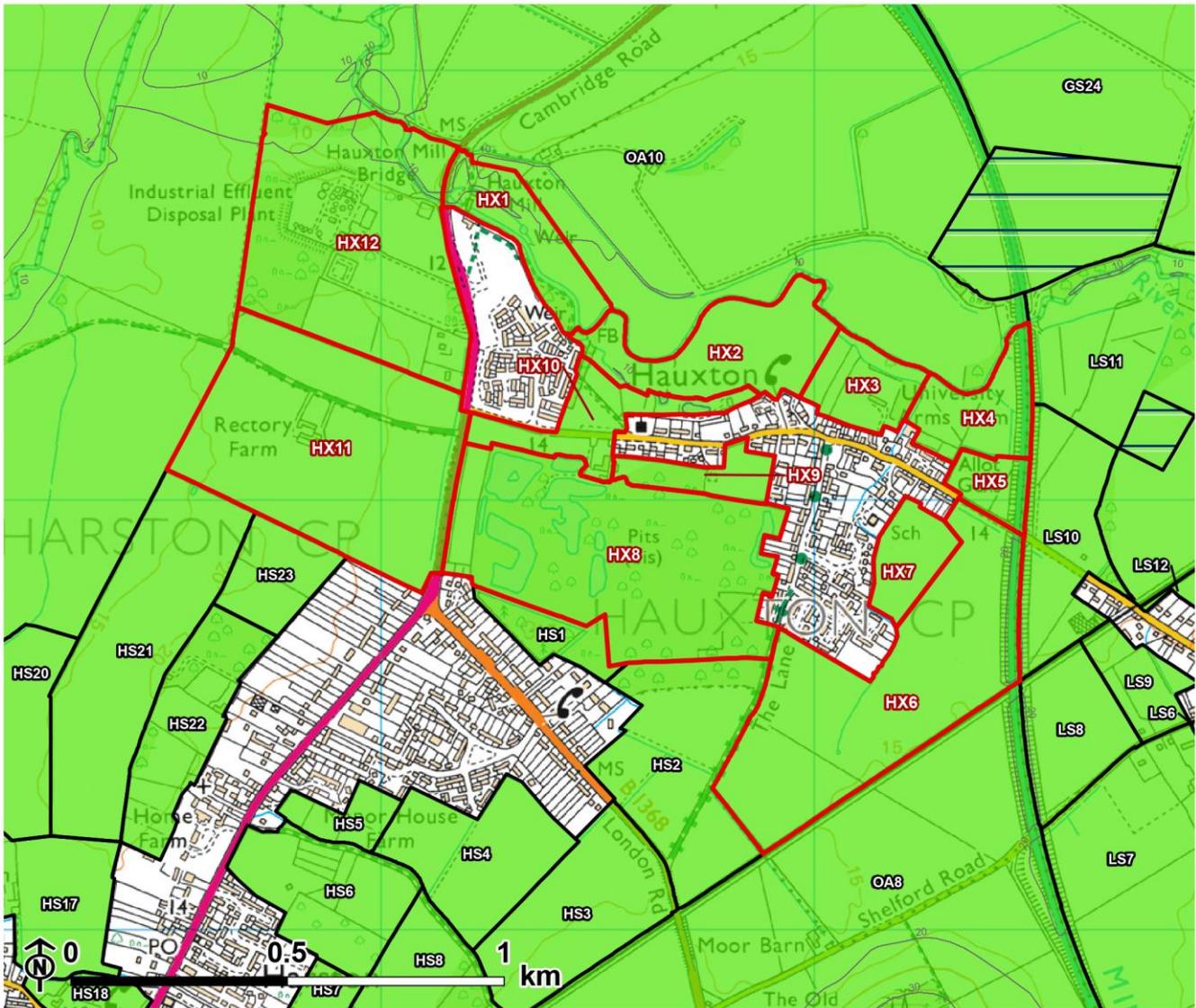


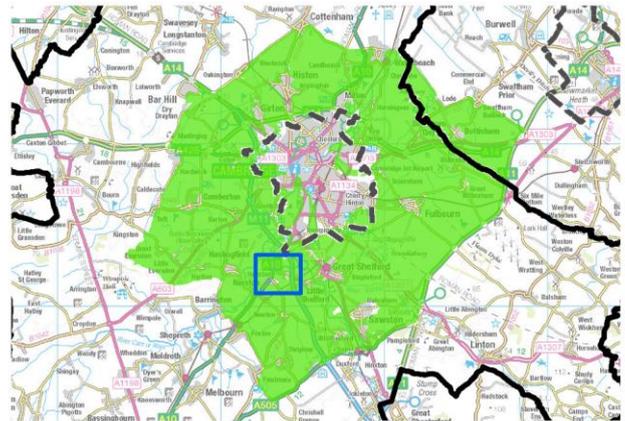
# Hauxton



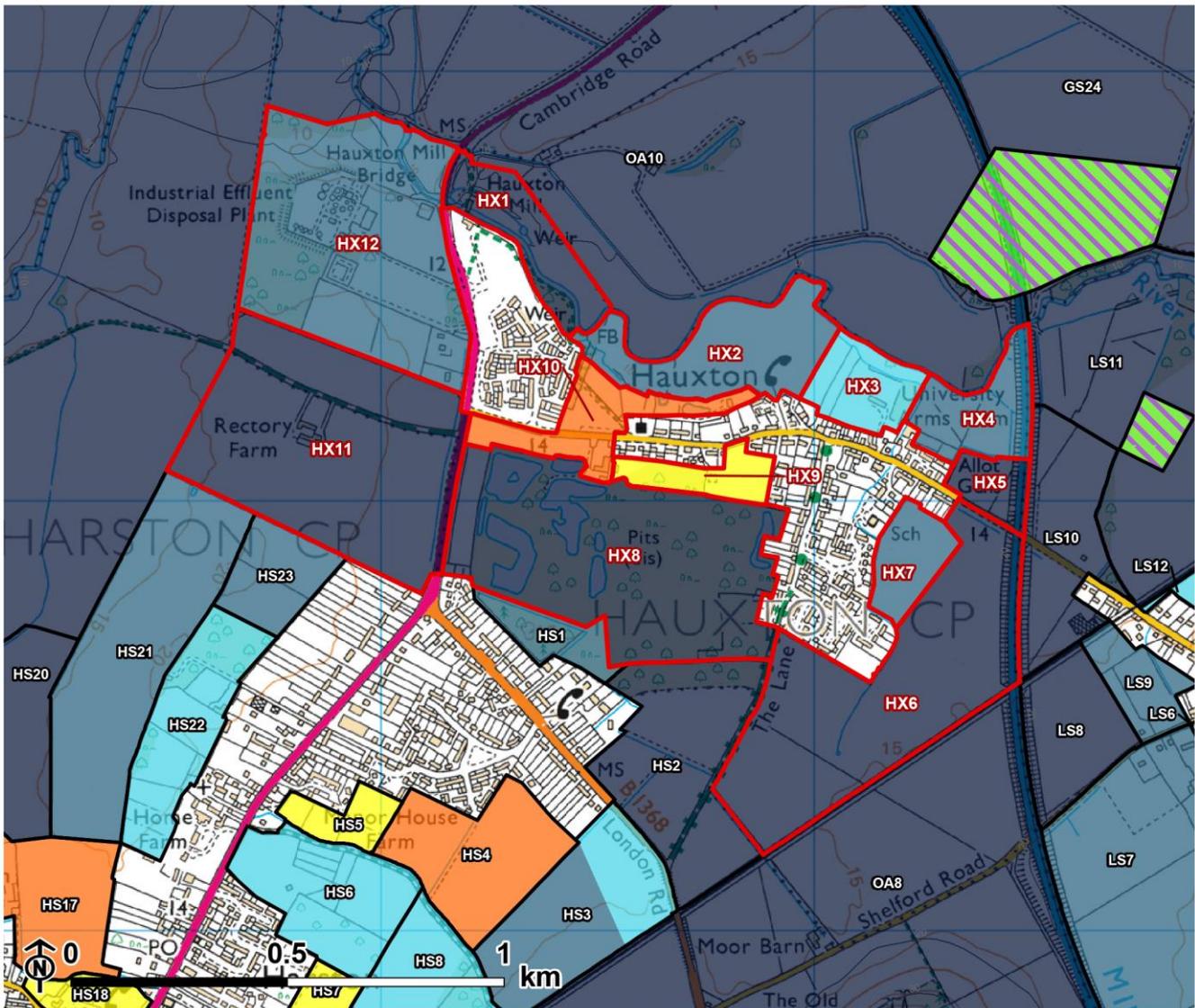
- - - Local Authority
- Hauxton parcel
- Neighbouring parcel
- Green Belt

## Absolute constraints

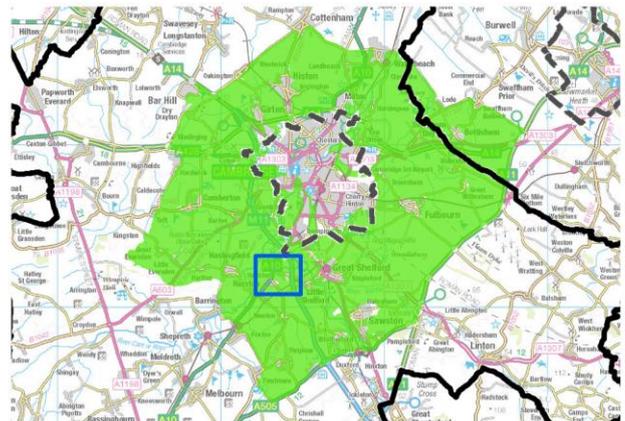
- Scheduled monument



# Hauxton



- - - Local Authority
  - Hauxton parcel
  - Neighbouring parcel
  - Green Belt
  - Absolute constraint(s)
- Harm rating**
- Very high
  - High
  - Moderate high
  - Moderate
  - Low



## Map copyright information

© Crown copyright and database rights 2021 Ordnance Survey 100022500, 100019730. © Natural England copyright 2021. © Historic England 2021. © Environment Agency copyright and database rights (2021). © Ordnance Survey Crown copyright. Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community.

## 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.

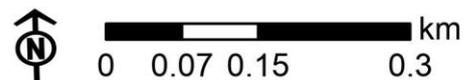
## Overall harm of Green Belt release

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.

# HX1



-  HX1
-  Neighbouring parcel
-  Green Belt



# HX1

## Parcel location and openness

Parcel size: 5.94ha

The parcel is located to the northwest of Hauxton and is comprised of grassland, woodland, and the River Cam. The A10 forms the western 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

Land is in close proximity to the inset area and is not contained by inset development. The River Cam and the associated tree cover are a strong boundary feature creating separation between the parcel and Hauxton to the south, so there is no urbanising visual influence. The woodland within the parcel is relatively prominent, which provides some distinction from Hauxton. Overall, there is strong distinction between the parcel and the inset area.

# HX1

## 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 Hauxton. 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/meadows and woodland that has a strong distinction from the edge of Hauxton, meaning it has a strong rural character. To the northwest land makes some contribution to a rural landscape setting experienced on approach to Cambridge from the southwest along Cambridge Road. Land is also associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the wider topographical framework of the city. 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 Hauxton and Cambridge (Trumpington), but the M11 motorway is a significant separating feature. 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.

# HX1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Moderate

The release and development of land within this parcel would remove the River Cam as a significant boundary feature, weakening the settlement gap between Hauxton and Cambridge and the distinction of land within it.

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 north from the settlement, leaving this land more closely contained by the inset edge and the hedgerows further north, which separate it from the wider Green Belt.

The adjoining land to the southeast and to the 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

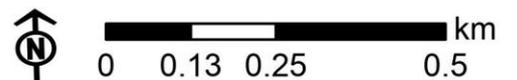
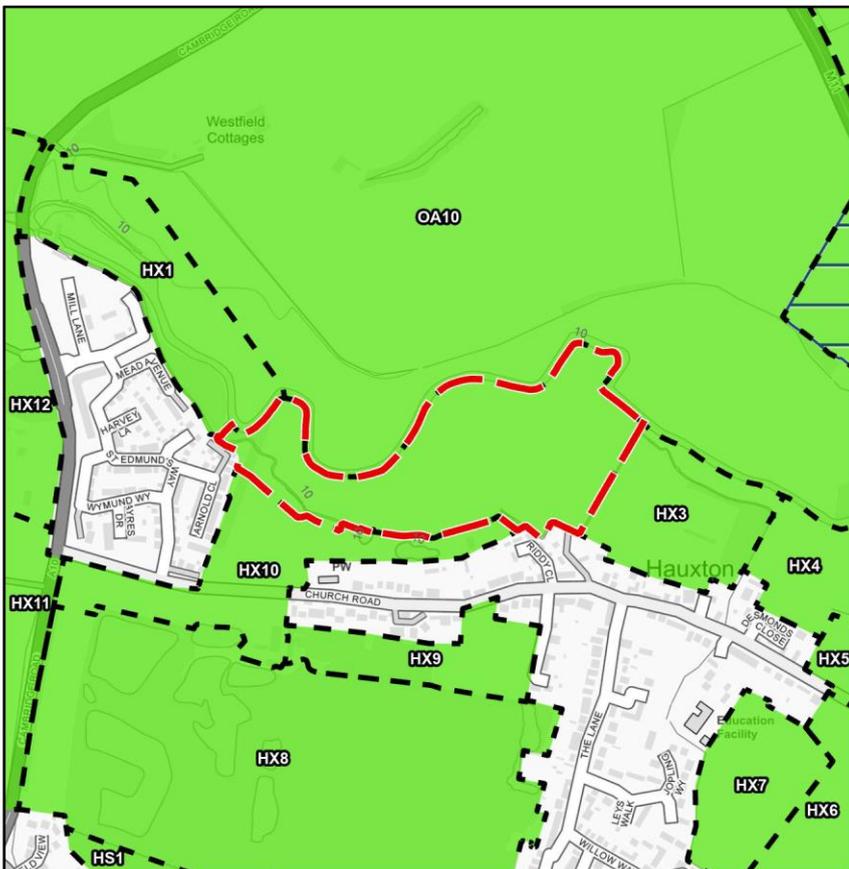
- Parcel HX1 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Very High.

Very High

# HX2



-  HX2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HX2

## **Parcel location and openness**

Parcel size: 9.39ha

The parcel is located to the north of Hauxton and to the south of the River Cam, and is comprised of grassland in the River Cam flood plain.

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 not contained by inset development and the tree line to the south is a moderate boundary feature between the parcel and Hauxton, so there is no urbanising visual influence. The landform of the parcel provides some additional distinction from Hauxton, as the meadows form part of the Cam river corridor. Overall, there is strong distinction between the parcel and the inset area.

# HX2

## 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 Hauxton. 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/meadows that has a strong distinction from the edge of Hauxton, meaning it has a strong rural character. It is also associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the wider topographical framework of the city. 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 Hauxton and Cambridge (Trumpington), but there are some significant separating features including the River Cam and the M11 motorway. 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.

## HX2

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on land to the north from the settlement, resulting in visual exposure of development and weakening the settlement gap between Hauxton and Cambridge.

The adjoining land to the east, west and 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

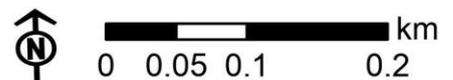
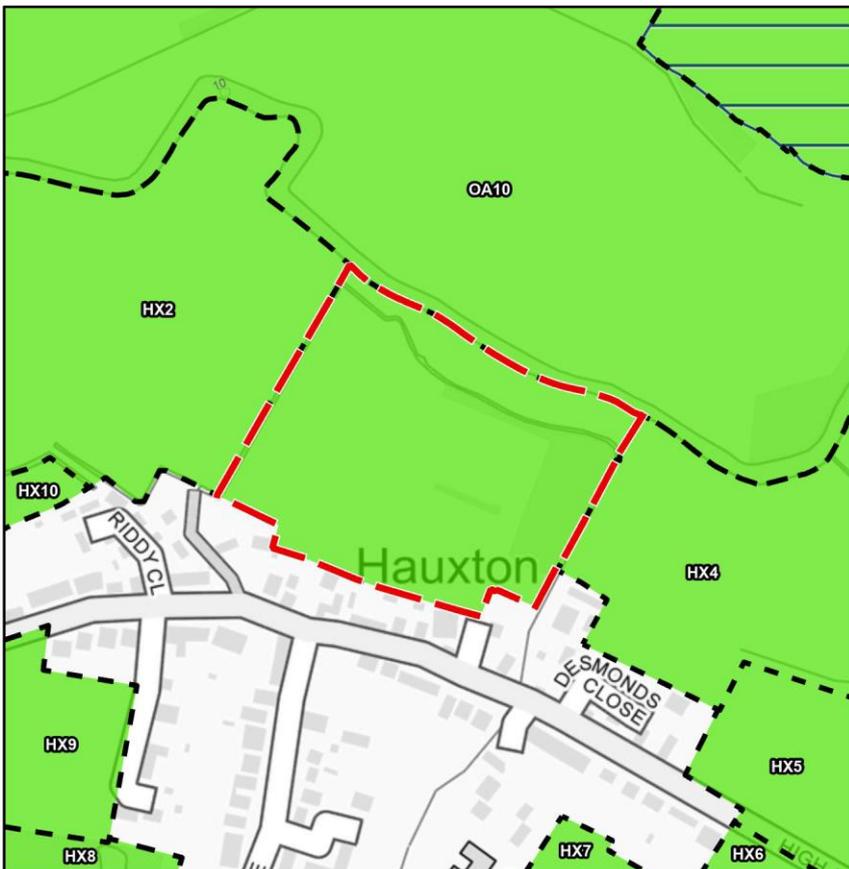
- Parcel HX2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be High.

High

# HX3



-  HX3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HX3

## **Parcel location and openness**

Parcel size: 4.3ha

The parcel is located to the north of Hauxton and is comprised of a residential building and tree cover. The River Cam forms the northern 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**

Land is not contained by inset development and the tree line to the south is a moderate boundary feature between the parcel and Hauxton, so there is no urbanising visual influence. The tree cover within the parcel is relatively prominent, which provides some distinction from Hauxton. Overall, there is strong distinction between the parcel and the inset area.

