city to the southwest and affords key elevated views northeast towards the city. In these views several landmarks within the historic core are visible in the background beyond an intervening agricultural landscape interspersed with villages. Land also contributes to a rural landscape setting experienced on approach to Cambridge from the southwest along Royston Road/Cambridge Road (A10), the railway line connecting Cambridge with London and Cambridge Road (A603). Overall the outer area makes a significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Significant

Land in this area makes a significant contribution to maintaining the separation between the southwestern edge of the Cambridge Green Belt and the line of villages comprising Great and Little Eversden, Harlton and Haslingfield.

OA9

Impact on contribution of adjacent Green Belt

- Expansion of any inset settlement into the parcel:

Rating: Moderate

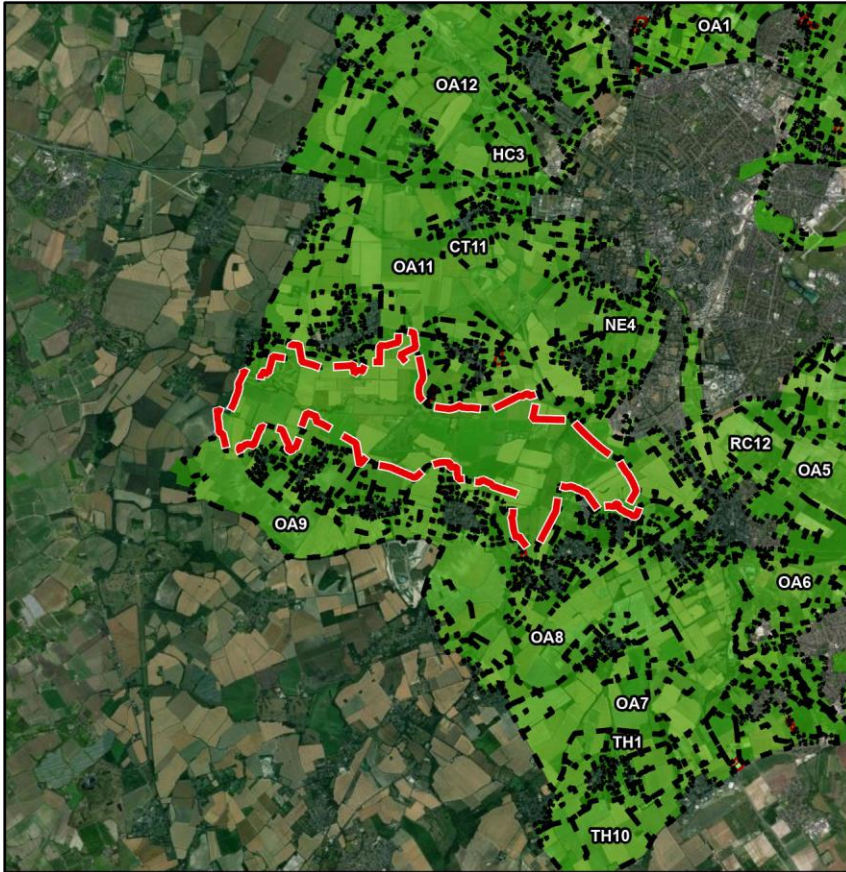
The additional impact of any release on the strength of adjacent Green Belt land, on the Green Belt's function in maintaining separation between inset settlements and land beyond the Green Belt's outer edge, and on its role in maintaining and enhancing the quality of Cambridge's setting would be at least moderate.

