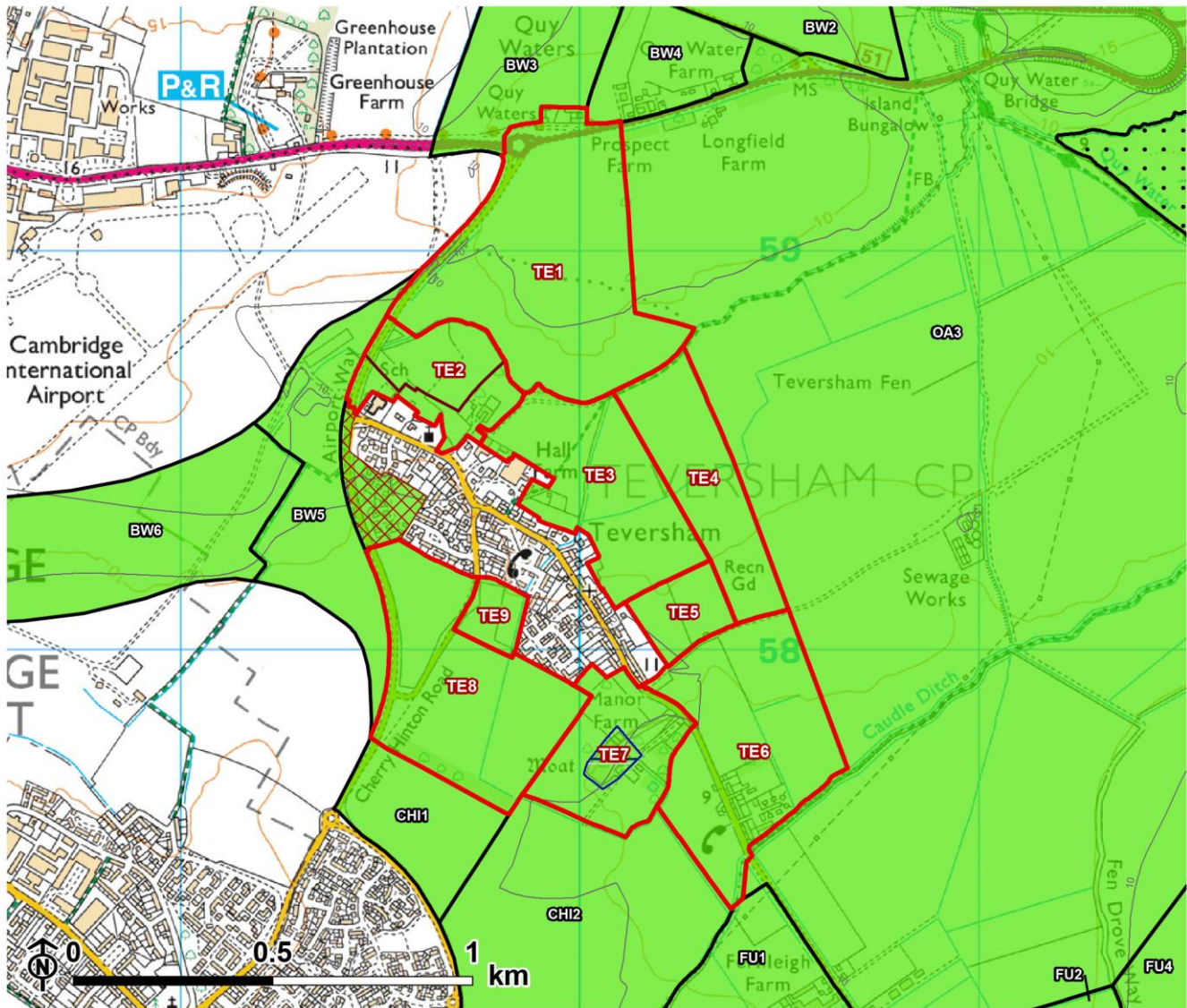
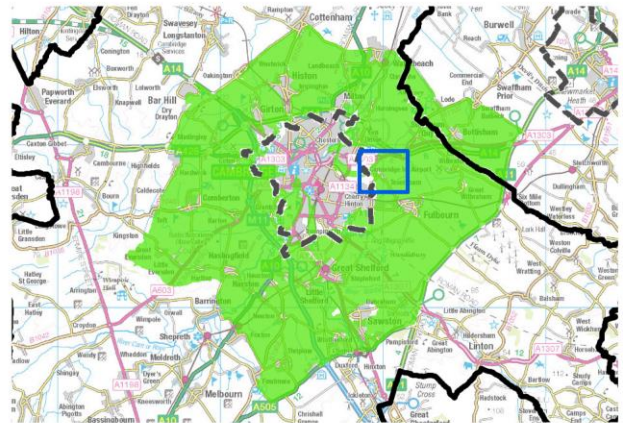


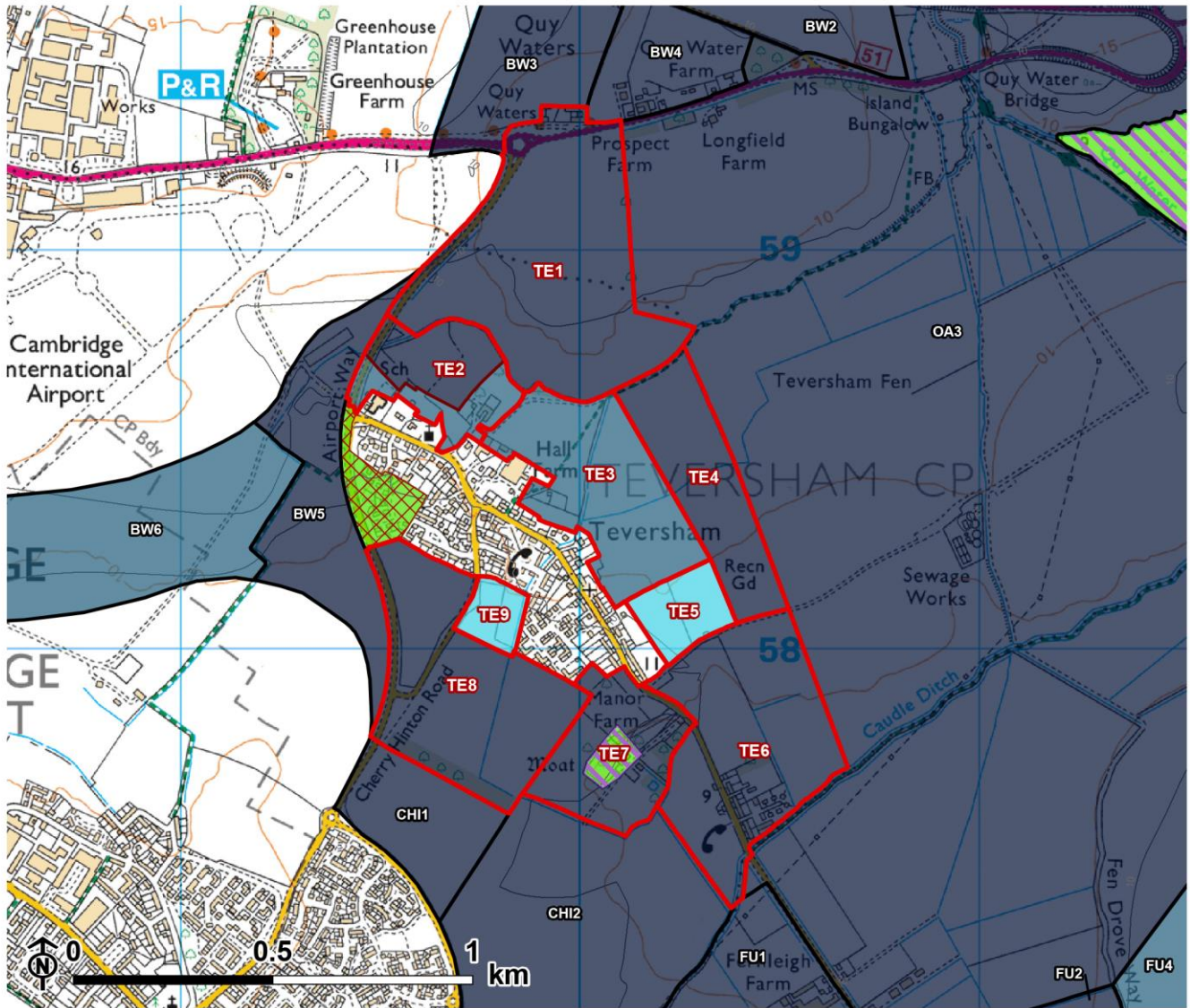
Teversham



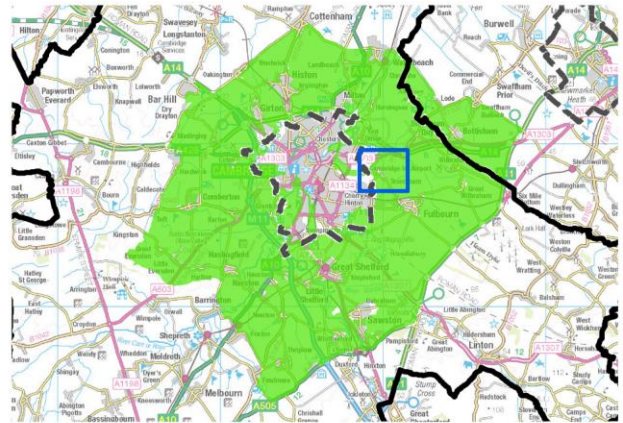
- - - Local Authority
 - Teversham parcel
 - Division between parcel sub-areas
 - Neighbouring parcel
 - No openness
 - Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
 - Scheduled monument



Teversham



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



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt

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

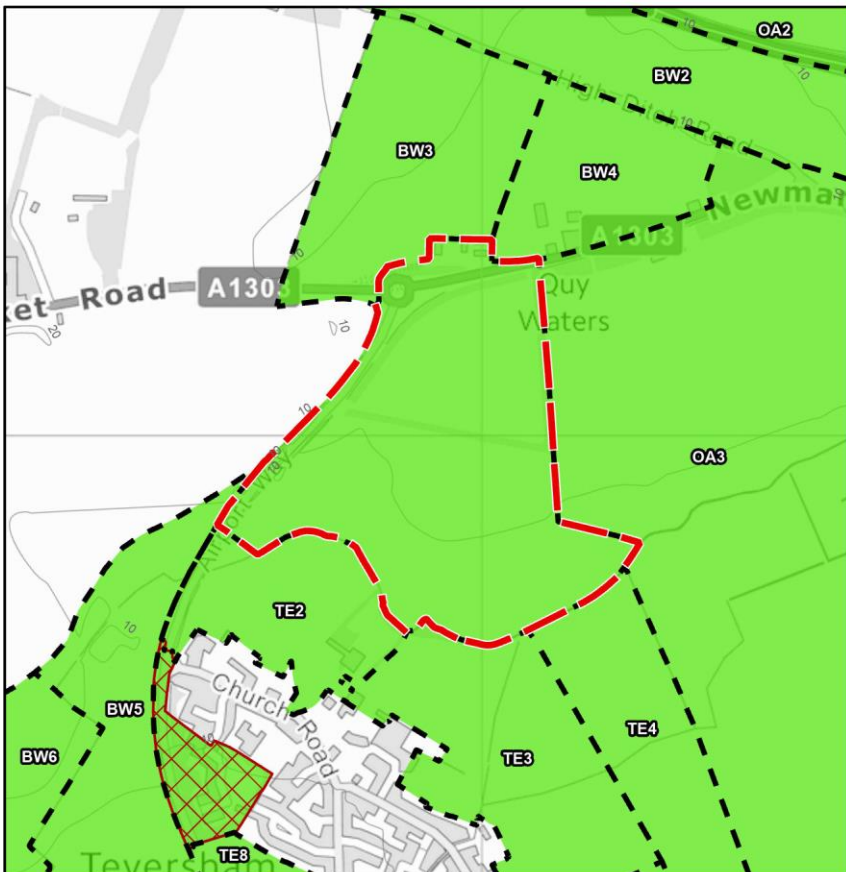
Overall harm of Green Belt release

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

TE1



-  TE1
-  Neighbouring parcel
-  No openness
-  Green Belt



TE1

Parcel location and openness

Parcel size: 29.45ha

The parcel is located north of Teversham and east of Cambridge Airport. It is comprised of arable land and Airport Way forms the parcel's western 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 to an extent lies between the inset village of Teversham and the inset but as yet undeveloped edge of Cambridge, but it extends a significant distance from these areas. Therefore, it is not considered to be contained by them. The hedgerow to the south forms a moderate boundary feature between the parcel and Teversham. Although landform and land cover within the parcel do not create any additional distinction from the inset settlement there is, overall, strong distinction between the parcel and the inset area.

TE1

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 adjacent to the main urban area of Cambridge. It has strong distinction from the urban area, 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

Land forms part of a wider rural landscape lying to the east of the city, visible in some slightly elevated distant views from the east and north-east (including from Little Wilbraham Road and New Market Road). In these views several landmarks within the historic core (including St John's Chapel, All Saints Jesus Lane, the University Library, and the Roman Catholic Church spire) are visible in the distance, albeit beyond large-scale development on the edge of the city. Land also contributes to the rural setting experienced when approaching the wider city from the east along the A1303 (Newmarket Road) from the east, creating positive perceptions of the city on arrival. Land has some visual connection with the Church of All Saints (Grade II* listed building), which is a prominent landmark within the historic part of the village. As such, the land allows an appreciation of the rural character and setting of Teversham, 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: Significant

Land lies in a gap which is very narrow but which maintains clear separation between Cambridge (East Cambridge Site) and Teversham due to Airport Way. There is strong distinction between the parcel and the urban area, which increases the extent to which development would

TE1

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

TE1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of either Teversham or Cambridge:

Rating: Moderate

Release of the land close to Airport Way would significantly reduce the settlement gap between Teversham and Cambridge (Cambridge East Site) and would therefore constitute moderate-major additional impact on the adjacent Green Belt. Release of a smaller part of the parcel may have less impact on the settlement gap, but the absence of any existing boundary features within the southern part of the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel. Additional impact on the adjacent Green Belt would, therefore, still be at least moderate.

The release of TE2 would weaken the boundary distinction of land to the east from the settlement and would slightly impact the rural character of key elevated views towards the city from land to the northeast and east by adding additional peripheral development to the edge of the city.

The adjoining land to the north 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.

The adjoining land to the north 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

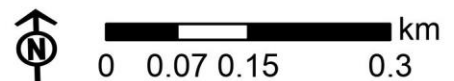
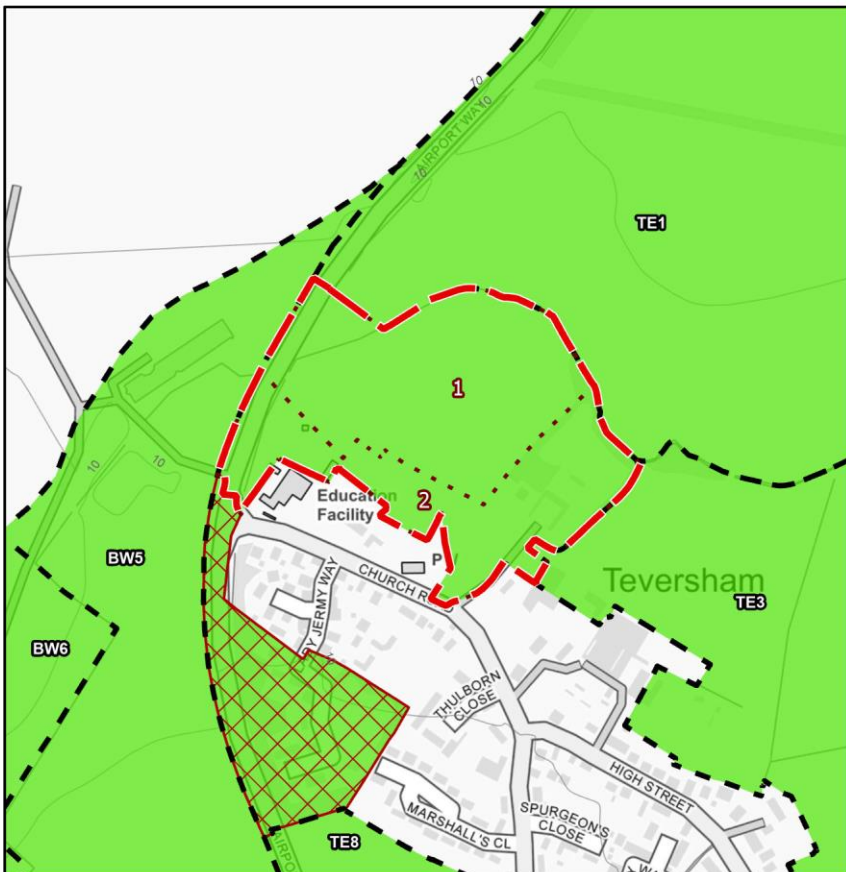
- Parcel TE1 makes a significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a significant contribution to preventing communities in the environs of Cambridge from merging with the city. The additional 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 either Teversham or Cambridge, would be very high.

Very High

TE2



-  TE2
-  Harm scenario
-  Neighbouring parcel
-  No openness
-  Green Belt



TE2

Parcel location and openness

Parcel size: 8.7ha

The parcel is located to the north of Teversham and to the east of Cambridge Airport. It contains private garden land associated with residential buildings in the east and is bordered by Airport Way 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

There is an indistinct boundary between the parcel and the edge of Teversham, in part defined by trees but in part crossing through the grounds of a large house and through the village primary school. The inset but as yet undeveloped East Cambridge expansion creates a degree of containment to the north. Neither the landform nor land cover within the parcel create any additional distinction from Teversham, but tree cover within the parcel prevents the inset settlement from having much urbanising visual impact. Overall, there is moderate distinction between the parcel and the inset area.

TE2

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 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: Moderate

The parcel is open and land use is not associated with the inset area, and therefore has some rural character. Land directly fronts on to the historic core of the village, which is marked by Teversham Conservation Area, for which it contributes to the key characteristics. Land also has a strong visual connection with the Church of All Saints, which is a prominent landmark in the area. As such, the land allows an appreciation of the rural character and setting of Teversham in proximity to the more intact and historic parts of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a gap which is very narrow but which maintains clear separation between Cambridge (East Cambridge Site) and Teversham due to Airport Way. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

TE2

Impact on contribution of adjacent Green Belt

- Release of the whole parcel (maps areas 1 and 2) as an expansion of Teversham:

Rating: Moderate

Airport Way and adjacent tree cover form a strong boundary to the west, but the release of land close to Airport Way would still reduce what is a very narrow settlement gap between Cambridge and Teversham.

The release of the parcel would weaken the boundary separation of farmland to the north from the settlement. It would also cause a reduction in the visual connection between the Church of All Saints and the adjacent land to the north-east and east, thus diminishing its role with regard to Cambridge Purpose 2.

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.

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

Rating: Minor

The release of only the southern part of the parcel, which is largely contained by mature tree cover, would cause a slight reduction in the visual connection between the Church of All Saints and the adjacent land to the north-east and east, thus slightly diminishing its role with regard to Cambridge Purpose 2, but it would have negligible impact on the gap between Cambridge and Teversham.