# HX3

## 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 Hauxton. 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 a wooded area that has a strong distinction from the edge of Hauxton, meaning it has a strong rural character. It is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the wider topographical framework of the city. It also fronts on to historic core of the village along High Street/Church Road, which is marked by Hauxton Conservation Area. As such land allows an appreciation of the rural character and setting 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: Relatively significant

Land lies in a moderate gap between Hauxton and Cambridge (Trumpington), but there are some significant separating features including the River Cam and the M11 motorway. 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.

# HX3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor

The release and development of land within this parcel would increase urbanising visual impact on land to the north from the settlement, resulting in visual exposure of development and weakening the settlement gap between Hauxton and Cambridge.

The adjoining land to the east 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

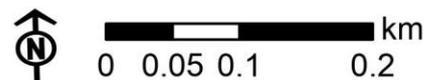
- Parcel HX3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Moderate High.

Moderate High

# HX4



-  HX4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HX4

## **Parcel location and openness**

Parcel size: 5.33ha

The parcel is located to the northeast of Hauxton and is comprised of grassland within the River Cam flood plain. The River Cam forms the northern edge of the parcel while the M11 motorway forms the eastern 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**

Although land is not contained by inset development, the garden boundaries to the southwest create little separation between the parcel and Hauxton, so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hauxton. Overall, there is moderate distinction between the parcel and the inset area.

# HX4

## 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 Hauxton. 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

The parcel comprises open farmland that has a moderate distinction from the edge of Hauxton, meaning it has some rural character. It is also associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the wider topographical framework of the city. 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 is peripheral to a very narrow gap between Hauxton and Little Shelford. 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.

# HX4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising containment of land to the south and land to the west and increase urbanising visual impact on land to the north.

Any release would weaken the settlement gap between Hauxton and Little Shelford, and any partial release would weaken the distinction of land to the south of the river within the remainder of the parcel.

The release and development of land within this parcel would not have an impact on the contribution of land to the east to Green Belt purposes due to strong separation by the M11 motorway.

## Overall harm of Green Belt release

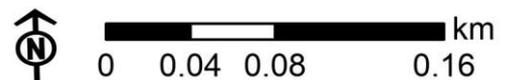
- Parcel HX4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be High.

High

# HX5



-  HX5
-  Neighbouring parcel
-  Green Belt



# HX5

## **Parcel location and openness**

Parcel size: 2.46ha

The parcel is located to the east of Hauxton and contains allotments. The M11 motorway forms the eastern edge of the parcel while High Street forms the southern 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**

Although the parcel is not contained by inset development, it is in close proximity to the inset area and the garden hedgerow boundaries to the west create little boundary separation between the parcel and Hauxton. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hauxton. Overall, there is moderate distinction between the parcel and the inset area.

# HX5

## 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 Hauxton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a moderate distinction from the edge of Hauxton, meaning it has some relationship with the inset area. Whilst it is open, the land has a use (allotments) that associates it with the inset area and weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. 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: Significant

Land lies in a gap which is very narrow but which maintains clear separation between Hauxton and Little Shelford. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# HX5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor-moderate

The release and development of land within this parcel would reduce the settlement gap between Hauxton and Cambridge, although the M11 motorway retains some separation between the two settlements.

The release and development of land within this parcel would not have an impact on the contribution of land to the east or to the south to Green Belt purposes due to separation by the M11 motorway and High Street, respectively.

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

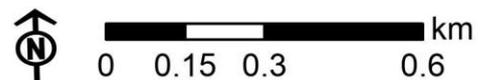
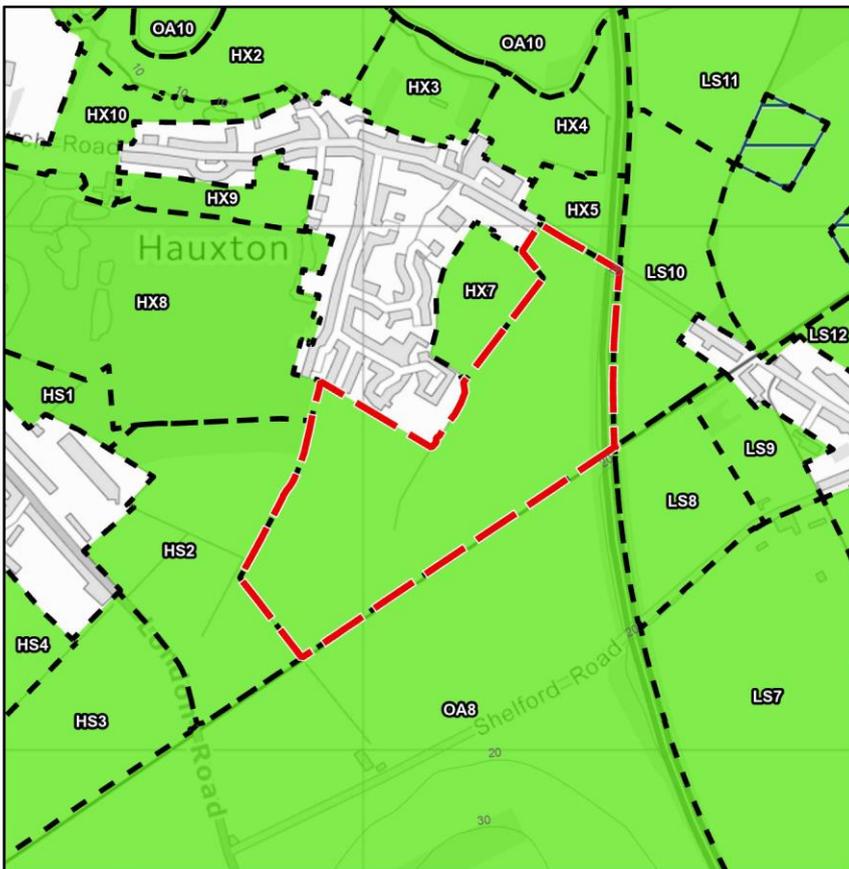
- Parcel HX5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Very High.

Very High

# HX6



-  HX6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HX6

## **Parcel location and openness**

Parcel size: 24.58ha

The parcel is located to the southeast of Hauxton and is dominated by arable land. The M11 motorway forms the eastern edge of the parcel while the railway line forms the southern 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**

The parcel extends a significant distance from Hauxton and is not contained by inset development. However, the garden hedgerow boundaries to the northwest create little separation between the parcel and Hauxton and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset area.

# HX6

## 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 Hauxton. 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 comprises open farmland that has a moderate distinction from the edge of Hauxton, meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. 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: Significant

Land lies in a gap which is very narrow but which maintains clear separation between Hauxton and Little Shelford. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# HX6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor-moderate

The release and development of land within the whole of this parcel would significantly reduce the open settlement gap between Hauxton and Harston to the southwest. Any partial release of land within the northern part of this parcel would also reduce the settlement gap between Hauxton and Little Shelford to the east, but the M11 motorway still retains separation.

The release and development of land within this parcel would not have an impact on the contribution of land to the west or to the south to Green Belt purposes, due to separation by tree cover and the railway line, respectively.

The adjoining land to the north, southwest, and to the east 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

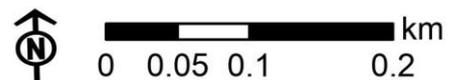
- Parcel HX6 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Very High

Very High

# HX7



-  HX7
-  Neighbouring parcel
-  Green Belt



# HX7

## **Parcel location and openness**

Parcel size: 3.56ha

The parcel is located to the southwest of Hauxton and is comprised of an arable field. High Street is located to the north of the parcel while Hauxton Primary School 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, and the garden hedgerow boundaries create little separation between the parcel and Hauxton. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hauxton. Overall, there is weak distinction between the parcel and the inset area.

# HX7

## 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 Hauxton. 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 weak distinction from the edge of Hauxton, meaning it has a strong relationship with the inset area. However it comprises open farmland and therefore has some rural character. Land does not form or contain any specific features/aspects that contribute 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 peripheral to a very narrow gap between Hauxton and Little Shelford. 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.

# HX7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor

The release and development of land within this parcel would increase the frontage of land to the east with the inset settlement, therefore increasing urbanising visual impact.

## Overall harm of Green Belt release

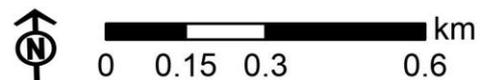
- Parcel HX7 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be High.

High

# HX8



-  HX8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HX8

## Parcel location and openness

Parcel size: 27.33ha

The parcel is located to the southwest of Hauxton and is comprised of ponds (disused gravel pits) and a wooded area.

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 largely contained by inset development, but the size of the area limits the urbanising influence and so there is no urbanising visual influence. The woodland within the parcel is a strong boundary feature creating separation between the parcel and Hauxton and the tree cover and disused gravel pits are very prominent, creating additional distinction from Hauxton. Overall, there is strong distinction between the parcel and the inset area.

# HX8

## 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 Hauxton. 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 comprises ponds and a wooded area that has a strong distinction from the edge of Hauxton. 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: Significant

Land lies in a gap which is very narrow but which maintains clear separation between Hauxton and Harston. 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.

# HX8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor-moderate

Any release and development of land within this parcel would remove woodland and disused gravel pits, which are key separating features between Hauxton and Harston, reducing the gap between the two settlements.

There is no adjacent Green Belt land that makes a stronger contribution.

## Overall harm of Green Belt release

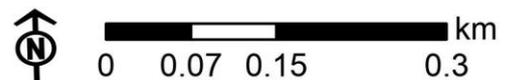
- Parcel HX8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Very High.

Very High

# HX9



-  HX9
-  Neighbouring parcel
-  Green Belt



# HX9

## Parcel location and openness

Parcel size: 2.97ha

The parcel is located in the centre of Hauxton and is comprised of Hauxton Centre village hall and associated playground to the east, and residential gardens to the west. Church Road is located to the north and woodland is located to the south.

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 in close proximity to the inset area and has some degree of containment by inset development to the north and east. The parcel contains residential gardens, leaving little boundary separation between the parcel and Hauxton, so there is urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hauxton.

Overall, there is weak distinction between the parcel and the inset area.

# HX9

## 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 Hauxton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Hauxton, meaning it has a strong relationship with the inset area. Whilst it is open, the land has a use to the east (sports pitches) that associates it with the inset area and weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. 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 lies in a moderate gap between Hauxton and Harston, but there are some significant separating features including woodland and disused gravel pits. 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 relatively limited contribution to Cambridge Purpose 3.

# HX9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Negligible

The release and development of land within this parcel would not have an impact on the contribution of land to the west or to the south to Green Belt purposes, due to separation by tree cover.

## Overall harm of Green Belt release

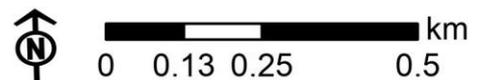
- Parcel HX9 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Low.

Low

# HX10



-  HX10
-  Neighbouring parcel
-  Green Belt



# HX10

## Parcel location and openness

Parcel size: 5.6ha

The parcel is located in the centre of Hauxton and is crossed by Church Road. An industrial yard and associated units are located within the parcel to the south of Church Road, and paddock fields, grassland and more industrial units are located to the north of Church Road.

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 and has some degree of containment by inset development. The tree lines to the west and northwest of the parcel are moderate boundary features, but their role in creating separation between the parcel and Hauxton has been diminished by industrial development to the south of Church Road. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hauxton. Overall, there is weak distinction between the parcel and the inset area.

# HX10

## 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 Hauxton. 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 weak distinction from the edge of Hauxton, meaning it has a strong relationship with the inset area. However it predominantly comprises open agricultural land and therefore has some rural character. Land does not form or contain any specific features/aspects that contribute 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 lies in a narrow gap between the eastern and western parts of Hauxton, but existing urbanising development on Church Road already links them. 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 relatively limited contribution to Cambridge Purpose 3.

# HX10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor

The release and development of land within this parcel would increase urbanising containment of land to the north.

The commercial development within the southern part of the parcel reduces the openness of the parcel. The partial release of land to the south of Church Road could therefore be released in order to reduce the additional impact on land to the north.

The release and development of land within this parcel would not have an impact on the contribution of land to the south or to the west to Green Belt purposes, due to separation by tree cover and Cambridge Road, respectively.

The adjoining land to the east 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 HX10 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively 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 parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Moderate

Moderate

# HX11



-  HX11
-  Neighbouring parcel
-  Green Belt



# HX11

## Parcel location and openness

Parcel size: 27.14ha

The parcel is located to the west of Hauxton and is comprised of arable land. It contains agricultural buildings in the centre of the parcel and Cambridge Road forms the eastern 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

The parcel extends a significant distance from Hauxton and is not contained by inset development. The A10 is a strong boundary feature to the east, which creates separation between the parcel and Hauxton. Therefore, there is no urbanising visual influence from the inset settlement. The landform and land cover of the arable land within the parcel do not create any additional distinction from Hauxton. Overall, there is strong distinction between the parcel and the inset area.

# HX11

## 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 Hauxton. 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 Hauxton. Its rural character therefore contributes to the quality of Cambridge's setting. It also makes some contribution to a rural landscape setting experienced on approach to Cambridge from the south-west along Cambridge Road. 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 gap which is very narrow but which maintains clear separation between Hauxton and Harston. 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.

# HX11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Moderate

Any release and development of land within this parcel would significantly reduce the settlement gap between Hauxton and Harston, resulting in the two settlements merging if land within the whole of the parcel was to be released and at least a moderate additional impact. The release of land within this parcel would also significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the west from the settlement.

The adjoining land to the north, east and 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

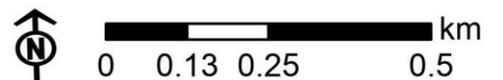
- Parcel HX11 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be Very High.

Very High

# HX12



-  HX12
-  Neighbouring parcel
-  Green Belt



# HX12

## Parcel location and openness

Parcel size: 25.24ha

The parcel is located to the northwest of Hauxton and contains paddock fields, Hauxton Sports Ground, and an Industrial Effluent Disposal Plant. The River Cam flows through the northern area of the parcel, and Cambridge Road forms the eastern edge.

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

Although there is some urbanising visual influence due to the Industrial Effluent Disposal Plant within the parcel, land is not contained by inset development and the A10 to the east is a strong boundary feature creating separation between the parcel and Hauxton. The landform and land cover within the parcel do not create any additional distinction from Hauxton. Overall, there is strong distinction between the parcel and the inset area.

# HX12

## 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 Hauxton. 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 strong distinction from the edge of Hauxton, meaning it has a weak relationship with the inset area. Whilst it contains some development to the west (industrial effluent disposal plant) and has a use to the east (Hauxton Sports Ground) that weakens its rural character, it predominantly comprises open farmland. This makes some contribution to a rural landscape setting experienced on approach to Cambridge from the southwest along Cambridge Road. To the north land is also associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the wider topographical framework of the city. 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 lies in a moderate gap between Hauxton and Haslingfield, but the River Cam is a significant separating feature. 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 limited contribution to Cambridge Purpose 3.

# HX12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hauxton:

Rating: Minor-moderate

The release and development of land within this parcel would result in the inset settlement of Hauxton breaching the A10, which is a strong separating feature. This would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the west from the settlement. The release and development of land within this parcel would also increase urbanising containment, weaken the boundary distinction and increase urbanising visual impact on land to the south from the settlement.

The release of land within this parcel would also reduce the settlement gap between Hauxton and Haslingfield, removing the A10 as a separating feature.

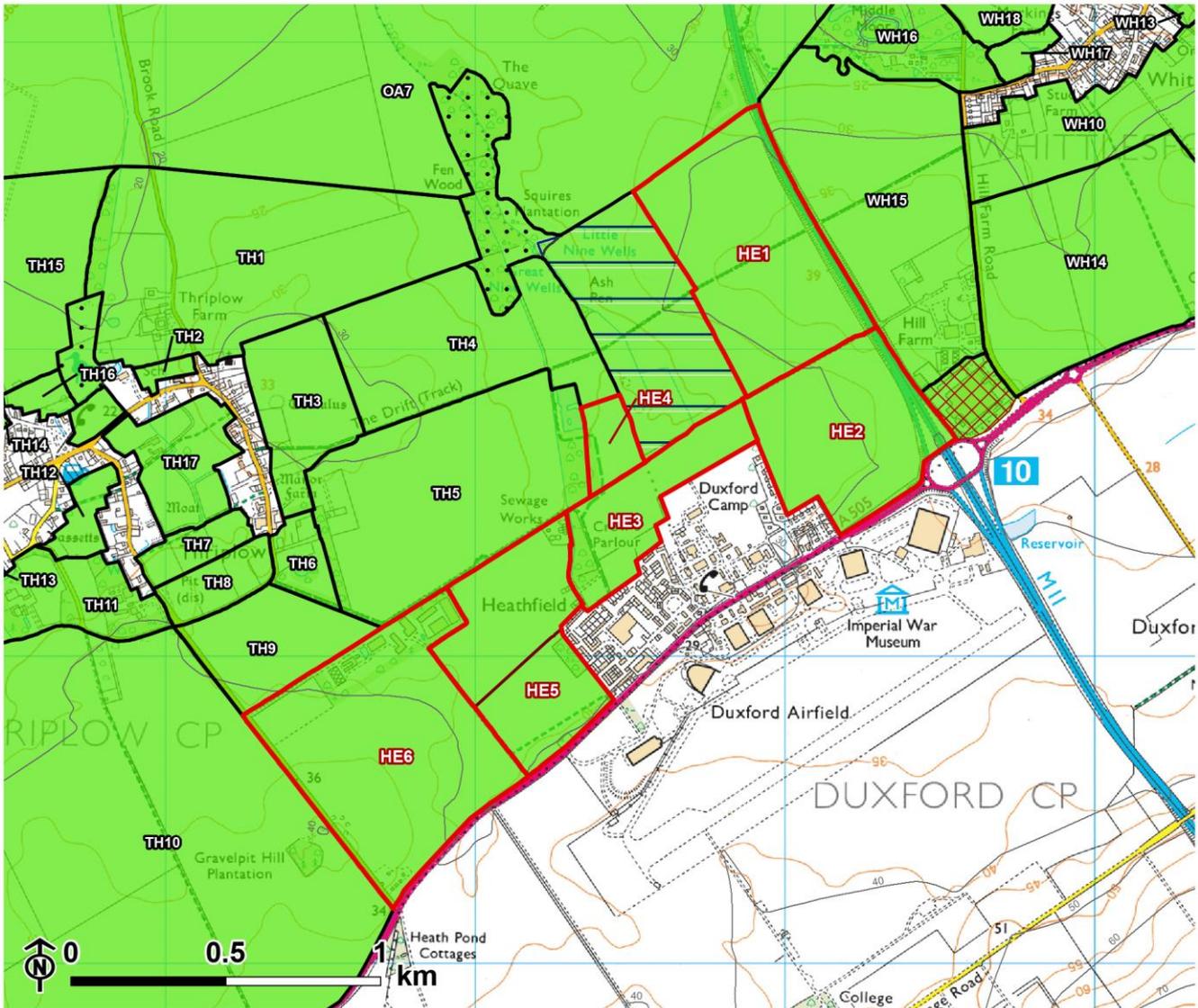
The release and development of land within this parcel would not have an impact on the contribution of land to the northeast to Green Belt purposes, due to separation by tree cover and the A10.