Overall harm of Green Belt release

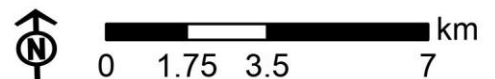
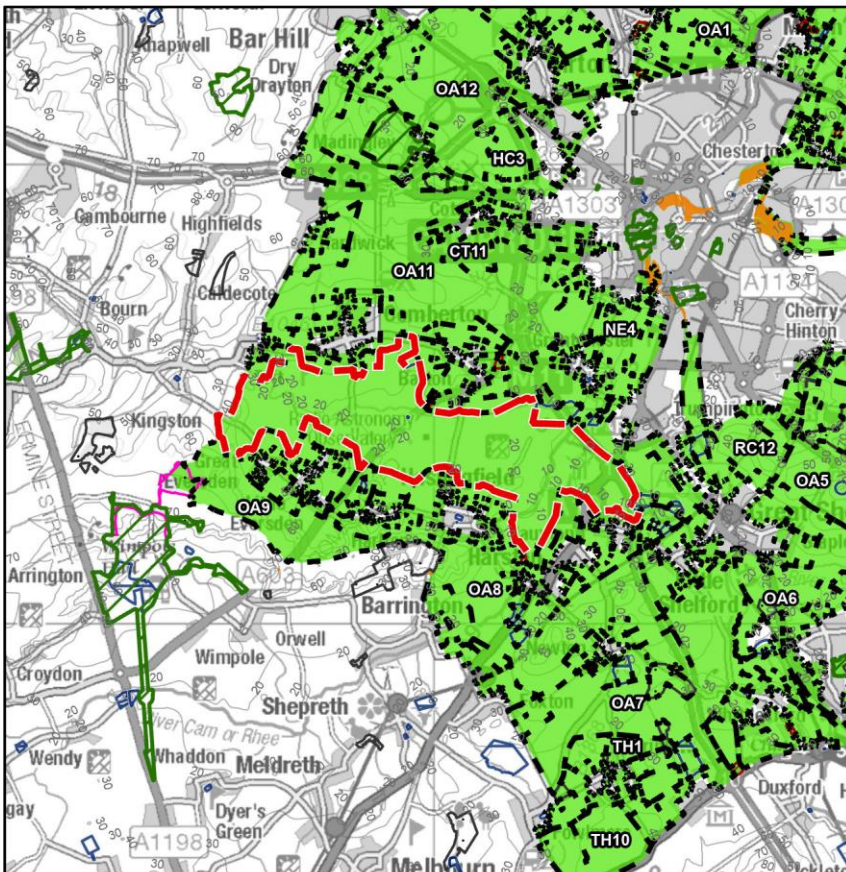
- Parcel OA9 makes a significant contribution to maintaining and enhancing the quality of Cambridge's setting, and to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement, would be very high.

Very High

OA10



-  OA10
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  Ancient woodland
-  CRow registered common land
-  Registered park & garden



OA10

Parcel location and openness

Parcel size: 1545.45ha

Low-lying area of land centred on Bourn Brook and the River Cam/Rhee. This forms the core Green Belt separation between two lines of settlements: Great and Little Eversden, Harlton, Haslingfield, Harston and Hauxton to the south, and Toft, Comberton, Barton and Trumpington (Cambridge) to the north.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA10

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The outer area is characteristic of the lowland farmland landscape associated with the Bourn Brook situated to the west and southwest of Cambridge. It forms an extensive area of agricultural land interspersed with villages that lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within distant views towards Cambridge from elevated areas to the south and southwest (including from Chapel Hill, Orwell Hill and Fox Hill), which allows an appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (including Haslingfield, Harlton, the Eversdens and Barton). Land also contributes to a rural landscape setting experienced on approach to Cambridge from the southwest, including along Royston Road/Cambridge Road (A10) and Cambridge Road (A603). Overall the outer area makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land in this area makes at least a moderate (and generally higher) contribution to maintaining the separation between two lines of settlements: Great and Little Eversden, Harlton, Haslingfield, Harston and Hauxton to the south, and Toft, Comberton, Barton and Trumpington (Cambridge) to the north.

