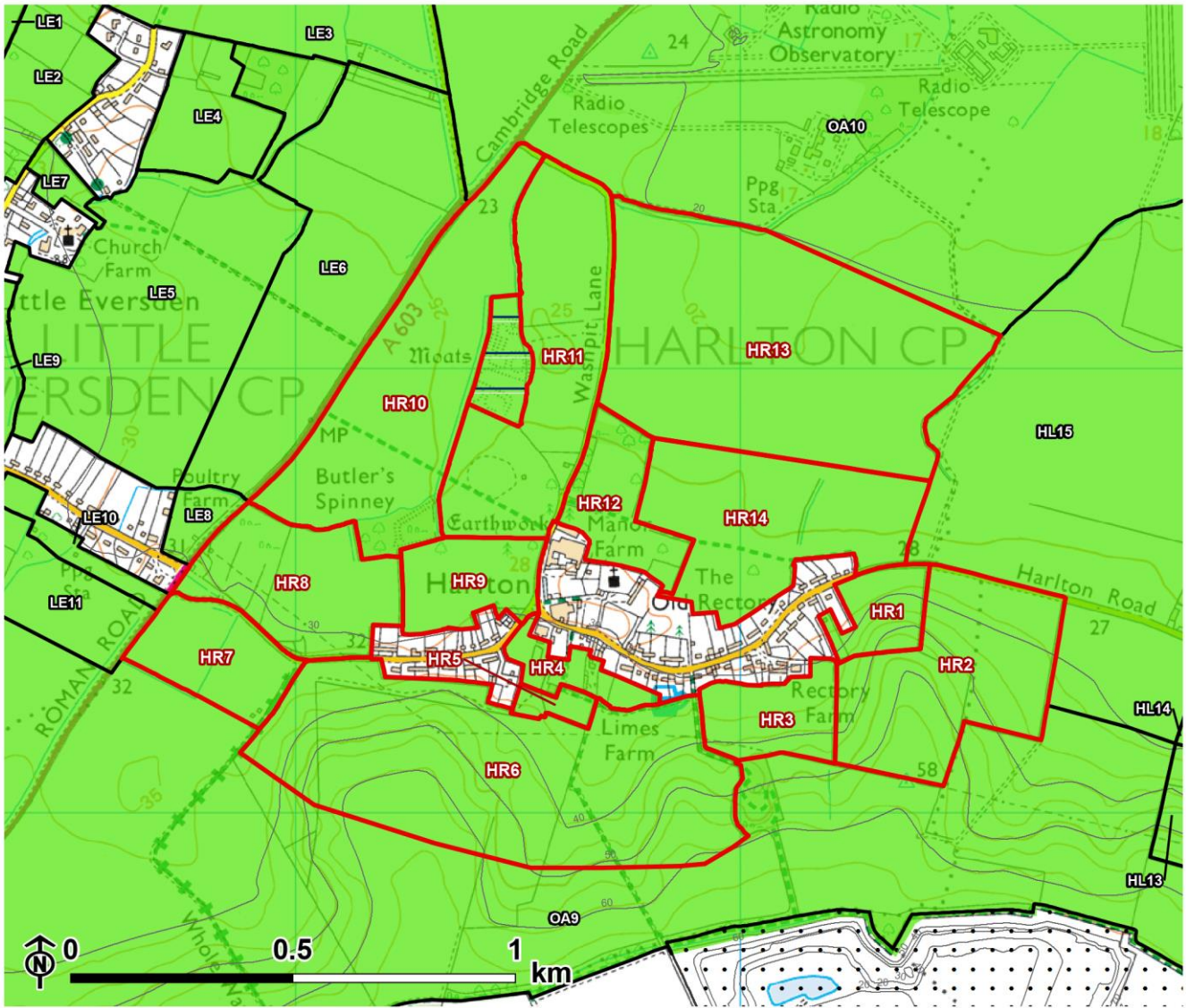


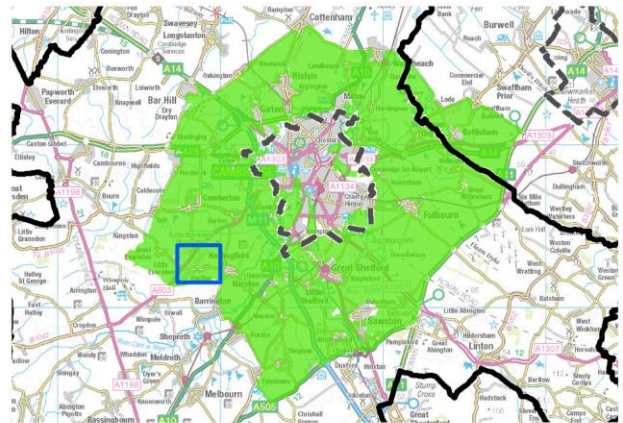
# Harlton



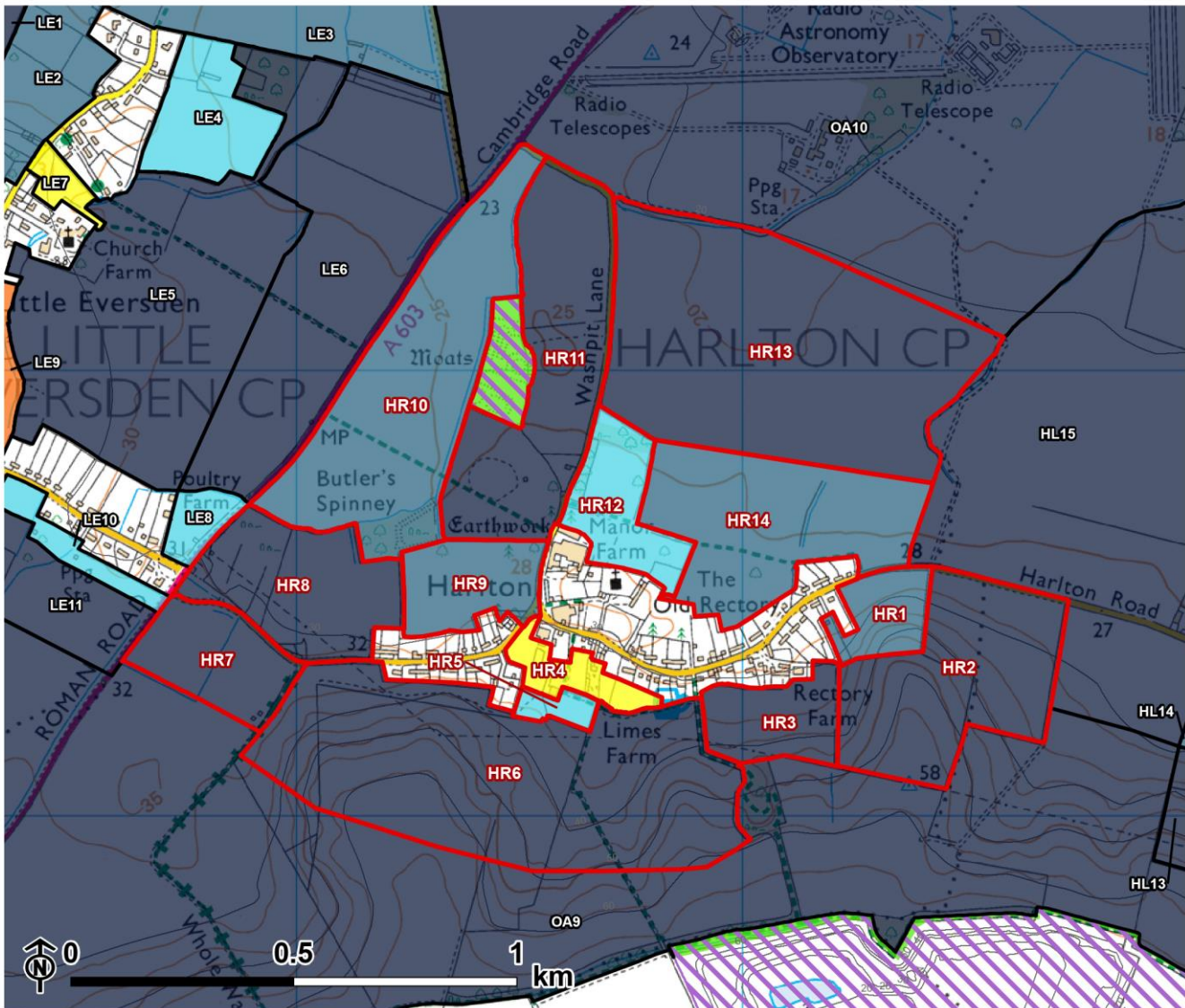
- - - Local Authority
- Harlton parcel
- Neighbouring parcel
- Green Belt

### Absolute constraints

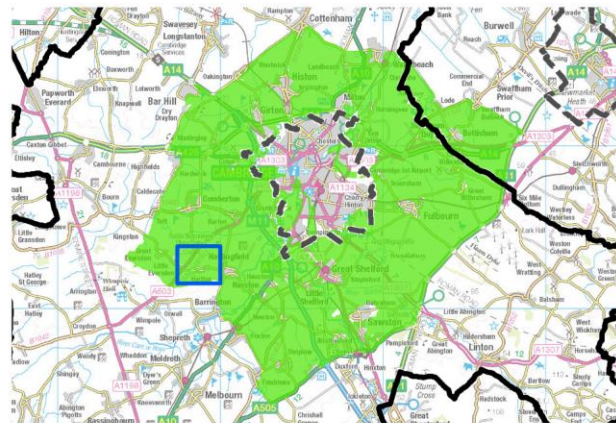
- Site of Special Scientific Interest
- Scheduled monument



# Harlton



- - - Local Authority
  - Harlton 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.

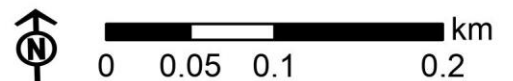
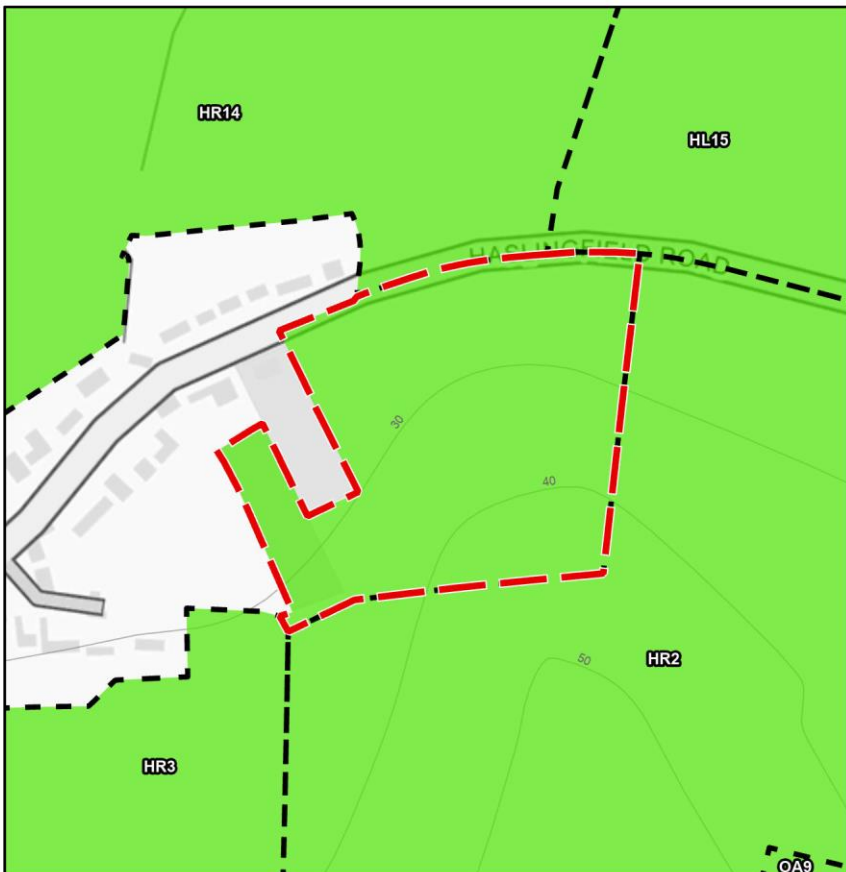
## Overall harm of Green Belt release

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.

# HR1



-  HR1
-  Neighbouring parcel
-  Green Belt



# HR1

## **Parcel location and openness**

Parcel size: 3.74ha

The parcel is located to the east of Harlton and contain a paddock field. Haslingfield Road forms the northern edge of the parcel.