## Overall harm of Green Belt release

- Parcel HX12 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively 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 parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hauxton, would be High.

High

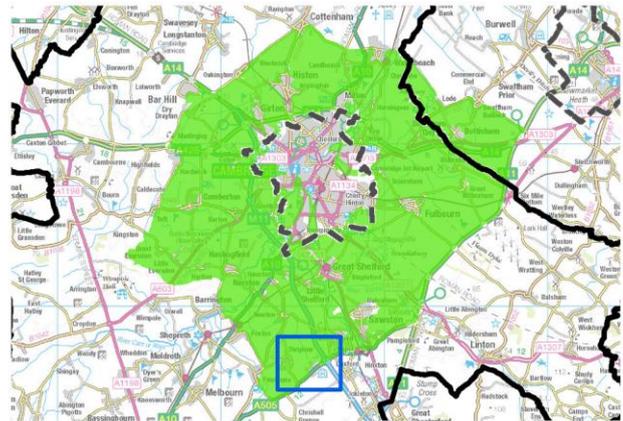
# Heathfield



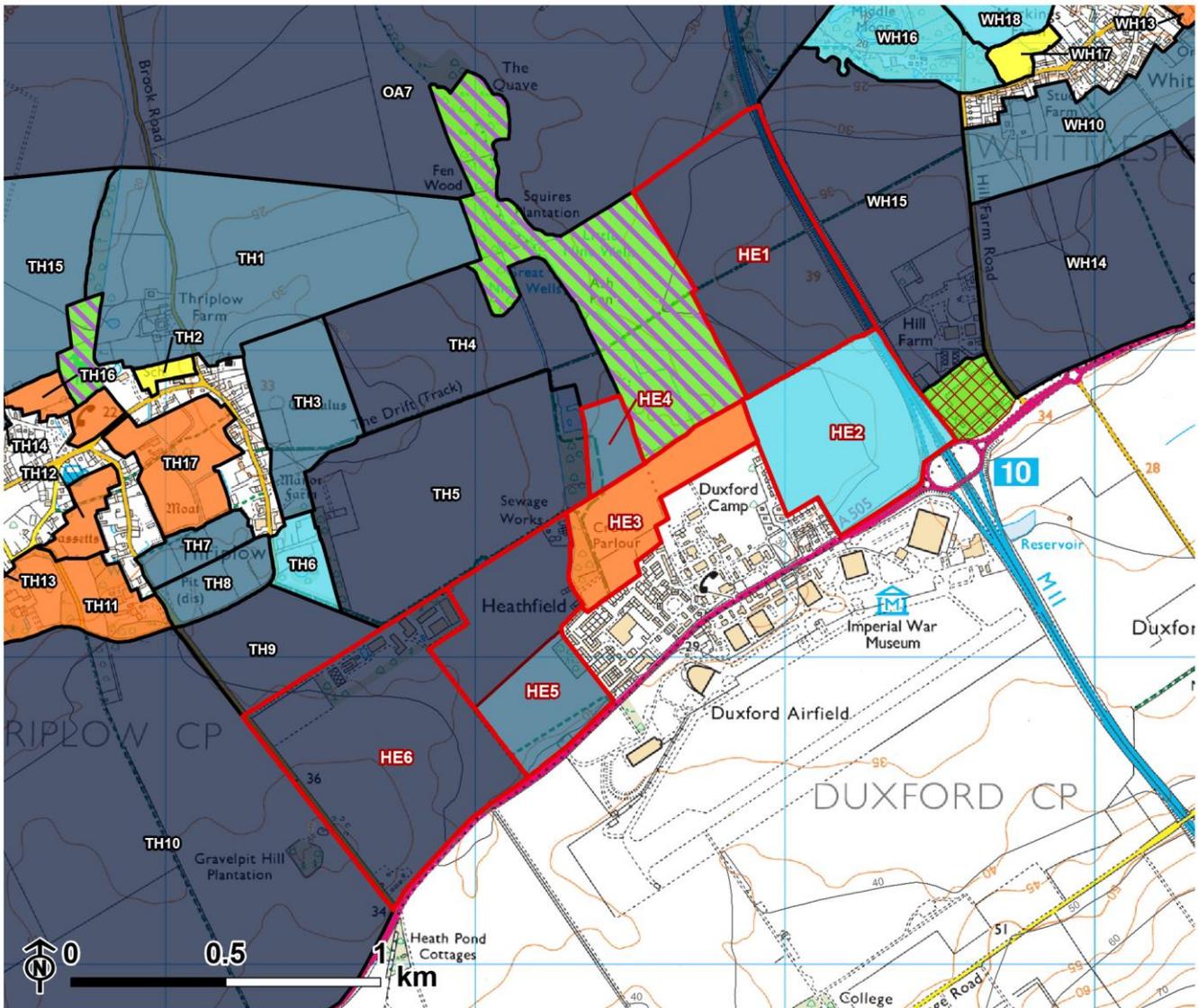
- - - Local Authority boundary
- Heathfield parcel
- Division between parcel sub-areas
- Neighbouring parcel
- No openness
- Green Belt

## Absolute constraints

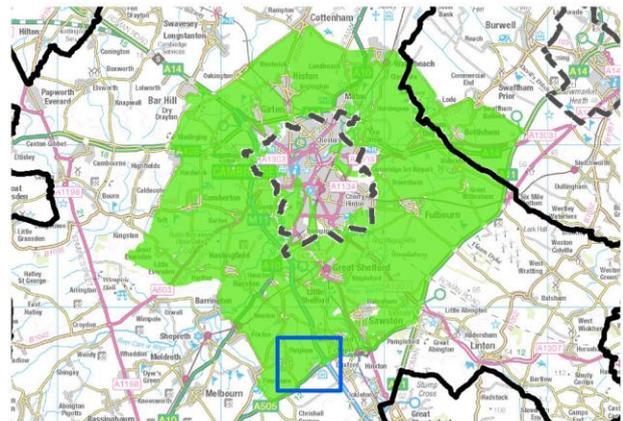
- Site of Special Scientific Interest
- Scheduled monument



# Heathfield



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



## Map copyright information

© Crown copyright and database rights 2021 Ordnance Survey 100022500, 100019730. © Natural England copyright 2021. © Historic England 2021. © Environment Agency copyright and database rights (2021). © Ordnance Survey Crown copyright. Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community.

## 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.

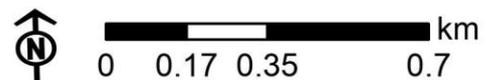
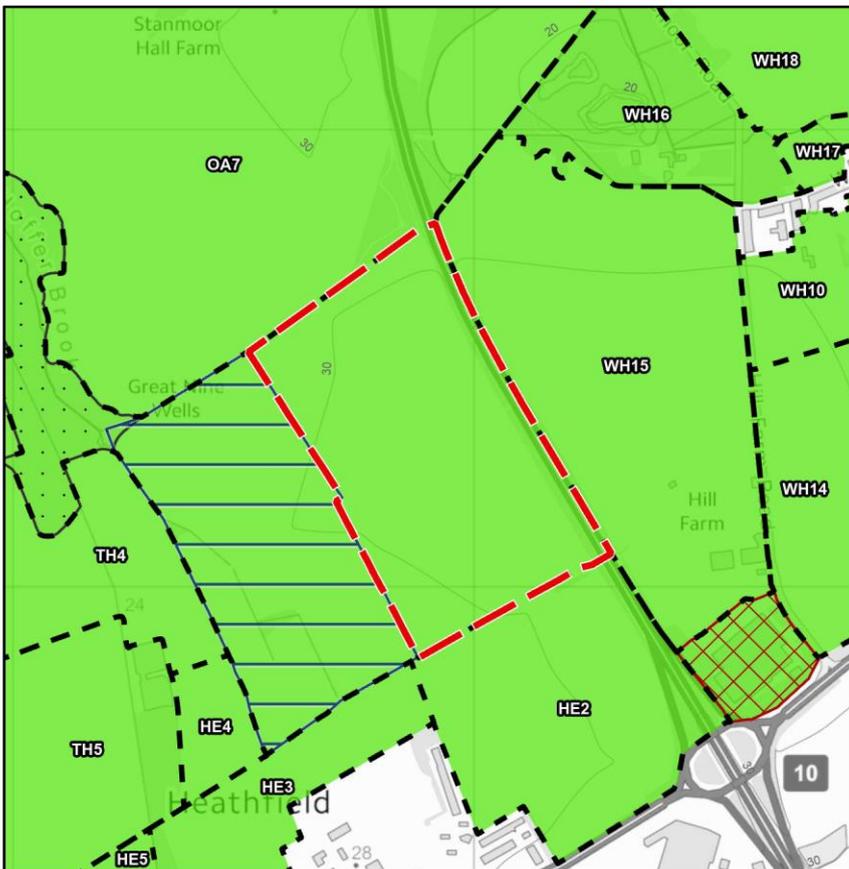
## Overall harm of Green Belt release

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.

# HE1



-  HE1
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



# HE1

## Parcel location and openness

Parcel size: 36.72ha

Agricultural land to the northeast of Heathfield. A Scheduled Monument adjoins the west of the parcel and the M11 motorway corridor adjoins the east.

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

## Distinction between parcel and inset area

The field boundaries to the south of the parcel and the back gardens of houses on the edge of Heathfield together create moderate boundary separation between the parcel and the inset village. The land within the parcel is not contained by inset development and extends a significant distance from the inset area, therefore there is also no urbanising visual influence on the parcel. The agricultural land within the parcel does not create any additional distinction from Heathfield. Overall there is strong distinction between the parcel and the inset area.

# HE1

## 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 Heathfield. 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 and woodland that has a strong distinction from the edge of Heathfield, meaning it has a strong rural character. Land also forms part of the immediate setting of a Scheduled Monument (Roman settlement S of Chronicle Hills) to the west 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 is within a moderate gap between Heathfield and Whittlesford; urbanising development to the east reduces this gap but the intervening M11 motorway forms 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.

# HE1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Heathfield:

Rating: Moderate

Release of land within the parcel would significantly reduce the gap between Heathfield and Whittlesford. In addition, the absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Heathfield and land to the north, as well as increase the urbanising visual impact on this land. Release of land within the parcel would also increase the urbanising containment of land to the east of the parcel.

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

## Overall harm of Green Belt release

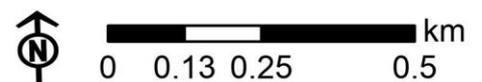
- Parcel HE1 makes a relatively significant contribution preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Heathfield, would be very high.

Very High

# HE2



-  HE2
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# HE2

## Parcel location and openness

Parcel size: 26.68ha

Agricultural land to the northeast of Heathfield. A Scheduled Monument adjoins the northwest of the parcel and the M11 motorway corridor adjoins the east.

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

## Distinction between parcel and inset area

Back gardens of houses along Ledo Road and Burma Road create little boundary separation between the parcel and the inset village of Heathfield. Land has some degree of containment by inset development and there is some urbanising visual influence from the inset settlement to the south and west. Land within the parcel extends a significant distance from the inset area, but the agricultural land cover within the parcel does not create any additional distinction from Heathfield. Overall there is moderate distinction between the parcel and the inset area.

# HE2

## 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 Heathfield. 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

The parcel comprises open farmland that has a moderate distinction from the edge of Heathfield, meaning it has some rural character. It forms part of the immediate setting of a Scheduled Monument (Roman settlement S of Chronicle Hills) to the northwest and therefore 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: Moderate

Land is open and is within a moderate gap between Heathfield and Whittlesford; urbanising development to the east reduces this gap but the intervening M11 motorway forms a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# HE2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Heathfield:

Rating: Minor-moderate

Release of land within the parcel would slightly diminish the contribution that adjacent land to the north makes to the character of the landscape and quality of Cambridge's setting. Release would also reduce the gap between Heathfield and Whittlesford, however the strong separating feature of the M11 motorway corridor would remain. In addition, release of land within the parcel would increase the urbanising visual impact on land to the north.

Land to the west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HE2 makes a moderate contribution preventing communities in the environs of Cambridge from merging with one another 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 Heathfield, would be moderate-high.

Moderate High

# HE3



-  HE3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



# HE3

## Parcel location and openness

Parcel size: 14.52ha

Agricultural fields and a woodland block located to the north of Heathfield. A Scheduled Monument adjoins the north eastern edge of the parcel.

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

## Distinction between parcel and inset area

Land is not contained by inset development and the tree lines bounding the southern edge of the parcel are moderate boundary features between the parcel and the inset village of Heathfield. There is some urbanising visual influence from the inset settlement to the south, and the fields within the parcel do not create any additional distinction from Heathfield. Overall there is moderate distinction between the parcel and the inset area.

# HE3

## 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 Heathfield. 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

The parcel comprises open farmland that has a moderate distinction from the edge of Heathfield, meaning it has some rural character. It forms part of the immediate setting of a Scheduled Monument (Roman settlement S of Chronicle Hills) to the north and therefore 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: Moderate

Land is open and the western part of the parcel is within a moderate gap between Heathfield and Thriplow, but intervening woodland forms a separating feature. Also, the eastern part of the parcel is within a moderate gap between Heathfield and Whittlesford; urbanising development to the east reduces this gap but the intervening M11 motorway forms a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# HE3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Heathfield:

Rating: Minor

Release of the parcel would slightly diminish the contribution that adjacent land to the north makes to the character of the landscape and quality of Cambridge's setting, as well as increase the urbanising visual impact on this land and land to the east.

Due to the presence of the strong woodland boundary in the west of the parcel, release of land within the parcel would not impact the contribution of land to the west to the Green Belt purposes.

## Overall harm of Green Belt release

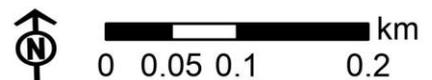
- Parcel HE3 makes a moderate contribution preventing communities in the environs of Cambridge from merging with one another and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Heathfield, would be moderate.

Moderate

# HE4



-  HE4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HE4

## **Parcel location and openness**

Parcel size: 4.22ha

Agricultural land to the north of Heathfield. A Scheduled Monument adjoins the east of the parcel and a woodland adjoins the west.

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

## **Distinction between parcel and inset area**

The field boundaries and tree lines to the south of the parcel form moderate boundary separation between the parcel and the inset village of Heathfield. Land within the parcel is not contained by inset development and there is no urbanising visual influence on the parcel. The agricultural land within the parcel does not create any additional distinction from Heathfield. Overall there is strong distinction between the parcel and the inset area.

# HE4

## 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 Heathfield. 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 and woodland that has a strong distinction from the edge of Heathfield, meaning it has a strong rural character. Land also forms part of the immediate setting of a Scheduled Monument to the east and a SSSI to the north, 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 is within a moderate gap between Heathfield and Thriplow, but intervening woodland forms a 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.

# HE4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Heathfield:

Rating: Minor-moderate

Release of land within the parcel would reduce the settlement gap between Heathfield and Thriplow. In addition, the absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Heathfield and land to the north, as well as increase the urbanising visual impact on this land.

Due to the presence of the strong woodland boundary in the west of the parcel, release of land within the parcel would not impact the contribution of land to the west to the Green Belt purposes.