OA10

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Moderate

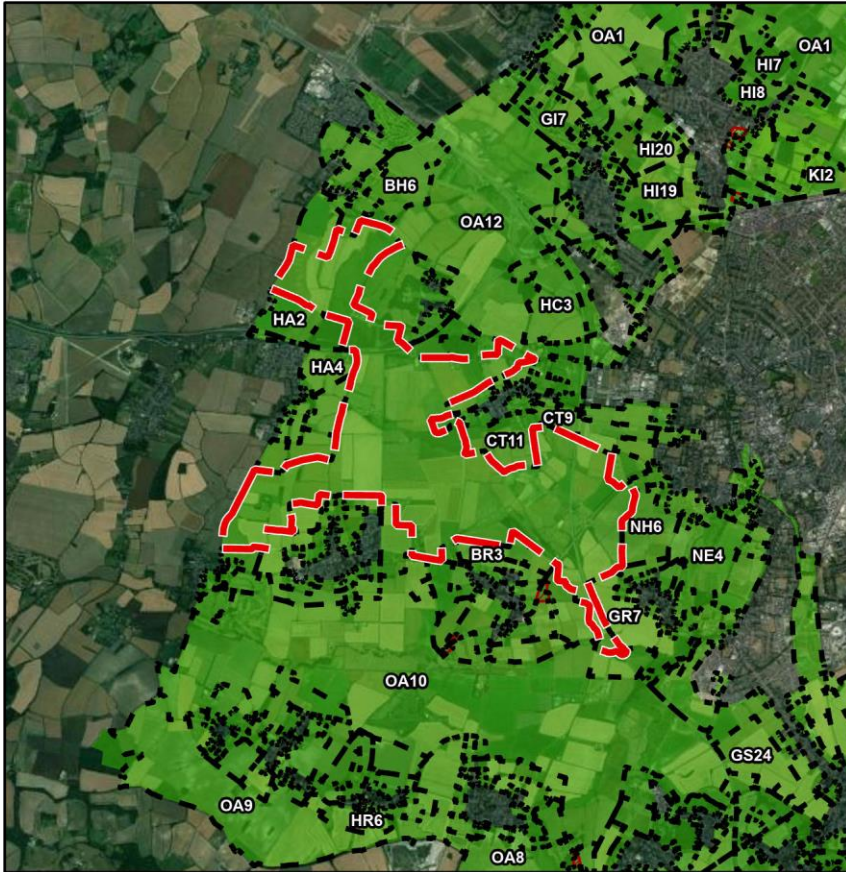
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least moderate.

Overall harm of Green Belt release

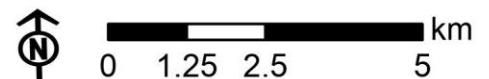
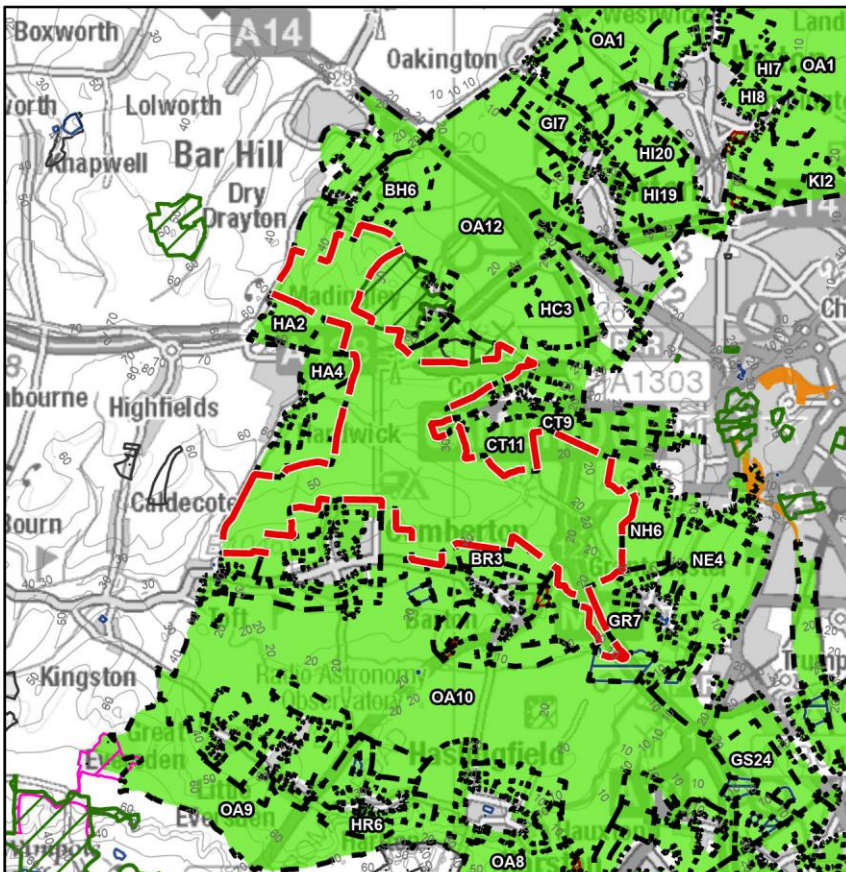
- Parcel OA10 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and at least a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. Any expansion of Cambridge into this area would also have at least a relatively significant impact on preserving the city's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High