The containing tree cover means that the release would have only a minor impact on the contribution of land in the northern part of the parcel to Green Belt purposes.

Overall harm of Green Belt release

- Parcel TE2 makes a significant contribution to preventing communities in the environs of Cambridge from merging with the city, 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

TE2

the release of land extending into the northern part of the parcel (maps areas 1 and 2) would be at least moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.






Very High

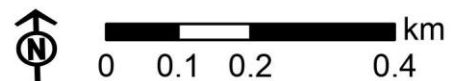
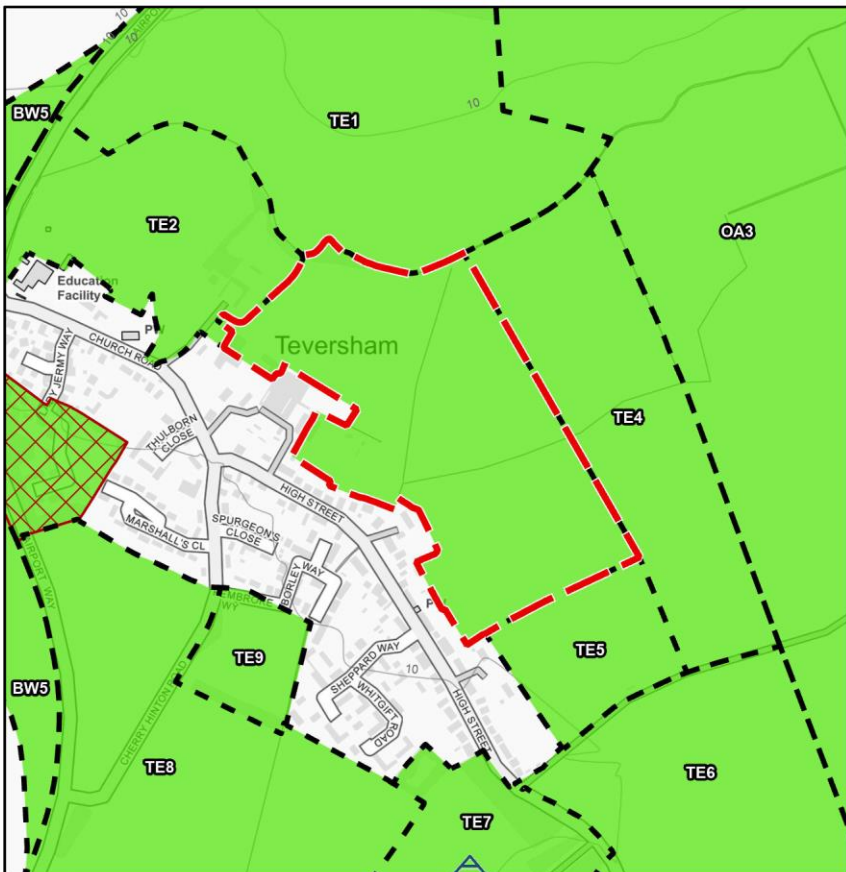
- The additional impact on the adjacent Green Belt of the release of only the southern part of the parcel (map area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Teversham, would be high.

High

TE3



-  TE3
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



TE3

Parcel location and openness

Parcel size: 15.43ha

The parcel is located to the east of Teversham and contains arable land, as well as an area of grassland and part of Hall Farm to the northwest.

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 parcel extends a significant distance from the inset settlement. However, the hedgerow to the east creates little boundary separation between the parcel and Teversham and so neither the countryside nor the inset settlement dominates views. The landform and land cover within the parcel do not create any additional distinction from Teversham. Overall, there is moderate distinction between the parcel and the inset area.

TE3

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 Teversham, 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 is open and agricultural, and has a moderate distinction from the edge of Teversham, so it has some rural character. It 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 lies in a wide gap between Teversham and Stow cum Quy, with some significant separating features including the A14 transport corridor. 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.

TE3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Teversham:

Rating: Minor-moderate

The release and development of the parcel would increase urbanising containment of land to the northeast and northwest. It would also increase urbanising visual impact and result in an area of land to the east forming the Green Belt adjacent to the inset edge.

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





Overall harm of Green Belt release

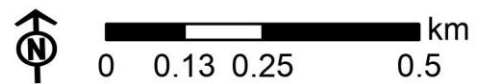
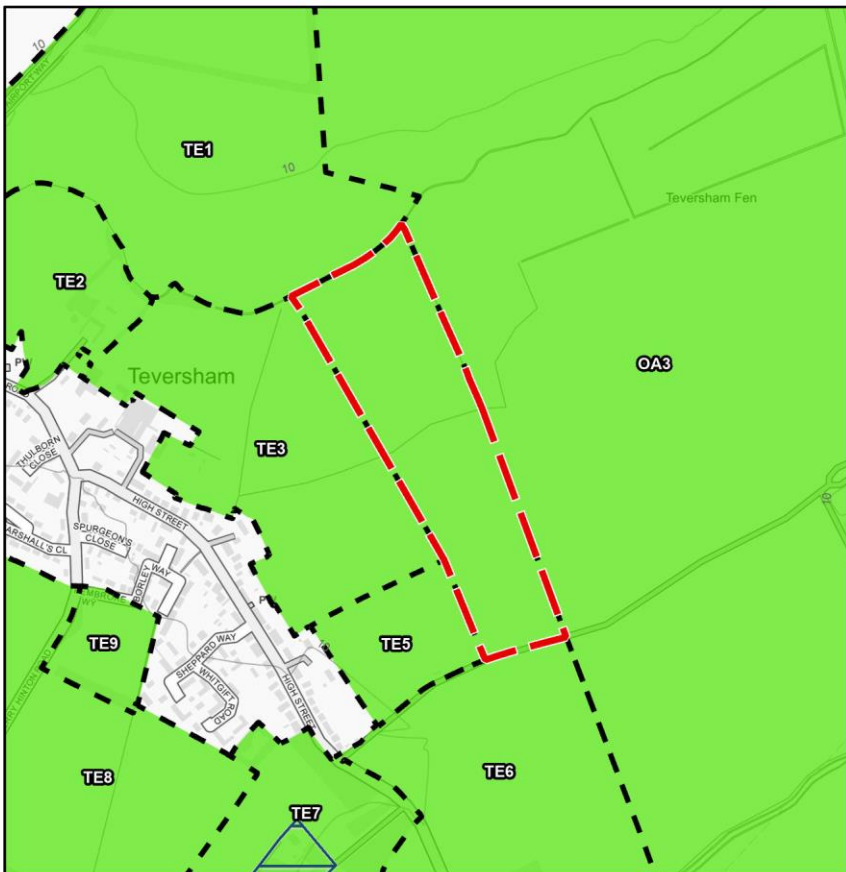
- Parcel TE3 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one 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 Cambridge, would be high.

High

TE4



-  TE4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TE4

Parcel location and openness

Parcel size: 11.27ha

The parcel is located to the east of Teversham and is comprised of arable land.

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

Distinction between parcel and inset area

The hedgerows to the west create little boundary separation between the parcel and Teversham and neither the landform nor land cover within the parcel create any additional distinction from the inset area. However, the parcel extends a significant distance from the inset settlement and is not contained by inset development, with views that are dominated by open countryside. Overall, there is strong distinction between the parcel and the inset area.

TE4

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 Teversham, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. It has strong distinction from the urban 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

Although it contains no features/aspects that contribute specifically to the quality of Cambridge's setting, the parcel has strong distinction from the edge of Teversham and therefore retains a strong rural character, contributing to the city's rural 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 lies in a wide gap between Teversham and Stow cum Quy, with some significant separating features including the A14 transport corridor. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

TE4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Teversham:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising containment and weaken boundary distinction of land to the northwest. The absence of alternative Green Belt boundary features means that the release of land in this parcel would also weaken the distinction between the settlement and land to the east. There would also be some increased urbanising visual impact on land to the south.

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





Overall harm of Green Belt release

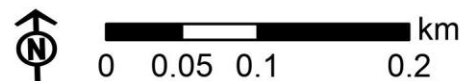
- Parcel TE4 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Teversham, would be very-high.

Very High

TE5



-  TE5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TE5

Parcel location and openness

Parcel size: 3.92ha

The parcel is located to the southeast of Teversham and is comprised of arable land.

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

Distinction between parcel and inset area

The parcel is not contained by inset development but the garden hedgerow to the west creates little boundary separation between the parcel and Teversham. In addition, neither the countryside nor the inset settlement dominates views and the landform and land cover within the parcel do not create any additional distinction from Teversham. Overall, there is moderate distinction between the parcel and the inset area.

TE5

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 Teversham, 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 is open and agricultural, and has a moderate distinction from the edge of Teversham, so it has some rural character. It 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 lies in a wide gap between Teversham and Stow cum Quy, with some significant separating features including the A14 transport corridor. 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.

TE5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Teversham:

Rating: Minor

The release of the parcel would increase urbanising containment of land to the north, but mature parcel boundaries and the visual openness of this area limit the level of impact.

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





Overall harm of Green Belt release

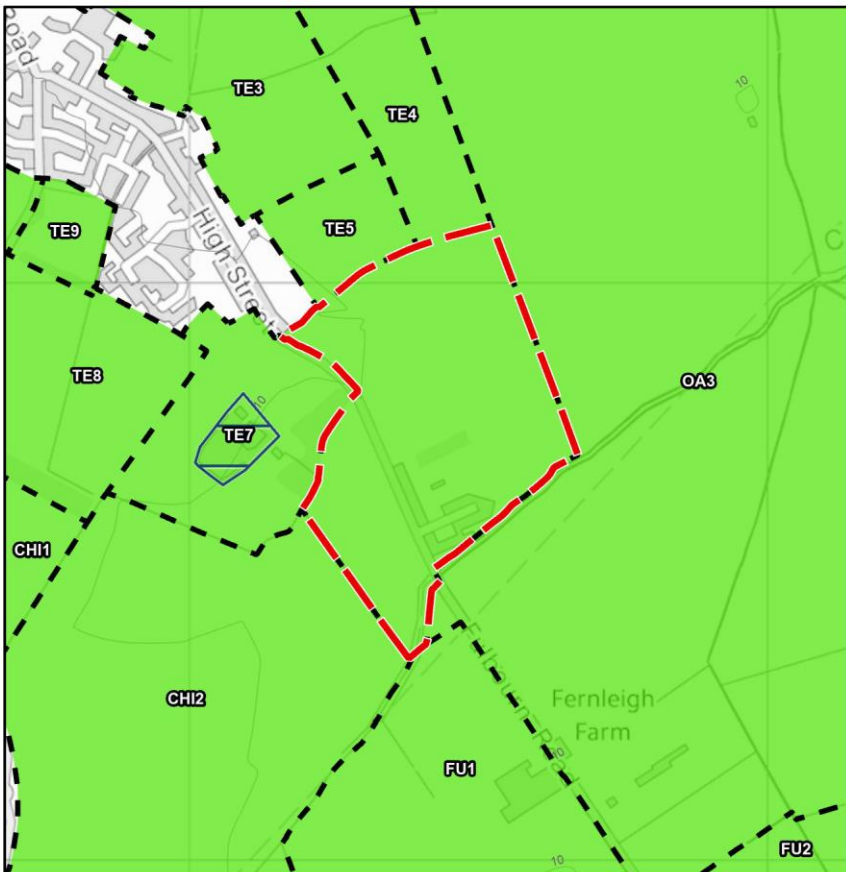
- Parcel TE5 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one 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 Teversham, would be moderate-high.

Moderate High

TE6



-  TE6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TE6

Parcel location and openness

Parcel size: 20.77ha

The parcel is located to the southeast of Teversham. It is comprised predominantly of arable land and contains Ferndale Children's Playground to the south. The parcel is crossed by Fulbourn Road.

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 Ferndale Children's Playground is contained within the parcel to the south and makes a weaker contribution to Green Belt purposes, land is not contained by inset development and extends a significant distance from Teversham. The tree line to the northwest is a moderate boundary feature between the parcel and Teversham and views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Teversham. Overall, there is strong distinction between the parcel and the inset area.

TE6

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 Teversham, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. It has strong distinction from the urban 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

Whilst the parcel contains some development to the south on Ferndale and Fulbourn Road, land predominantly comprises open farmland. It also has a strong distinction from the edge of Teversham, meaning it has a strong rural character. 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 wide gap between Teversham and Fulbourn, but urbanising development between the two reduces perceived separation. There is strong distinction between the parcel and the urban 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.

TE6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Teversham:

Rating: Minor-moderate

The release and development of the parcel would increase urbanising visual impact and significantly weaken the strong boundary distinction of land to the east and northeast from the settlement, as well as result in these areas of land forming the Green Belt adjacent to the inset edge.

The release of TE8 would result in the settlement gap between Teversham and Fulbourn to become moderate.

In regard to Cambridge Purpose 2, the release of the parcel would slightly impact the rural character of key elevated views towards the city from land to the east by adding additional peripheral development to the edge of the city.

The release would not have an impact on the contribution of land to the southwest (beyond land adjacent to Teversham road) of the parcel to Green Belt purposes.

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





Overall harm of Green Belt release

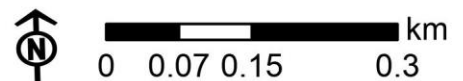
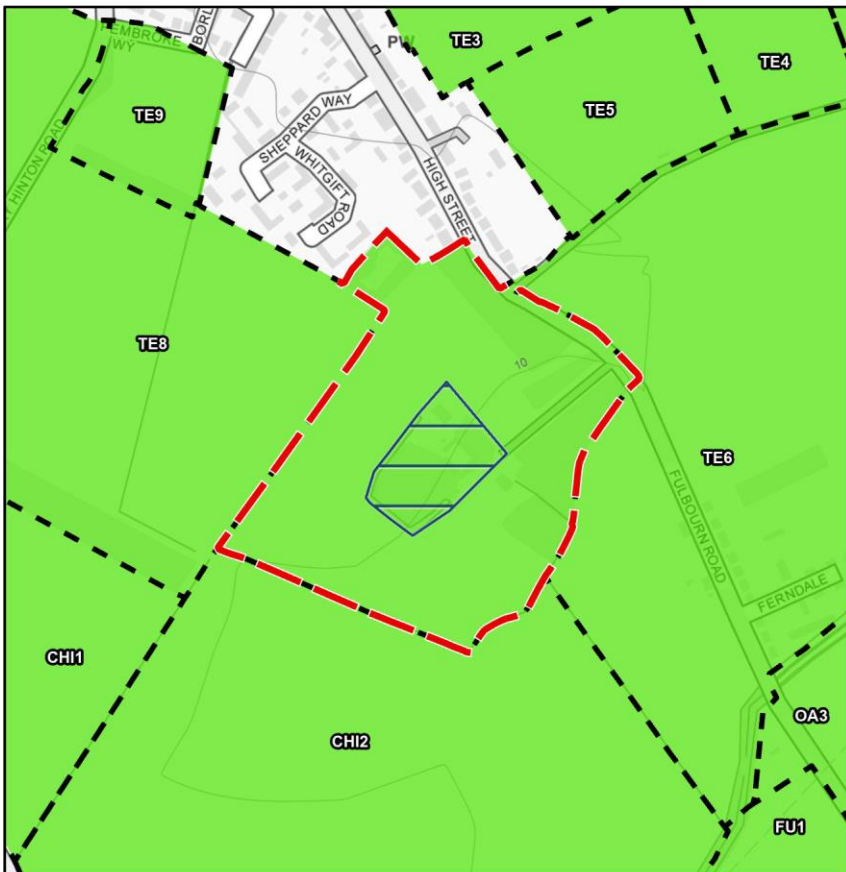
- Parcel TE6 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging into one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's 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 Teversham, would be very high.

Very High

TE7



-  TE7
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TE7

Parcel location and openness

Parcel size: 10.31ha

The parcel is located to the south of Teversham and surrounds a Scheduled Monument (Moated site at Manor Farm). The parcel contains arable land and an area of woodland. Fulbourn Road forms the eastern edge of the parcel.

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

Distinction between parcel and inset area

Although neither the countryside nor the inset settlement dominates views, the parcel is not contained by inset development and tree cover on the northern edge of the parcel is a moderate boundary feature between the parcel and Teversham. Land extends a significant distance from the inset area and the tree cover within the parcel is relatively prominent, providing some additional distinction from Teversham. Overall, there is strong distinction between the parcel and the inset area.

TE7

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 close to the main urban area of Cambridge. It has strong distinction from the urban area, 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

Land has a strong distinction from the edge of Teversham, meaning it has a weak relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has a strong rural character. It is also associated with the Moated Site at Manor Farm (Scheduled Monument) and therefore makes some positive contribution to the character of the landscape and the setting of Cambridge and people's experience of it. 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 narrow but which maintains clear separation between Cambridge (Cherry Hinton) and Teversham and has some significant separating features including Gazelle Way. There is strong distinction between the parcel and the urban 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.

TE7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Teversham:

Rating: Minor-moderate

The release of this parcel as a whole would result in the settlement gap between Teversham and Cambridge (Cherry Hinton) becoming very narrow.

The release of land within the parcel would also weaken the strong boundary distinction of land to the southeast from the settlement and would result in an area of land, which is separated from the wider Green Belt to the east by Fulbourn Road, forming the Green Belt adjacent to the inset edge.

If only part of the parcel was released the additional impact on the contribution of the adjacent Green Belt would be at least minor-moderate, as the remainder of the parcel would be weakened.

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

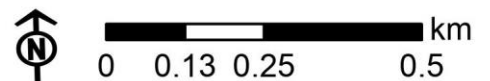
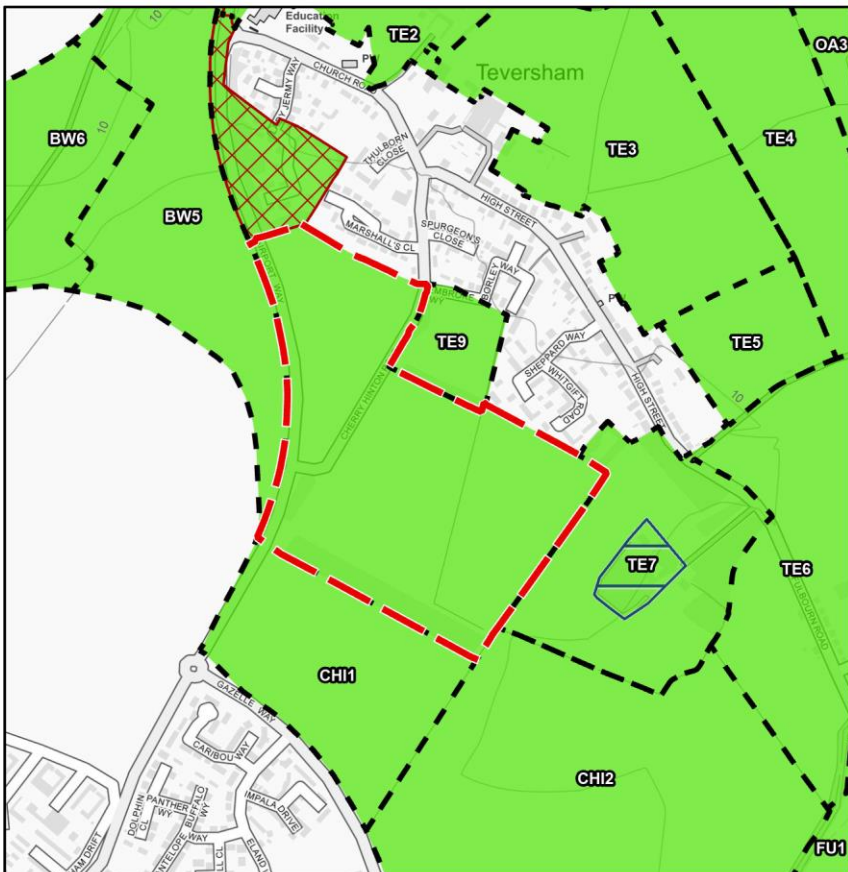
- Parcel TE7 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be at least minor-moderate. Therefore, the harm resulting from its release, as an expansion of Teversham, would be very high.