Land is open. There is no development that has an impact on Green Belt openness.

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

The hedgerow to the northwest creates little boundary separation between the parcel and Harlton, so there is some urbanising visual influence. However, the parcel is not contained by inset development and the sloping landform within the parcel provides some additional distinction from Harlton. Overall, there is moderate distinction between the parcel and the inset area.



# HR1

## 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 Harlton. 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 Harlton, meaning it has some rural character. It is partially visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Harlton Clunch Pit), which allows some appreciation of the wider rural setting of the city, as well as the separate identity and rural setting of Green Belt villages (Harlton and Haslingfield). 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 gap which is narrow but which maintains clear separation between Harlton and Haslingfield due to the sloping landform. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# HR1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor-moderate

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

The release would also slightly weaken the settlement gap between Harlton and Haslingfield, and partially restrict elevated views towards Cambridge from land to southwest, which would diminish its role in regard to Cambridge Purpose 3 and Cambridge Purpose 2, respectively. The release would not have an impact on the contribution of land to the northeast to Green Belt purposes, due to separation by woodland.

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





## Overall harm of Green Belt release

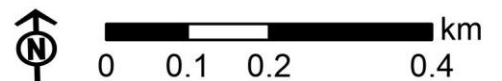
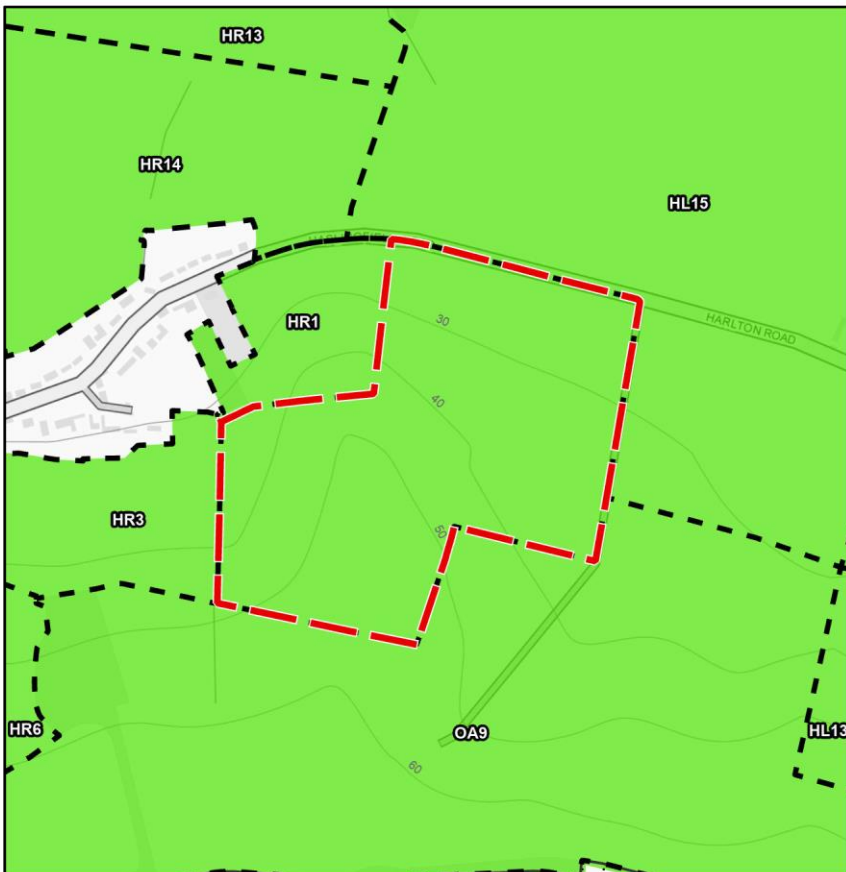
- Parcel HR1 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be High.

**High**

# HR2



-  HR2
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



# HR2

## Parcel location and openness

Parcel size: 16.14ha

The parcel is located to the east of Harlton and is comprised of arable fields. Harlton Road forms the northern edge of the parcel.

Land is open. There is no development that has an impact on Green Belt openness.

## Distinction between parcel and inset area

The parcel extends a significant distance from Harlton and is not contained by inset development. The hedgerows to the northwest are relatively weak boundary features individually, but in combination they create moderate separation between the parcel and Harlton. As such, there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Harlton. Overall, there is strong distinction between the parcel and the inset area.

# HR2

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Harlton, meaning it has a strong rural character. To the south land rises to form part of a chalk ridge, which a key topographical feature in the setting of Cambridge to the southwest. The elevated topography to the south also affords some distant views northeast towards Cambridge across an intervening low-lying agricultural landscape interspersed with villages, including Harlton, Haslingfield and Barton. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages, as well as the wider rural setting and topographical framework of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a gap which is narrow but which maintains clear separation between Harlton and Haslingfield due to sloping landform. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# HR2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Moderate

The release and development of land within this parcel would significantly reduce the settlement gap between Harlton and Haslingfield, and the outer edge of the Green Belt to the south.

The release would restrict elevated views towards Cambridge from land to southwest, which would diminish its role in regard to Cambridge

Purpose 2.

The release of land within this parcel would also significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the southeast from the settlement. The release of higher ground within the southern part of this parcel, which provides greater distinction, would also reduce the landform distinction of land to the south.

The adjoining land to the north, west and 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

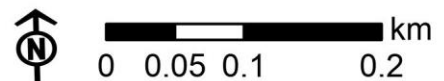
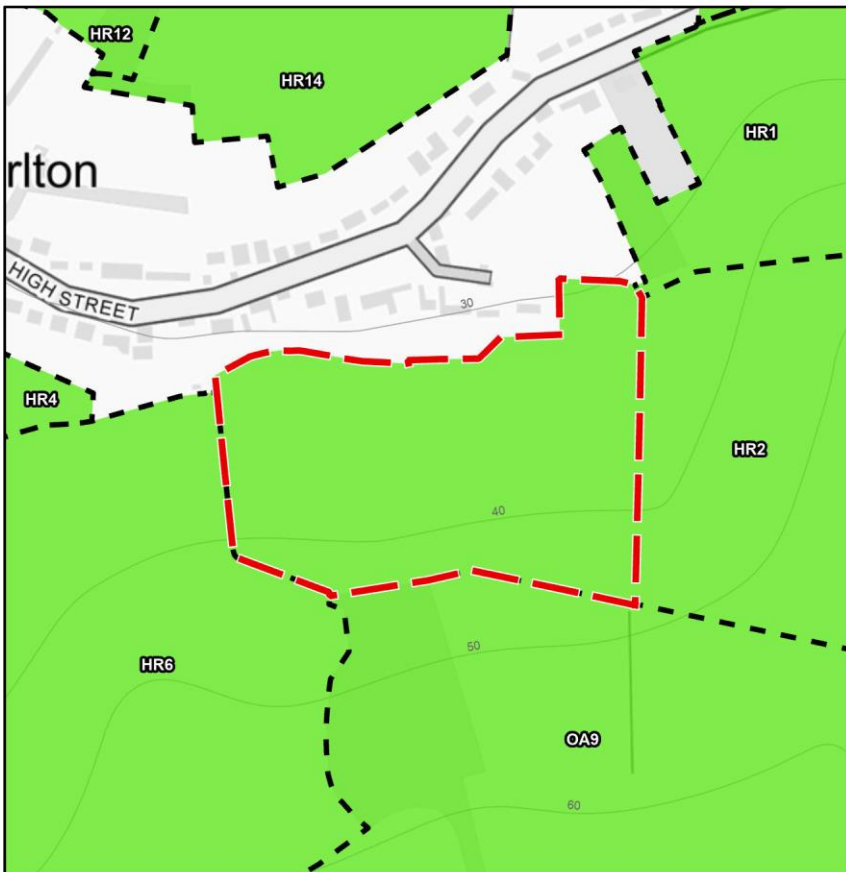
- Parcel HR2 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be Very High.

**Very High**

# HR3



-  HR3
-  Neighbouring parcel
-  Green Belt



# HR3

## Parcel location and openness

Parcel size: 5.33ha

The parcel is located to the southeast of Harlton and is comprised of a large paddock field.

Land is open. There is no development that has an impact on Green Belt openness.

## Distinction between parcel and inset area

Land is in close proximity to the inset area and the garden hedgerow boundary to the northwest creates little separation between the parcel and Harlton. As such, there is some urbanising visual influence. However, the parcel is not contained by inset development and the sloping landform within the parcel provides some additional distinction from Harlton. Overall, there is moderate distinction between the parcel and the inset area.



# HR3

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

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

Contribution: Relatively significant

The parcel comprises open agricultural land that has a moderate distinction from the edge of Harlton, meaning it has some rural character. Land forms part of a chalk ridge, which is a key topographic feature to the southwest of Cambridge. The elevated topography also affords some distant views northeast towards the city across an intervening low-lying agricultural landscape interspersed with villages, including Harlton, Haslingfield and Barton. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages, as well as the wider rural setting and topographical framework of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a gap which is narrow but which maintains clear separation between Harlton and the outer edge of the Green Belt due to woodland blocks such as Harlton Clunch Pit. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# HR3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Moderate

The release and development of land within this parcel and expansion upslope would restrict elevated views towards Cambridge from land to southwest, which would diminish its role in regard to Cambridge Purpose 2.

The release would also weaken the boundary distinction of land to the south from the settlement and would weaken the settlement gap between Harlton and the outer edge of the Green Belt to the south.

The release would not have an impact on the contribution of land to the east or west to Green Belt purposes, due to separation by tree lines.

## Overall harm of Green Belt release

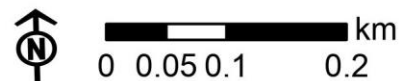
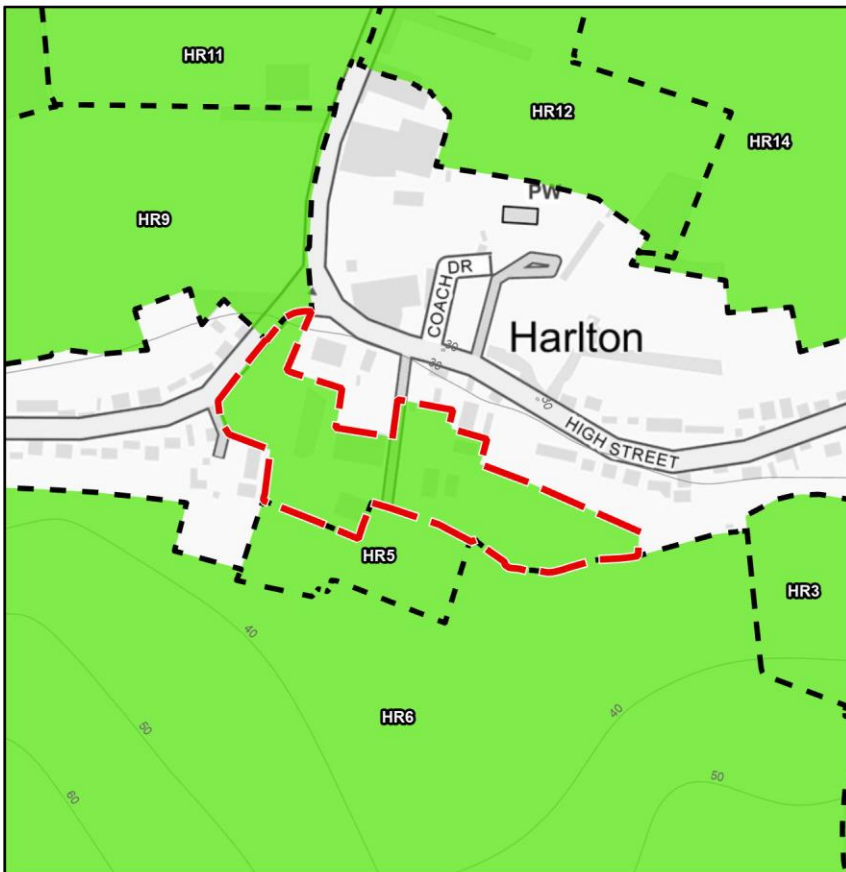
- Parcel HR3 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be Very High.

**Very High**

# HR4



-  HR4
-  Neighbouring parcel
-  Green Belt



# HR4

## Parcel location and openness

Parcel size: 2.77ha

Agricultural buildings, grassland and tree cover located to the south of Harlton.