OA11



-  OA11
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



OA11

Parcel location and openness

Parcel size: 1375.13ha

Land north of the chain of villages along the B1046 - Toft, Comberton and Barton - forming the core Green Belt separation between these settlements and Hardwick, Dry Drayton, Madingley, Coton and the eastern edge of Cambridge at Newnham.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement . This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA11

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The outer area predominantly comprises open farmland and woodland that is characteristic of the wooded clayland landscapes situated to the west of Cambridge. It has a very strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. Land to the west and northwest forms part of a gault clay ridge, which is a key topographical feature lying to the west of Cambridge. This contrasts with the low 'bowl' within which Cambridge lies and therefore allows an appreciation of the wider topographical framework of the city. The elevated topography also affords some key views available towards Cambridge (including from Red Meadow Hill) across an intervening largely rural landscape, which allows an appreciation of the city's wider rural setting. Land also forms part of a rural backdrop in views out of the city to the west and in views across the city from the south-east (including from the Gog Magog Hills). Whilst the more elevated areas of the outer area to the west and northwest make a strong contribution, the Outer Area as a whole makes a relatively strong contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land in this area makes at least a relatively significant contribution to maintaining the separation between Toft, Comberton, Barton, Grantchester, Hardwick, Dry Drayton, Madingley, Coton and Newnham (Cambridge).

OA11

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Minor-moderate

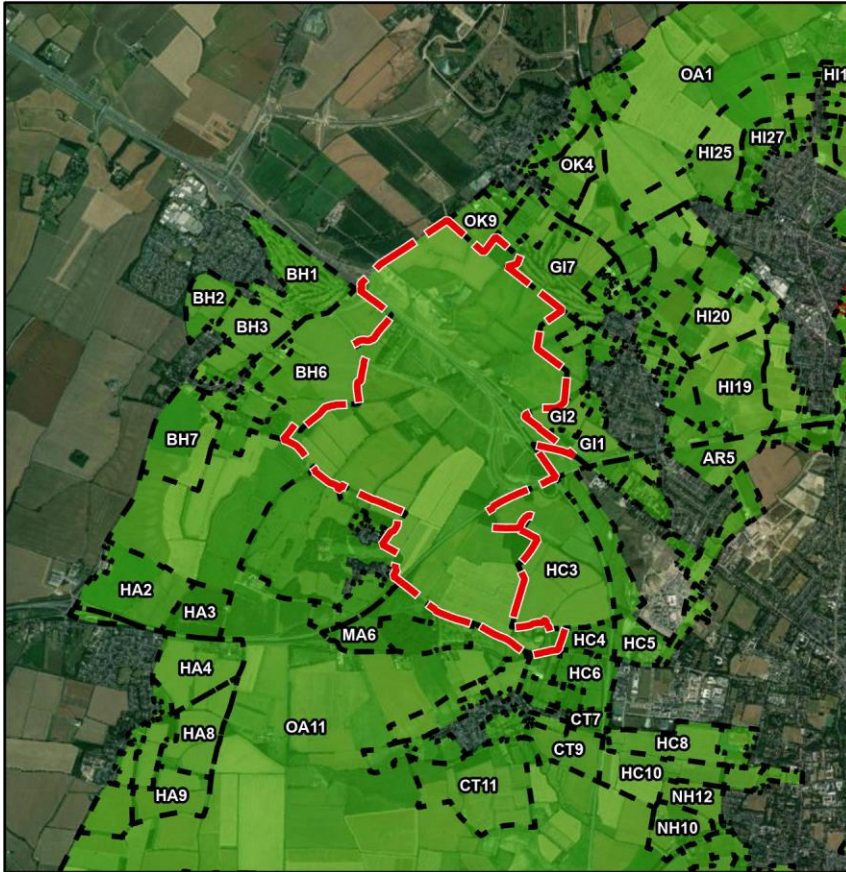
The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least minor-moderate.