Very High

TE8



-  TE8
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



TE8

Parcel location and openness

Parcel size: 19.9ha

The parcel is located to the west of Teversham and to the southeast of Cambridge Airport. The parcel contains arable land and is crossed by Cherry Hinton Road. Airport Way forms the parcel's western edge, while a block of woodland 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. Land to the north has been developed, including Lady Jenny Way, and the remaining open space is too small and contained to contribute to openness.

Distinction between parcel and inset area

Land has some degree of containment by inset development. However, the garden hedgerows to the north of the parcel create little boundary separation between the parcel and Teversham and neither the countryside nor the inset settlement dominates views. The landform and land cover within the parcel do not create any additional distinction from Teversham. Overall, there is moderate distinction between the parcel and the inset area.

TE8

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 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 is open and agricultural, and has a moderate distinction from the edge of Teversham, so it has some rural character. It 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: Significant

Land lies in a gap which is very narrow but which maintains clear separation between Teversham and Cambridge (Cherry Hinton). The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

TE8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Teversham:

Rating: Moderate

Release of the land within the parcel as a whole would significantly reduce the settlement gap between Teversham and Cambridge (Cherry Hinton) and would therefore constitute moderate-major additional impact on the adjacent Green Belt. Release of part of the parcel could reduce impact on the settlement gap but would reduce boundary separation and lead to increased urbanising visual impact on the remainder of the parcel, so additional impact on the adjacent Green Belt would still be at least moderate.

The release would not have an impact on the contribution of land to the east and southeast of the parcel to Green Belt purposes

The adjoining land to the northeast, south 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

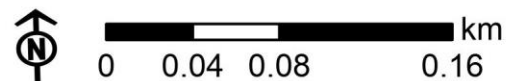
- Parcel TE8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively significant contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Teversham, would be very high.

Very High

TE9



-  TE9
-  Neighbouring parcel
-  Green Belt



TE9

Parcel location and openness

Parcel size: 2.29ha

The parcel is located to the west of Teversham and is comprised of an area of arable land to the west and Borley Way Play Area to the east. Cherry Hinton Road forms the western edge of the parcel, while Pembroke Way and Borley Way forms the northern edge and a thick treeline 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

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

TE9

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 close to the main urban area of Cambridge. 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 moderate 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 Teversham, meaning it has some relationship with the inset area. The land is also open and for the most part has a use (arable land) that is not associated with the inset area. However, to the south-east it has a use (Playground) that associates with the inset area and weakens its rural character. The land does not form or contain any specific features/aspects that contribute 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: Moderate

Land is peripheral to a very narrow gap between Teversham and Cambridge (Cherry Hinton). 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.

TE9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Teversham:

Rating: Minor

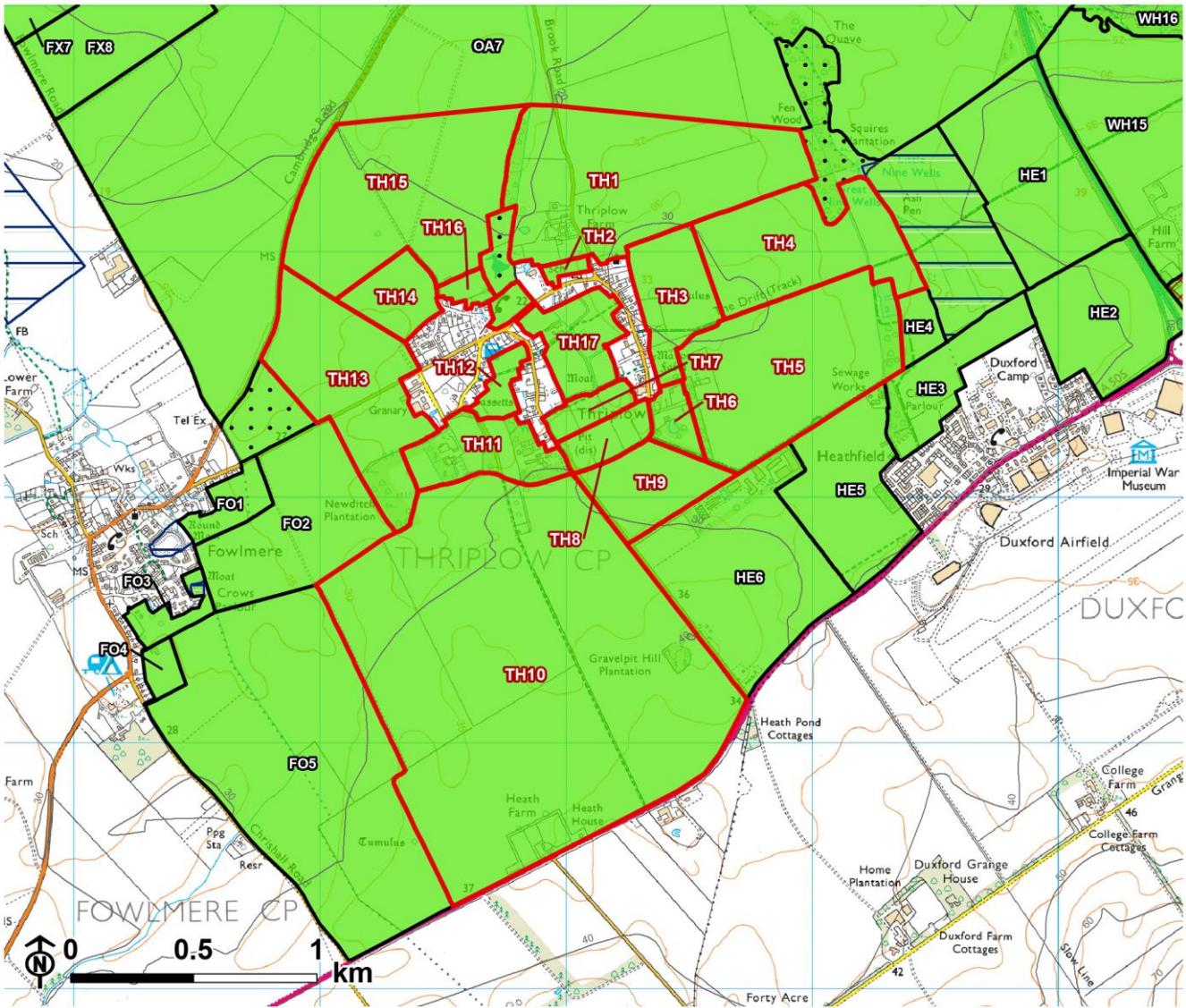
The release and development of the parcel would increase urbanising containment of a small area of land to the west.

Overall harm of Green Belt release

- Parcel TE9 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, 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 Teversham, would be moderate high.

Moderate High

Thriplow



- - - Local Authority boundary

Thriplow parcel

Neighbouring parcel

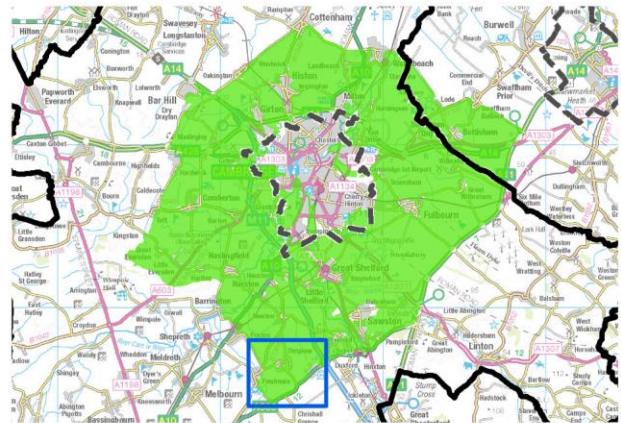
No openness

Green Belt

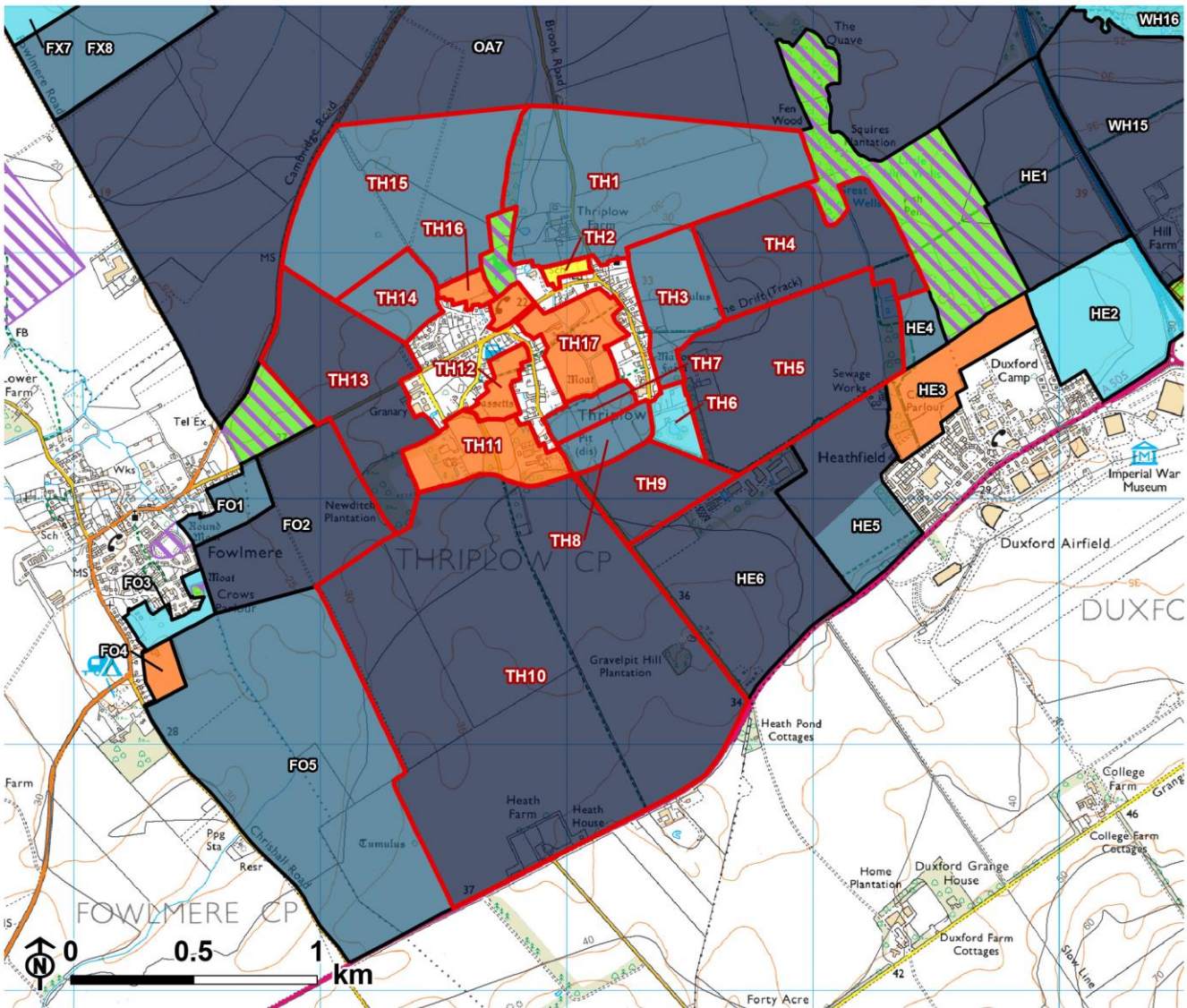
Absolute constraints

Site of Special Scientific Interest

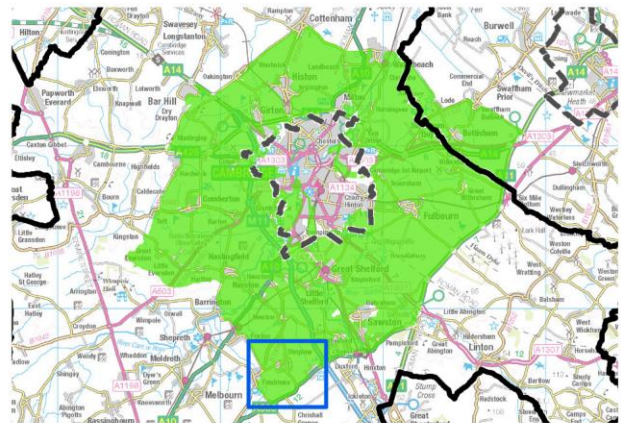
Scheduled monument



Thriplow



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



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

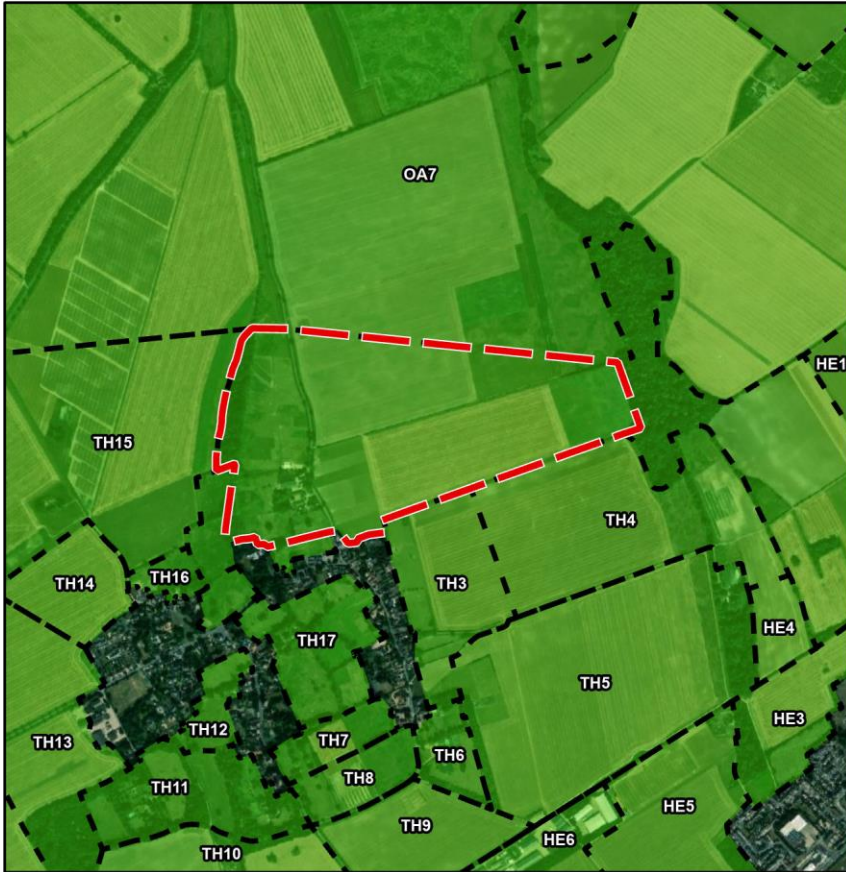
Impact on contribution of adjacent Green Belt

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

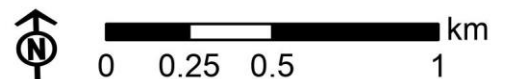
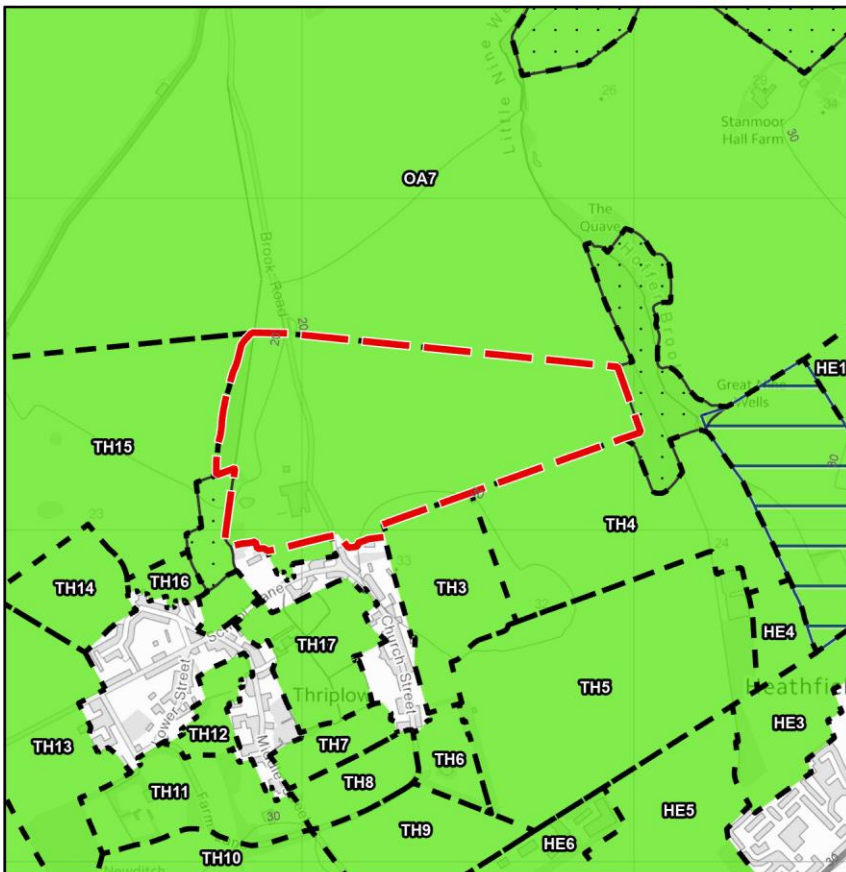
Overall harm of Green Belt release

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

TH1



-  TH1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



TH1

Parcel location and openness

Parcel size: 56.94ha

The parcel lies to the northeast of Thriplow and is comprised of agricultural land with a farmstead in the west of the parcel adjacent to Brook Road which passes through the parcel. Thriplow Meadows SSSI lies to the southwest of the parcel and Thriplow Peat Holes SSSI lies to the east.

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

Distinction between parcel and inset area

The garden boundaries at the inset edge to the southwest of the parcel provide little separation from the inset settlement of Thriplow. However, the parcel only shares a short frontage with the settlement and therefore there is little urbanising visual influence within the parcel. Furthermore, the parcel extends a significant distance from the settlement and is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from Thriplow, overall there is strong distinction between the parcel and the inset area.