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

## Distinction between parcel and inset area

The back gardens of houses within Harlton create little boundary separation between the parcel and the inset village. The land within the parcel is in close proximity to the inset area and has some degree of urbanising containment by and urbanising visual impact from the inset area to the north and west. The grassland and agricultural buildings comprising the majority of the parcel do not create any additional distinction from Harlton. Overall there is weak distinction between the parcel and the inset area.

# HR4

## 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 weak distinction from the edge of Harlton meaning it has a strong relationship with the inset area. However, the parcel comprises open farmland with some scattered agricultural buildings and therefore has some rural character. Land lies partly within Harlton Conservation Area and fronts directly onto the historic core of the village along High Street and Eversden Road. As such, it allows some appreciation of the rural character and setting of some of more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Land is also partially visible within the foreground of distant views towards Cambridge from elevated areas to the south and south-west, which also allows some appreciation of the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and is peripheral to a narrow gap between Harlton and the edge of the Green Belt to the south, however the containment of the parcel by the inset settlements limits its role in providing separation. The parcel is also located within a very narrow gap between the separate parts of Harlton to the east and west, however this does not constitute a recognisable separation between different inset settlements. Overall, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as

## HR4

narrowing the gap. Overall, the parcel makes a negligible contribution to Cambridge Purpose 3.

# HR4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Negligible

Due to the containment of the parcel by the inset settlement and tree line to the south and woodland to the north, release of land within this parcel would not impact the contribution of any adjacent land to the Green Belt purposes.

## Overall harm of Green Belt release

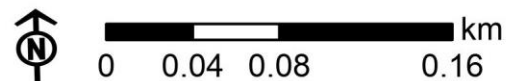
- Parcel HR4 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Harlton or Little Eversden, would be low.

**Low**

# HR5



-  HR5
-  Neighbouring parcel
-  Green Belt





# HR5

## Parcel location and openness

Parcel size: 1.17ha

The parcel is located in the centre of Harlton and contains a paddock field to the west and a scrapyard to the east.

Land is open. There is no development that has an impact on Green Belt openness.

## Distinction between parcel and inset area

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

# HR5

## 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 Harlton. 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 predominantly comprises open farmland that has a moderate distinction from the edge of Harlton, meaning it has some rural character. Land is partially visible within the foreground of distant views towards Cambridge from elevated areas to the south and south-west, which also allows some appreciation of the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

# HR5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor

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

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

## Overall harm of Green Belt release

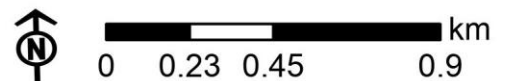
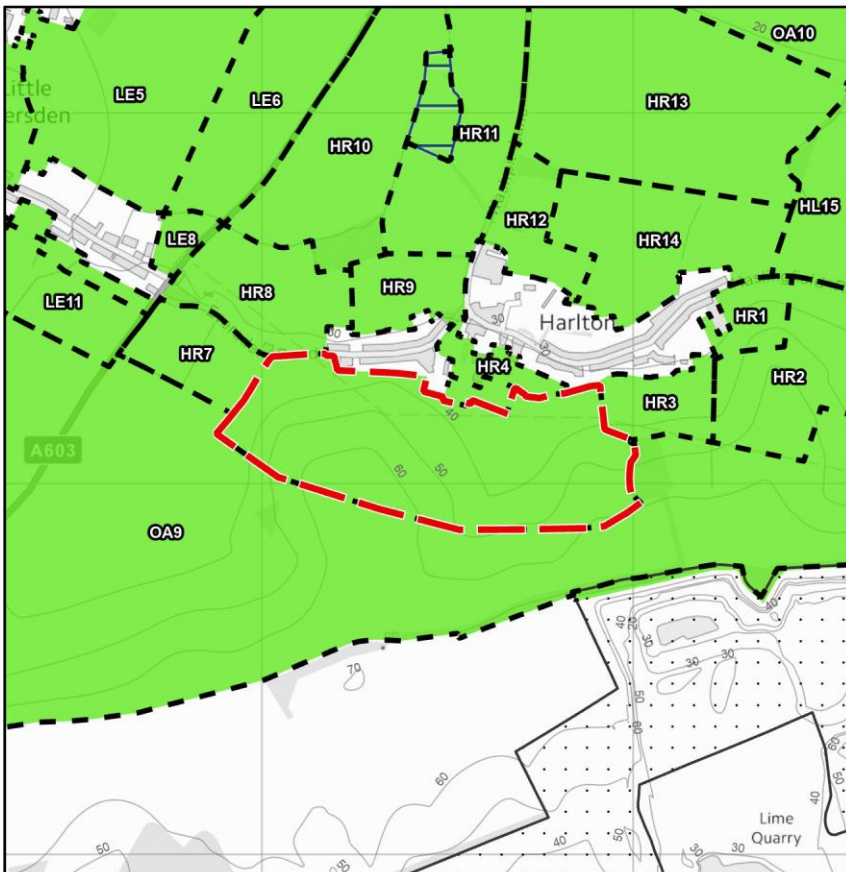
- Parcel HR5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Harlton, would be Moderate High.

**Moderate High**

# HR6



-  HR6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



# HR6

## Parcel location and openness

Parcel size: 35.83ha

The parcel is located to the south and southwest of Harlton and is comprised of agricultural land. Barrington Chalk Pit SSSI lies further southeast of the parcel.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge of Harlton to the north provide little separation from the settlement, and there is some urbanising visual influence within the parcel, given the broad frontage it shares with the settlement.

However, the parcel extends a significant distance from the settlement and is not contained by inset development. The upsloping landform away from the settlement within the parcel is very prominent, creating additional distinction from Harlton. Overall, there is strong distinction between the parcel and the inset area.

# HR6

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Harlton and therefore has a strong rural character. Land also forms part of a chalk ridge that is a key topographical feature in the setting of Cambridge to the southwest. The elevated topography also affords some distant views northeast towards Cambridge across an intervening low-lying agricultural landscape interspersed with villages, including Harlton, Haslingfield and Barton. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages, as well as the wider rural setting and topographical framework of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Harlton and the outer edge of the Green Belt. Elevated land to the south acts 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 significant contribution to Cambridge Purpose 3.

# HR6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor-moderate

Release of the parcel would restrict elevated views towards Cambridge from land to south and southwest, which would diminish its role in regard to Cambridge Purpose 2.

The release and development of this land would result in narrowing of the gap between Harlton and the outer edge of the Green Belt. Although release of part of the parcel may have less impact on the 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 also increase urbanising visual influence on land to the south.

The adjacent Green Belt 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

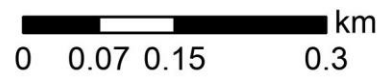
- Parcel HR6 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HR7



-  HR7
-  Neighbouring parcel
-  Green Belt





# HR7

## Parcel location and openness

Parcel size: 6.79ha

The parcel is located to the west of Harlton, adjacent to the southeast edge of Little Eversden. It is comprised of agricultural land lying to the south of Eversden Road

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

## Distinction between parcel and inset area

The A603 to the west provides a moderate degree of separation from the settlement of Little Eversden and mature hedgerows and intervening land to the east provide a moderate degree of separation from Harlton. There is some urbanising visual influence within the parcel from Little Eversden to the west, but this is balanced with open countryside surrounding the rest of the parcel. The parcel extends a significant distance from the settlement and is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from the inset area, overall there is strong distinction between the parcel and the inset area.

# HR7

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

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

Contribution: Relatively significant

The parcel comprises open agricultural land that has a strong distinction from the edge of Harlton, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the city along Cambridge Road (A603) from the southwest. It is also visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Hillside and Orwell Hill), which allows some appreciation of the separate identity and rural setting of Green Belt villages (Harlton and Little Eversden), as well as the wider rural setting and topographical framework of the city.

Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is very narrow but which maintains clear separation between Little Eversden and Harlton. 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.

# HR7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Moderate-major

The release and development of this land would have a significant impact on the settlement gap between Harlton and Little Eversden, by effectively merging the two settlements.

The release would also increase urbanising visual influence on land to the south and southeast, as well as weakening the boundary separation of land to the south from the inset area.

The adjoining Green Belt 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

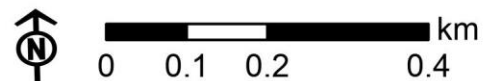
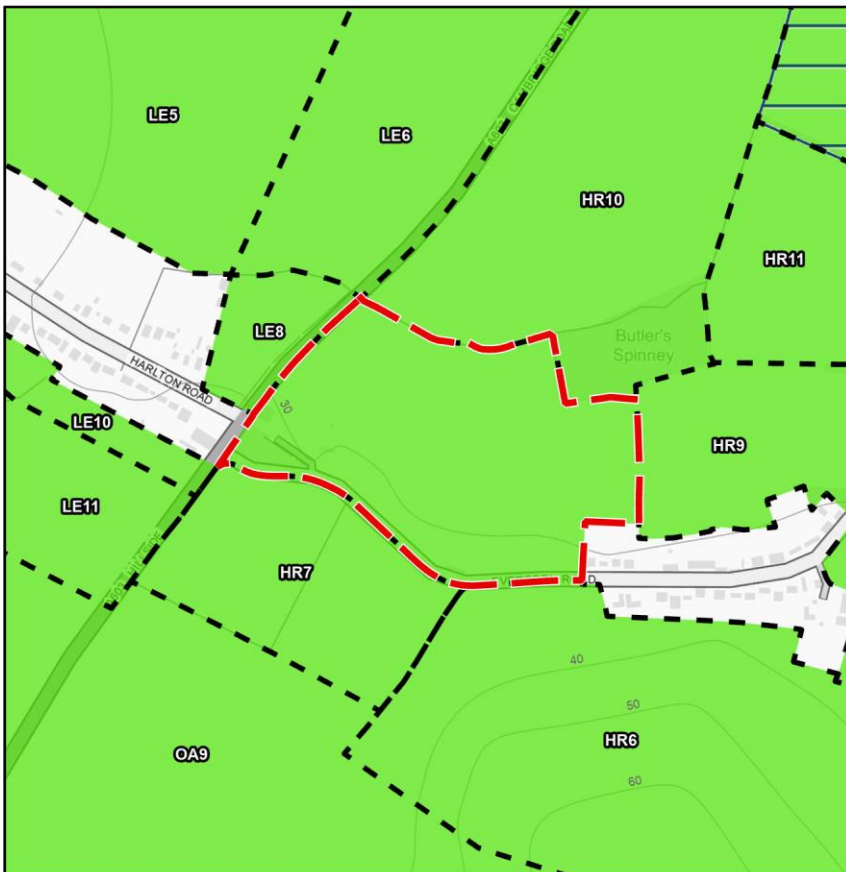
- Parcel HR7 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HR8



-  HR8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HR8

## Parcel location and openness

Parcel size: 11.22ha

Agricultural fields located to the west of Harlton and to the east of Little Eversden. A cluster of dwellings are located along Eversden Road in the south of the parcel and a restaurant with associated garden and car park and stables with associated paddocks are located in the southwest of the parcel.

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

## Distinction between parcel and inset area

Although Cambridge Road provides some separation between the parcel and land within the inset settlement of Little Eversden to the west, back gardens of houses along Eversden Road create little boundary separation between the parcel and the inset village of Harlton to the east. There is some urbanising visual influence from the inset settlements to the east and west. Land is not contained by inset development but the agricultural landcover and land uses within the parcel do not create any additional distinction from Harlton or Little Eversden. Overall there is moderate distinction between the parcel and the inset area.

# HR8

## 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 Harlton, meaning it has some rural character. Land is partially visible within distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Hillside and Orwell Hill), which allows some appreciation of the separate identity and rural setting of Green Belt villages (Harlton and Great Eversden), as well as the wider rural setting and topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap between Harlton and Little Eversden, which is very narrow but which maintains clear 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 significant contribution to Cambridge Purpose 3.

# HR8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton or Little Eversden:

Rating: Minor-moderate

Release of land within the parcel would further weaken the already very narrow gap between Harlton and Little Eversden, and could result in the merging of these settlements. The absence of alternative Green Belt boundary features means that the release of land in this parcel would also weaken the boundary separation between these settlements and land to the north, and would increase the urbanising visual impact on this land and land to the south.