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

## Overall harm of Green Belt release

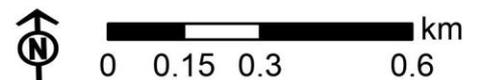
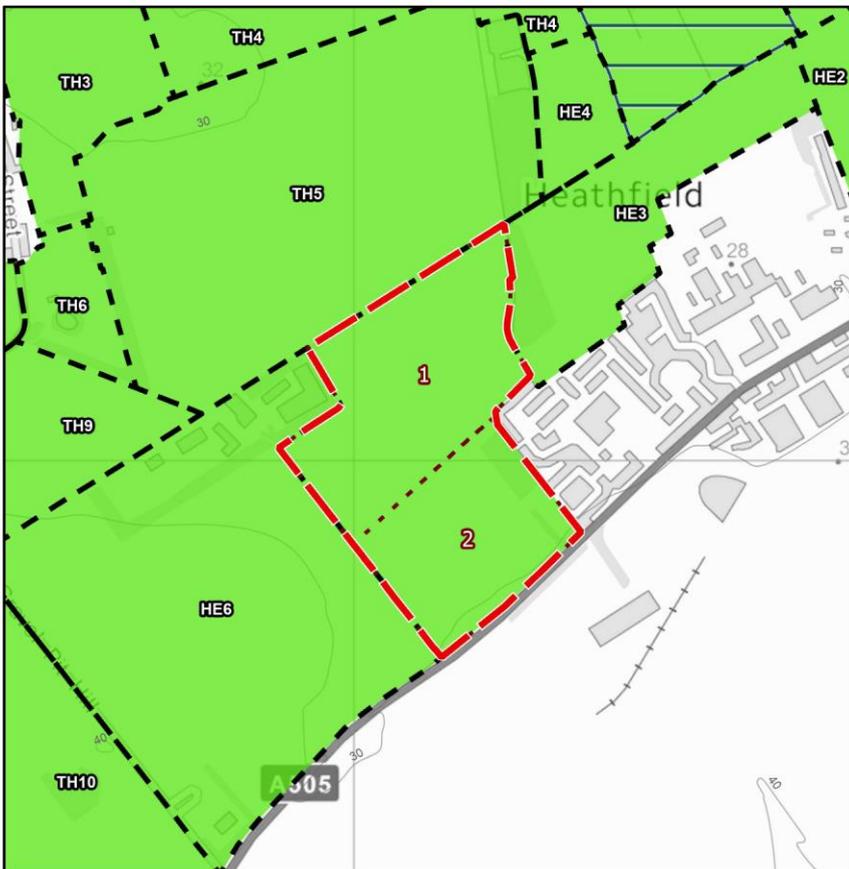
- Parcel HE4 makes a relatively significant contribution preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Heathfield, would be high.

High

# HE5



-  HE5
-  Harm scenario
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HE5

## Parcel location and openness

Parcel size: 26.44ha

Agricultural land to the west of Heathfield. A sewage works is located in the north 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

The back gardens of houses along Kingsway create little boundary separation between the inset village of Heathfield and land in the north of the parcel, and as such there is some urbanising visual influence from the inset settlement in this part of the parcel. With the exception of the playing field adjacent to Ringstone, the woodland marking much of the eastern edge of the southern part of the parcel creates moderate boundary separation between this part of the parcel and the inset area, and as such there is no urbanising visual impact on this part of the parcel. Land within the parcel is not contained by inset development and extends a significant distance from the inset area. The agricultural land within the parcel does not create any additional distinction from Heathfield. Overall there is moderate distinction between the northern part of the parcel and the urban area, and strong distinction between the southern part of the parcel and the urban area.

# HE5

## 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 Heathfield. 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

The parcel predominantly comprises open farmland that has a moderate distinction from the edge of Heathfield, 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 significant

Land within the parcel is open and the northern part of the parcel is within a narrow gap between Heathfield and Thriplow, with no significant separating features. This part of the parcel has some relationship with the urban area but also a degree of distinction from it. The southern part of the parcel is peripheral to this narrow gap but has strong distinction from the inset area. Overall, both parts of the parcel make a relatively significant contribution to Cambridge Purpose 3.

# HE5

## Impact on contribution of adjacent Green Belt

- Release of land within the northern part of the parcel (map area 1) as an expansion of Heathfield:

Rating: Moderate

Release of land within the northern part of the parcel would reduce the already narrow gap between Heathfield and Thriplow. In addition, the absence of alternative Green Belt boundary features means that the release of land in this part of the parcel would weaken the boundary separation between Heathfield and land to the north and west, as well as increase the urbanising visual impact on this land.

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

- Release of land within the southern part of the parcel (map area 2) as an expansion of Heathfield:

Rating: Minor-moderate

Release of land in only the southern part of the parcel would slightly reduce the moderate gap between Heathfield and Thriplow, but the tree cover surrounding the intervening agricultural buildings would provide screening. In addition, the absence of alternative Green Belt boundary features means that the release of land in this part of the parcel would weaken the boundary separation between Heathfield and land to the west, as well as increase the urbanising visual impact on this land.

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

## Overall harm of Green Belt release

- Parcel HE5 makes a relatively significant contribution preventing communities in the environs of Cambridge from merging with one another 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 land in the northern half of the parcel (area 1) would be moderate. Therefore, the harm resulting from its release, as an

## HE5

expansion of Heathfield, would be very high.

Very High

- The additional impact on the adjacent Green Belt of the release of land in the southern part of the parcel (area 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

# HE6



-  HE6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HE6

## Parcel location and openness

Parcel size: 45.31ha

Agricultural land to the west of Heathfield. A recycling centre and a vehicle recycling centre with associated hard standing and buildings are located in the southernmost part of the parcel, contained by a woodland band. A farm and seed supplier, comprising predominantly of agricultural buildings with associated hard standing, is located in the northernmost part of the parcel, and contained by woodland bands.

With the exception of the recycling centres in the southwest of the parcel, the land is open and 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 back gardens of houses along Kingsway create little boundary separation between the inset village of Heathfield and land in the north of the parcel. Tree cover surrounding the farm and seed producing site in the northern most part of the parcel as well as that along the southwestern edge of Heathfield creates stronger boundary separation between Heathfield and the northernmost and southern parts of the parcel. Land within the parcel is not contained by inset development and there is no urbanising visual influence on the parcel. There are no boundary features close to the western edge of Heathfield, which means that there is a gradual weakening of the influence of the inset settlement with distance. The agricultural land within the parcel does not create any additional distinction from Heathfield. Overall there is strong distinction between the parcel and the inset area.

# HE6

## 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 Heathfield. 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 aside from the recycling centres in the south of the parcel, it is open farmland that has a strong distinction from the edge of Heathfield. 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: Significant

Land is open, aside from the recycling centres in the south of the parcel, and the northern part of the parcel is within a narrow gap between Heathfield and Thriplow, with no significant separating features. The remainder of the parcel is peripheral to this narrow gap, playing a weaker role in maintaining their separation. 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. The recycling centres in the south of the parcel make a weaker contribution to Cambridge Purpose 3, but do not impact the contribution of the remainder of the parcel to this purpose.

# HE6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Heathfield:

Rating: Moderate

Release of land within the parcel would significantly reduce the gap between Heathfield and Thriplow. In addition, release of land within the parcel would increase the urbanising visual impact on land to the west.

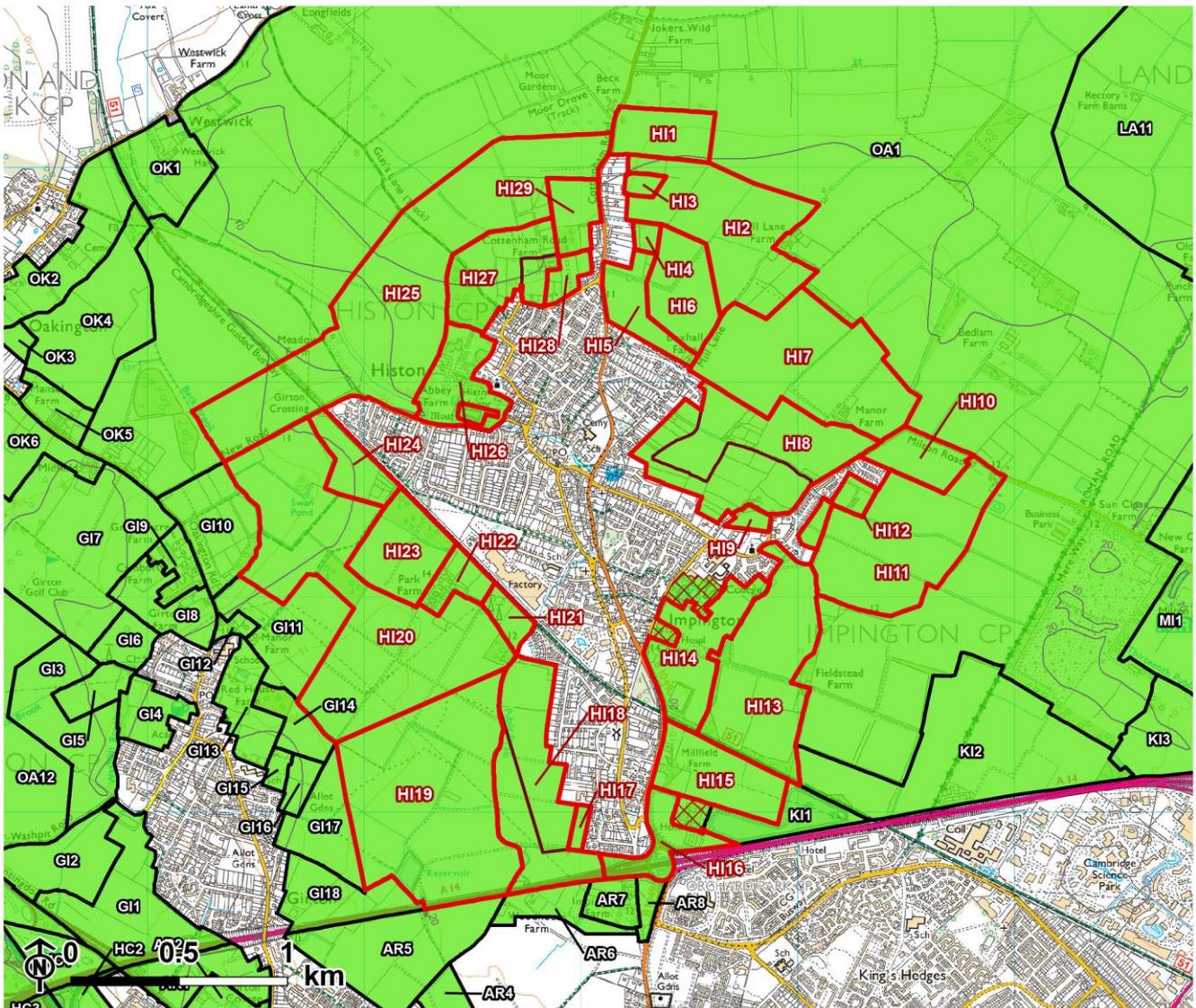
Land to the north of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HE6 makes a significant contribution 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 parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Heathfield, would be very high.

Very High

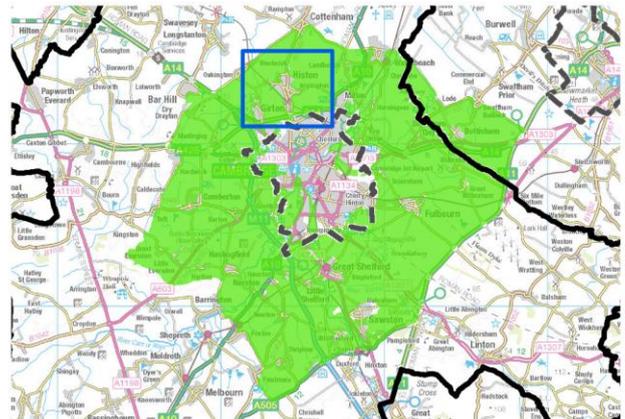
# Histon and Impington



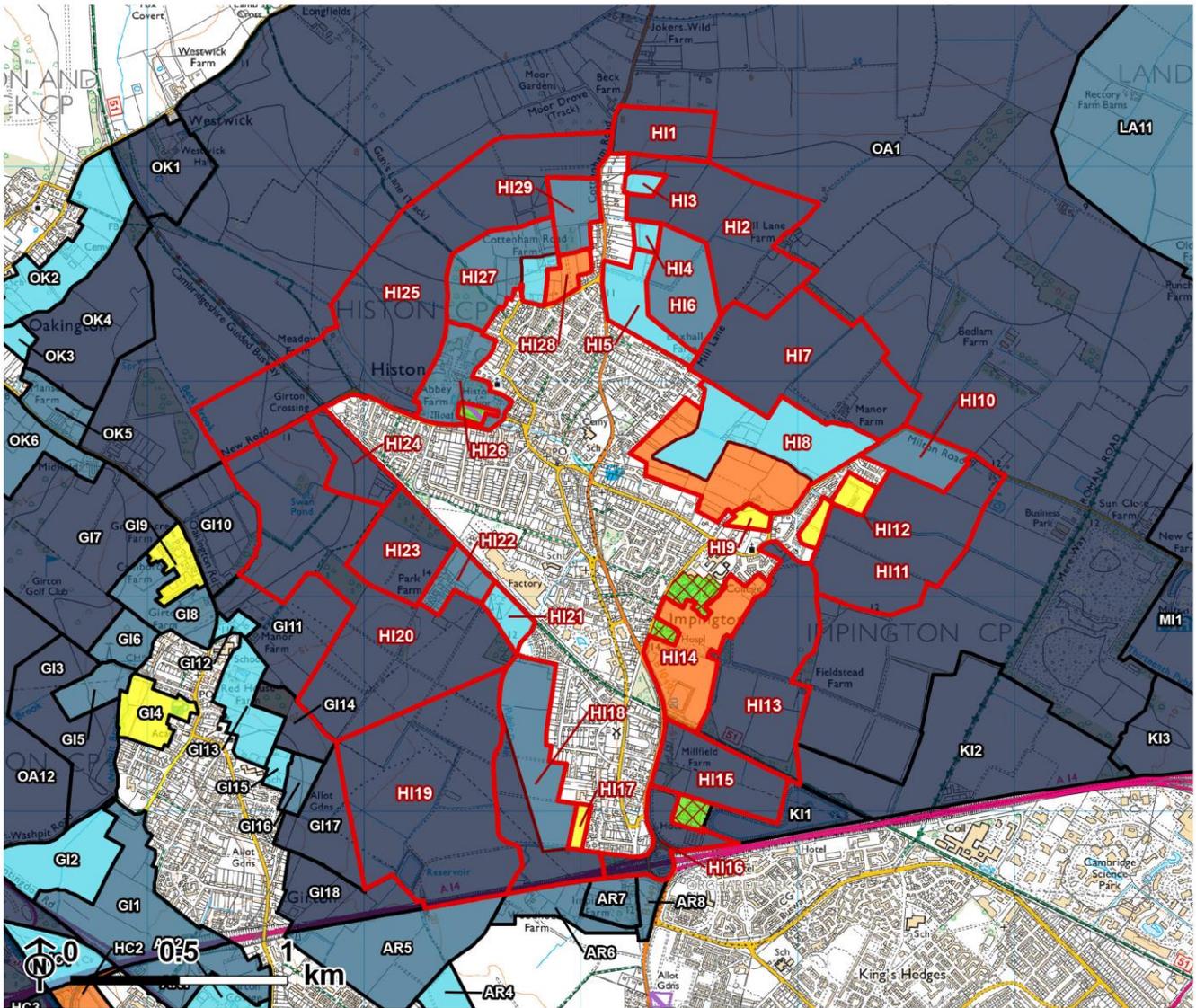
- - - Local Authority boundary
- Histon and Impington parcel
- Division between parcel sub-areas
- Neighbouring parcel
- No openness
- Green Belt

## Absolute constraints

- Site of Special Scientific Interest
- Scheduled monument



# Histon and Impington



- - - Local Authority

Histon and Impington parcel

Division between parcel sub-areas

Neighbouring parcel

No openness

Green Belt

Absolute constraint(s)

## Harm rating

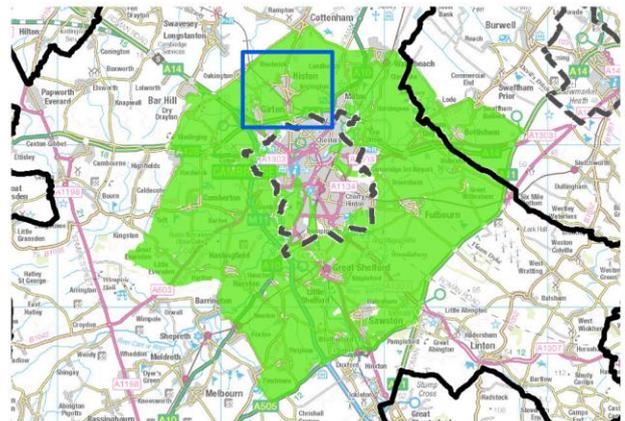
Very high

High

Moderate high

Moderate

Low



## Map copyright information

© Crown copyright and database rights 2021 Ordnance Survey 100022500, 100019730. © Natural England copyright 2021. © Historic England 2021. © Environment Agency copyright and database rights (2021). © Ordnance Survey Crown copyright. Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community.

## 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.

# HI1



-  HI1
-  Neighbouring parcel
-  Green Belt



# HI1

## **Parcel location and openness**

Parcel size: 10.27ha

Arable farmland to the north of Histon.

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

## **Distinction between parcel and inset area**

Although the back garden of the house on Cottenham Road to the south of the parcel creates little boundary separation between the parcel and the inset village of Histon, the parcel is not contained by inset development and extends a significant distance from the inset area. In addition there is no urbanising visual influence on the parcel. The arable land within the parcel does not create any additional distinction from Histon. Overall there is strong distinction between the parcel and the inset area.

# HI1

## 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: Relatively significant

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a strong distinction from Histon, meaning it has a strong rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city along Cottenham Road from the north. 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 is open and lies in a moderate gap between Histon and Cottenham, 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.

# HI1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor-moderate

Release of land within the parcel would narrow the moderate gap between Histon and Cottenham. In addition, the absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Histon and land to the east, as well as increase the urbanising visual impact on land to the north, west and east.