TH1

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 Thriplow. 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 agricultural land that has a strong distinction from the edge of Thriplow, meaning it has a strong rural character. It fronts on to Thriplow Conservation Area to the south and forms part of the immediate setting of the Church of St George (Grade II* listed building). As such, land allows an appreciation of the rural character and setting of Thriplow in proximity to the more intact and historic parts of the village on Church Street and Brook Road, which in turn makes some contribution to the quality of Cambridge's setting. Land also lies adjacent to Thriplow Meadows and Thriplow Peat Holes (both SSSI), forming part of their wider setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

TH1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

Although the settlement gap between Thriplow and Newton is robust, the release and development of this land would have some impact on narrowing this gap.

The release of this land would increase urbanising visual influence on land to the north and southeast.

The adjoining land to the south 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

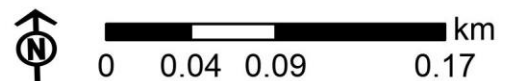
- Parcel TH1 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be high.

High

TH2



-  TH2
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



TH2

Parcel location and openness

Parcel size: 1.25ha

The parcel is located on the northerne edge of Thriplow and is comprised of a small paddock. Part of the southwest of the parcel lies within Thriplow Conservation Area.

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

Distinction between parcel and inset area

The parcel is subject to a degree of urbanising containment due to the inset area lying to the south as well as residential development on Brook Road to the east. As a result, there is some urbanising visual influence within the parcel. The parcel lies in close proximity to the settlement of Thriplow and there is no significant boundary feature between the parcel and the primary school to the south. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is weak distinction between the parcel and the inset area.

TH2

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 Thriplow. 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 Thriplow, meaning it has a strong relationship with the inset area. However, it predominantly comprises open farmland, and therefore has some rural character. The parcel fronts on to Thriplow 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 the village (including School Lane and Brook Road), which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is too closely contained by the settlement of Thriplow to contribute to its separation from any other settlement.

TH2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Negligible

This land is largely contained and tree cover to the north would prevent some urbanising visual impacts on land to the north in the event of a release.




Overall harm of Green Belt release

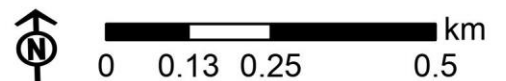
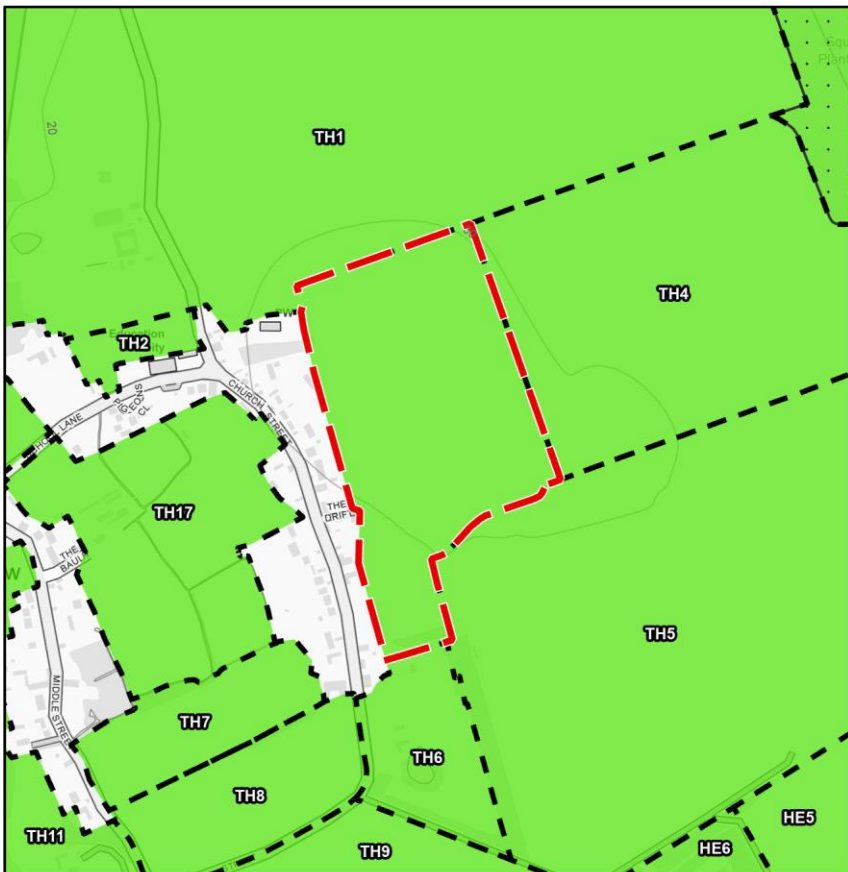
- Parcel TH2 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be low.

Low

TH3



-  TH3
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



TH3

Parcel location and openness

Parcel size: 14.76ha

The parcel is located to the east of Thriplow and is comprised of agricultural land. Church Street lies to the west of the parcel within the inset area.

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

Distinction between parcel and inset area

The garden boundaries at the inset edge to the west provide little separation between the parcel and the inset settlement of Thriplow. The parcel shares a broad frontage with the inset area to the west, which means that there is some urbanising visual influence within the parcel. However, the parcel extends a significant distance from the settlement and is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is moderate distinction between the parcel and the inset area.

TH3

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 Thriplow. 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 moderate distinction from the edge of Thriplow, meaning it has some rural character. It fronts on to Thriplow Conservation Area to the west and forms part of the immediate setting of the Church of St George (Grade II* listed building). As such, it allows an appreciation of the rural character and setting of Thriplow in proximity to the more intact and historic parts of the village on Church Street, 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: Significant

Land is open and is peripheral to a moderate gap between Thriplow and Heathfield that lacks any significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

TH3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

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

However, the main impact resulting from the release of this land would be increased urbanising visual influence on land to the north, east and southeast.

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


Overall harm of Green Belt release

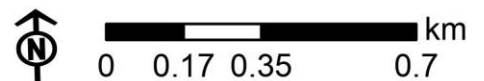
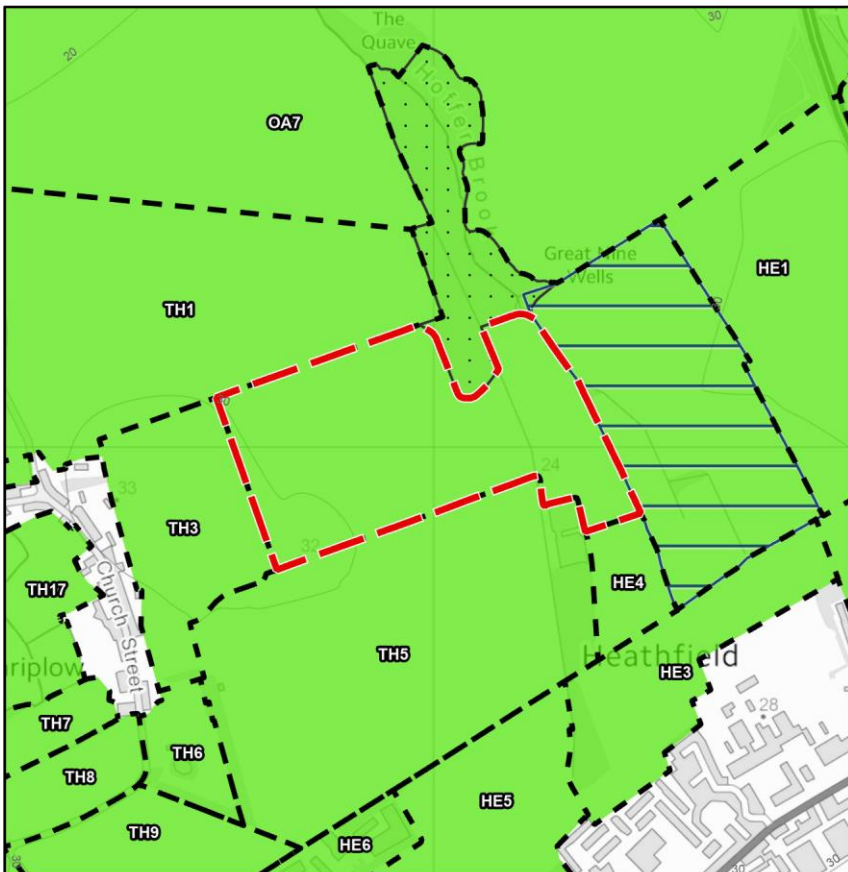
- Parcel TH3 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be high.

High

TH4



-  TH4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



TH4

Parcel location and openness

Parcel size: 31.39ha

The parcel is located to the east of Thriplow and is comprised of agricultural land. Thriplow Peat Holes SSSI lies to the northeast of the parcel and a Scheduled Monument lies to the east (Roman settlement S of Chronicle Hills).

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

Distinction between parcel and inset area

There are no significant boundary features close to the majority of the eastern edge of Thriplow, which means that there is a gradual weakening of the influence of the inset settlement with distance. However, the easternmost field of the parcel is more strongly separated by tree cover. Given the distance the parcel extends from the settlement, there is little urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is strong distinction between the parcel and the inset area.

TH4

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 Thriplow. 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 agricultural land that has a strong distinction from the edge of Thriplow, meaning it has a strong rural character. Land also lies adjacent to Thriplow Peat Holes (SSSI), forming part of their wider 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 Thriplow and Heathfield that lacks any significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge

TH4

Purpose 3.

TH4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Moderate

Release and development of this land would weaken and contain the core settlement gap between Thriplow and Heathfield and would therefore constitute moderate additional impact on the adjacent Green Belt. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel.

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



Overall harm of Green Belt release

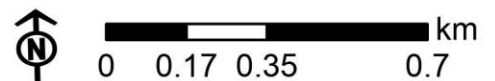
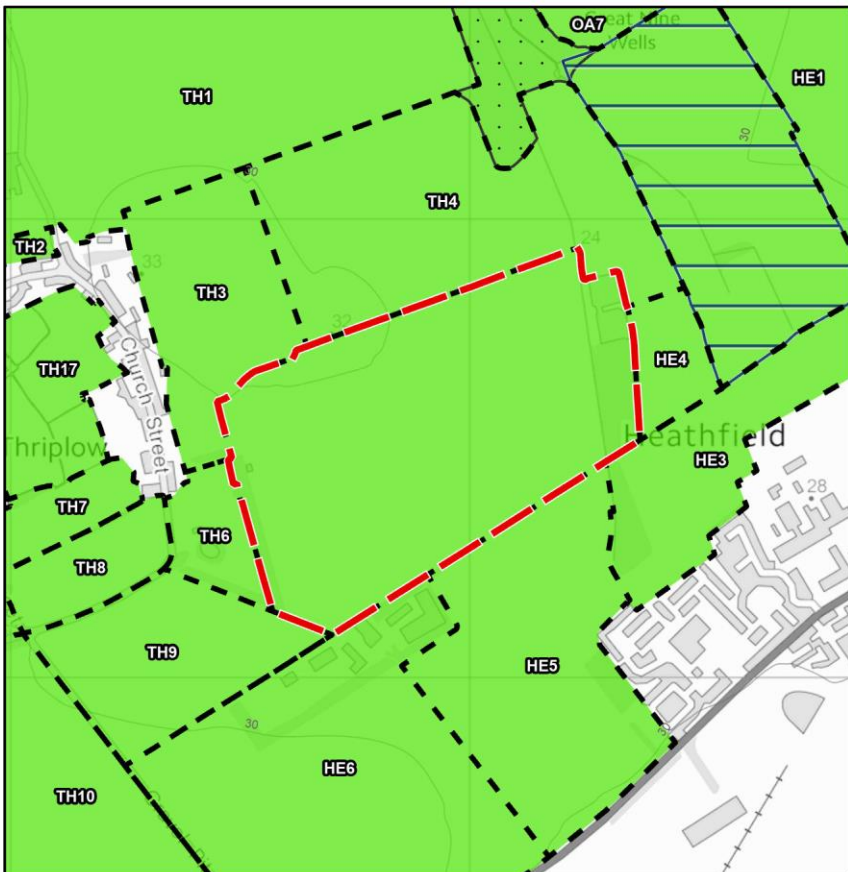
- Parcel TH4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be very high.

Very High

TH5



-  TH5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



TH5

Parcel location and openness

Parcel size: 47ha

The parcel is located to the east and southeast of Thriplow and is comprised of agricultural land. Buildings associated with KWS seed supplier lie to the south of the parcel.

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

Distinction between parcel and inset area

Beyond the settlement edge, there are no boundary features close to the majority of the eastern edge of Thriplow, which means that there is a gradual weakening of the influence of the inset settlement with distance. The garden boundaries at the inset edge to the west provide little separation from the inset area, but tree cover to the southwest obscures some inset development and the distance the parcel extends from Thriplow minimises any urbanising visual influence within the parcel. The parcel is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from Thriplow, overall there is strong distinction between the parcel and the inset area.

TH5

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 Thriplow. 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 agricultural land that has a strong distinction from the edge of Thriplow, meaning it has a strong rural character. Land contains no features/aspects that contribute specifically 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 Thriplow and Heathfield, but with no significant separating features. The parcel has strong distinction from the inset, 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.

TH5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

Release of the land would reduce the settlement gap between Thriplow and Heathfield and would therefore constitute minor-moderate additional impact on the adjacent Green Belt. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel.

Overall harm of Green Belt release

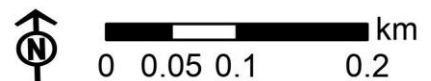
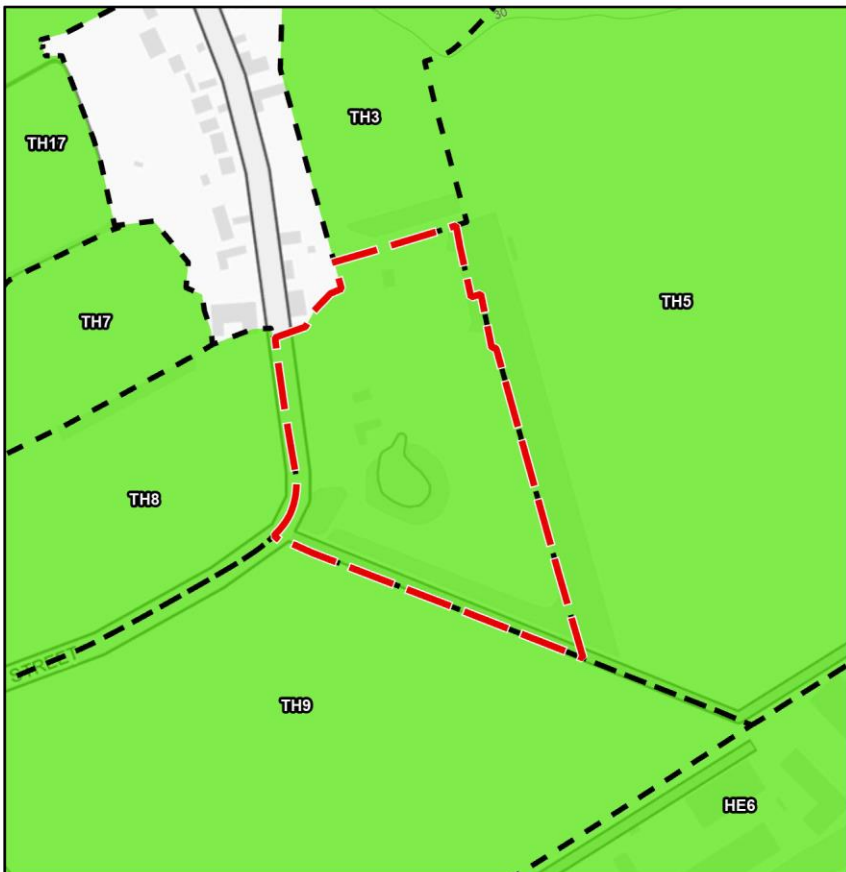
- Parcel TH5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be very high.

Very High

TH6



-  TH6
-  Neighbouring parcel
-  Green Belt



TH6

Parcel location and openness

Parcel size: 4.55ha

The parcel is located on the southeast edge of Thriplow and is comprised of the grounds of large residential properties. Heathfield Bridleway lies to the south of the parcel and Church Street lies 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

There is no significant boundary feature at the inset edge of Thriplow to the northwest and residential development also lies within the parcel. As such, there is some urbanising visual influence within the parcel, but the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is moderate distinction between the parcel and the inset area.

TH6

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 Thriplow. 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 agricultural fields that have a moderate distinction from the edge of Thriplow, meaning it has some rural character. A small part of the parcel to the northwest lies within Thriplow Conservation Area and as such allows some appreciation of the rural character and setting of Thriplow in proximity to some of the more intact and historic parts of the village on Church Street, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

TH6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

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

The release would increase urbanising containment on land to the west.

The woodland belt to the east and south would prevent impacts on the contribution of land to the east and south in the event of a release.

Overall harm of Green Belt release

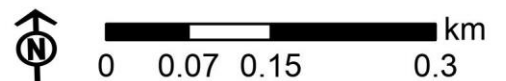
- Parcel TH6 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be moderate-high.

Moderate High

TH7



-  TH7
-  Neighbouring parcel
-  Green Belt



TH7

Parcel location and openness

Parcel size: 4.56ha

The parcel is located on the southern edge of Thriplow, in between the western and eastern sides of the settlement, and is comprised of agricultural land. Middle Street lies to the west of the parcel within the inset area.

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

Distinction between parcel and inset area

Tree cover around the inset edge to the west provides a moderate degree of separation, but at the inset edge to the east tree cover is sparser, providing little separation from residential development in the inset area of Thriplow. The parcel is subject to a degree of containment by the inset settlement to east and west, but only shares a short frontage with the inset area and therefore there is little urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is moderate distinction between the parcel and the inset area.

TH7

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a moderate distinction from the edge of Thriplow, meaning it has some relationship with the inset area. However it comprises open agricultural land and therefore has some rural character. The parcel forms part of the immediate setting of Manor Farmhouse (Grade II* listed building) and lies entirely within Thriplow Conservation Area. It is therefore fundamental to 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: Moderate

Land is open and is peripheral to a moderate gap between Thriplow and the outer edge of the Green Belt with no significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

TH7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

The release and development of this land would increase urbanising visual influence on land to the south, as well as weakening the boundary separation of this area from the settlement of Thriplow.