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

## Overall harm of Green Belt release

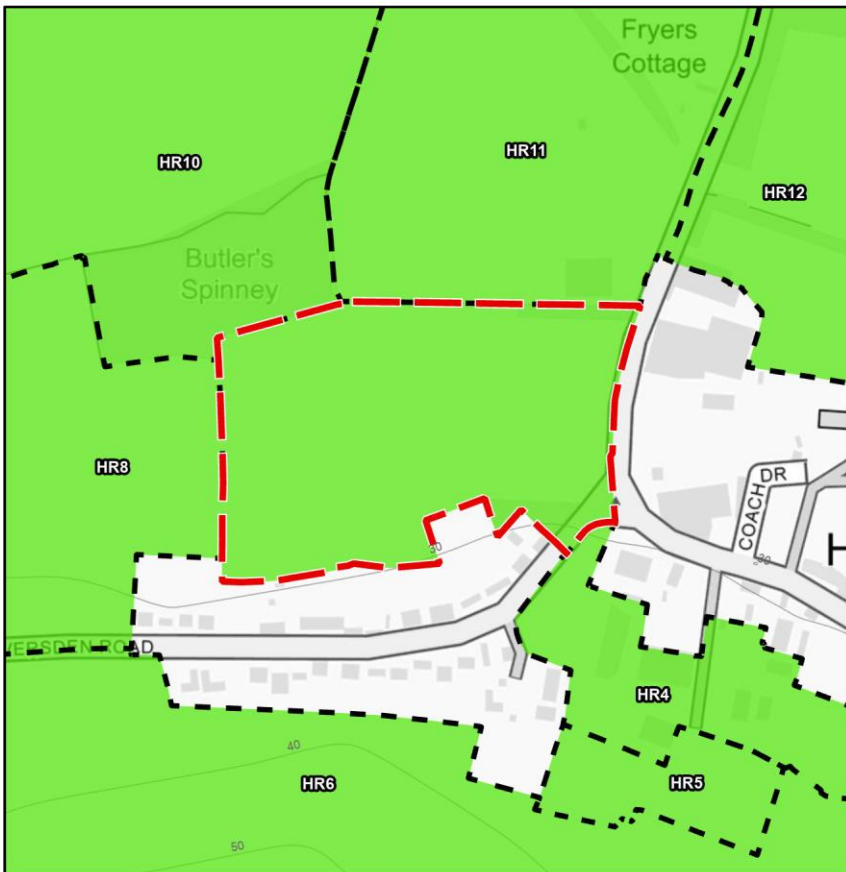
- Parcel HR8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harlton or Little Eversden, would be very high

**Very High**

# HR9



-  HR9
-  Neighbouring parcel
-  Green Belt





# HR9

## **Parcel location and openness**

Parcel size: 5.82ha

An agricultural field located to the northwest of Harlton.

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

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

The back gardens of houses along Eversden Road create little boundary separation between the parcel and the inset village of Harlton. There is some degree of urbanising containment by and urbanising visual impact from the inset settlement to the south and east. The agricultural land within the parcel does not create any additional distinction from Harlton. Overall there is moderate distinction between the parcel and the inset area.

# HR9

## 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 Harlton, meaning it has some rural character. Land lies partially within Harlton Conservation Area to the east and fronts onto the historic linear core of the village along High Street, Washpit Lane and Eversden Road. As such, land allows an appreciation of the rural character and setting of some of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a very narrow gap between Harlton and Little Eversden. 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.

# HR9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor-moderate

Release of land within the parcel would broaden the urbanising frontage of Harlton along the very narrow gap between this settlement and Little Eversden to the west, and would increase the urbanising containment of land within this gap. The absence of alternative Green Belt boundary features means that the release of land in this parcel would also weaken the boundary separation between Harlton and land to the north and west, and would increase the urbanising visual impact on this land.

## Overall harm of Green Belt release

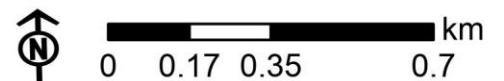
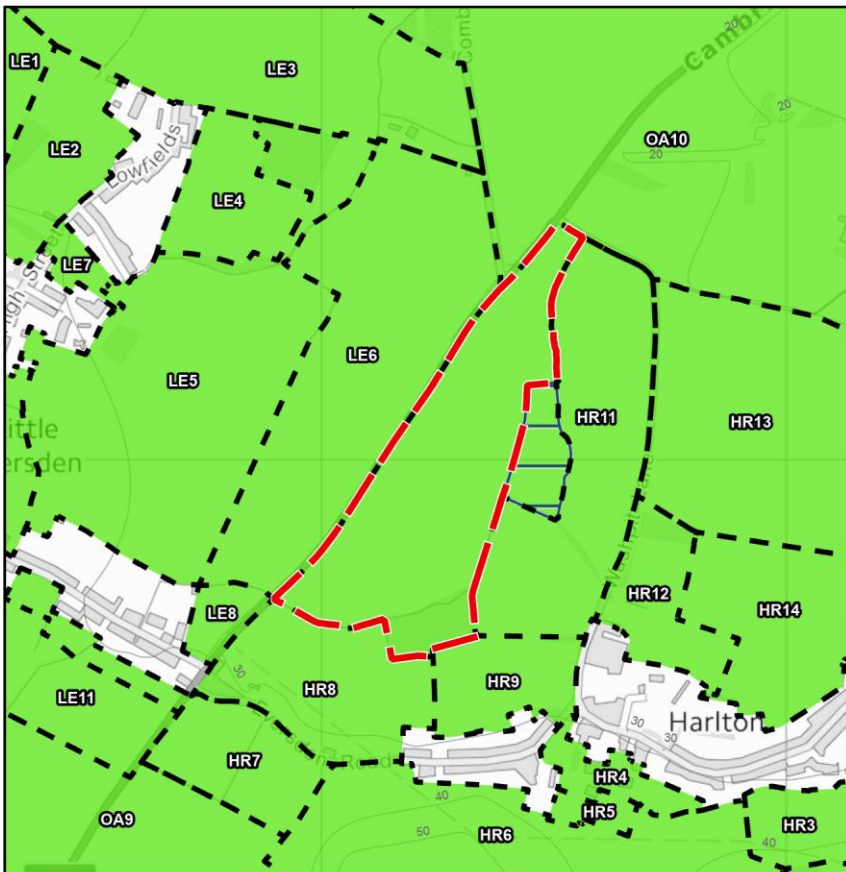
- Parcel HR9 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be high.

**High**

# HR10



-  HR10
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HR10

## Parcel location and openness

Parcel size: 22.57ha

Agricultural fields located to the northwest of Harlton. A woodland cluster is located in the south of the parcel, a Scheduled Monument is located to the east and Cambridge Road is located to the west.

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

## Distinction between parcel and inset area

Cambridge Road bounding the west of the parcel creates moderate boundary separation between the parcel and the inset village of Little Eversden to the west, whilst intervening woodland, tree lines and field boundaries together create moderate separation between the parcel and the inset village of Harlton to the southeast. Land is not contained by inset development and extends a significant distance from the inset area, therefore there is no urbanising visual influence on the parcel. The agricultural land within the parcel does not create any additional distinction from Harlton. Overall there is strong distinction between the parcel and the inset area.

# HR10

## 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 significant

The parcel comprises open farmland that has a strong distinction from the edge of Harlton, meaning it has a strong rural character. This contributes to the rural landscape setting experienced on approach to Cambridge along Cambridge Road (A603) from the southwest, and also forms part of the immediate setting of a Scheduled Monument to the east (Moated Complex 260m north west of Fryer's Cottage). Land forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from Thorn Hill and Hillside/A603), which allows some appreciation of the which allows an appreciation of the separate identity and rural setting of Green Belt villages (Harlton and Great Eversden), as well as the wider rural setting and topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and is peripheral to a very narrow gap between Harlton and Little Eversden. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# HR10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Moderate

Release of land within the parcel would reduce the already very narrow gap between Harlton and Little Eversden, and release of land out to Cambridge Road would result in little perceived separation between the settlements. Release of land within the parcel would also increase the urbanising containment of land to the west, and would increase the urbanising visual impact on this land and land to the north.

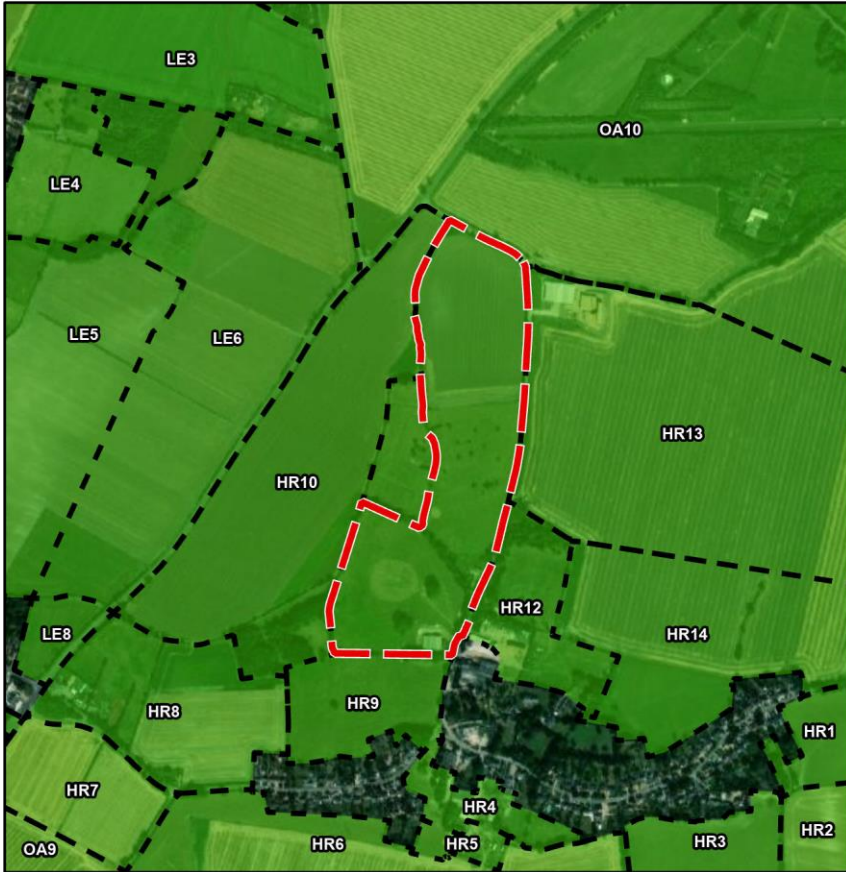
Land to the south, east and southeast of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.





## Overall harm of Green Belt release

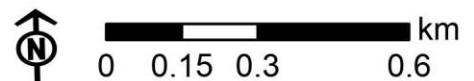
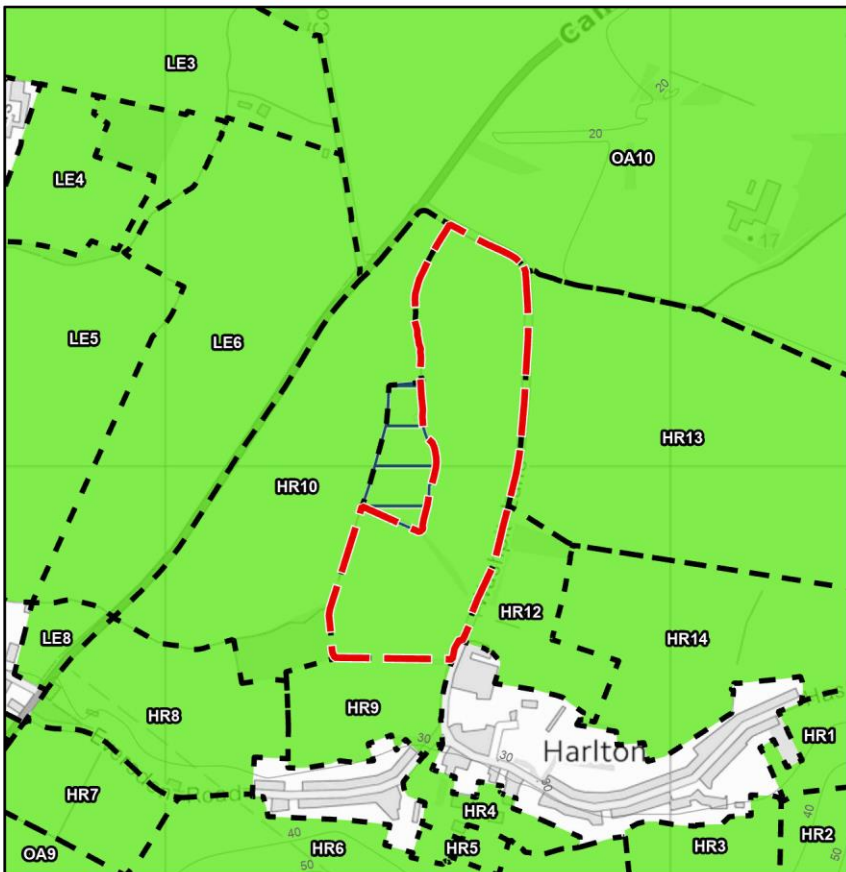
- Parcel HR10 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be very high.