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

## Overall harm of Green Belt release

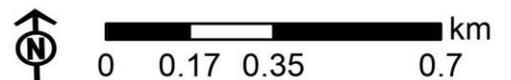
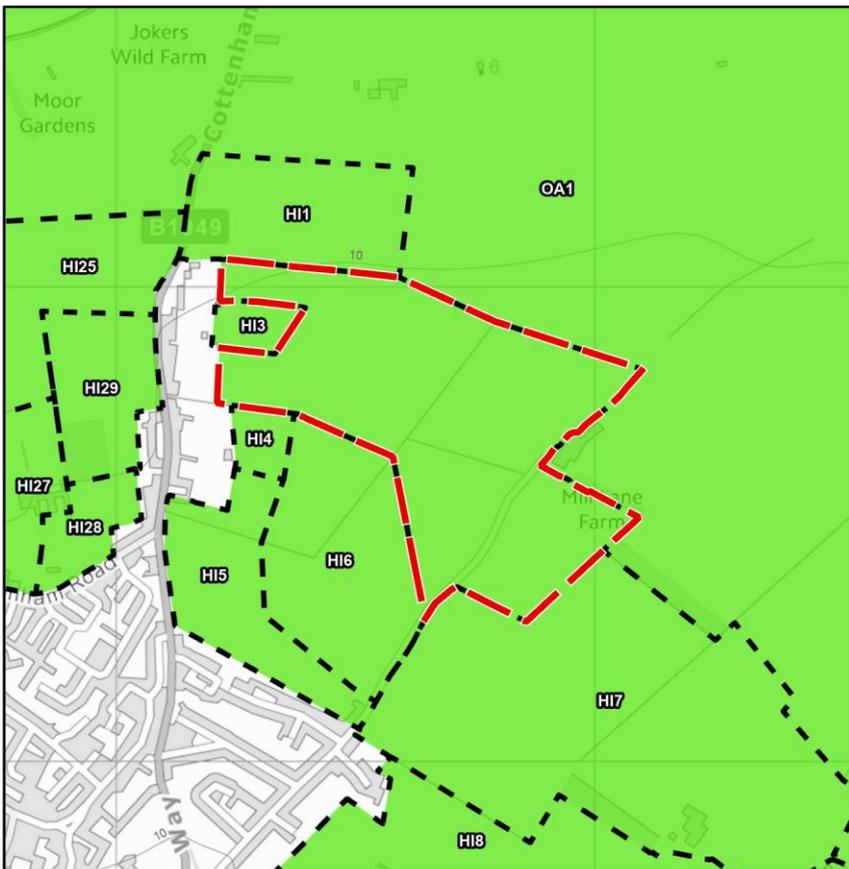
- Parcel HI1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. 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 Histon, would be very high.

Very High

# HI2



-  HI2
-  Neighbouring parcel
-  Green Belt



# HI2

## Parcel location and openness

Parcel size: 34.77ha

Arable farmland to the northeast of Histon.

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 back gardens of houses along Cottenham Road create little boundary separation between the parcel and the inset village of Histon. However, land within the parcel is not contained by inset development and extends a significant distance from the inset area. In addition there is no urbanising visual influence on the land within the parcel. The agricultural land within the parcel does not create any additional distinction from Histon. Overall there is strong distinction between the parcel and the inset area.

# HI2

## 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: Relatively significant

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 Histon/Impington. 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: Moderate

Land is open and lies in a wide gap between Histon and Landbeach. 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.

# HI2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor-moderate

Release of land within the parcel would reduce the wide gap between Histon and Landbeach. In addition, the absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Histon and land to the north, south and east, as well as increase the urbanising visual impact on this land.

Land to the west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

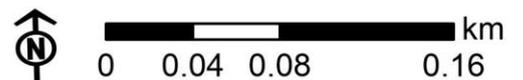
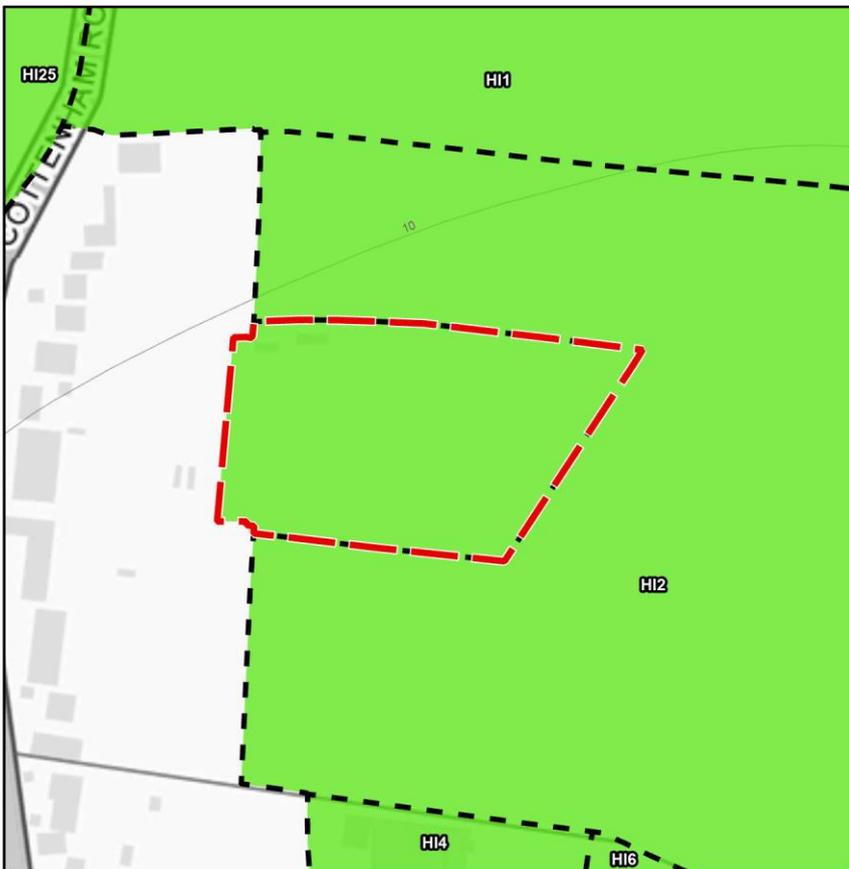
- Parcel HI2 makes a relatively significant contribution to preserving Cambridge's compact character and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with one another. The additional impact 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 Histon, would be very high.

Very High

# HI3



-  HI3
-  Neighbouring parcel
-  Green Belt



# HI3

## Parcel location and openness

Parcel size: 1.65ha

Paddocks located to the northeast of Histon.

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 not contained by inset development, however the back gardens of houses along Cottenham Road create little boundary separation between the parcel and the inset village of Histon and there is some urbanising visual influence from the inset settlement to the west. In addition, the paddocks within the parcel do not create any additional distinction from Histon. Overall there is moderate distinction between the parcel and the inset area.

# HI3

## 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: Moderate

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate 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 Histon, meaning it has some relationship with the inset area. However, it comprises open farmland/paddocks meaning it has some rural character. Land contains no other 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 Histon and Landbeach. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# HI3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor

Release of land within this parcel would increase the urbanising containment and visual impact on land to the north and south.

## Overall harm of Green Belt release

- Parcel HI3 makes a moderate contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting and 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 parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Histon, would be moderate-high.

Moderate High

# HI4



-  HI4
-  Neighbouring parcel
-  Green Belt



# HI4

## Parcel location and openness

Parcel size: 1.6ha

The parcel is located on the northeast of Histon and comprises of paddocks, grassland, tree cover and scrub.

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 the back gardens of houses along Cottenham Road create little boundary separation between the parcel and the inset village of Histon. There is also some urbanising visual influence from the inset settlement to the west. However, the land is not contained by inset development and the tree cover within the parcel provides some additional distinction from Histon. Overall there is moderate distinction between the parcel and the inset area.

# HI4

## 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: Moderate

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate 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 Histon, meaning it has some relationship with the inset area. However, it comprises open farmland/paddocks meaning it has some rural character. Land contains no other 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 Histon and Landbeach. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# HI4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor

Release of land within the parcel would increase urbanising visual impact on surrounding land to the north, south and east.

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

## Overall harm of Green Belt release

- Parcel HI4 makes a moderate contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting and 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 parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Histon, would be moderate-high.

Moderate High

# HI5



-  HI5
-  Neighbouring parcel
-  Green Belt



# HI5

## Parcel location and openness

Parcel size: 9.01ha

Arable farmland to the northeast of Histon. A new primary school is under construction in the southwest of the parcel.

With the exception of the emerging primary school development in the southwest of the parcel, the land is open.

## Distinction between parcel and inset area

The back gardens of houses along Garden Walk, as well as the new urbanising development breaching Glebe Way road in the southwest of the parcel, create little boundary separation between the parcel and the inset village of Histon. Land is in close proximity to the inset area and has some degree of urbanising containment and visual influence by inset development within Histon to the south and west, and by the new primary school development in the southwest of the parcel. The arable farmland within the parcel does not create any additional distinction from Histon. Overall there is weak distinction between the parcel and the inset area

# HI5

## 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: Relatively limited

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Histon, meaning it has a strong relationship with the inset area. However, it comprises open farmland and therefore 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: Limited/No contribution

Land is open and lies in a wide gap between Histon and Landbeach. 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.

# HI5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Histon and land to the north and east of the parcel, and would increase the urbanising visual influence on this land.

## Overall harm of Green Belt release

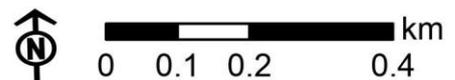
- Parcel HI5 makes a relatively limited contribution to preserving Cambridge's compact character and to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Histon, would be moderate-high. The new primary school, currently under construction, lacks openness and therefore makes no contribution to the Green Belt purposes.

Moderate High

# HI6



-  HI6
-  Neighbouring parcel
-  Green Belt



# HI6

## Parcel location and openness

Parcel size: 13.91ha

Arable farmland to the northeast of Histon.

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

## Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance from the inset area. However, the back gardens of houses along Cottenham Road and Garden Walk, as well as the new urbanising development to the east of Glebe Way, create little boundary separation between the parcel and the inset village of Histon. There is some urbanising visual influence from the inset settlements to the south and west, and the arable land within the parcel does not create any additional distinction from Histon. Overall there is moderate distinction between the parcel and the inset area.

# HI6

## 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: Moderate

Land is open and is close to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land comprises open agricultural land that has a moderate distinction from Histon, 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 Histon and Landbeach. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall, Overall the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# HI6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Histon and land to the north and east, as well as increase the urbanising visual impact on this land.

Land to the west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

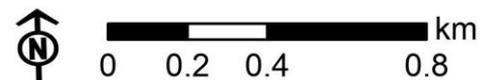
- Parcel HI6 makes a moderate contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Histon, would be high.

High

# HI7



-  HI7
-  Neighbouring parcel
-  No openness
-  Green Belt



# HI7

## **Parcel location and openness**

Parcel size: 42.4ha

Arable farmland located to the northwest of Impington.

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 garden boundaries of houses along Mill Lane create little boundary separation between the parcel and the inset settlement of Impington. However, land within the parcel is not contained by inset development and extends a significant distance from the inset area, and therefore there is no urbanising visual influence on the parcel. The arable farmland within the parcel creates little boundary separation between the parcel and the inset settlement of Impington. Overall there is strong distinction between the parcel and the inset area.

# HI7

## 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: Relatively significant

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 Impington. 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: Moderate

Land is open and lies in a wide gap between Histon/Impington and Landbeach. 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.

# HI7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Impington and land to the north and east, as well as increase the urbanising visual impact on this land. In addition, release would reduce the wide settlement gap between Impington and Landbeach.

Land to the west and south of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

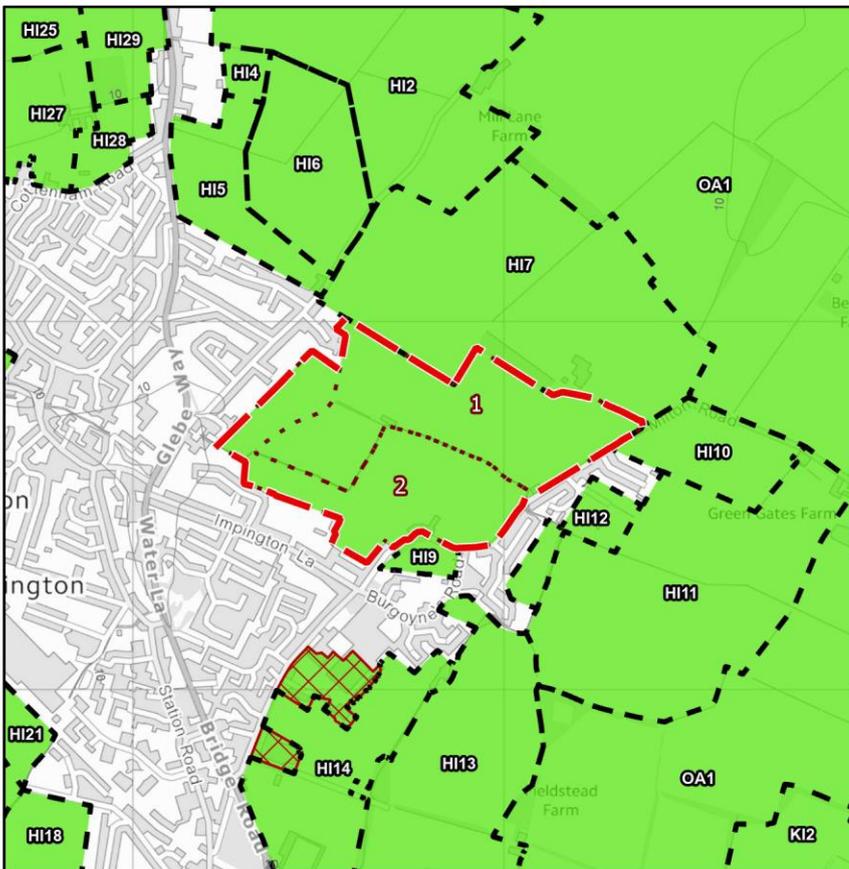
- Parcel HI7 makes a relatively significant contribution to preserving Cambridge's compact character and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and to maintaining and enhancing the quality of Cambridge's setting. The additional impact 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 Impington, would be very high.

Very High

# HI8



-  HI8
-  Harm scenario
-  Neighbouring parcel
-  No openness
-  Green Belt



# HI8

## Parcel location and openness

Parcel size: 39.93ha

Fields, paddocks, scrub, wooded copses and gardens located to the east of Impington.

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

Milton Road is a moderate boundary feature between land in the east of the parcel and the inset village of Impington. However, the back gardens of houses to the south and west of the parcel create little boundary separation between the parcel and Impington. The parcel is largely contained by inset development, but the size of the area limits the urbanising influence, but there is some urbanising visual influence from the inset settlements to the south, east and west. The fields and paddocks that occupy the majority of the parcel do not create any additional distinction from Impington. Overall there is moderate distinction between the parcel and the urban area.

# HI8

## 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: Moderate

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate 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 and woodland that has a moderate distinction from the edge of Impington, meaning it has some rural character. Land lies partly within and fronts directly onto Histon and Impington Conservation Area to the south and as such allows some appreciation of the rural character and setting of the more intact and historic parts of Impington (including Burgoyne's Road), 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 limited

Land is open and lies in a wide gap between Impington and Landbeach. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# HI8

## Impact on contribution of adjacent Green Belt

- Release of land beyond the smaller hedged fields on the inset settlement edge (map areas 1 and 2), as an expansion of Impington:

Rating: Minor

Release of land within the parcel would increase the urbanising visual impact on land to the north.

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

- Release of land within the smaller hedged fields on the inset settlement edge (map area 2) as an expansion of Impington:

Rating: Negligible

Release of only the smaller hedged fields on the inset settlement edge would not increase the urbanising visual impact on land to the north of the parcel.

Land within the north of the parcel itself and to the south of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HI8 makes a moderate contribution to preserving Cambridge's compact character and to maintaining and enhancing the quality of Cambridge's setting, and a relatively 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 land within the parcel extending beyond the smaller hedged fields on the inset settlement edge (map areas 1 and 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Impington, would be moderate-high.

Moderate High

## HI8

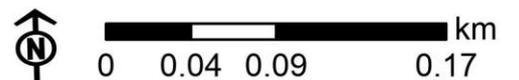
- The additional impact on the adjacent Green Belt of the release of only land within the smaller hedged fields on the inset settlement edge (map area 2) would be negligible. Therefore, the harm resulting from its release, as an expansion of Impington, would be moderate.

Moderate

# HI9



-  HI9
-  Neighbouring parcel
-  Green Belt



# HI9

## Parcel location and openness

Parcel size: 1.66ha

Amenity grassland contained by trees located on the northern edge of Impington.

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

## Distinction between parcel and inset area

The back gardens of houses to the south of the parcel create little boundary separation between the parcel and the inset village of Impington. Land is in close proximity to the inset area and is largely contained by inset development, and therefore there is some urbanising visual influence from the surrounding inset area on the parcel. The amenity grassland within the parcel does not create any additional distinction from Impington. Overall there is weak distinction between the parcel and the inset area.

# HI9

## 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: Relatively limited

Land is open and adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited 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 and woodland that has a weak distinction from the edge of Impington, meaning it has some rural character. Land lies partly within and fronts directly onto Histon and Impington Conservation Area to the south and as such allows some appreciation of the rural character and setting of the more intact and historic parts of Impington (including Burgoyne's Road), 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: Limited/No contribution

Land is too closely contained by the settlement of Impington to contribute to its separation from any other settlement. The parcel makes no contribution to Cambridge Purpose 3.

# HI9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Negligible

Due to the containment of the parcel by urbanising development and tree cover, release of the parcel would not impact the contribution of adjacent land to the north to the Green Belt purposes.

## Overall harm of Green Belt release

- Parcel HI9 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Impington, would be low.

Low

# HI10



-  HI10
-  Neighbouring parcel
-  Green Belt



# HI10

## **Parcel location and openness**

Parcel size: 8.32ha

Arable field to the northeast of Impington.

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

## **Distinction between parcel and inset area**

The back gardens of houses along St Andrews Way create little boundary separation between the parcel and the inset village of Impington. However, the land within the parcel is not contained by inset development and there is no urbanising visual influence on the parcel. The agricultural land within the parcel does not create any additional distinction from Impington. Overall there is moderate distinction between the parcel and the urban area.

# HI10

## 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: Relatively significant

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land comprises open agricultural land with a moderate distinction from the edge of Impington, 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: Moderate

Land is open and lies in a moderate gap between Impington and Milton, but the intervening tree-bounded and elevated landfill site located between the settlements, in combination with the A10 road bounding the east of Milton, forms a significant separating feature. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate contribution to Cambridge Purpose 3.