Overall harm of Green Belt release

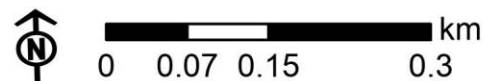
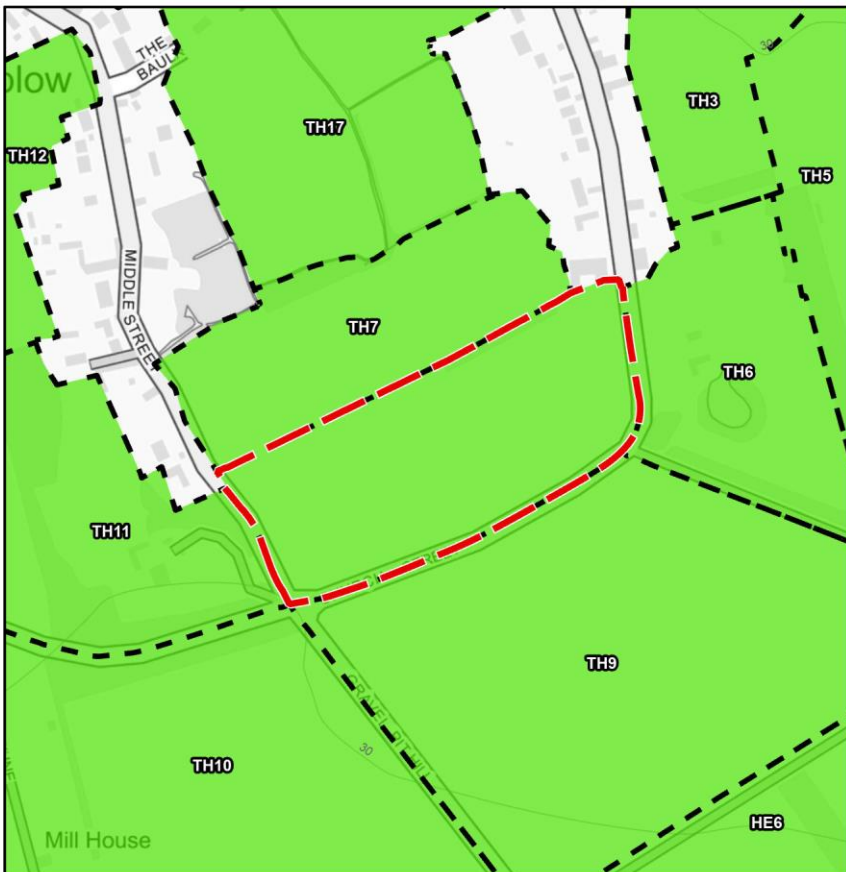
- Parcel TH7 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be high.

High

TH8



-  TH8
-  Neighbouring parcel
-  Green Belt



TH8

Parcel location and openness

Parcel size: 5.94ha

The parcel lies at the southern edge of the gap between the western and eastern sides of Thriplow. The parcel is comprised of agricultural land with Church Street forming a boundary to the south.

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

Distinction between parcel and inset area

Whilst there is a gap in coverage, tree cover to the northeast provides some boundary separation from the inset settlement of Thriplow. Similarly, tree cover to the northwest provides a moderate degree of separation from the settlement. The parcel is not contained by inset development and as a result there is little urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Thriplow, overall there is strong distinction between the parcel and the inset area.

TH8

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Thriplow. 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 Thriplow and the outer edge of the Green Belt, but with no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

TH8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor

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

The adjoining land to the west and 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

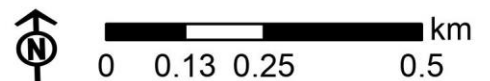
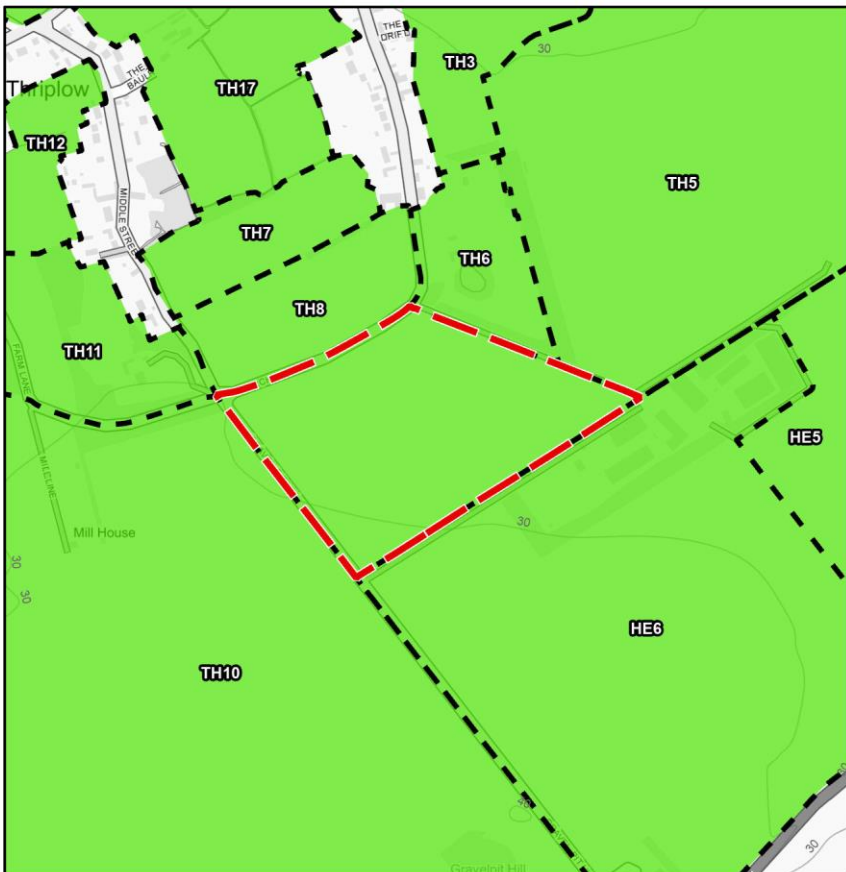
- Parcel TH8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be high.

High

TH9



-  TH9
-  Neighbouring parcel
-  Green Belt



TH9

Parcel location and openness

Parcel size: 14.16ha

The parcel is located to the southeast of Thriplow and is comprised of agricultural land. Development associated with KWS seed supplier lies to the southeast of the parcel. Church Street forms the northern boundary of the parcel and Gravel Pit Hill road lies to the west.

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

Distinction between parcel and inset area

Church Street and intervening land to the north of the parcel provide a strong degree of separation from the inset settlement of Thriplow. There is some washed over development to the southeast, but this does not create containment on the parcel. Furthermore, there is little urbanising visual influence within the parcel, given the distance it extends from the inset area and tree cover obscuring views of development to the southeast. Whilst the landform and land cover within the parcel do not create any additional distinction from Thriplow, overall there is strong distinction between the parcel and the inset area.

TH9

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Thriplow. 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 neighbouring Thriplow and the outer edge of the Green Belt with no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

TH9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Moderate

Release of the land would reduce the settlement gap between Thriplow and Heathfield and would therefore constitute moderate additional impact on the adjacent Green Belt. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel.

The adjoining land to the 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

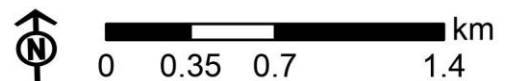
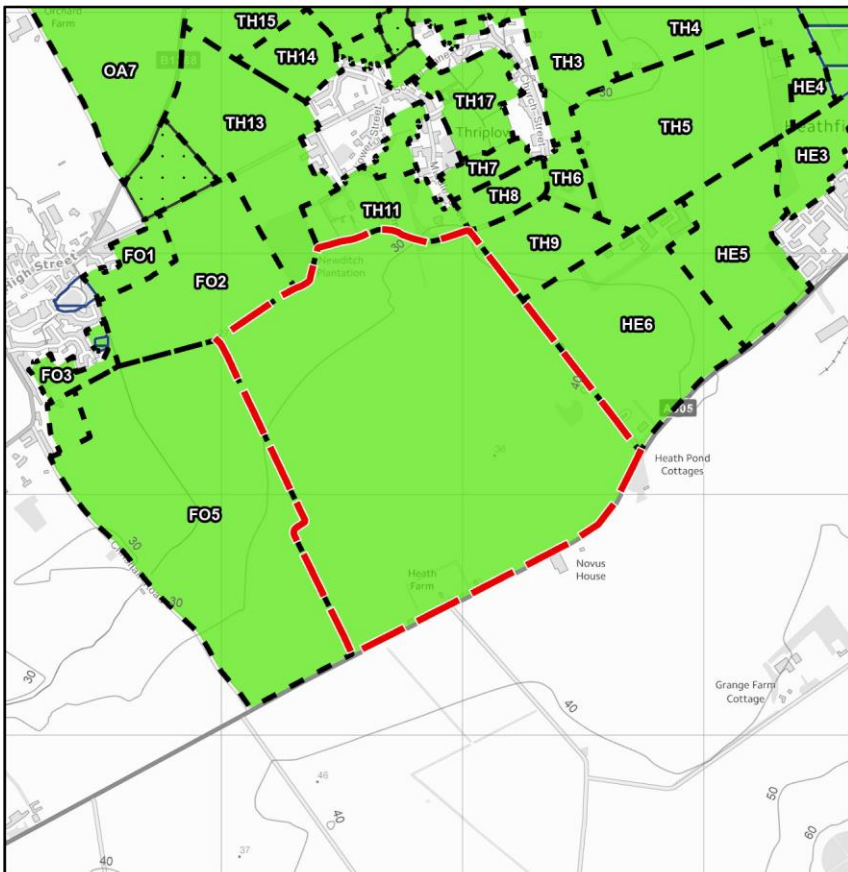
- Parcel TH9 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be very high.

Very High

TH10



-  TH10
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



TH10

Parcel location and openness

Parcel size: 185.04ha

The parcel is located to the south of Thriplow and is comprised of a large area of agricultural land. There is a residential property in the north of the parcel and some more residential properties in the south of the parcel, adjacent to the A505.

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 cover to the north of the parcel provides a moderate degree of separation from Thriplow and prevents any urbanising visual influence within the parcel. There are no significant boundary features beyond the tree line to the north, which means that there is a gradual weakening of the influence of the inset settlement with distance. The parcel is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from Thriplow, overall there is strong distinction between the parcel and the inset area.

TH10

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Thriplow. 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 Thriplow and the outer edge of the Green Belt, but trees adjacent to the inset edge of Thriplow act as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

TH10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Moderate

Release of this land would breach the woodland at the edge of Thriplow and would weaken the gap between the settlement and the outer edge of the Green Belt and would therefore constitute minor-moderate additional impact on the adjacent Green Belt. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel. The release would increase urbanising visual influence on land to the southwest and east.

Overall harm of Green Belt release

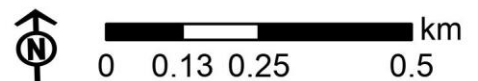
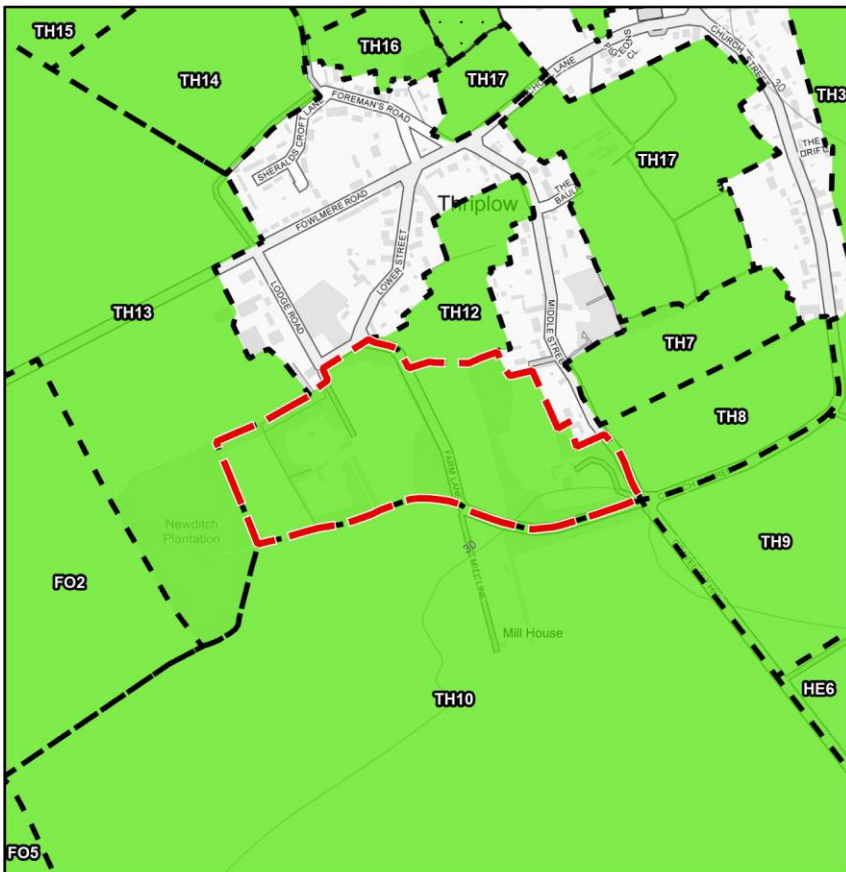
- Parcel TH10 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be very high.

Very High

TH11



-  TH11
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



TH11

Parcel location and openness

Parcel size: 13.94ha

The parcel is located to the southwest of Thriplow and is comprised of residential gardens in the east and west and agricultural land in the central region. There is a residential property in the southeast and a large country estate in the west of the parcel.

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

Distinction between parcel and inset area

The presence of development within the parcel weakens its perceived separation from the inset settlement of Thriplow. However, the parcel is not contained by inset development and the presence of tree cover within the parcel prevents urbanising visual influence from the settlement and also provides some additional land cover distinction from Thriplow. Overall, there is strong distinction between the parcel and the inset area.

TH11

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a moderate distinction from the edge of Thriplow, meaning it has some relationship with the inset area. However it comprises open agricultural land and therefore has some rural character. It forms the immediate setting of Bassets and Thriplow Bury (Grade II* listed buildings) and lies almost entirely within Thriplow Conservation Area and as such is fundamental to 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 is open and lies in a moderate gap between Thriplow and the outer edge of the Green Belt and Thriplow and Fowlmere. Tree cover to the west acts as a significant separating feature between Thriplow and Fowlmere. 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.

TH11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Negligible

The tree cover containment around this land would prevent impacts to the contribution of adjacent land in the event of its release and development.

Overall harm of Green Belt release

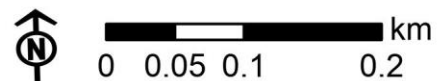
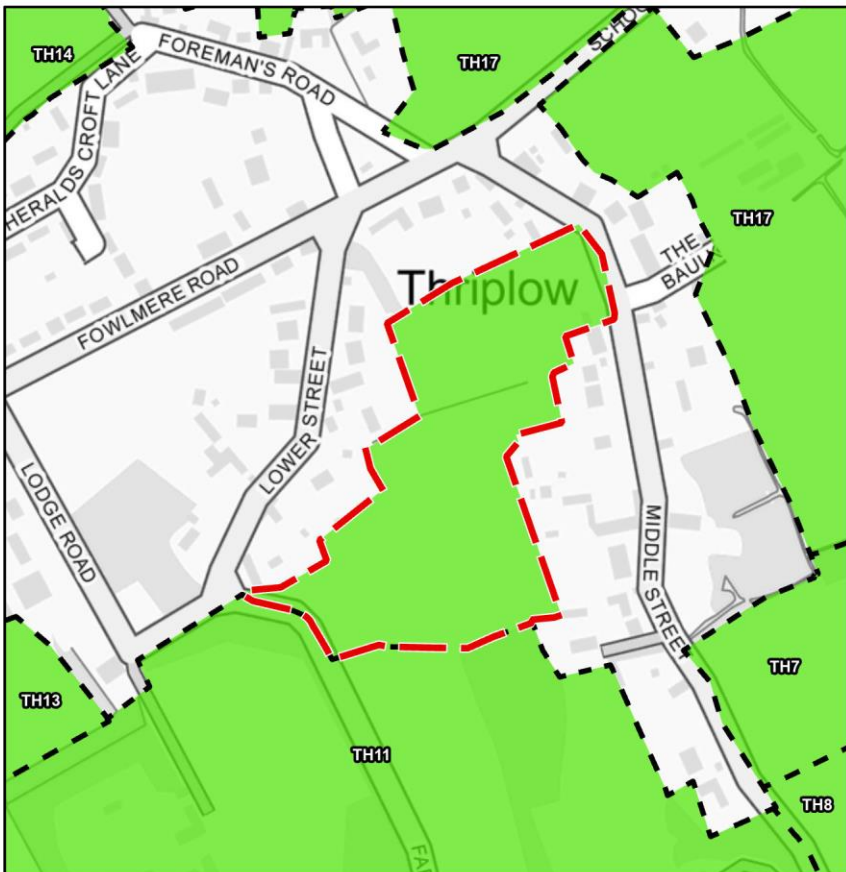
- Parcel TH11 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be moderate.

Moderate

TH12



-  TH12
-  Neighbouring parcel
-  Green Belt



TH12

Parcel location and openness

Parcel size: 3.81ha

The parcel is contained by the southwest part of the western side of Thriplow. Middle Street lies to the east and Lower Street lies to the west within the inset area.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge of Thriplow and is largely contained by the settlement to the west, north and east. Therefore, there is some urbanising visual influence within the parcel. The garden boundaries to the west, north and east provide little separation from the settlement. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is weak distinction between the parcel and the inset area.

TH12

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a weak distinction from the edge of Thriplow, meaning it has a strong relationship with the inset area. However it comprises open agricultural land and therefore has some rural character. The parcel forms the immediate setting of Bassetts (Grade II* listed building) and lies entirely within Thriplow Conservation Area. It is therefore fundamental to 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: Limited/No contribution

Land is too closely contained by the settlement of Thriplow to contribute to its separation from any other settlement.

TH12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor

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



Overall harm of Green Belt release

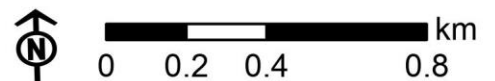
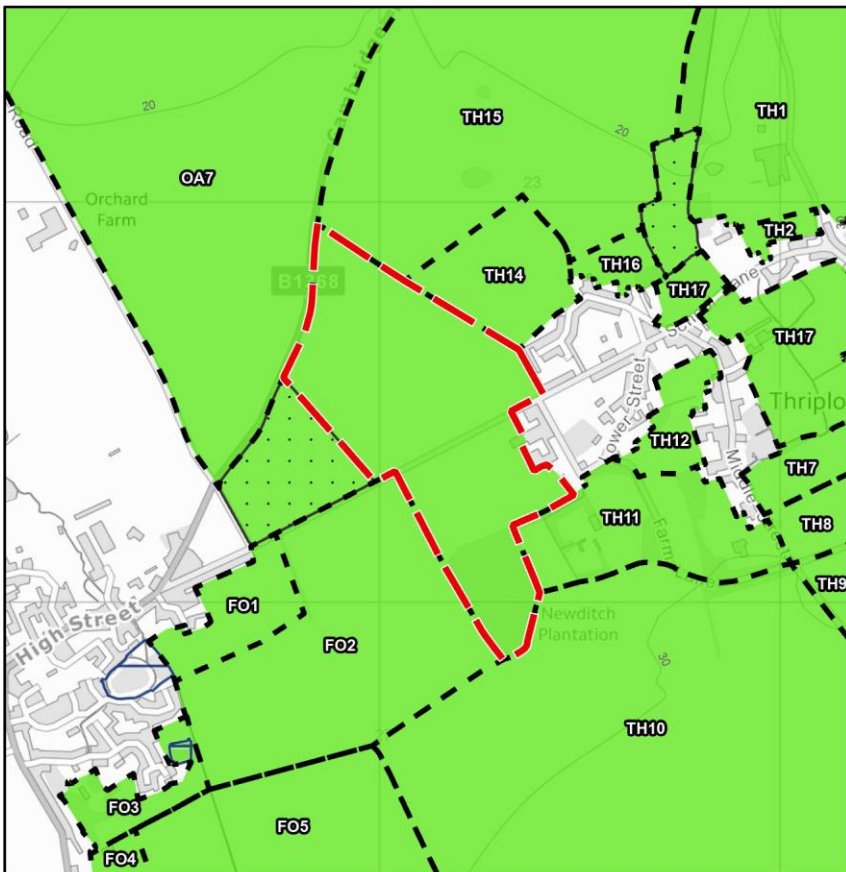
- Parcel TH12 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be moderate.