**High**

# HR11



-  HR11
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument





# HR11

## Parcel location and openness

Parcel size: 18.42ha

Agricultural fields located to the northwest of Harlton. A single dwelling and an agricultural building are located in the south of the parcel. A Scheduled Monument is located to the west.

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

## Distinction between parcel and inset area

The tree lines and Washpit Lane bounding the south and southeast of the parcel create moderate boundary separation between the parcel and the inset village of Harlton. Land is not contained by inset development and extends a significant distance from the inset area, therefore there is no urbanising visual influence on the parcel. The land within the parcel slopes down to the north and provides some additional distinction from Harlton. Overall there is strong distinction between the parcel and the inset area.

# HR11

## 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 significant

The parcel comprises open farmland that has a strong distinction from the edge of Harlton, meaning it has a strong rural character. Land lies partially within Harlton Conservation Area to the southeast and fronts onto the historic linear core of the village along Washpit Lane. As such, land allows an appreciation of the rural character and setting of some of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Whole Way and Hillside/A603), which allows some appreciation of the separate identity and rural setting of Green Belt villages (Harlton and Great Eversden), as well as the wider rural setting and topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a narrow gap between Harlton and Little Eversden. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3..

# HR11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor-moderate

Release of land within the parcel would weaken the settlement gap between Harlton and Little Eversden. In addition, release of land within the parcel would increase the urbanising containment of land to the east and would increase the urbanising visual impact on land to the north, east and west.

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





## Overall harm of Green Belt release

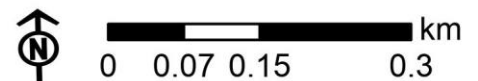
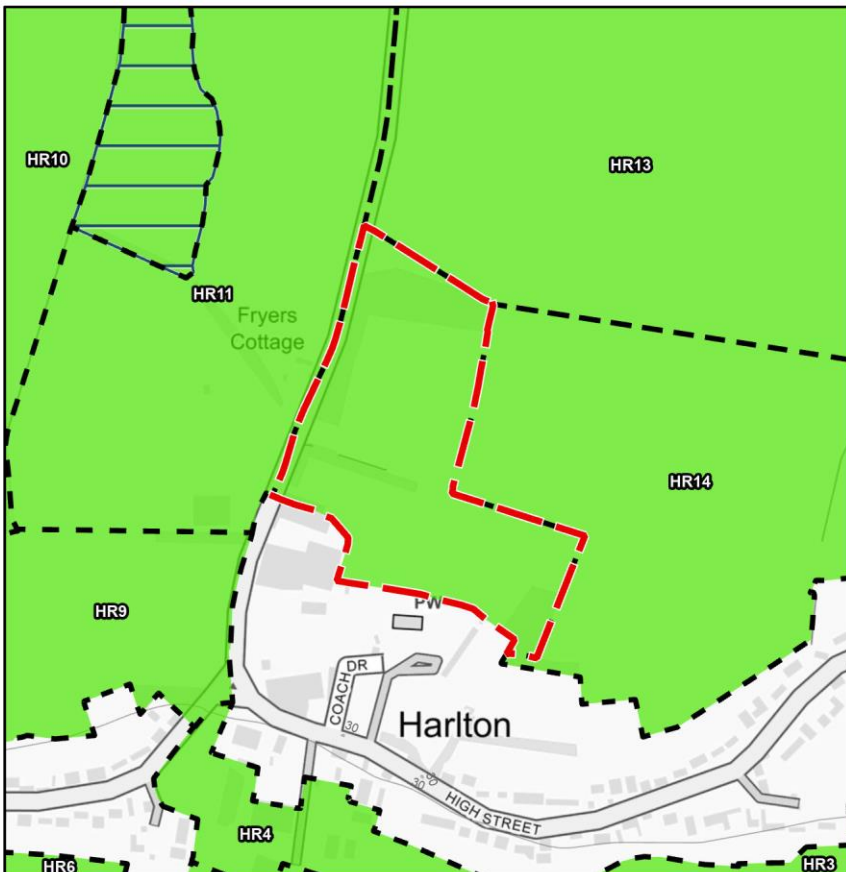
- Parcel HR11 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be very high.

**Very High**

# HR12



-  HR12
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HR12

## Parcel location and openness

Parcel size: 6.12ha

The parcel is located to the north of Harlton and contains agricultural land, with some farm buildings to the south. Washpit Plane forms the western edge of the parcel.

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

## Distinction between parcel and inset area

Although the parcel is not contained by inset development, there is no boundary feature to the southwest to create separation between the parcel and Harlton and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Harlton. Overall, there is moderate distinction between the parcel and the inset area.

# HR12

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

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

Contribution: Moderate

The parcel predominantly comprises open farmland that has a moderate distinction from the edge of Harlton, meaning it has some rural character. It lies entirely within Harlton Conservation Area, fronting onto the historic core of the village along High Street and Washpit Lane; and forms part of the immediate setting of the Church of St Mary (Grade I listed building). As such, land allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a moderate gap between Harlton and Little Eversden, but the A603 to the west is a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# HR12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor

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

The release and development of land within this parcel would not have an impact on the contribution of land to the east to Green Belt purposes, due to separation by Washpit Lane and associated tree line.

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





## Overall harm of Green Belt release

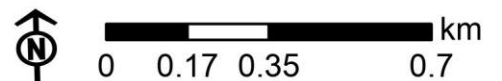
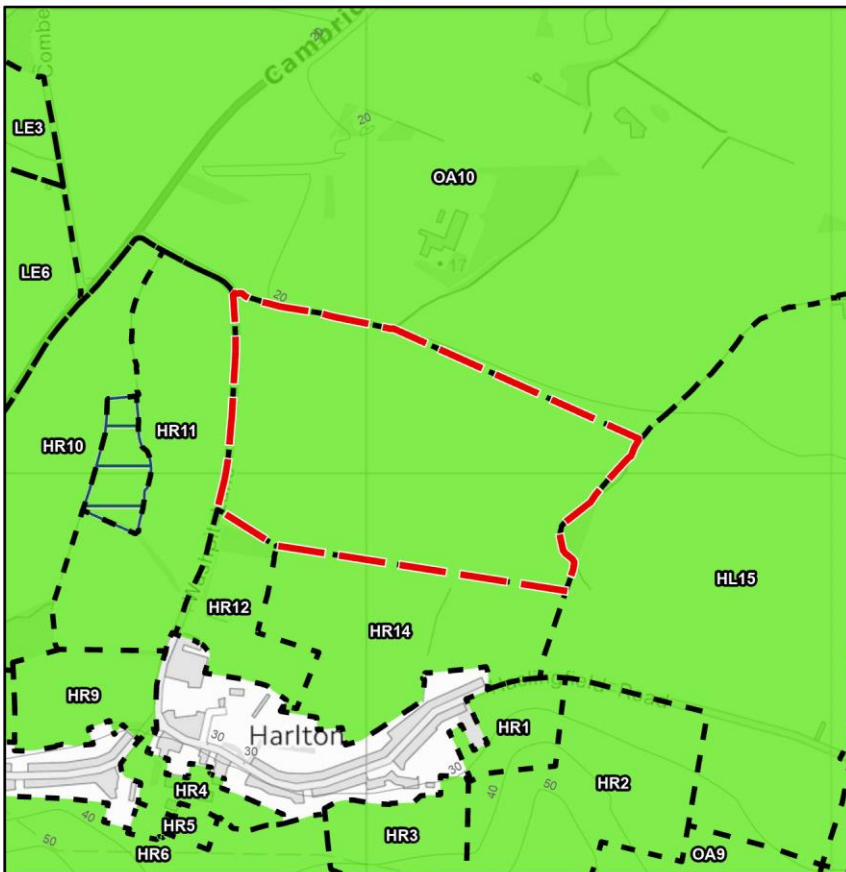
- Parcel HR12 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Harlton, would be Moderate High.

**Moderate High**

# HR13



-  HR13
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument





# HR13

## Parcel location and openness

Parcel size: 36.85ha

The parcel is located to the north of Harlton and is comprised of arable land. Washpit Lane forms the western edge of the parcel.

Land is open. There is no development that has an impact on Green Belt purposes.

## Distinction between parcel and inset area

Although the garden hedgerows to the south create little boundary separation between the parcel and Harlton, land is not contained by inset development and there is no urbanising visual influence. There are no boundary features close to the northern edge of Harlton, which means that there is a gradual weakening of the influence of the inset settlement with distance. The landform and land cover within the parcel do not create any additional distinction from Harlton. Overall, there is strong distinction between the parcel and the inset area.

# HR13

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Harlton, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Whole Way and Hillside/A603), which allows an appreciation of the wider rural setting and topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is peripheral to a narrow gap between Harlton and Haslingfield. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# HR13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and significantly increase urbanising visual impact on land to the northeast from the settlement and would leave land within the field to the northwest more closely contained by the inset edge and the tree lines further north.

The release of land within this parcel would also reduce the settlement gap between Harlton and Barton.

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

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


## Overall harm of Green Belt release

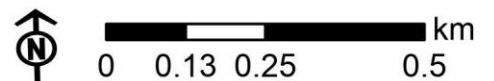
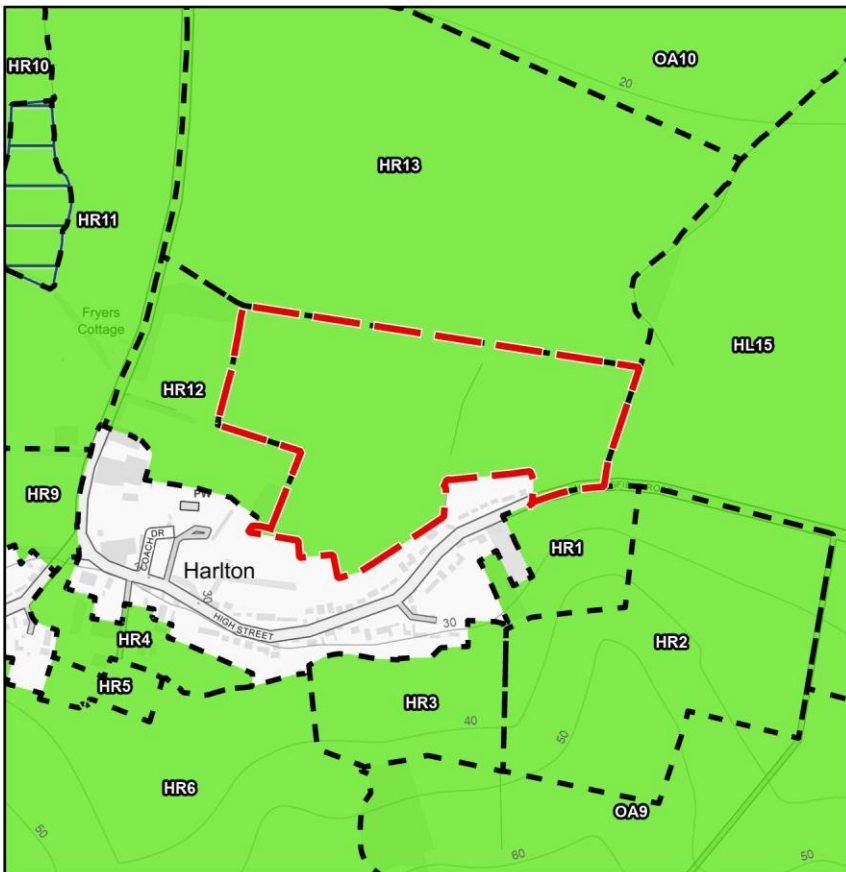
- Parcel HR13 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be Very High.

**Very High**

# HR14



-  HR14
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HR14

## Parcel location and openness

Parcel size: 16.5ha

The parcel is located to the north of Harlton and is comprised of arable land. Haslingfield Road is located to the southeast.

Land is open. There is no development that has an impact on Green Belt purposes.