# HI10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Minor-moderate

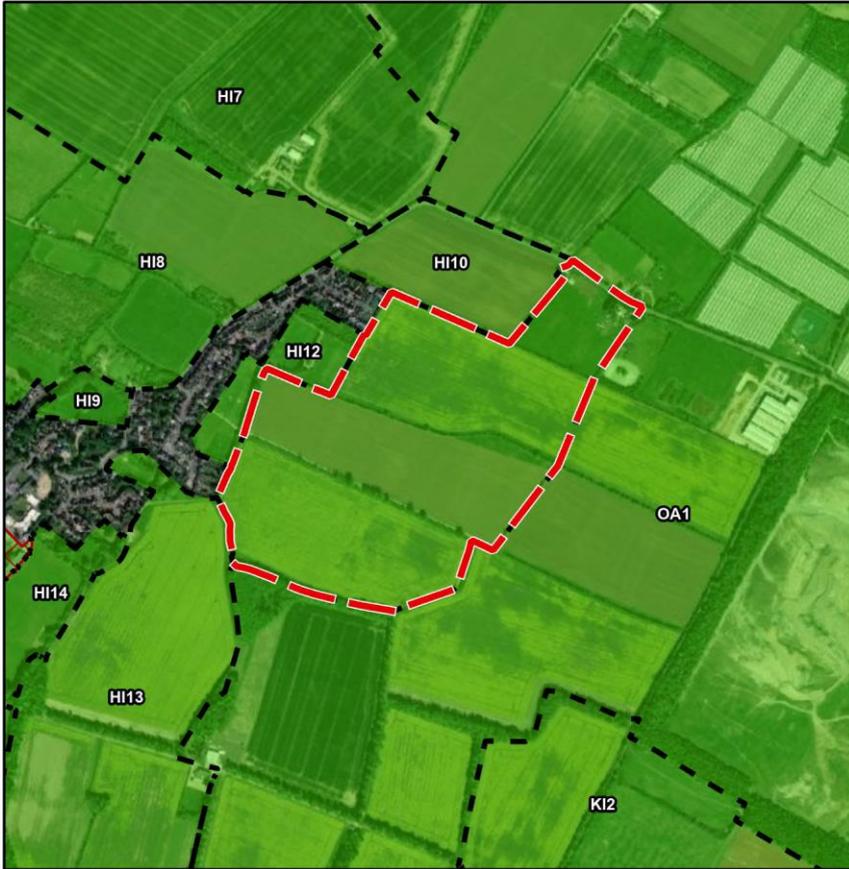
Release of land within the parcel would reduce the moderate gap between Impington and Milton, and would increase the urbanising visual impact on surrounding land to the north, south, east and west. In addition, release of the parcel would increase the urbanising containment of land to the south.

## Overall harm of Green Belt release

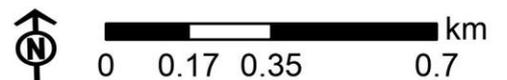
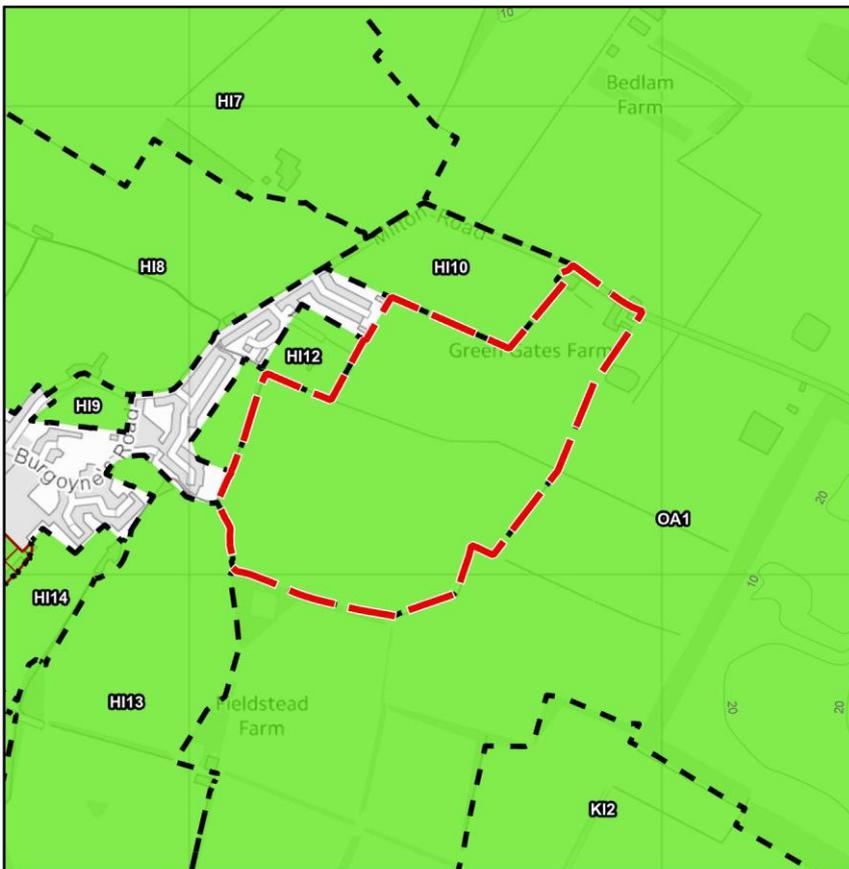
- Parcel HI10 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's 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 Impington, would be high.

High

# HI11



-  HI11
-  Neighbouring parcel
-  No openness
-  Green Belt



# HI11

## **Parcel location and openness**

Parcel size: 37.23ha

Arable farmland and polytunnel farming to the east of Impington.

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 field boundaries and back gardens of houses to the east of Milton Road to the west create little boundary separation between the parcel and the inset village of Impington, land within the parcel extends a significant distance from the inset area and is not contained by inset development. In addition, there is no urbanising visual influence on the parcel. The agricultural land within the parcel does not create any additional distinction from Impington. Overall there is strong distinction between the parcel and the inset area.

# HI11

## 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: Relatively significant

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 Impington. 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 Impington and Milton, and between Impington and Cambridge City, but the intervening tree-bounded and elevated landfill site located between the settlements, in combination with the A10 road bounding the east of Milton and the A14 bounding the north of Cambridge, form 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 relatively significant contribution to Cambridge Purpose 3.

# HI11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Minor-moderate

Release of land within the parcel would reduce the moderate gap between Impington and Milton, and between Impington and Cambridge, however the significant separating features of the landfill site, A10 and A14 would remain. In addition, release of land within the parcel would increase the urbanising visual influence on land to the north, south, east and southwest, and increase the urbanising containment of land to the southwest.

Land to the west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HI11 makes a relatively significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city and 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 parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Impington, would be very high.

Very High

# HI12



-  HI12
-  Neighbouring parcel
-  Green Belt



# HI12

## **Parcel location and openness**

Parcel size: 4.23ha

Three small paddocks along the eastern edge of Impington.

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**

Land is in close proximity to the inset area and the back gardens of houses to the east of Milton Road create little boundary separation between the parcel and Impington. Land has some degree of containment by the adjoining inset development and there is urbanising visual influence from the inset settlement to the north, west and southwest. The grassland within the parcel does not create any additional distinction from Impington. Overall there is weak distinction between the parcel and the inset area.

# HI12

## 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: Relatively limited

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Impington, meaning it has a strong relationship with the inset area. However, it is open and land use is not associated with the urban area, and therefore has some rural character. Land does not form or contain any specific features/aspects that contribute 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: Limited/No contribution

Land is open and is peripheral to a moderate gap between Impington and Milton, and between Impington and Cambridge City. 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.

# HI12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Negligible

Due to its contained and narrow nature, release of the parcel would not impact the contribution of land to the east to the Green Belt purposes.

## Overall harm of Green Belt release

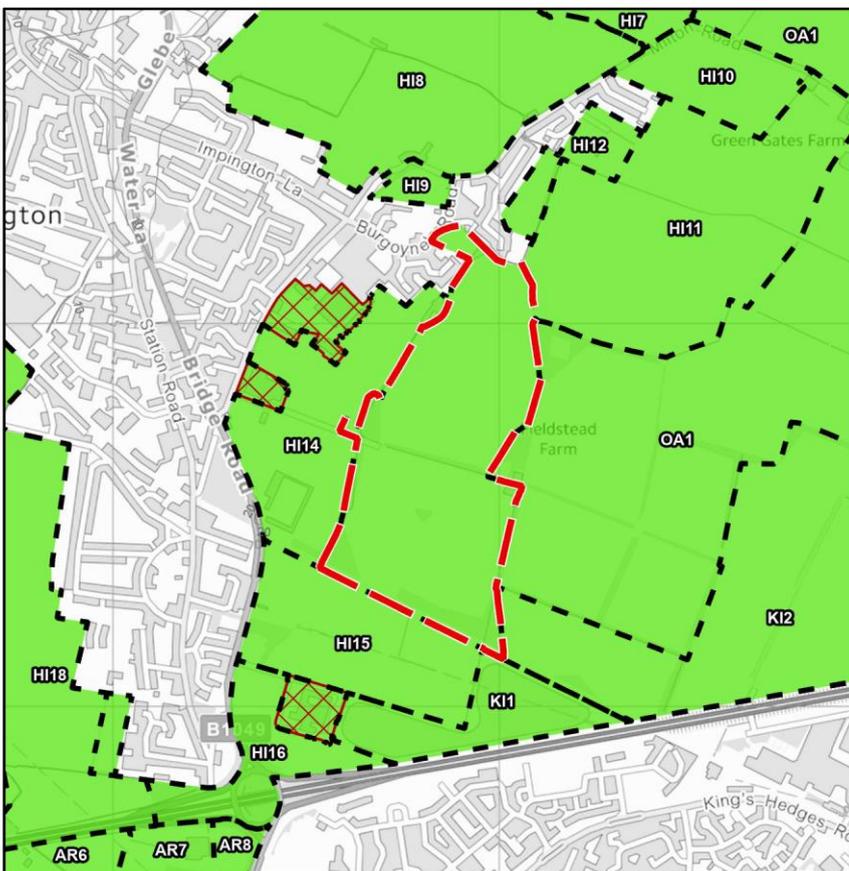
- Parcel HI12 makes a makes a relatively limited contribution to preserving Cambridge's compact character and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Impington, would be low.

Low

# HI13



-  HI13
-  Neighbouring parcel
-  No openness
-  Green Belt



# HI13

## **Parcel location and openness**

Parcel size: 35.34ha

Arable farmland to the southeast of Impington.

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 to the north and northwest of the parcel form moderate boundary features between the parcel and the inset village of Impington, whilst the woodland bands along the west of the parcel in addition to the woodland band, New Road and Bridge Road along the eastern edge of Impington together create strong boundary separation between the southern field within the parcel and the inset area to the east. Land within the parcel extends a significant distance from the inset area and is not contained by inset development. There is no urbanising visual influence on land within the parcel. The agricultural land within the parcel does not create any additional distinction from Impington. Overall there is strong distinction between the parcel and the inset area.

# HI13

## 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: Relatively significant

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land forms a remnant part of Impington Park and comprises open farmland defined by well-established hedgerows and tree belts. It therefore has a strong rural character that contributes to the quality of Cambridge's setting. A small part of the parcel to the north also lies within Histon and Impington Conservation Area and forms part of the immediate setting of the Church of St Andrew (Grade I listed building), and as such allows an appreciation of the rural character and setting of the more intact and historic parts of Impington (including Burgoynes Road), 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 is open and lies in a moderate gap between Histon and Impington and Milton, and between Histon and Impington and Cambridge City, but the intervening tree-bounded and elevated landfill site located between the settlements, in combination with the A10 road bounding the east of Milton and the A14 bounding the north of Cambridge, form significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would

# HI13

be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# HI13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Minor-moderate

Release of land within the parcel would increase the urbanising containment and visual impact on land to the south, and would increase the urbanising visual impact on land to the east. In addition, release of land within the parcel would reduce the moderate gap between Impington and Milton, and between Impington and Cambridge. Release of land within the parcel would therefore have a minor-moderate impact on the contribution of adjacent Green Belt land, however release of the entirety of the parcel would significantly narrow the moderate gap between Impington and Cambridge and would therefore have a moderate impact on the contribution of adjacent Green belt land.

Land to the west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HI13 makes a relatively significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city and 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 parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Impington, would be very high.

Very High

# HI14



-  HI14
-  Neighbouring parcel
-  No openness
-  Green Belt



# HI14

## Parcel location and openness

Parcel size: 18.12ha

The parcel is located to the west of Impington. The north of the parcel comprises of sports fields adjoining Impington Village College, the centre of the parcel comprises of the car park adjoining Spire Cambridge Lea Hospital, and the south of the parcel comprises of the sports fields at Histon and Impington Recreation Ground, a playground, an individual dwelling, the indoor and outdoor sports courts at Histon Tennis club, and the Glassworld Football stadium, including the football pitch with associated buildings and car park.

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 tree lines, New Road and Bridge Road along the western edge of the parcel form moderate boundary features between the parcel and the inset village of Impington. Land has some degree of containment by, as well as urbanising visual influence from, the adjoining inset settlement and the urbanising development at Impington Village College and Spire Cambridge Lea Hospital to the north, west and southwest. The recreational land uses within the parcel do not create any additional distinction from Impington. Overall there is moderate distinction between the parcel and the inset area.

# HI14

## 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: Moderate

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate 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 Impington, meaning it has some relationship with the inset area. It also contains development (Cambridge Lea Hospital, Impington Sports Centre and Impington Village College) and has a use (Histon and Impington Recreation Ground and sports fields) that weakens its rural character. A small part of the parcel to the northeast lies within Histon and Impington Conservation Area, although this is separated from the more historic parts of the village by later residential development on Percheron Close. 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 open and is peripheral to a moderate gap between Impington and Milton, and between Impington and Cambridge City. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# HI14

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Minor

Release of the parcel would slightly diminish the contribution that adjacent land to the east makes to the character of the landscape and quality of Cambridge's setting.

## Overall harm of Green Belt release

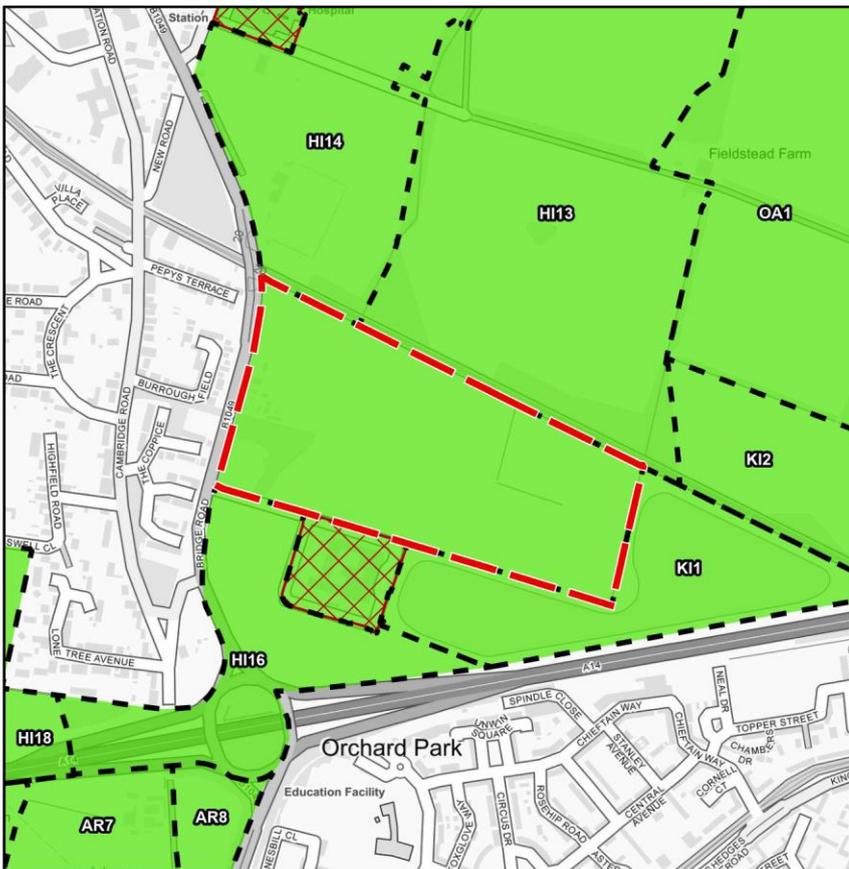
- Parcel HI14 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city and with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Impington, would be moderate.

Moderate

# HI15



-  HI15
-  Neighbouring parcel
-  No openness
-  Green Belt



# HI15

## Parcel location and openness

Parcel size: 16.1ha

The parcel is located on the south eastern edge of Impington, to the north of Cawcutts lake and the Holiday Inn Cambridge to the north of Cambridge City. It comprises of fields with a wooded copse and some individual buildings 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

Cawcutts lake and the A14 to the south form a strong boundary feature between the parcel and the main urban area of Cambridge to the south, whilst Bridge Road bounding the west of the parcel is a moderate boundary feature between the parcel and the inset village of Impington. The land within the parcel extends a significant distance from the inset and main urban areas and is not contained by urban or inset development. Overall there is also no urbanising visual influence within the parcel. The fields within the parcel do not create any additional distinction from Impington or Cambridge. Therefore, there is strong distinction between the parcel and the inset and main urban areas.

# HI15

## 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: Significant

Land is open and is close to the main urban area of Cambridge. There is strong distinction between the parcel and the inset and main urban areas, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land with a strong distinction from the edge of Impington, meaning it has a strong rural character. This is experienced when approaching the wider city along Cambridge Road from the north and along the Cambridgeshire Guided Busway from the northwest. 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 is open and is peripheral to a very narrow gap between Impington and Cambridge. There is strong distinction between the parcel and the inset and main urban areas, 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.