Moderate

TH13



-  TH13
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



TH13

Parcel location and openness

Parcel size: 34.81ha

The parcel is located to the west of Thriplow and is comprised of agricultural land and a woodland block in the south. There is one agricultural building within the east of the parcel. Fowlmere Road bisects the parcel from east to 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

There is no boundary between the southern half of the parcel and agricultural buildings in the inset area to the east, whilst the north of the parcel is only separated from Thriplow by garden boundaries. However, there is little urbanising visual influence within the parcel given the short frontage it shares with the inset edge and the rural nature of adjacent development. The parcel is not contained by inset development. Whilst the woodland block in the south of the parcel is more distinct from the inset area, the landform and land cover within the majority of the parcel do not create any additional distinction from Thriplow. Overall, there is moderate distinction between the parcel and the inset area.

TH13

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a moderate distinction from the edge of Thriplow, meaning it has some relationship with the inset area. It comprises open agricultural land and woodland and therefore has some rural character, with the woodland to the south having a stronger distinction and rural character. Land lies adjacent to a SSSI (Whittlesford - Thriplow hummocky fields), forming part of its wider setting. It also fronts on to Thriplow Conservation Area to the east, allowing some appreciation of the rural character and setting of Thriplow, 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: Significant

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

TH13

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

Release of the land would partially reduce the settlement gap between Thriplow and Fowlmere and would therefore constitute minor-moderate additional impact on the adjacent Green Belt. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel.

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





Overall harm of Green Belt release

- Parcel TH13 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be very high.

Very High

TH14



-  TH14
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



0 0.07 0.15 0.3 km

TH14

Parcel location and openness

Parcel size: 8.82ha

The parcel is located to the northwest of Thriplow and is comprised of part of an agricultural field. Sheralds Croft Lane lies to the southeast of the parcel within the inset area.

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

Distinction between parcel and inset area

The garden boundaries to the south at the inset edge provide little separation from the inset settlement of Thriplow and there is some urbanising visual influence from this area within the parcel. However, the parcel extends a significant distance from the settlement and is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is moderate distinction between the parcel and the inset area.

TH14

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 Thriplow. 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 Thriplow, meaning it has some rural character. It 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 significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Thriplow and the outer edge of the Green Belt. The B1368 acts as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

TH14

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

The release and development of this land would broaden the settlement frontage of Thriplow in relation to the settlement gap with Fowlmere.

The release of this land would also increase urbanising visual influence on land to the north and southwest.

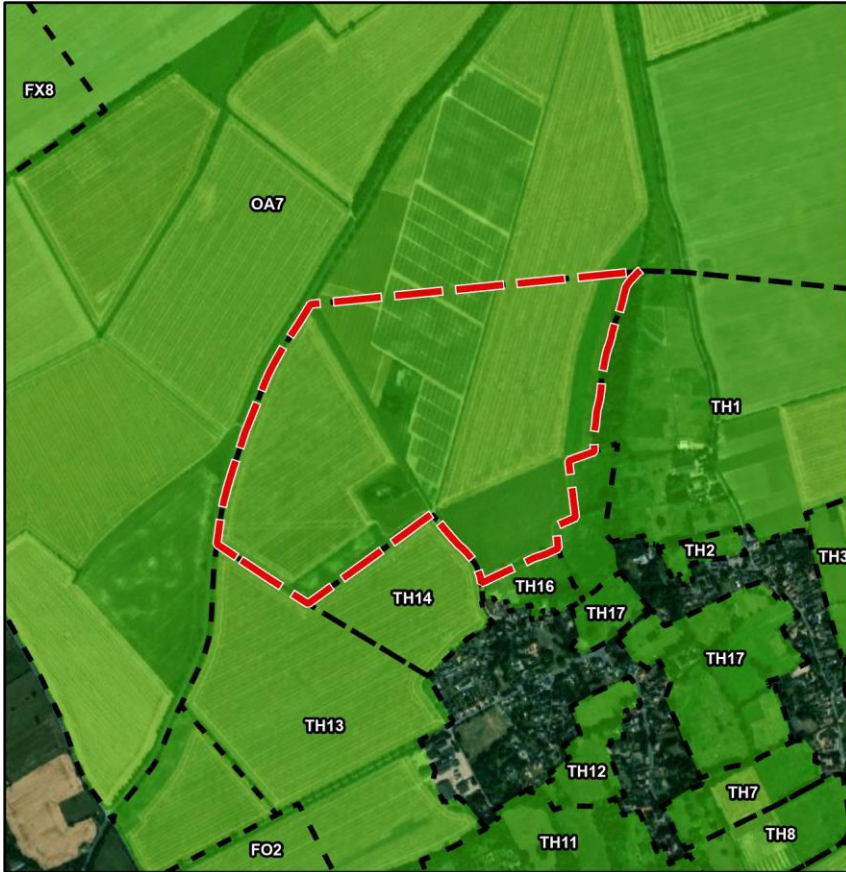
The adjoining land to the southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

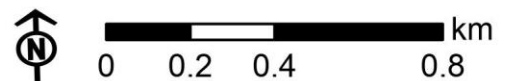
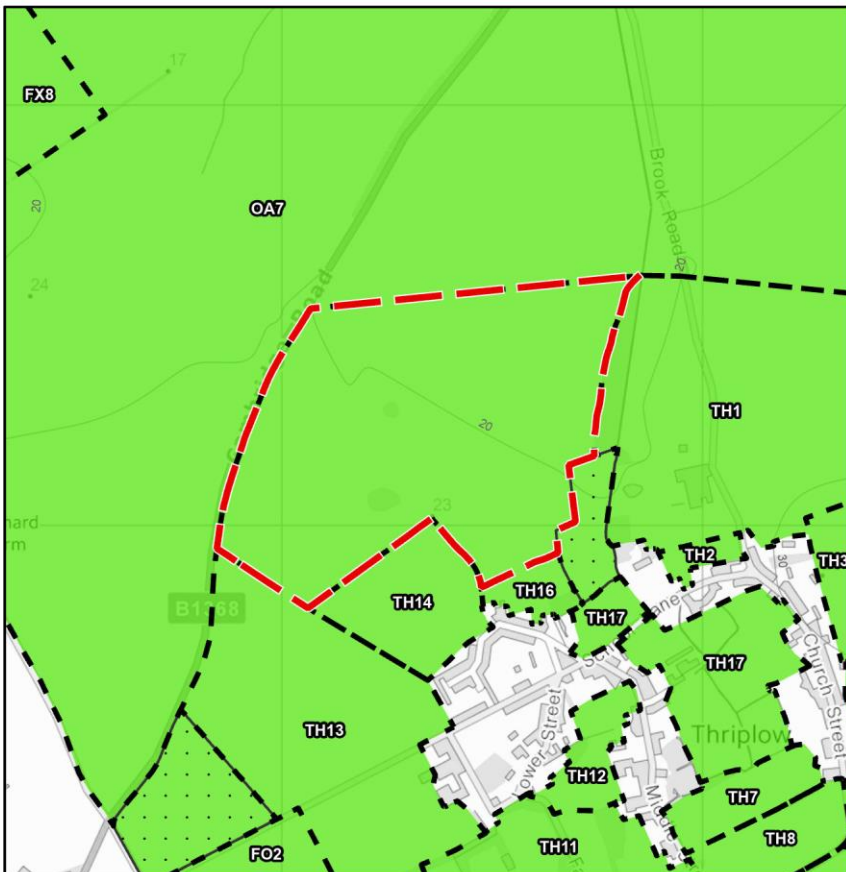
- Parcel TH14 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be high.

High

TH15



-  TH15
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



TH15

Parcel location and openness

Parcel size: 52.11ha

The parcel is located to the north and northwest of Thriplow and is comprised of agricultural land. Thriplow Meadows SSSI lies to the southeast of the parcel and Cambridge Road lies to the west.

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

Distinction between parcel and inset area

There are no significant boundary features to the south of the parcel to create separation from the settlement of Thriplow. However, the parcel is not contained by inset development and extends a significant distance from the inset area, which means that there is little urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Thriplow, overall there is strong distinction between the parcel and the inset area.

TH15

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 Thriplow. 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 agricultural land that has a strong distinction from the edge of Thriplow, meaning it has a strong rural character. It also lies adjacent to Thriplow Meadows (SSSI), forming part of its wider 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 Thriplow and Foxton, with Cambridge Road and tree cover acting as significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

TH15

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor-moderate

The release and development of this land would increase urbanising visual impacts on land to the north, as well as weakening the boundary separation from this area from the settlement of Thriplow. The release would also increase urbanising visual impacts on land to the northwest and southwest. A woodland belt to the east would prevent urbanising visual impacts on land beyond this in the event of a release.

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


Overall harm of Green Belt release

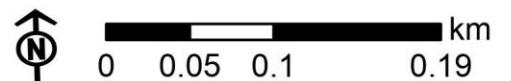
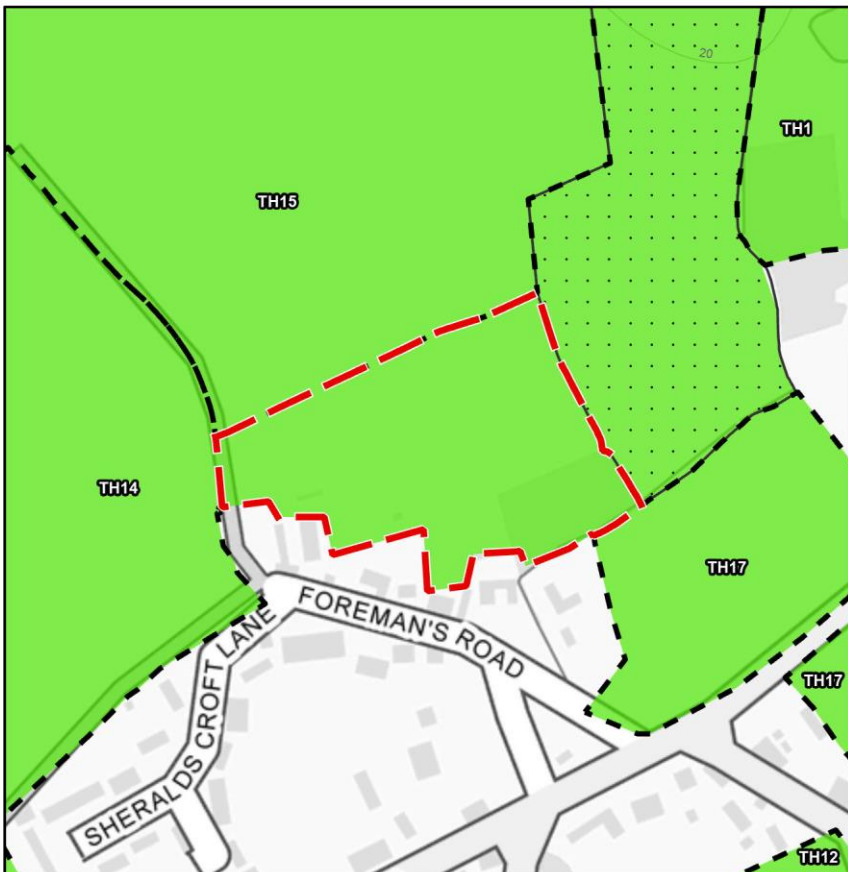
- Parcel TH15 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be high.

High

TH16



-  TH16
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



TH16

Parcel location and openness

Parcel size: 2.25ha

The parcel is located on the northern edge of Thriplow and is comprised of agricultural land with some agricultural development in the southwest of the parcel. Thriplow Meadows SSSI lies to the east of the parcel and Foreman's Road lies to the south in the inset area.

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

Distinction between parcel and inset area

Although there is tree cover in the south of the parcel, there is no boundary feature between the parcel and the inset area to the southwest. The parcel is not contained by inset development but it lies in close proximity to the inset settlement of Thriplow and therefore there is some urbanising visual influence from the settlement within the parcel. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is moderate distinction between the parcel and the inset area.

TH16

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 Thriplow. 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 Thriplow, meaning it has some rural character. It fronts on to Thriplow 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 the village (including Thriplow Green), which in turn makes some contribution to the wider rural setting of Cambridge. Land also lies adjacent to Thriplow Meadows (SSSI), forming part of its wider 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 Thriplow and Foxton, with Cambridge Road and tree cover acting as significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

TH16

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor

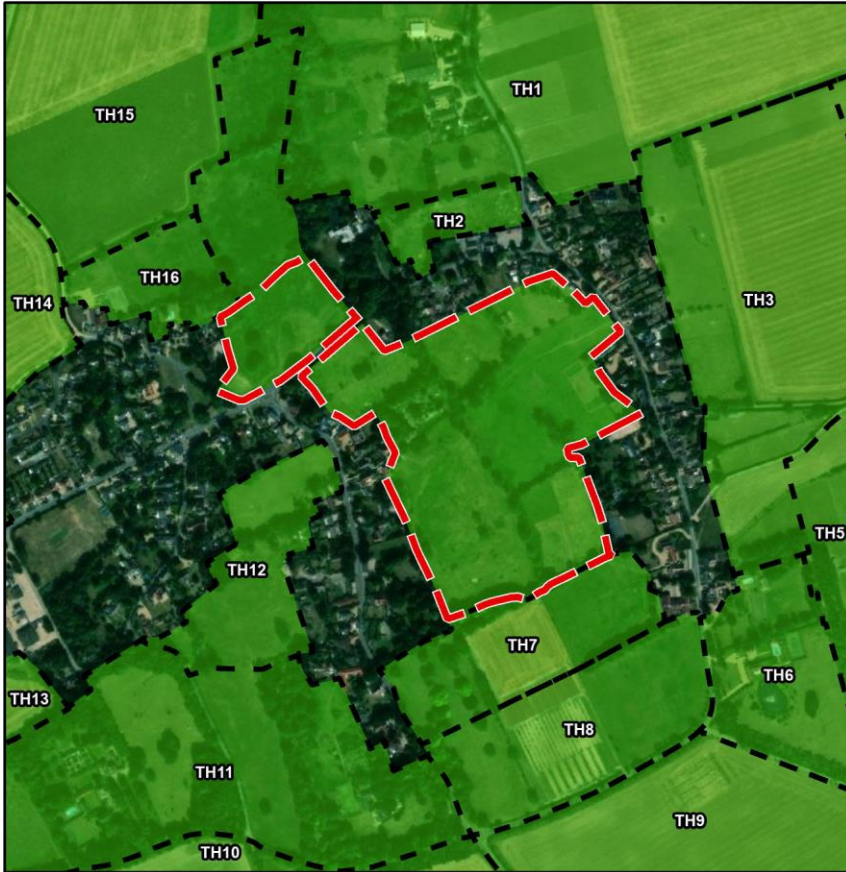
The release and development of this land would increase urbanising visual impacts on land to the north. The release would also increase urbanising containment on land to the west.



Overall harm of Green Belt release

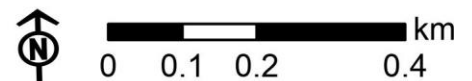
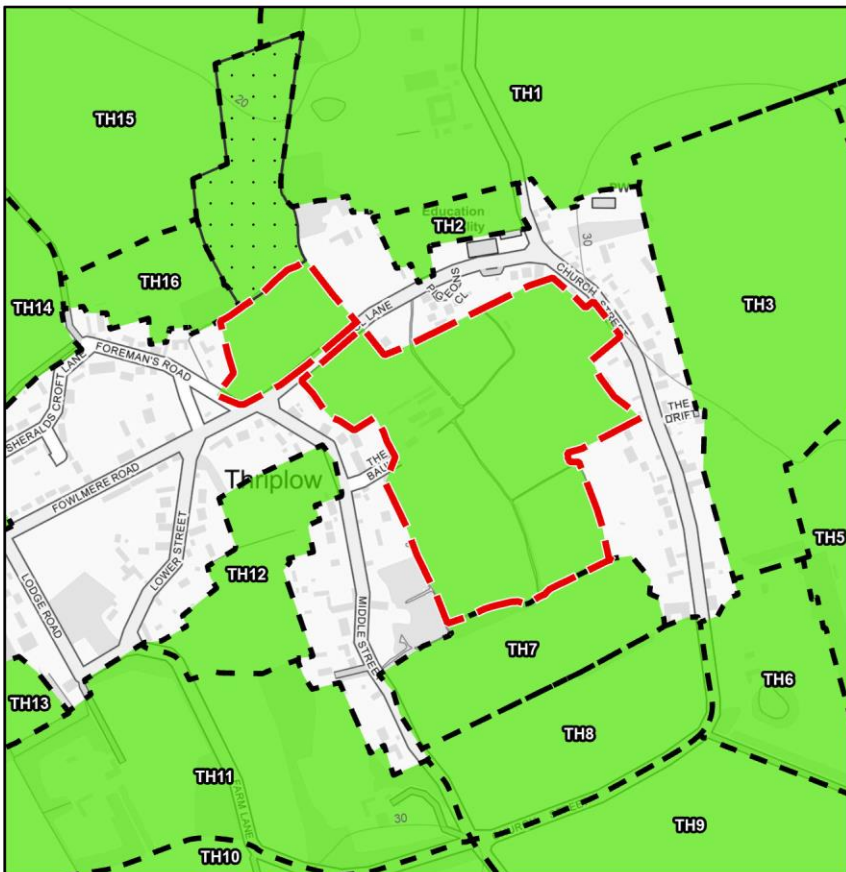
- Parcel TH16 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Thriplow, would be moderate.

Moderate

TH17



-  TH17
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



TH17

Parcel location and openness

Parcel size: 13.66ha

The parcel is contained between the western and eastern parts of Thriplow and is comprised of agricultural fields. School Land separates the northwest field from the rest of the parcel.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge and is almost entirely contained by the inset settlement of Thriplow. Therefore, there is some urbanising visual influence within the parcel, but this is limited to an extent by the rural nature of adjacent development. The landform and land cover within the parcel do not create any additional distinction from Thriplow. Overall, there is weak distinction between the parcel and the inset area.

TH17

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 Thriplow. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a weak distinction from the edge of Thriplow, meaning it has a strong relationship with the inset area. However it comprises open farmland and therefore has some rural character. Land forms part of the setting of The Manor House (Grade II* listed building) and lies entirely within Thriplow Conservation Area. It is therefore fundamental to 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 limited

Land is open and lies in a narrow gap between the western and eastern sides of Thriplow. The parcel has weak distinction from 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.