## Distinction between parcel and inset area

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

# HR14

## 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 Harlton. 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 Harlton, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. Part of the parcel to the southwest lies adjacent to Harlton Conservation Area and partially fronts on to the linear historic core of the village along High Street, which is marked by a number of listed buildings. As such, land allows some appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

# HR14

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harlton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly increase urbanising visual impact on land to the north from the settlement and would increase urbanising containment of land to the southeast.

The release of land within the eastern part of this parcel would also reduce the settlement gap between Harlton and Haslingfield, however, the additional impact is limited by separation from a woodland block.

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

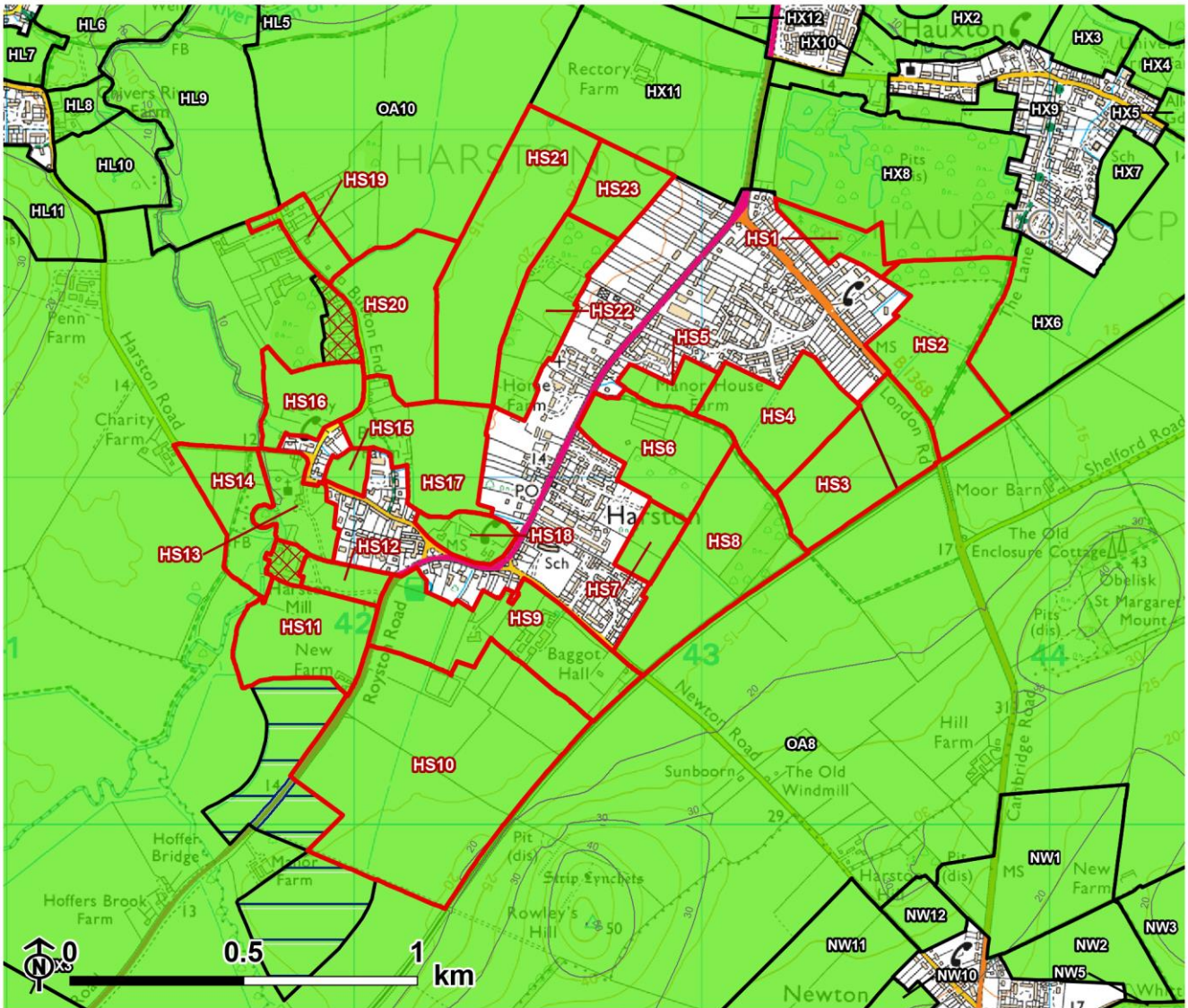
The adjoining land to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HR14 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harlton, would be High.

**High**

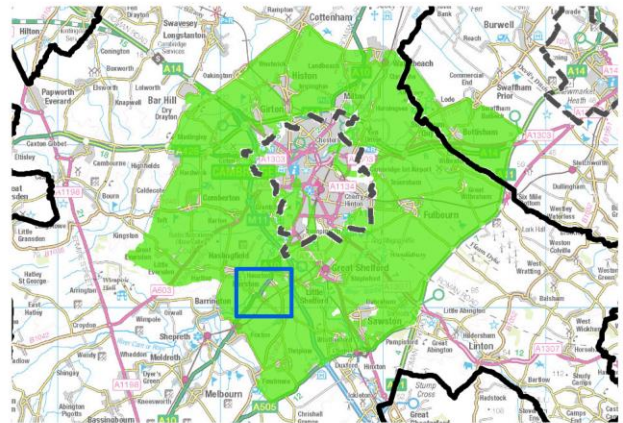
# Harston



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

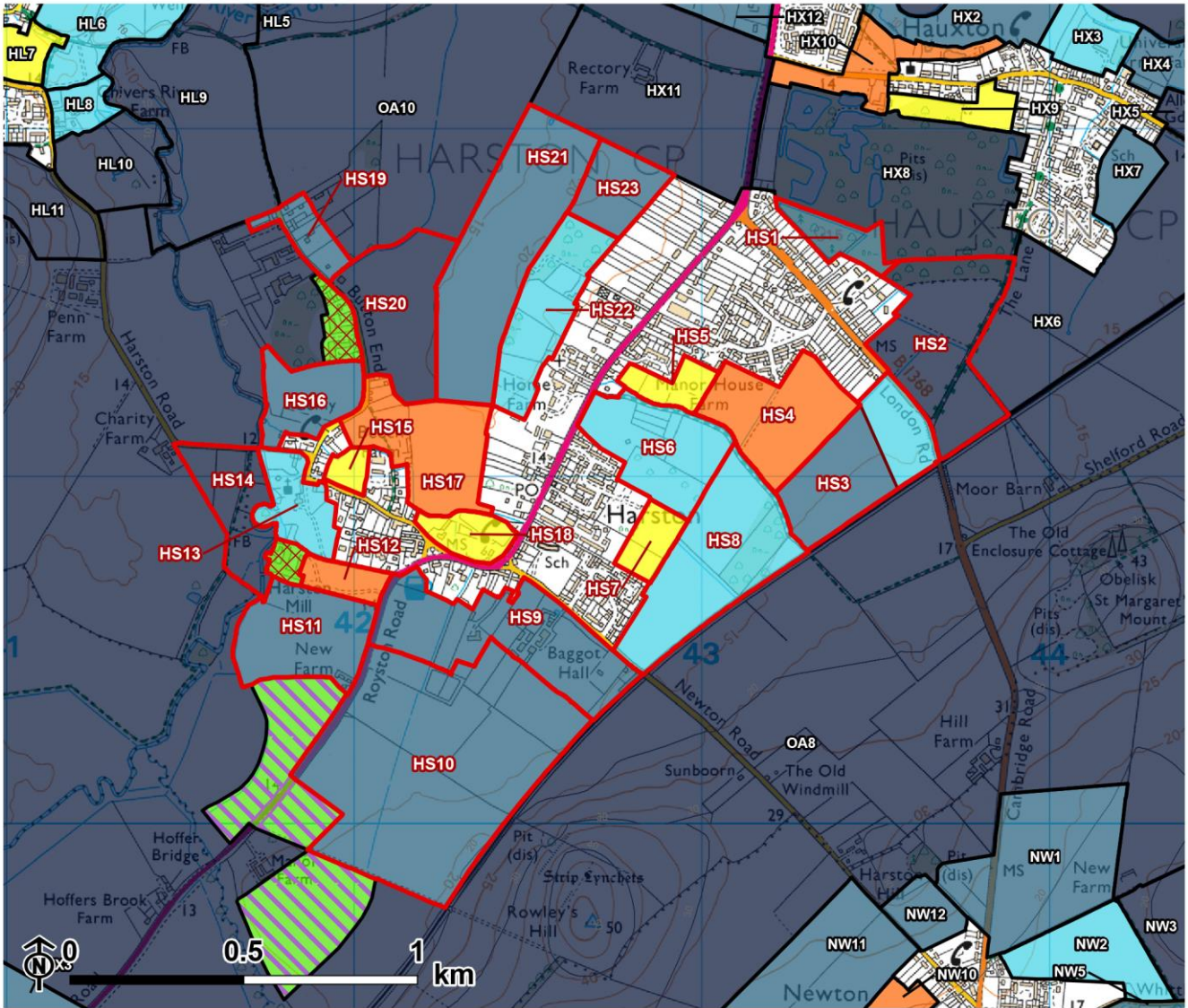
## Absolute constraints

- Scheduled monument

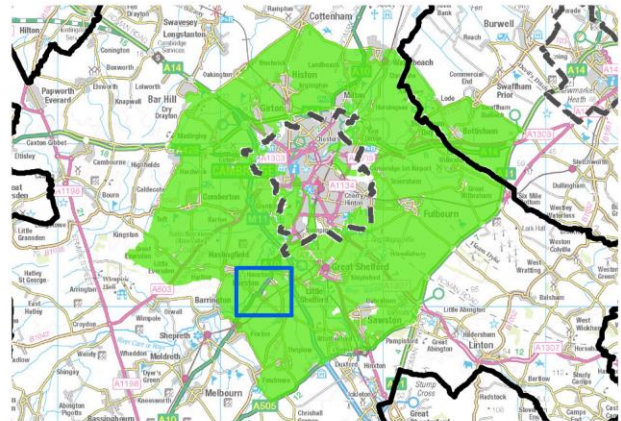




# Harston



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



## Map copyright information

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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.

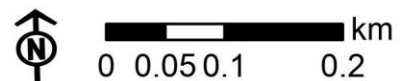
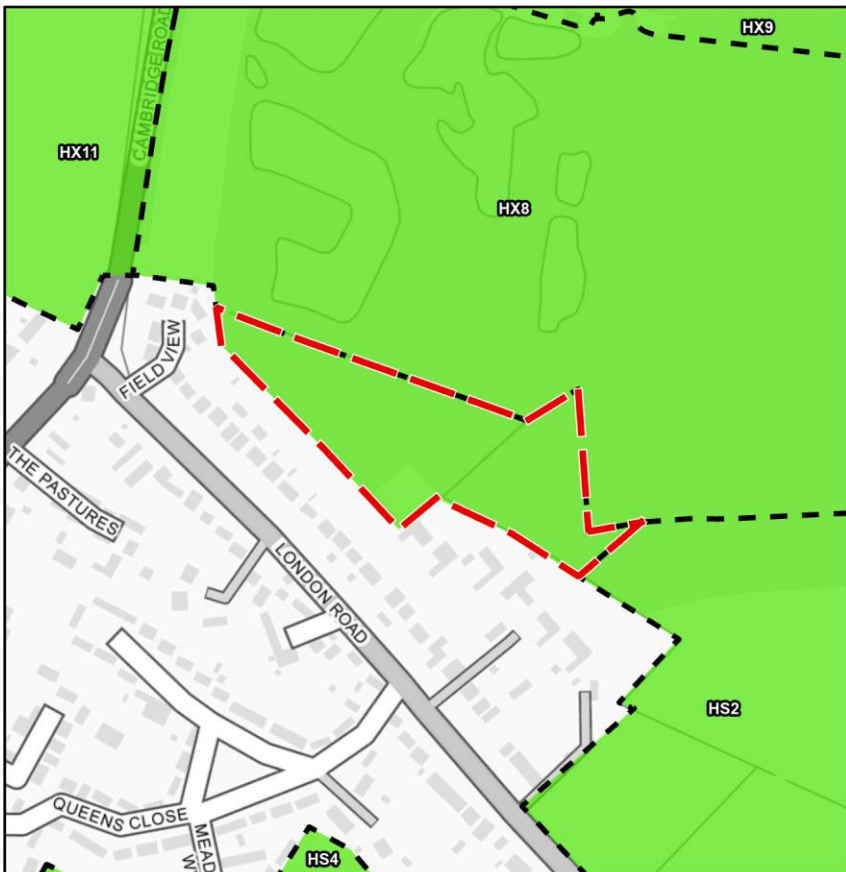
## Overall harm of Green Belt release

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.