# HI15

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Moderate

Release of land within the parcel would further reduce the narrow gap between Impington and Cambridge. In addition, release would increase the urbanising containment and visual impact on land to the east.

Land to the north and south of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

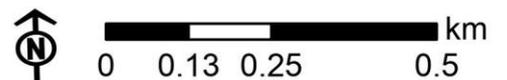
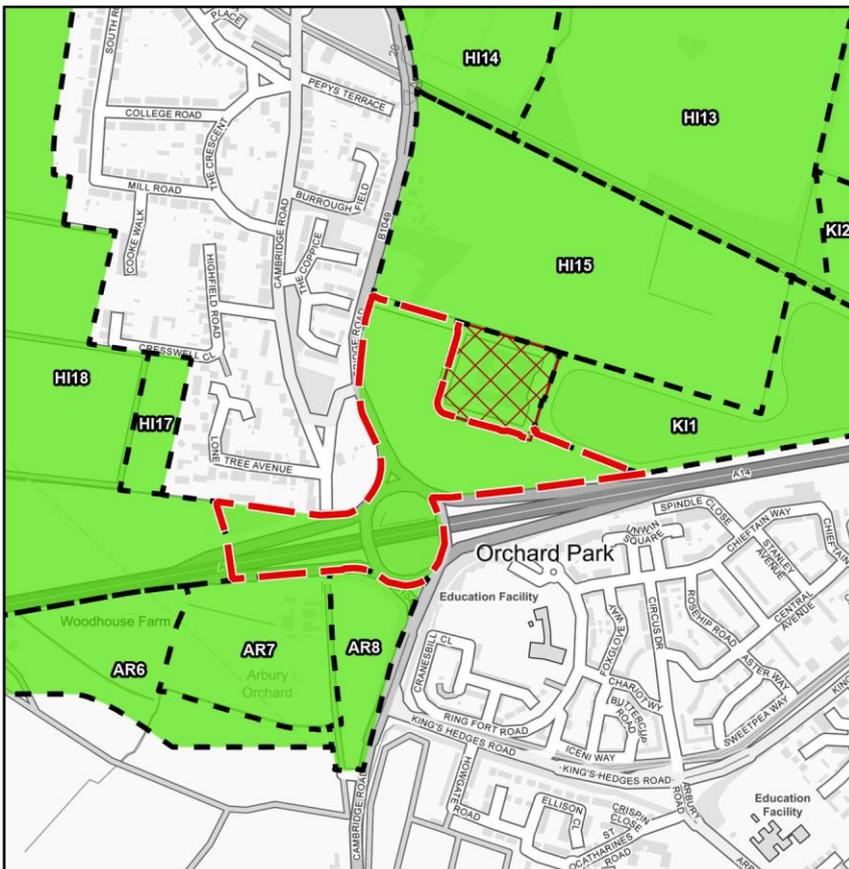
- Parcel HI15 makes a significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Impington, would be very high.

Very High

# HI16



-  HI16
-  Neighbouring parcel
-  No openness
-  Green Belt



# HI16

## Parcel location and openness

Parcel size: 8.95ha

Grassland and car park adjoining the Holiday Inn Cambridge, and woodland surrounding the B1049 and A14 and B1049 junction, located to the south and southeast of Impington and to the north of Cambridge City. The hotel car park has diminished openness, but is too small to assess as a strategic 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

The B1049 Bridge Road, A14 and adjoining woodland form moderate boundary features between the parcel and the inset settlement of Impington and main urban area of Cambridge. The parcel has some degree of urbanising containment and visual influence from the inset village of Impington to the west, the main urban area of Cambridge to the south, and the urban development of the Holiday Inn Cambridge to the northwest. Although the tree cover in the south of the parcel creates some additional distinction from Impington and Cambridge, the grassland in the northeast of the parcel does not create any additional distinction from the settlements. Overall there is moderate distinction between the parcel and the inset and main urban areas.

# HI16

## 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: Relatively significant

Land is open and is adjacent to the main urban area of Cambridge. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land as a weak distinction from the edge of Cambridge (Arbury/Castle) and Impington, meaning it has a strong relationship with the urban/inset area. Whilst land contains infrastructural development (A14 Impington junction) to the south, land to the north comprises open farmland and therefore retains some rural character. This makes some contribution to a rural landscape setting experienced approaching the wider city along Cambridge Road from the north. 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 is open and is within a very narrow gap between Impington and Cambridge, however at its narrowest point this gap is only formed by the road infrastructure at the A14 and B1049 junction. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# HI16

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington or Cambridge:

Rating: Moderate

Release of land within the parcel would increase the urbanising containment and visual impact on land to the north. Release of land within the parcel would also result in the erosion of the gap between Impington and Cambridge, however the gap is already narrow and at its narrowest point this gap is only formed by the road infrastructure at the A14 and B1049 junction. Release of land within the parcel would therefore constitute at least moderate impact on the contribution of adjacent land. If the whole parcel were released, and the gap between Impington and Cambridge completely removed, this would result in a moderate-major impact on the contribution of adjacent land.

Due to the presence of the lake to the east, A14 to the south, and woodland bounding the west of the parcel, release of land within the parcel would not impact the contribution of land to the east, south or west.

## Overall harm of Green Belt release

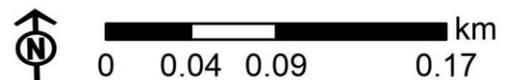
- Parcel HI16 makes a relatively significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of Impington or Cambridge, would be very high.

Very High

# HI17



-  HI17
-  Neighbouring parcel
-  Green Belt



# HI17

## **Parcel location and openness**

Parcel size: 1.37ha

A field located on the southwest of Impington.

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

## **Distinction between parcel and inset area**

The back gardens of houses to the east of the parcel create little boundary separation between the parcel and the inset village of Impington. Land is in close proximity to the inset area and has some degree of urbanising containment and visual influence by inset development to the north and east. The field within the parcel does not create any additional distinction from Impington. Overall there is weak distinction between the parcel and the inset area.

# HI17

## 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: Relatively limited

Land is open and adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Histon/Impington, meaning it has a strong relationship with the inset area. However, it comprises open farmland and therefore 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: Limited/No contribution

Land is open and is peripheral to a moderate gap between Girton and Impington, and also a narrower gap between Impington and Cambridge but one in which the A14 forms a significant separating feature. 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.

# HI17

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Negligible

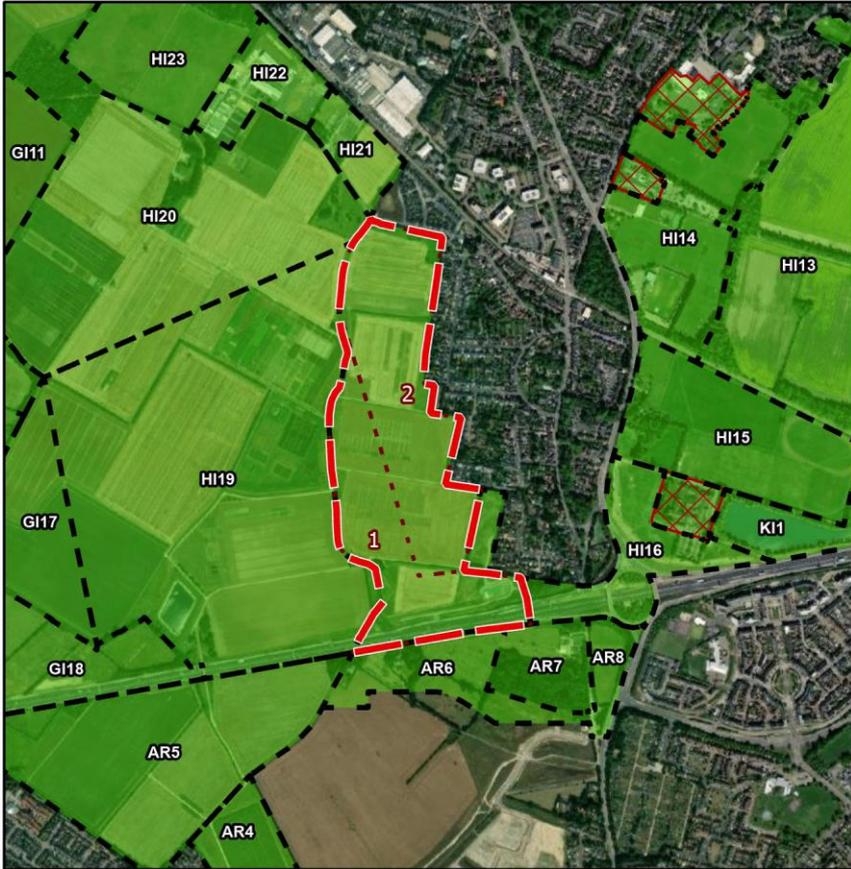
Due to the containment of the parcel by urbanising development and tree lines, release of the parcel would not impact the contribution of adjacent land to the south or west to the Green Belt purposes.

## Overall harm of Green Belt release

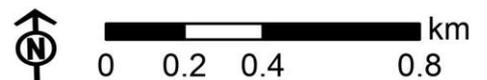
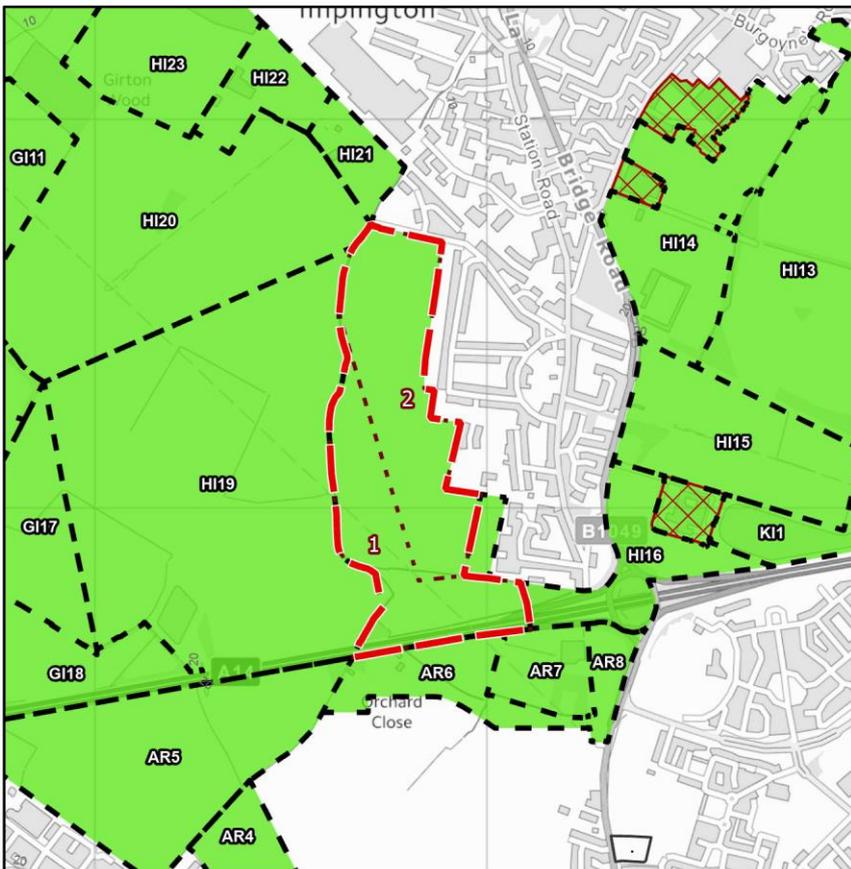
- Parcel HI17 makes a relatively limited contribution to preserving Cambridge's compact character and to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Impington, would be low.

Low

# HI18



- HI18
- Harm scenario
- Neighbouring parcel
- No openness
- Green Belt
- Site of Special Scientific Interest



# HI18

## **Parcel location and openness**

Parcel size: 30.39ha

Arable farmland located to the west of Impington.

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

## **Distinction between parcel and inset area**

Land within the parcel is not contained by inset development, however the back gardens of houses within Impington to the east create little boundary separation between the parcel and the inset village. In addition, there is some urbanising visual influence from the inset settlement of Impington to the east. The arable farmland within the parcel does not create any additional distinction from Impington. Overall there is moderate distinction between the parcel and the inset area.

# HI18

## 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: Moderate

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate 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 Impington, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore 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 significant

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

# HI18

## Impact on contribution of adjacent Green Belt

- Any release of any land extending into the western part of the parcel (map areas 1 and 2), as an expansion of Impington:

Rating: Moderate

Release of the whole of the parcel would narrow the moderate gap between Girton and Impington, which has no significant separating features. In addition, the absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Impington and land to the west, as well as increase the urbanising visual influence on this land.

Due to the presence of the A14 corridor bounding the south of the parcel and woodland to the southeast, release of land within the parcel would not impact the contribution of land to the south or southeast.

Land to the east of the parcel, between the parcel and the inset village of Impington, does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

- Any release of land limited to the eastern part of the parcel (map area 2) as an expansion of Impington:

Rating: Minor-moderate

Release of only the eastern part of the parcel would result in a lesser narrowing of the gap between Girton and Impington. However, in the absence of alternative Green Belt boundary features, this release would still weaken the boundary separation between Impington and land to the west, as well as increase the urbanising visual influence on this land.

## Overall harm of Green Belt release

- Parcel HI18 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of a release of land extending into of the western part of parcel (map areas 1 and 2) would be moderate. Therefore, the harm resulting

# HI18

from its release, as an expansion of Impington, would be very high.

Very High

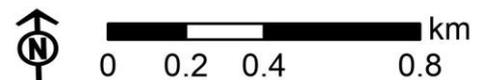
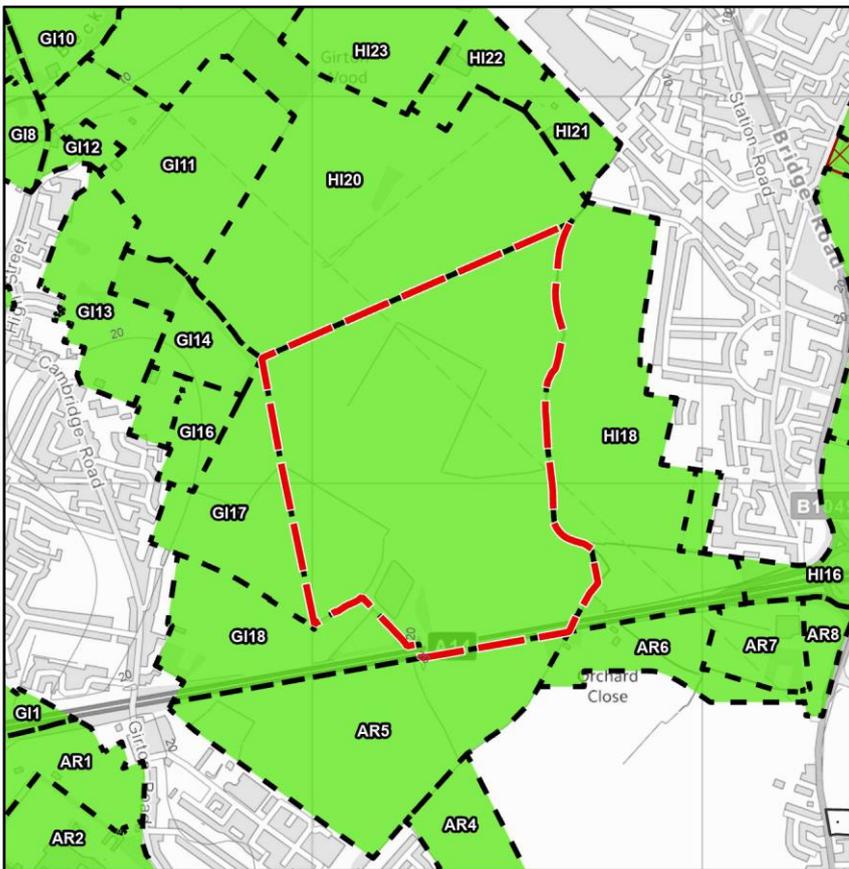
- The additional impact on the adjacent Green Belt of the release of only land within the eastern/northern part of the parcel (map area 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Impington, would be high.

High

# HI19



-  HI19
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Site of Special Scientific Interest



# HI19

## Parcel location and openness

Parcel size: 63.13ha

Arable farmland and a small reservoir, located to the west of Impington and east of Girton.

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

## Distinction between parcel and inset area

The combination of back garden boundaries and field boundaries to the east and west of the parcel together create moderate boundary separation between the parcels and in inset villages of Impington and Girton. The land extends a significant distance from the inset area and is not contained by inset development, and as such there is no urbanising visual influence on the land within the parcel. The arable farmland within the parcel does not create any additional distinction from Impington or Girton. Overall there is strong distinction between the parcel and the inset areas.

# HI19

## 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: Relatively significant

Land is open and it close to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset areas, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 Impington. 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: Significant

Land is open and lies in a moderate gap between Girton and Impington, but with no significant separating features. There is strong distinction between the parcel and the inset areas, 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.

# HI19

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington or Girton:

Rating: Moderate

Release of land within the parcel, as an extension of either Impington or Girton, would significantly narrow the moderate gap between the settlements. The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between the settlements and any remaining land within the parcel, and would increase the urbanising visual influence on this land.

Land to the north, south, east and west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HI19 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, 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 moderate. Therefore, the harm resulting from its release, as an expansion of either Impington or Girton, would be very high.

Very High



# HI20

## Parcel location and openness

Parcel size: 76.03ha

Arable farmland and some woodland blocks located between Histon and Girton.

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 combination of back garden boundaries, woodland blocks, field boundaries and a busway route to the east and west of the parcel together create overall moderate boundary separation between the parcels and in inset villages of Histon and Girton. Land within the parcel extends a significant distance from the inset area and is not contained by inset development, and as such there is no urbanising visual influence on the parcel. The arable farmland within the parcel does not create any additional distinction from Histon or Girton. Overall there is strong distinction between the parcel and the inset areas.