TH17

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Thriplow:

Rating: Minor

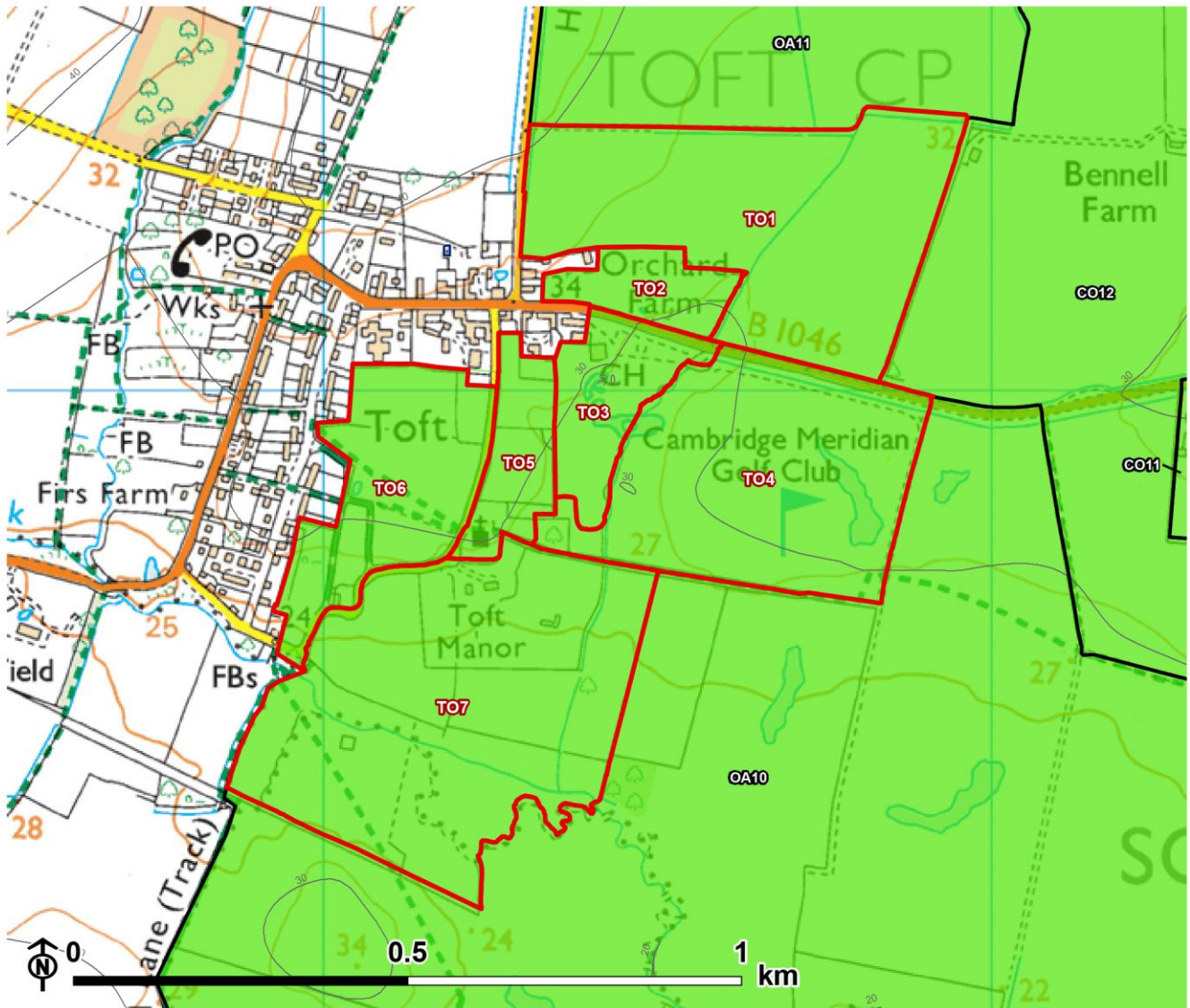
The release and development of this land would result in increased urbanising containment on land to the south.

Overall harm of Green Belt release

- Parcel TH17 makes a moderate 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 each other. 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 Thriplow, would be moderate.

Moderate

Toft



- - - Local Authority boundary

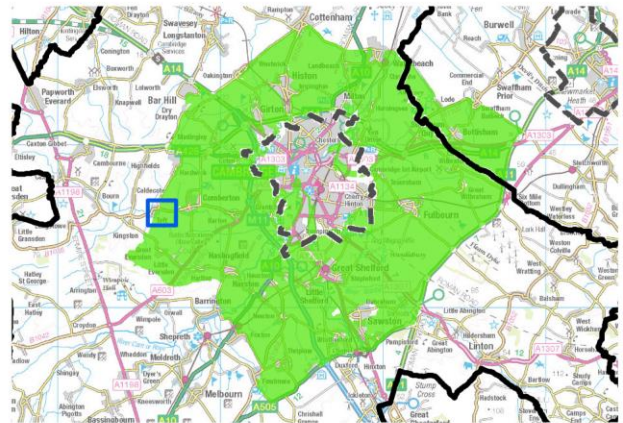
Toft parcel

Neighbouring parcel

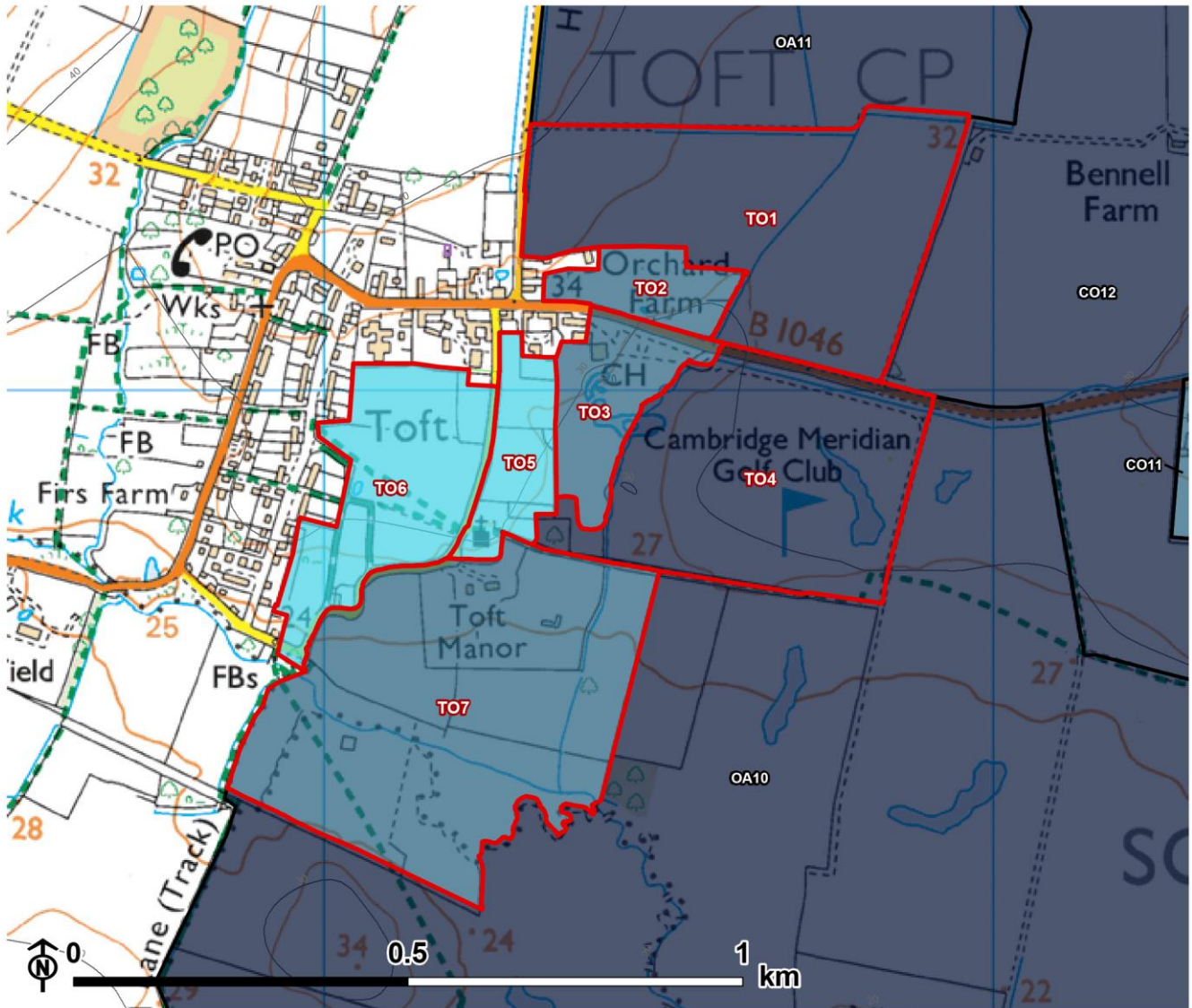
Green Belt

Absolute constraints

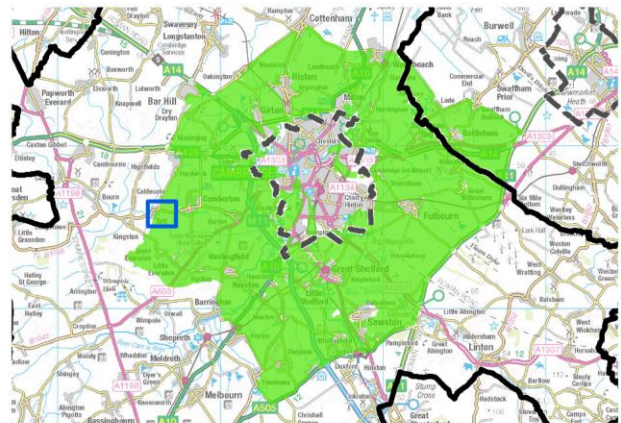
Scheduled monument



Toft



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



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt





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

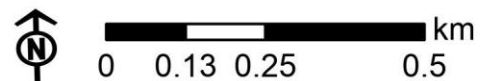
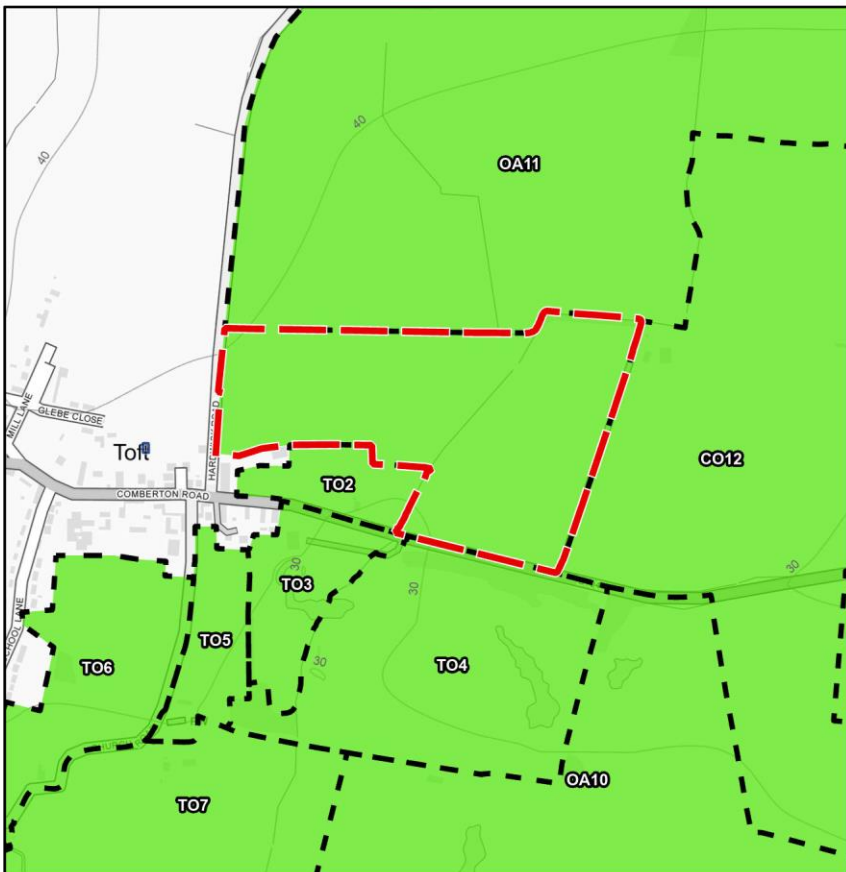
Overall harm of Green Belt release

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

T01



-  T01
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TO1

Parcel location and openness

Parcel size: 16.7ha

Agricultural fields to the northeast of Toft.

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

Distinction between parcel and inset area

The tree band along the south of the parcel and Hardwick Road to the west are moderate boundary features between the parcel and the inset village of Toft. Land within the parcel extends a significant distance from the inset area and is not contained by inset development, therefore there is also no urbanising visual influence on the parcel. The agricultural land within the parcel does not create any additional distinction from Toft. Overall there is strong distinction between the parcel and the inset area.

TO1

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 Toft. 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 Toft, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to Cambridge along Comberton Road (B1046) from the west. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is relatively narrow but which maintains clear separation between Toft and Comberton and the intervening tree cover along Comberton Road and at Cambridge Meridian Golf Club provides visual separation between the settlements. 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 significant contribution to Cambridge Purpose 3.

TO1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Toft:

Rating: Minor-moderate

Release of land within the parcel would increase the urbanising visual influence on land to the north, south and east, as well as increase the urbanising containment of land to the east. In addition, release of land within the parcel would narrow the already relatively narrow gap between Toft and Comberton, particularly if land in the eastern part of the parcel were released.

Land to the southwest 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

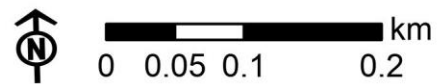
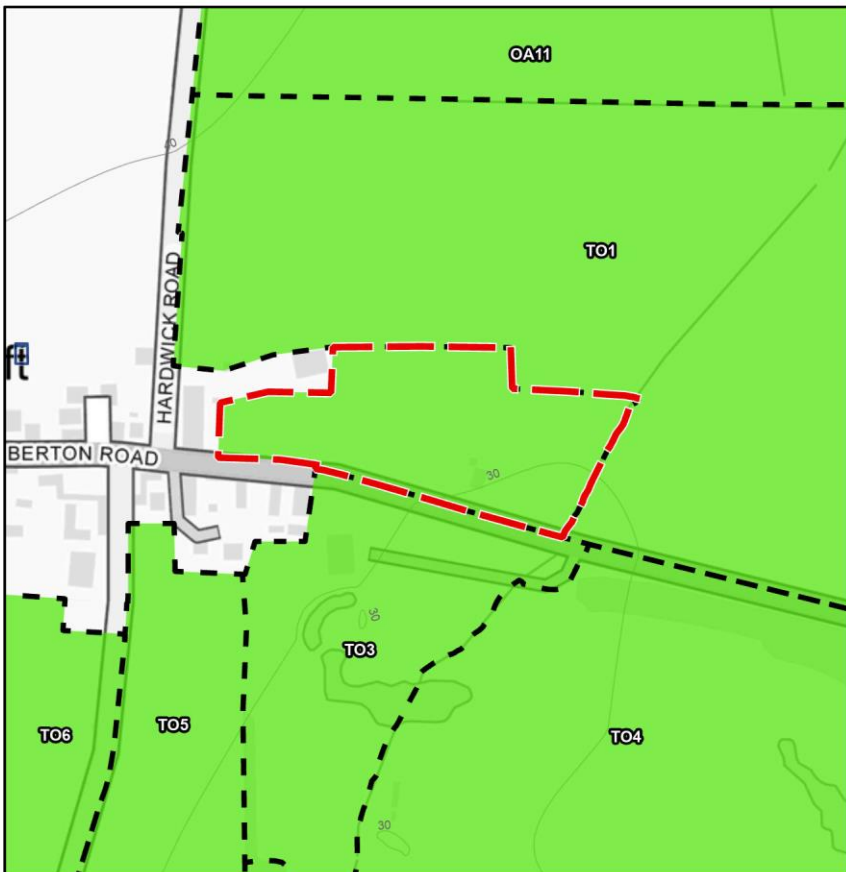
- Parcel TO1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Toft, would be very high.

Very High

T02



-  T02
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TO2

Parcel location and openness

Parcel size: 2.49ha

The parcel is located to the northeast of Toft, comprising of a grassland field contained by tree lines. A dwelling is located in the south and hardstanding is located in the north.

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, however the back gardens of houses along Hardwick Road to the west create little boundary separation between the parcel and the inset village of Toft. There is some urbanising visual influence from the inset settlement to the west and southwest. The grassland within the parcel does not create any additional distinction from Toft. Overall there is moderate distinction between the parcel and the inset area.

TO2

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 Toft. 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 Toft, meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to Cambridge along Comberton Road (B1046) from the west. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a gap which is relatively narrow but which maintains clear separation between Toft and Comberton and the intervening tree cover along Comberton Road and at Cambridge Meridian Golf Club provides visual separation between the settlements. 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.

TO2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Toft:

Rating: Minor-moderate

Release of land within the parcel would increase the urbanising visual influence on land to the north and east, as well as narrow the already relatively narrow gap between Toft and Comberton.

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

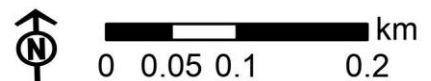
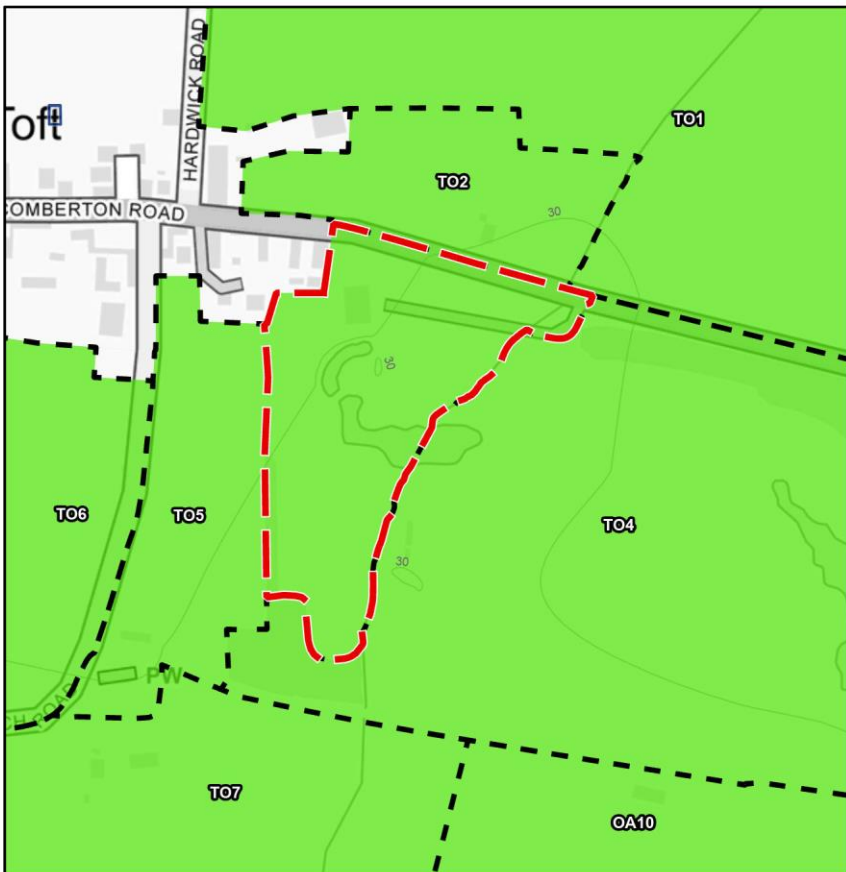
- Parcel TO2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Toft, would be high.