# HS1



-  HS1
-  Neighbouring parcel
-  Green Belt



# HS1

## Parcel location and openness

Parcel size: 3.01ha

The parcel is located on the northern edge of Harston and is comprised of tree cover and grassland to the south of disused gravel pits. Cambridge Road lies to the west of the parcel and London Road lies to the south within the inset area.

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

## Distinction between parcel and inset area

Tree cover at the inset edge to the south and within the parcel provides some boundary separation and land cover distinction from Harston. The parcel lies in close proximity to the inset edge, which means there is some urbanising visual influence within the parcel, but this is limited to an extent by tree cover. The parcel lies within an area that is largely contained by the settlements of Harston and Hauxton, but the size of this area limits the urbanising influence. Overall, there is moderate distinction between the parcel and the inset area.

# HS1

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However it comprises open agricultural land and woodland and therefore has some rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Significant

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



# HS1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor

This land is strongly contained by tree cover, which would limit some of the urbanising visual influence that its release and development would cause on land to the north and east.




## Overall harm of Green Belt release

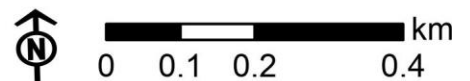
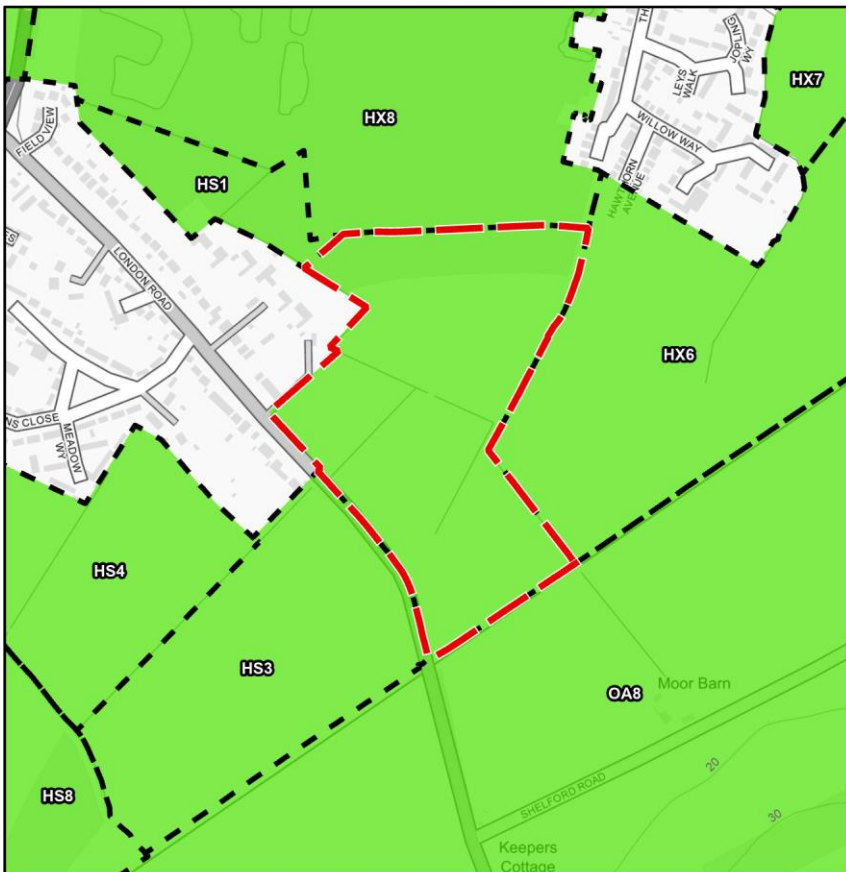
- Parcel HS1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Harston, would be high.

**High**

# HS2



-  HS2
-  Neighbouring parcel
-  Green Belt



# HS2

## Parcel location and openness

Parcel size: 14.36ha

The parcel is located on the northeast edge of Harston and is comprised of agricultural land. The B1368 lies to the south of the parcel.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge of Harston to the west provide little separation from the settlement of Harston. The southwest of the parcel is contained to an extent by the settlement, which results in some urbanising visual influence within the parcel. However, this is balanced with open countryside to the east. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.

# HS2

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

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

Contribution: Significant

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

# HS2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Moderate

Release and development of this land would reduce the settlement gap between Harston and Hauxton 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 release would also increase urbanising visual influence on land to the east and south.




## Overall harm of Green Belt release

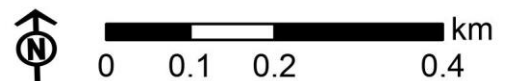
- Parcel HS2 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be very high.

**Very High**

# HS3



-  HS3
-  Harm scenario
-  Neighbouring parcel
-  Green Belt



# HS3

## Parcel location and openness

Parcel size: 11.6ha

The parcel is located to the east of Harston and is comprised of agricultural land. The B1368 lies to the east of the parcel and the railway line lies to the south.

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 north provide little separation from the settlement of Harston and there is some urbanising visual influence from the settlement 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 Harston. Overall, there is moderate distinction between the parcel and the inset area.

# HS3

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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



# HS3

## Impact on contribution of adjacent Green Belt

- Release of part of parcel alongside London Road (map area 1) as an expansion of Harston:

Rating: Moderate

The release and development of this land would increase urbanising containment of land forming the fragile gap with Hauxton, diminishing the role of the woodland in maintaining separation between the two settlements.

The release would also increase urbanising visual impacts on land to the south.

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.

- Release of land in the west of the parcel (map area 2) as an expansion of Harston:

Rating: Minor-moderate

The release and development of this land would increase urbanising visual influence on land to the south and in the remainder of the parcel, but would avoid impacts on the fragile settlement gap between Harston and Hauxton.

## Overall harm of Green Belt release

- Parcel HS3 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of that part of the parcel alongside London Road (map area 1) would be moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be high.

**High**

## HS3

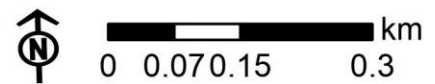
- The additional impact on the adjacent Green Belt of the release of land in the west of the parcel (map area 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be moderate-high.

**Moderate High**

# HS4



-  HS4
-  Neighbouring parcel
-  Green Belt



# HS4

## Parcel location and openness

Parcel size: 9.77ha

The parcel is located on the eastern edge of Harston and is comprised of agricultural land. Queens Close lies to the north of the parcel within Harston.

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

## Distinction between parcel and inset area

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

# HS4

## 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 Harston. 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 Harston, meaning it has some rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

# HS4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

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

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

## Overall harm of Green Belt release

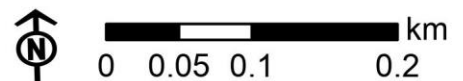
- Parcel HS4 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston would be moderate.

**Moderate**

# HS5



-  HS5
-  Neighbouring parcel
-  Green Belt



# HS5

## Parcel location and openness

Parcel size: 2.49ha

The parcel is located on the eastern edge of Harston and is comprised of two small paddocks. The A10 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 parcel lies in close proximity to the settlement and is contained to an extent by inset development to the west and north. This means that there is some urbanising visual influence within the parcel. Although the west of the parcel is separated from Harston by tree cover, the garden boundaries at the inset edge of Harston to the north provide little boundary separation from the settlement. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is weak distinction between the parcel and the inset area.



# HS5

## 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 Harston. 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 Harston, meaning it has a strong relationship with the inset area. However it comprises open farmland and therefore has some rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

# HS5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor

The release and development of this land would increase urbanising containment on land to the east. Tree cover to the south would prevent urbanising visual influence on land to the south in the event of a release.

## Overall harm of Green Belt release

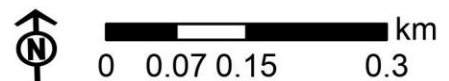
- Parcel HS5 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Harston would be low.

**Low**

# HS6



-  HS6
-  Neighbouring parcel
-  Green Belt



# HS6

## Parcel location and openness

Parcel size: 9.45ha

The parcel is located on the eastern edge of Harston and is comprised of agricultural land and Harston Community Orchard in the south of the parcel. The A10 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 to the west of the parcel at the inset edge of Harston provide little boundary separation from the settlement. The parcel is subject to a degree of containment by inset development to the north and west, which means that there is some urbanising visual influence within the parcel. However, this is balanced with open countryside to the east. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.

# HS6

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However, it comprises open farmland and woodland meaning it has some rural character. Land fronts onto the historic core of the village along High Street, which is marked by several listed buildings. As such, it allows some appreciation of the rural character and setting of Harston in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a 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 Harston to contribute to its separation from any other settlement.

# HS6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

The release and development of this land would increase urbanising visual influence on land to the east. Tree cover to the northeast would prevent impacts to the contribution of land to the northeast in the event of a release.

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

## Overall harm of Green Belt release

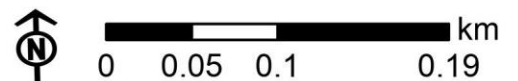
- Parcel HS6 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston would be moderate-high.

**Moderate High**

# HS7



-  HS7
-  Neighbouring parcel
-  Green Belt



# HS7

## Parcel location and openness

Parcel size: 2.59ha

The parcel is located on the eastern edge of Harston and is comprised of grass sports pitches in the north and agricultural land in the south.

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 there is no boundary feature between the parcel and the inset area of Harston to the west. The parcel is subject to a degree of containment by inset development to the west and south, which means that there is some urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is weak distinction between the parcel and the inset area.



# HS7

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

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Harston, meaning it has a strong relationship with the inset area. It also has a use to the north (sports pitches) that associate it with the inset area and weaken its rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and is peripheral to a moderate gap between Harston and Newton. 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 limited contribution to Cambridge Purpose 3.

# HS7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Negligible

The release and development of this land would have limited urbanising visual influence on land to the east, given that it is a small area and land to the east is already subject to some urbanising visual influence from the adjacent inset area. Tree cover to the north would prevent urbanising visual influence on land to the north in the event of a release.

## Overall harm of Green Belt release

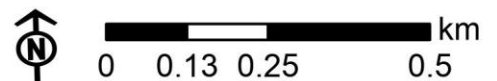
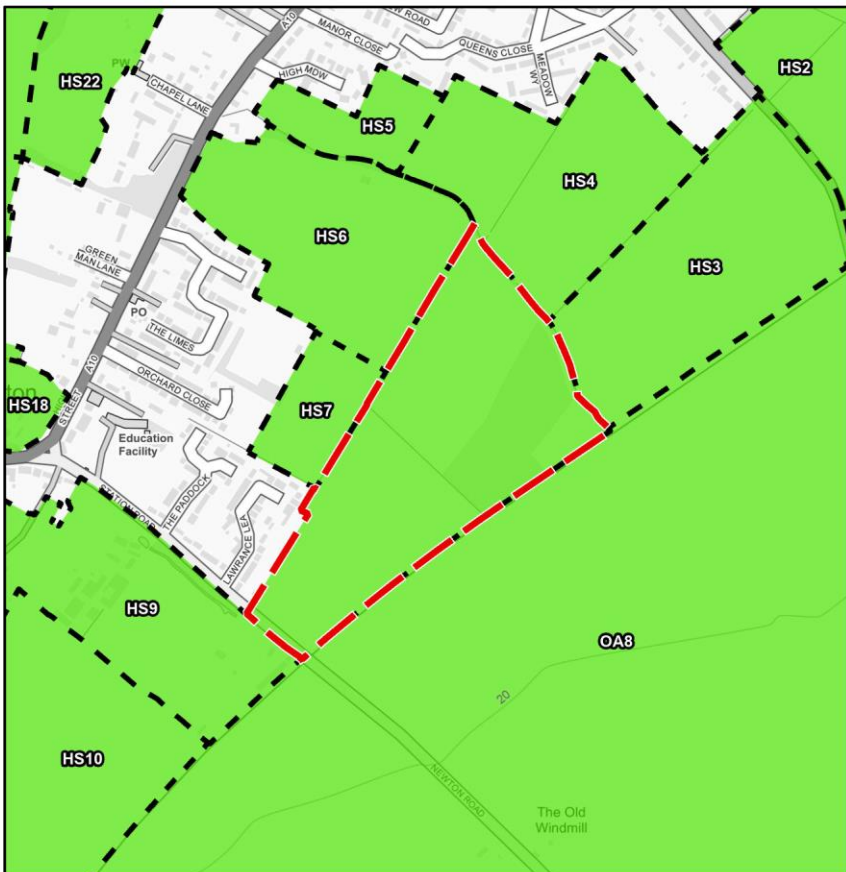
- Parcel HS7 makes a limited/no contribution to all Cambridge Green Belt purposes. The impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, harm resulting from its release, as an expansion of Harston, would be low.