Overall harm of Green Belt release

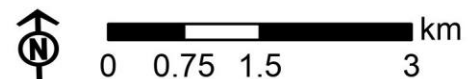
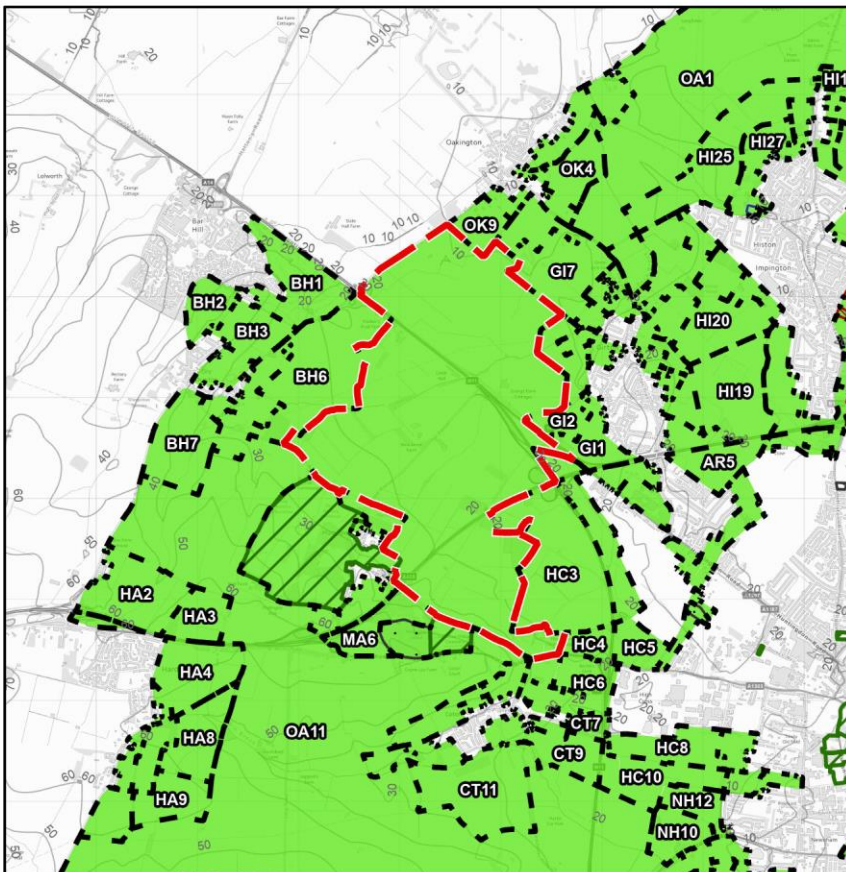
- Parcel OA11 makes at least a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and at least a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other. Any expansion of Cambridge into this area would have a significant impact on preserving the city's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be at least minor-moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High

OA12



- OA12
- Neighbouring parcel
- No openness
- Green Belt
- Scheduled monument
- Site of Special Scientific Interest
- CRoW registered common land
- Registered park & garden



OA12

Parcel location and openness

Parcel size: 636.71ha

Land forming the core Green Belt separation between the northeastern edge of Cambridge and Dry Drayton, Bar Hill, Madingley, Oakington and Girton.

This is mostly open farmland with no significant urbanising development.

Distinction between parcel and inset area

All land in this area is considered to have strong, or very strong, distinction from any inset or Green Belt edge settlement. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.

OA12

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not closely associated with the large built up area of Cambridge.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The outer area predominantly comprises open farmland and woodland that is characteristic of the wooded clayland landscapes situated to the west of Cambridge. It has a [very] strong distinction from the edge of the urban area or any inset settlement, meaning it has a strong rural character. Land contributes to a rural landscape setting experienced on approach to Cambridge from the west (A428 and A1303 Madingley Road) and northwest (A14 Huntingdon Road and M11), creating positive perceptions on arrival. Land to the south also forms part of an open agricultural landscape visible on the north-western edge of the city in views from elevated claylands to the south and southwest, including from Cambridge Road and the American Cemetery. Overall the outer area makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land in this area makes at least a moderate (and generally higher) contribution to maintaining the separation between the northeastern edge of Cambridge and Dry Drayton, Bar Hill, Madingley, Oakington and Girton.

OA12

Impact on contribution of adjacent Green Belt

- Expansion of any inset or Green Belt outer edge settlement into the parcel:

Rating: Minor-moderate

The additional impact of any release on the strength of adjacent Green Belt land and on the Green Belt's function in maintaining separation between settlements would be at least minor-moderate.

Overall harm of Green Belt release

- Parcel OA12 makes at least a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. Any expansion of Cambridge into this area would have a significant impact on preserving the city's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be at least minor-moderate. Therefore, the harm resulting from its release, as an expansion of any inset settlement or settlement beyond the Green Belt's outer edge, would be very high.

Very High