High

T03



-  T03
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TO3

Parcel location and openness

Parcel size: 3.94ha

The parcel is located to the east of Toft, comprising of the Cambridge Meridian Golf Club building and associated car part, as well as the westernmost part of the golf course.

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 hedgerow boundary between the edge of the parcel and the inset area to the west creates little boundary separation between the parcel and the inset village of Toft. Land within the parcel is in close proximity to the inset area and there is some urbanising visual influence from the inset settlement to the west. Land within the parcel is not contained by inset development. The golf course land cover within the parcel does not create any additional distinction from Toft. Overall there is moderate distinction between the parcel and the inset area.

TO3

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 Toft. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Toft, meaning it has some relationship with the inset area. However, it is open and land use is not associated with the inset area, and therefore has some rural character. A small part of the parcel to the southwest falls within Toft Conservation Area, albeit this is some distance away from the more intact and historic parts of the village along High Street and Comberton Road. 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 gap which is relatively narrow but which maintains clear separation between Toft and Comberton and the intervening tree cover along Comberton Road and at Cambridge Meridian Golf Club provides visual separation between the settlements. 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.

TO3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Toft:

Rating: Minor-moderate

Release of land within the parcel would increase the urbanising visual influence on land to the east and south, as well as narrow the already relatively narrow gap between Toft and Comberton.

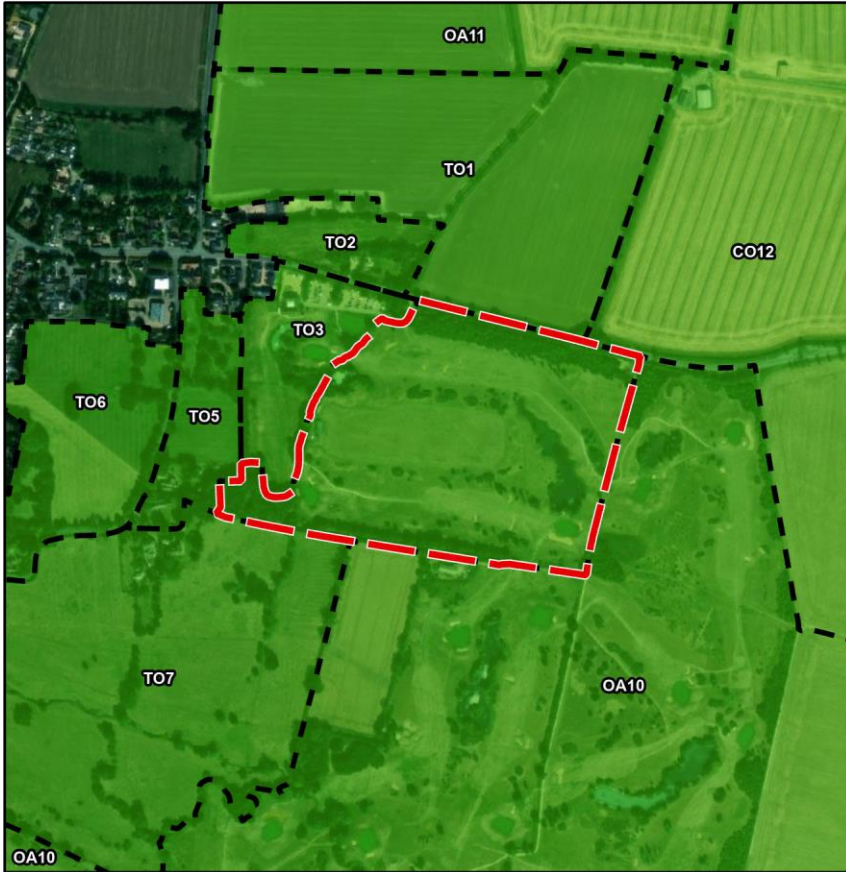
Land to the north and west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

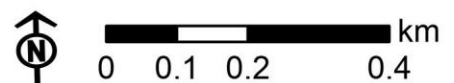
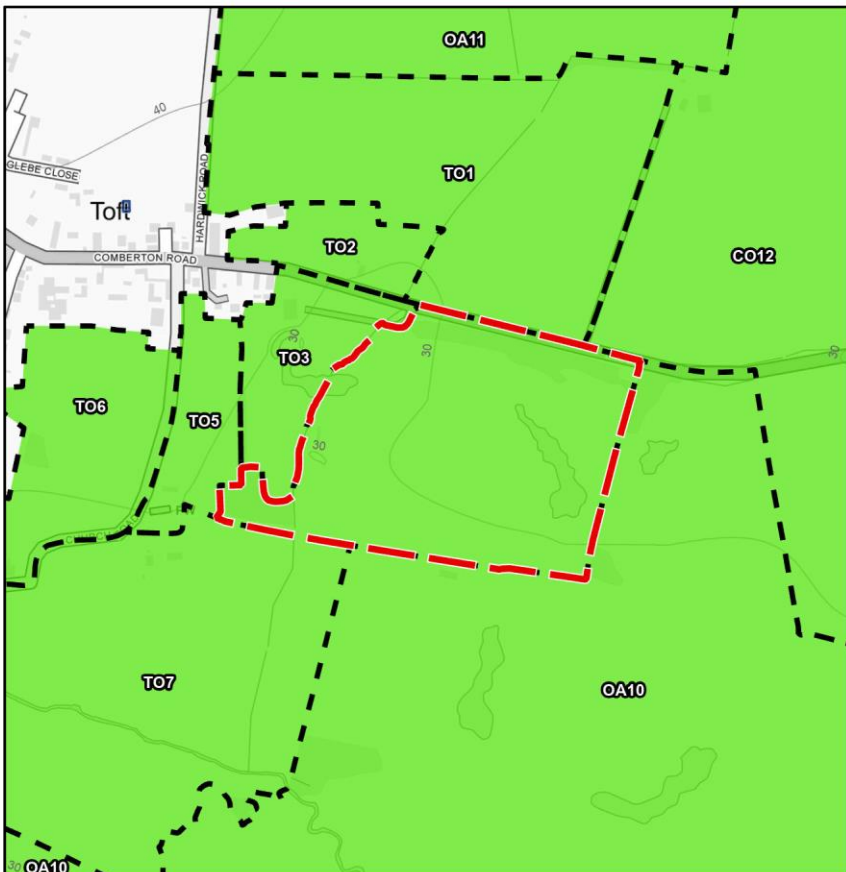
- Parcel TO3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Toft, would be high.

High

T04



-  T04
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TO4

Parcel location and openness

Parcel size: 14.54ha

The parcel is located to the east of Toft, comprising of part of the Cambridge Meridian Golf Club golf course, including driving range buildings.

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 intermittent tree cover to the west of the parcel together creates moderate separation between the parcel and the inset village of Toft. Land within the parcel extends a significant distance from the inset area and is not contained by inset development, therefore there is also no urbanising visual influence on the parcel. The golf course land cover within the parcel does not create any additional distinction from Toft. Overall there is strong distinction between the parcel and the inset area.

TO4

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 Toft. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a strong distinction from the edge of Toft, meaning it has a weak relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has a strong rural character. This makes some contribution to an open rural landscape setting experienced on approach to Cambridge along Comberton Road (B1046) from the west. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is relatively narrow but which maintains clear separation between Toft and Comberton and the intervening tree cover along Comberton Road and at Cambridge Meridian Golf Club provides visual separation between the settlements. 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 significant contribution to Cambridge Purpose 3.

TO4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Toft:

Rating: Moderate

Release of land within the parcel would increase the urbanising visual influence on land to the north, south and east. In addition, release of land within the parcel would significantly narrow the already relatively narrow gap between Toft and Comberton.

Land to the southwest 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

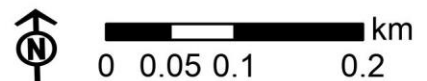
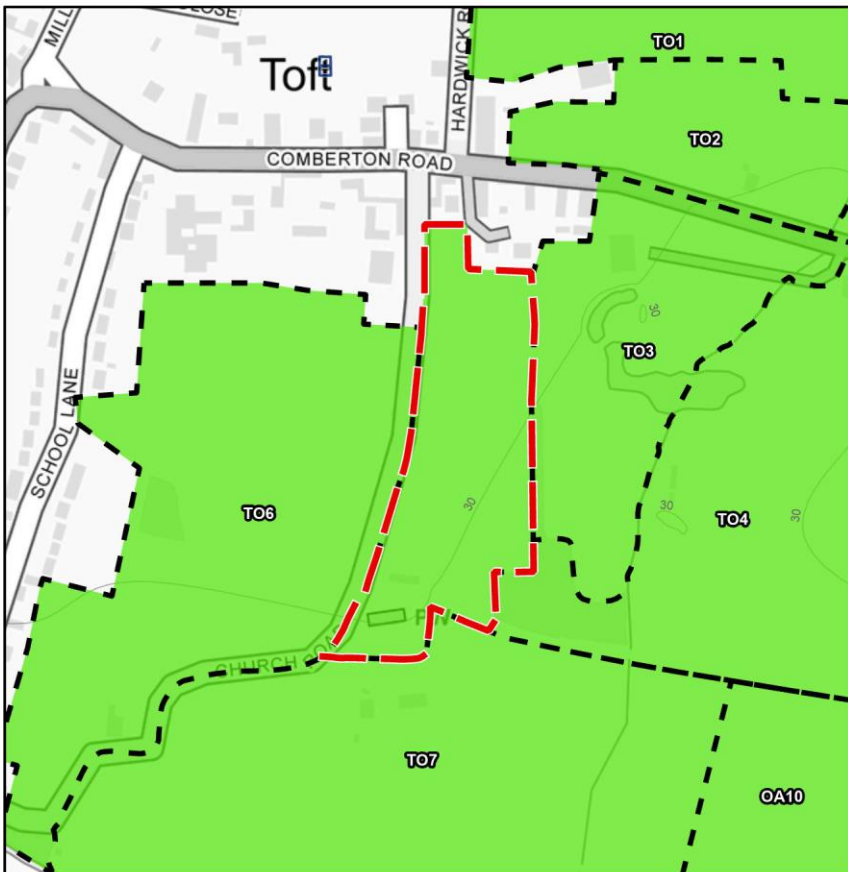
- Parcel TO4 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Toft, would be very high.

Very High

T05



-  T05
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TO5

Parcel location and openness

Parcel size: 3.03ha

Grassland and tree cover located to the east of Toft. A church and dwelling are located in the south of the parcel.

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

Distinction between parcel and inset area

The tree cover in the north of the parcel and the tree-lined Church Road to the west are moderate boundary features between the parcel and the inset village of Toft. However, the parcel is not contained by inset development and there is no urbanising visual influence on the south of the parcel. There is some urbanising visual influence on land in the north of the parcel that is located close to the inset settlement. The grassland cover in the south of the parcel does not create any additional distinction from Toft, whilst the tree cover in the north of the parcel creates some additional distinction from the settlement. Overall there is strong distinction between the southern part of the parcel and the inset area, and moderate distinction between the northern part of the parcel and the inset area.

TO5

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 Toft. 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 and woodland that has a strong distinction from the edge of Toft, meaning it has a strong rural character. It forms the immediate setting of the Church of St Andrew (Grade II* listed building) and lies entirely within Toft Conservation Area. As such, it allows some appreciation of the rural character and setting of the more intact and historic parts of the village on Church Road and Comberton Road, 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: Moderate

Land is open and peripheral to a narrow gap between Toft and Comberton. The south of the parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. This part of the parcel makes a moderate contribution to Cambridge Purpose 3. The north of the parcel has a stronger relationship with the inset area, and so makes less contribution to Cambridge Purpose 3.

TO5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Toft:

Rating: Minor

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

Due to the containment of the southern part of the parcel by woodland, release of land would not increase the urbanising visual impact on land to the south and southeast.

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

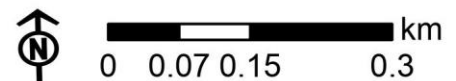
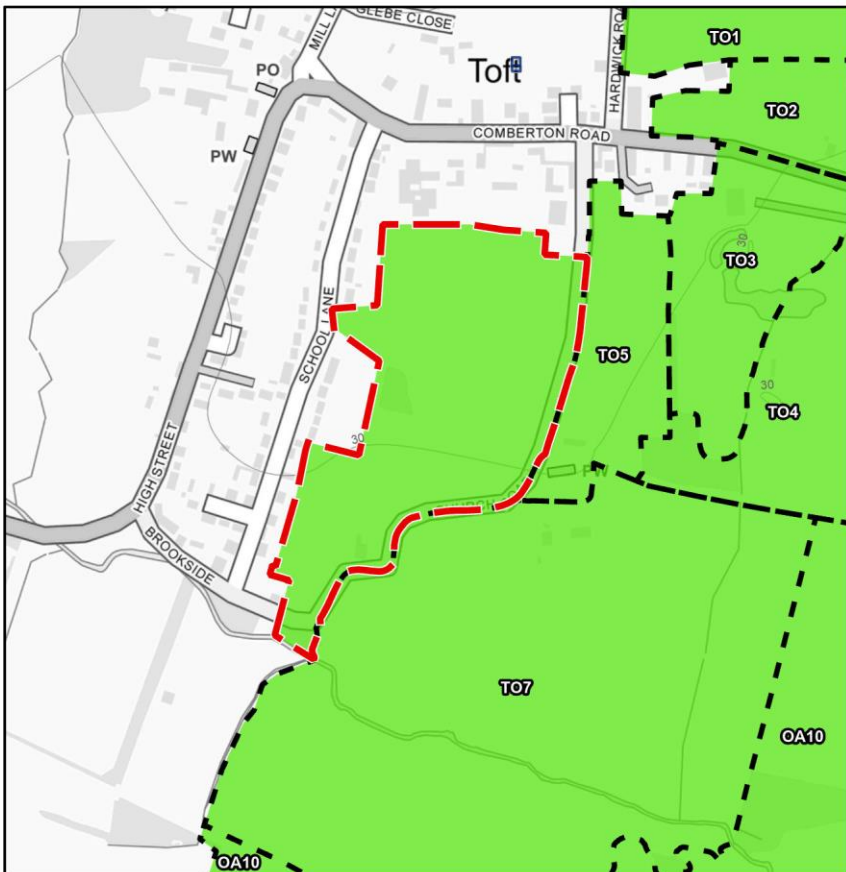
- Parcel TO5 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Toft, would be moderate-high.

Moderate High

T06



-  T06
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



TO6

Parcel location and openness

Parcel size: 7.74ha

Grassland and tree cover located to the east of Toft. A dwelling is located in the south of the parcel.

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

Distinction between parcel and inset area

The garden boundaries of houses along School Lane to the west and the residential care home to the north create little boundary separation between the parcel and the inset village of Toft. Land has some degree of containment by and urbanising visual influence from the inset settlement to the north and west. The grassland within the parcel does not create any additional distinction from Toft. Overall there is moderate distinction between the parcel and the inset area.

TO6

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 Toft. 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 moderate distinction from the edge of Toft, meaning it has some rural character. It forms part of the immediate setting of the Church of St Andrew (Grade II* listed building and lies entirely within Toft Conservation Area. As such, it allows an appreciation of the rural character and setting of the more intact and historic parts of the village on High Street, School Lane and Church Road, 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: Moderate

Land is open and peripheral to a narrow gap between Toft and Comberton. 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.

TO6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Toft:

Rating: Minor

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

Due to the containment of the parcel by inset development and Church Road, release of land within the parcel would not impact the settlement gap between Toft and Comberton

Overall harm of Green Belt release

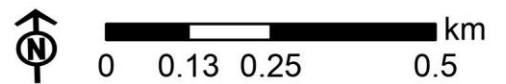
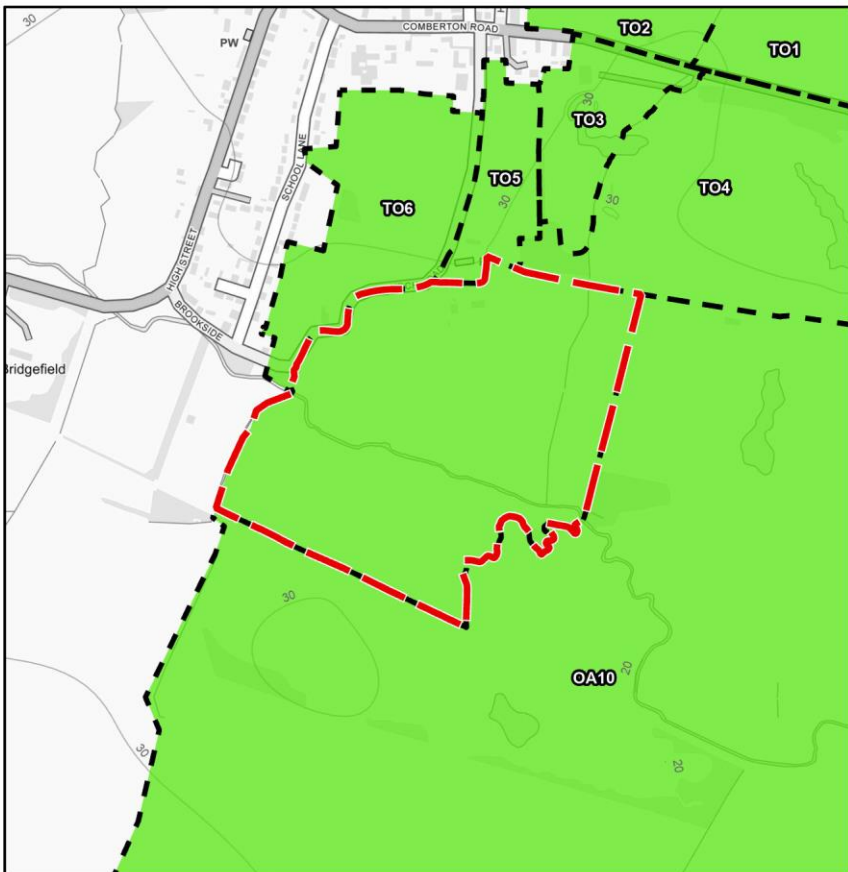
- Parcel TO6 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Toft, would be moderate-high.

Moderate High

T07



-  T07
-  Neighbouring parcel
-  Green Belt



T07

Parcel location and openness

Parcel size: 21.71ha

Distinction between parcel and inset area

The tree cover to the northwest of the parcel forms a moderate boundary feature between the parcel and the inset village of Toft. Land is not contained by inset development and there is no urbanising visual influence on the parcel. The sloping land within the parcel towards Bourne Brook provides some additional distinction from Toft. Overall there is strong distinction between the parcel and the inset area.

TO7

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 Toft. 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 Toft, meaning it has a strong rural character. It lies entirely within Toft Conservation Area and fronts on to some of the more intact and historic parts of the village on School Lane and Church Road. As such, it allows an appreciation of the rural character and setting 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 is open and peripheral to a narrow gap between Toft and Comberton. 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.

TO7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Toft:

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 Toft and land to the northeast, east and south, as well as increase the urbanising visual impact on this land. Release would also further narrow the already relatively narrow gap between Toft and Comberton.

Land to the northwest 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 TO7 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 Toft, would be high.

High