# HI20

## 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: Relatively significant

Land is open and close to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 Histon/Impington, meaning it has a strong rural character. Land to the north of the parcel makes some contribution to a rural landscape setting 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: Relatively significant

Land is open and lies in a moderate gap between Girton and Histon, but there are intervening woodland blocks that help to provide separation. 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.

# HI20

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon or Girton:

Rating: Moderate

Release of land within the parcel, as an extension of either Histon or Girton, would significantly narrow the moderate gap between the settlements. The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between the settlements and any remaining land within the parcel. Release would also increase the urbanising visual impact on land to the north and south of the parcel.

Land to the east and west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

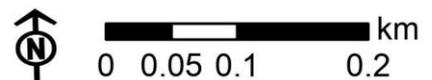
- Parcel HI20 makes a relatively significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of either Histon or Girton, would be very high.

Very High

# HI21



-  HI21
-  Neighbouring parcel
-  Green Belt



# HI21

## Parcel location and openness

Parcel size: 3.63ha

An agricultural field and an electricity sub station with adjoining grassland, located on the western edge of Histon and Impington.

With the exception of the substation, the land is open.

## Distinction between parcel and inset area

The tree-lined busway bounding the north eastern edge of the parcel would provide strong boundary separation between the parcel and the inset village of Histon, but this has been breached by inset development to the west of the busway southeast of the parcel. As such, the busway provides moderate boundary separation between the parcel and Histon. However, the gappy tree and hedgerow boundary along the southeast of the parcel create less boundary separation between the parcel and the inset village of Impington. In addition, land within the parcel is in close proximity to the inset area and has some degree of urbanising containment and visual influence from the adjoining inset development and the substation. The field and grassland within the parcel do not create any additional distinction from the inset area. Overall there is weak distinction between the parcel and the inset area.

# HI21

## 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: Relatively limited

Land is open and is adjacent to Histon and Impington, which are nearly contiguous with Cambridge but which retain some distinction from the main City area. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Histon/Impington, meaning it has a strong relationship with the inset area. However, it is open and land use is not associated with the urban area, and therefore 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. 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 Girton and Histon/Impington, but there are intervening woodland blocks that help to provide separation. 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 relatively limited contribution to Cambridge Purpose 3.

# HI21

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon and Impington:

Rating: Minor-moderate

Release of land within the parcel would increase the urbanising containment of land to the northwest and increase the urbanising visual influence on land to the northwest and south.

## Overall harm of Green Belt release

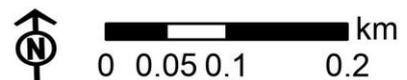
- Parcel HI21 makes a relatively limited contribution to preserving Cambridge's compact character, maintaining and enhancing the quality of Cambridge's setting, and preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Histon/Impington, would be moderate-high.

Moderate High

# HI22



-  HI22
-  Neighbouring parcel
-  Green Belt



# HI22

## Parcel location and openness

Parcel size: 5.46ha

The parcel is located adjacent to the west of Histon. The parcel is comprised of NIAB Innovation Farm, including farm buildings, a conference centre and an associated car park.

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

Land within the parcel is not contained by inset development. The tree-lined busway bounding the north eastern edge of the parcel would provide strong boundary separation between the parcel and the inset village of Histon, but this has been breached by inset development to the west of the busway southeast of the parcel. As such, the busway provides moderate boundary separation between the parcel and Histon. There is some urbanising visual influence from the inset area to the northeast and the urbanising development of the substation to the southeast. The agricultural land uses within the parcel do not create any additional distinction from Histon. Overall there is moderate distinction between the parcel and the inset area.

# HI22

## 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: Moderate

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land comprises a series of buildings in agricultural use that has a moderate distinction from the edge of Histon/Impington, 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 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 Girton and Histon, but there are intervening woodland blocks that help to provide separation. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate contribution to Cambridge Purpose 3.

# HI22

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Moderate

Release of land within the parcel would slightly narrow the moderate gap between Histon and Girton. In addition, the tree lined busway along the northeast of the parcel provides moderate separation between Histon and land to the north, south and west of the parcel. Release of the parcel would weaken this boundary separation and would increase the urbanising visual influence on this land.

Land to the east of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

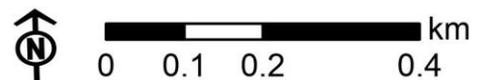
- Parcel HI22 makes a moderate contribution to preserving Cambridge's compact character and preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Histon, would be high.

High

# HI23



-  HI23
-  Neighbouring parcel
-  Green Belt



# HI23

## **Parcel location and openness**

Parcel size: 15.16ha

Agricultural land and woodland located to the west of Histon.

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

## **Distinction between parcel and inset area**

Within the parcel there is some limited urbanising visual influence from the industrial development within the inset area to the east. However, the tree-lined busway bounding the north eastern edge of the parcel in conjunction with the woodland in the north of the parcel form a strong boundary feature creating separation between the parcel and the inset area. In addition, land within the parcel is not contained by inset development and the woodland within the north of the parcel provides some additional distinction from Histon. Overall there is strong distinction between the parcel and the inset area.

# HI23

## 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: Relatively significant

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 Histon/Impington, 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. 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 Girton and Histon, but there are intervening woodland blocks that help to provide separation. 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.

# HI23

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Moderate

The tree lined busway along the northeast of the parcel provides moderate separation between Histon and land to the northwest of the parcel, and in combination with the woodland in the north of the parcel provides strong separation between Histon and land to the south and west of the parcel. Release of the parcel would weaken this boundary separation and would increase the urbanising visual influence on this land. In addition, release of land within the parcel would narrow the moderate gap between Histon and Girton, and if the woodland with the parcel were released this would also remove one of the separating features between the settlements.

Land to the east of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

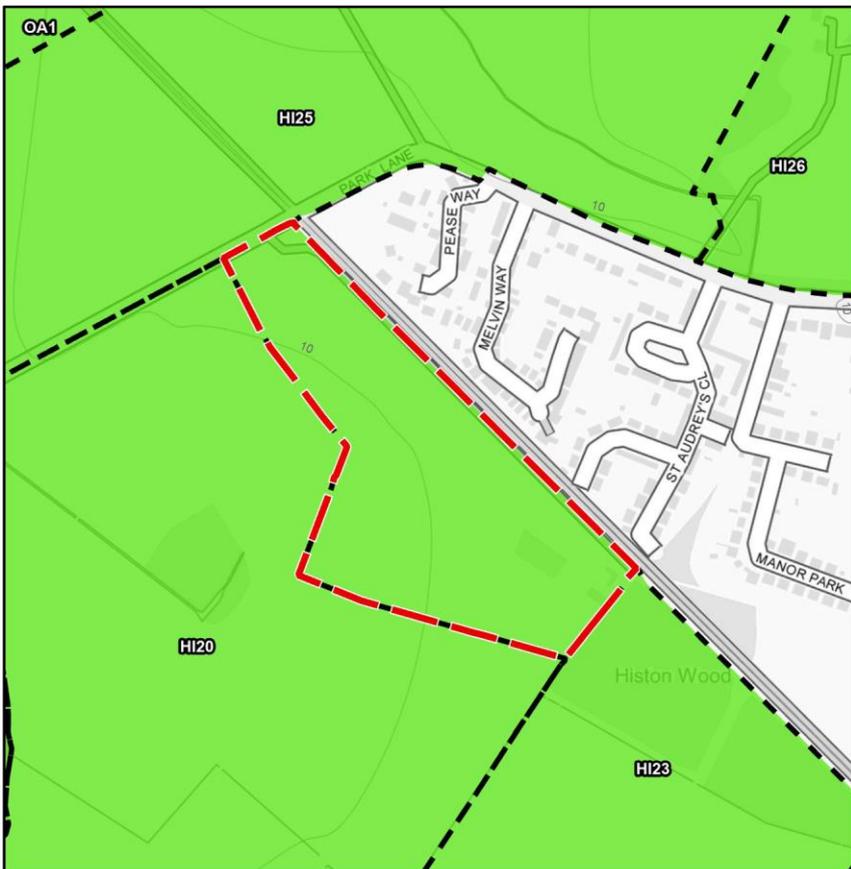
- Parcel HI23 makes a relatively significant contribution to preserving Cambridge's compact character and preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Histon, would be very high.

Very High

# HI24



-  HI24
-  Neighbouring parcel
-  Green Belt



# HI24

## **Parcel location and openness**

Parcel size: 8.27ha

Arable farmland to the west of Histon.

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**

There is some urbanising visual influence from the inset settlement of Histon to the northeast. However, the parcel is not contained by inset development and the tree-lined busway bounding the north eastern edge of the parcel provides strong boundary separation between the parcel and the inset village of Histon. The arable land within the parcel does not create any additional distinction from Histon. Overall there is strong distinction between the parcel and the inset area.

# HI24

## 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: Relatively significant

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 Histon/Impington, 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. 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 Girton and Histon, but there are intervening woodland blocks that help to provide separation. 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.

# HI24

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor-moderate

Release of land within the parcel would slightly narrow the moderate gap between Histon and Girton. In addition, the tree lined busway along the northeast of the parcel provides strong separation between Histon and land to the north, south and west of the parcel. Release of the parcel would weaken this boundary separation and would increase the urbanising visual influence on this land.

## Overall harm of Green Belt release

- Parcel HI24 makes a relatively significant contribution to preserving Cambridge's compact character and 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 parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Histon, would be very high.

Very High



# HI25

## **Parcel location and openness**

Parcel size: 82.91ha

Arable farmland to the northwest of Histon.

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

## **Distinction between parcel and inset area**

Although intervening field boundaries create lesser separation between the field to the east of Gun's Lane and the inset area of Histon, intervening tree cover as well as New Road and Cottenham Road are moderate boundary features between the majority of the parcel and Histon. In addition, land is not contained by inset development and extends a significant distance from the inset area. There is also no urbanising visual influence on the land within the parcel. The relatively flat arable fields within the parcel do not create any additional distinction from Histon. Overall there is strong distinction between the parcel and the inset area.

# HI25

## 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: Relatively significant

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a strong distinction from the edge of Histon, meaning it has a strong 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 and along Cottenham Road from the north. 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 is open and lies in a moderate gap between Histon and Oakington, between Histon and Cottenham, and between Histon and the edge of the Green Belt, 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.

# HI25

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor-moderate

Release of land within the parcel would narrow the moderate gap between Histon and Oakington, between Histon and Cottenham, and between Histon and the edge of the Green Belt. In addition, intervening field boundaries and woodland provide moderate boundary separation between land to the north of the parcel and Histon. Release of land within the parcel would weaken this boundary separation and would increase the visual urbanising influence on this land to the north.

Land to the south and east of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

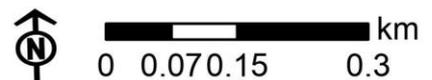
- Parcel HI25 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. 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 Histon, would be very high.

Very High

# HI26



-  HI26
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HI26

## **Parcel location and openness**

Parcel size: 12.23ha

Woodland, gardens and grassland surrounding Abbey Farm and Histon Manor, located to the northwest of Histon. The moated site 140m south west of Histon Manor Scheduled Monument is located in the southwest 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**

Although land within the parcel has some degree of containment by inset development to the south and east, the woodland cover within the parcel forms a moderate boundary feature between the parcel and the inset village of Histon, and provides some additional distinction from Histon. In addition there is no urbanising visual influence on the land within the parcel. Overall there is strong distinction between the parcel and the inset area.

# HI26

## 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: Relatively significant

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant 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 and woodland that has a strong distinction from the edge of Histon, meaning it has a strong rural character. The parcel forms a remnant part of Histon Park; forms the immediate landscape setting of Histon Manor (Grade II listed building), a moated site (Scheduled Monument), and the site of St Etheldreda's Church; and lies entirely within to Histon and Impington Conservation Area. Land therefore allows an appreciation of the rural character and setting of the more intact and historic parts of Histon and 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 is peripheral to a moderate gap between Histon 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 relatively significant contribution to Cambridge Purpose 3.

# HI26

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor

The woodland within the parcel creates moderate boundary separation between the inset area of Histon and land to the west. Release of land within the parcel would weaken this boundary separation and increase urbanising visual influence on land to the west.

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

## Overall harm of Green Belt release

- Parcel HI26 makes a relatively significant contribution to preserving Cambridge's compact character and 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 parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Histon, would be high.

High

# HI27



- HI27
- Harm scenario
- Neighbouring parcel
- Green Belt



# HI27

## Parcel location and openness

Parcel size: 17.85ha

The parcel is located to the northwest of Histon, comprising of scrubland in the southwest, fields in the north and east, and gardens and managed fruit growing in the south.

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 not contained by inset development. However, the back gardens of houses along Cottenham Road create little boundary separation between the parcel and the inset village of Histon, and there is some urbanising visual influence from the inset settlement to the south and west. Although the scrubland in the southwest of the parcel provides some additional distinction from Histon, the fields, gardens and managed fruit growing within the remainder of the parcel do not create any additional distinction from the inset village. Overall there is moderate distinction between the parcel and the inset area.

# HI27

## 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: Moderate

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate 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 with some wooded areas that has a moderate distinction from the edge of Histon, meaning it has some rural character. To the southwest land comprises a remnant part of Histon Park. This area forms part of the immediate landscape setting of the site of St Etheldreda's Church and lies immediately adjacent to Histon and Impington Conservation Area. Land therefore allows an appreciation of the rural character and setting of the more intact and historic parts of the village and contributes positively 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 Histon and Oakington and between Histon and the edge of the Green Belt, but with no significant separating features. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# HI27

## Impact on contribution of adjacent Green Belt

- Release of land beyond the southeastern field (map areas 1 and 2) within the parcel as an expansion of Histon:

Rating: Minor-moderate

Release of land beyond the southeastern field would narrow the moderate gap between Histon and Oakington and between Histon and the edge of the Green Belt. Also, the absence of alternative Green Belt boundary features means that the release of land in this area would weaken the boundary separation between Histon and land to the north and west, as well as increase the urbanising visual impact on this land. In addition, release of land would increase the urbanising containment and visual impact on land to the south and northeast.

Land to the southeast of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

- Release of land in the south eastern field (map area 2) within the parcel as an expansion of Histon:

Rating: Minor

Release of just the southeastern field within the parcel would not notably narrow the moderate gap between Histon and Impington and Oakington, however it would increase the urbanising visual impact on the remainder of land within the parcel.

## Overall harm of Green Belt release

- Parcel HI27 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to preserving Cambridge's compact character and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of land beyond the southeastern field (into map area 1) within the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Histon, would be high.

High

## HI27

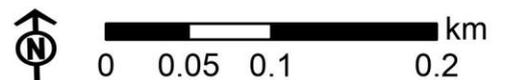
- The additional impact on the adjacent Green Belt of the release of land in the southeastern field (map area 2) within the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Histon, would be moderate-high.

Moderate High

# HI28



-  HI28
-  Neighbouring parcel
-  Green Belt



# HI28

## **Parcel location and openness**

Parcel size: 3.28ha

Allotments, fields and two houses with gardens, located on the northern edge of Histon.

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**

Land has some degree of containment by inset development to the south and east, which has an urbanising visual influence on land within the parcel. In addition, the back gardens of houses along Cottenham Road create little boundary separation between the parcel and the inset village of Histon, and land is in close proximity to the inset area. The allotments and fields within the parcel do not create any additional distinction from Histon. Overall there is weak distinction between the parcel and the inset area.

# HI28

## 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: Relatively limited

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Histon, meaning it has a strong relationship with the inset area. However it is open and, whilst there are some allotments to the south, land is predominantly not associated with the urban area. It therefore has some rural character. Land does not form or contain any specific features/aspects that contribute 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: Limited/No contribution

Land is open and lies peripheral to a moderate gap between Histon and Oakington and between Histon and the edge of the Green Belt. 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.

# HI28

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor

Release of land within the parcel would increase the urbanising containment and visual impact on land to the west.

Due to the strong woodland boundary along the northern edge of the parcel, release of land within the parcel would not impact the contribution of land to the north to the Green Belt purposes.

## Overall harm of Green Belt release

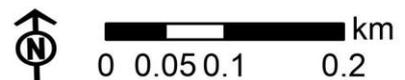
- Parcel HI28 makes a relatively limited contribution to preserving Cambridge's compact character and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Histon, would be moderate.

Moderate

# HI29



-  HI29
-  Neighbouring parcel
-  Green Belt



# HI29

## Parcel location and openness

Parcel size: 6.93ha

The parcel is located to the northwest of Histon, comprising of an agricultural field in the north and a woodland and a grassland surrounded by trees in the south.

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 not contained by inset development. In addition, Cottenham Road to the east and woodland cover within the parcel form moderate boundary features between the parcel and Histon, however there is some urbanising visual influence from inset development to the east. Although the woodland in the south of the parcel creates some additional distinction from Histon, the field in the north of the parcel does not create any additional distinction from the inset village. Overall there is moderate distinction between the northern part of parcel and the inset area and strong distinction between the southern part of parcel and the inset area.

# HI29

## 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: Moderate

Land is open and adjacent to Histon, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it.. Overall, the area makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

The parcel comprises open agricultural land and woodland that has a moderate distinction from the edge of Histon, meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city along Cottenham Road from the north. 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 is open and is peripheral to a moderate gap between Histon and Oakington and between Histon and the edge of the Green Belt, which lack any significant separating features. The parcel has some relationship with the urban area but also a degree of distinction from it.. Overall, the area makes a relatively significant contribution to Cambridge Purpose 3.

# HI29

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Histon:

Rating: Minor-moderate

Release of land within the north of parcel would increase the visual urbanising impact on land to the north and northwest of the parcel.

Although the woodland in the south of the parcel creates additional distinction from Histon, the land adjoining this to the south and southwest does not make a stronger contribution to any of the Green Belt purposes. Any impact on this adjoining land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HI29 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, a moderate contribution to preserving Cambridge's compact character, 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 Histon,

High