**Low**

# HS8



-  HS8
-  Neighbouring parcel
-  Green Belt



# HS8

## Parcel location and openness

Parcel size: 14.94ha

The parcel is located to the east and southeast of Harston and is comprised of agricultural land and an area of woodland in the northeast.. The railway line forms the eastern boundary of the parcel.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge of Harston to the southwest provide little boundary separation between the parcel and the settlement. However, the northeast of the parcel is more strongly separated due to its wooded land cover. The parcel is not contained by inset development, but there is some urbanising visual influence from the settlement to the southwest. The landform and land cover within the majority of the parcel do not provide any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.

# HS8

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

# HS8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

The release and development of this land would increase urbanising containment on land to the northwest, which is an important countryside frontage to Harston. The release would also increase urbanising visual influence on land to the southeast.

The adjoining land to the northeast 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

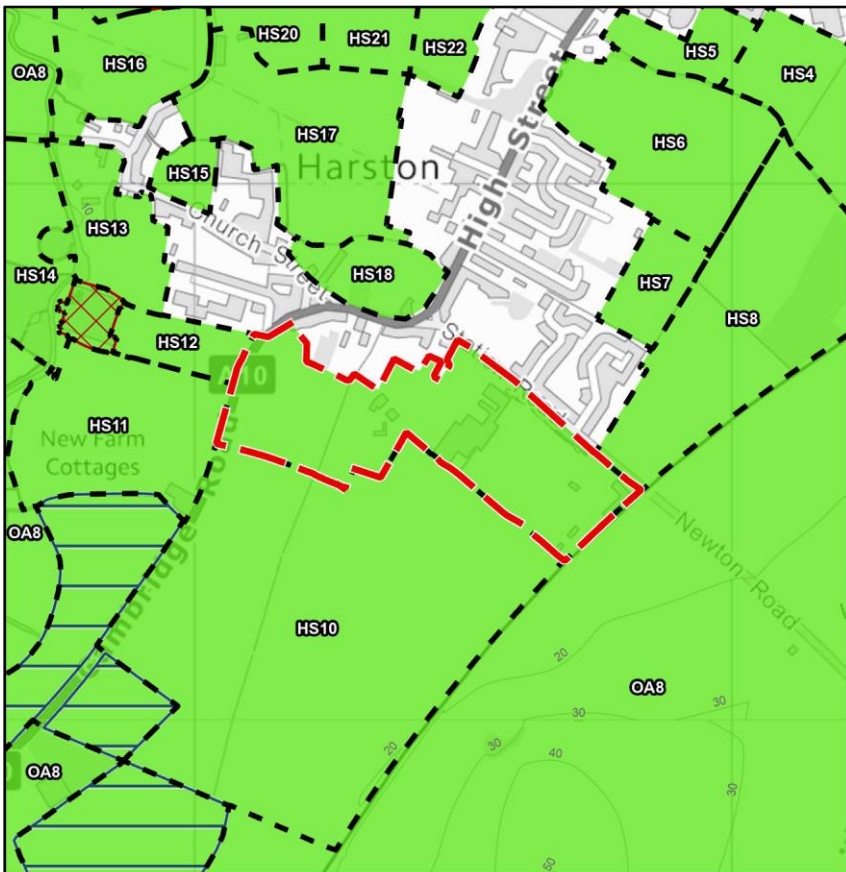
- Parcel HS8 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be moderate-high.

**Moderate High**

# HS9



-  HS9
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# HS9

## Parcel location and openness

Parcel size: 15.09ha

The parcel is located to the south of Harston and is comprised of agricultural land. There is a farmstead in the east of the parcel and a large country house in the central region.

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

Whilst the east of the parcel is separated from Harston by tree cover and station road to the north, in the west of the parcel garden boundaries at the inset edge to the north provide little boundary separation from the settlement. There is some urbanising visual influence from the settlement to the north within the parcel, but this is balanced with open countryside to the south. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.



# HS9

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However, it comprises open farmland with scattered agricultural buildings meaning it has some rural character. To the southeast land makes some contribution to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Land also fronts onto the historic core of the village along Royston Road and Station Road, which is marked by several listed buildings. As such, it allows some appreciation of the rural character and setting of Harston in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a 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 moderate gap between Harston and Foxton, but wooded areas act as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# HS9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

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

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 Harston. The release would also have some urbanising visual impacts on land to the southwest and southeast.






## Overall harm of Green Belt release

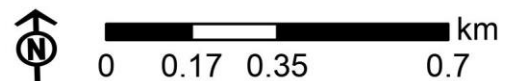
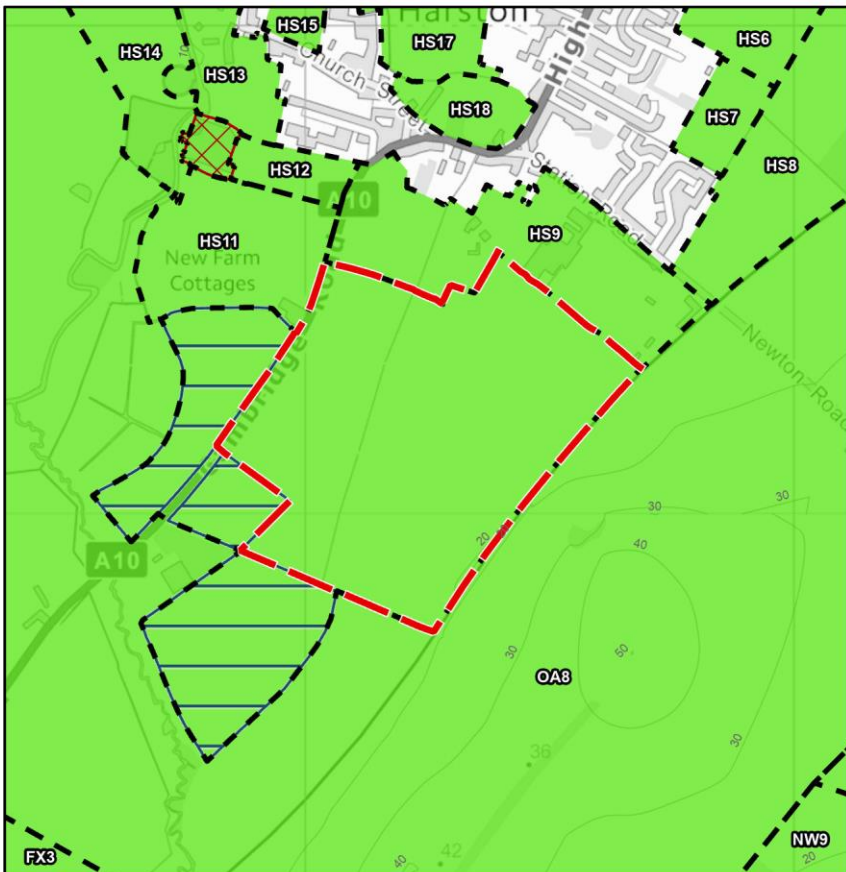
- Parcel HS9 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be high.

**High**

# HS10



-  HS10
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# HS10

## **Parcel location and openness**

Parcel size: 38.73ha

The parcel is located to the south of Harston and is comprised of agricultural land. The railway line lies to the east of the parcel and the A10 lies to the west.

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

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

Filed boundaries and intervening land to the north of the parcel provides a moderate degree of separation from the inset settlement of Harston. The parcel is not contained by inset development and extends a significant distance from the settlement, 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 Harston, overall there is strong distinction between the parcel and the inset area.

# HS10

## 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 Harston. 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 Harston, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Overall the parcel makes a 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 neighbouring Harston and Foxton, but wooded areas 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.

# HS10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

Whilst the woodland belt to the southwest acts as significant separating feature. The release and development of this land would have some impact on narrowing the settlement gap between Harston and Foxton. The release would increase urbanising visual influence on land to the south and east. The boundary separation from Harston of land to the south would also be weakened.

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

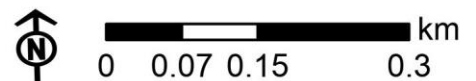
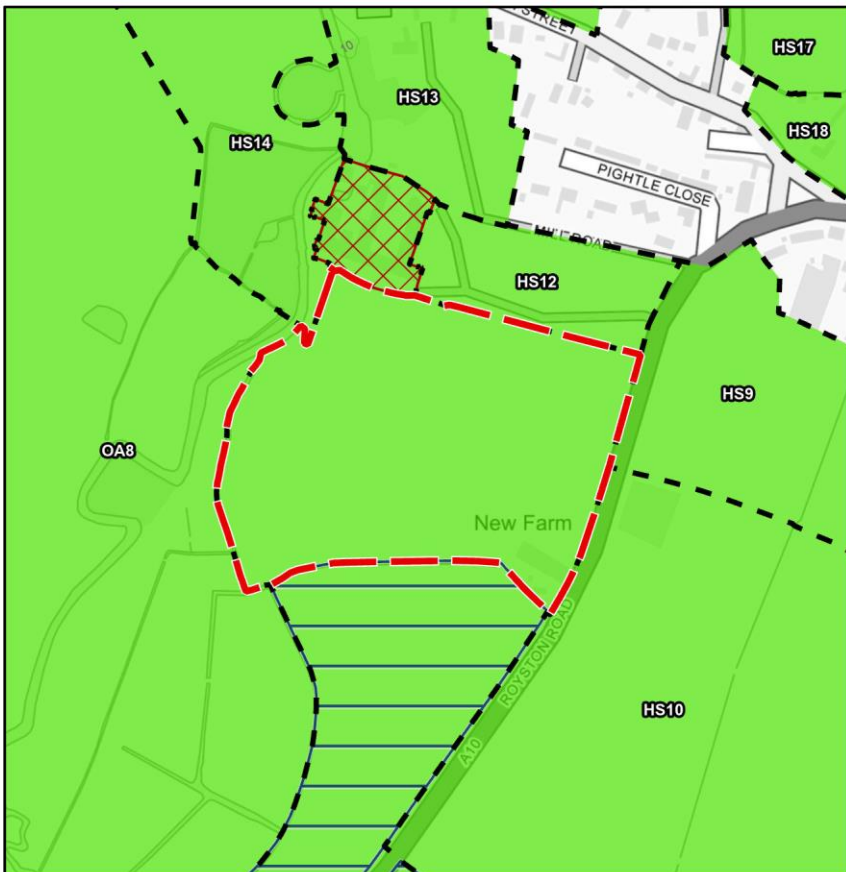
- Parcel HS10 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be high.

**High**

# HS11



-  HS11
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# HS11

## Parcel location and openness

Parcel size: 9.46ha

The parcel is located to the southwest of Harston and is comprised of an agricultural field. There is an agricultural use building in the southeast of the parcel and there is a car park associated with Harston Business Park in the northwest of the parcel. The A10 lies to the east of the parcel a Scheduled Monument (Settlement site at Manor Farm) lies to the south.

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

## Distinction between parcel and inset area

Linear tree cover to the north of the parcel provides a moderate degree of separation from the settlement of Harston. The presence of the car park and Harston Business Park to the northwest 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 Harston. Overall, there is strong distinction between the parcel and the inset area.



# HS11

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

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

Contribution: Moderate

The parcel predominantly comprises open farmland that has a strong distinction from the edge of Harston, meaning it has a strong rural character. Land forms part of the immediate setting of a Scheduled Monument to the south (Settlement site at Manor Farm) and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Part of the parcel to the west is also located adjacent to the River Cam or Rhee, a tributary of the River Cam, which allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Harston and Foxton, but a Scheduled Monument (Settlement site at Manor Farm) and some area of tree cover act as significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge

HS11

Purpose 3.

# HS11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

Whilst tree cover and a Scheduled Monument to the south act as significant separating features, the release and development of this land would result in narrowing of the settlement gap between Harston and Foxton.

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

The adjoining land to the northeast 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

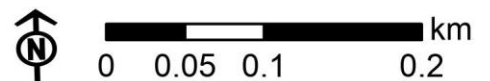
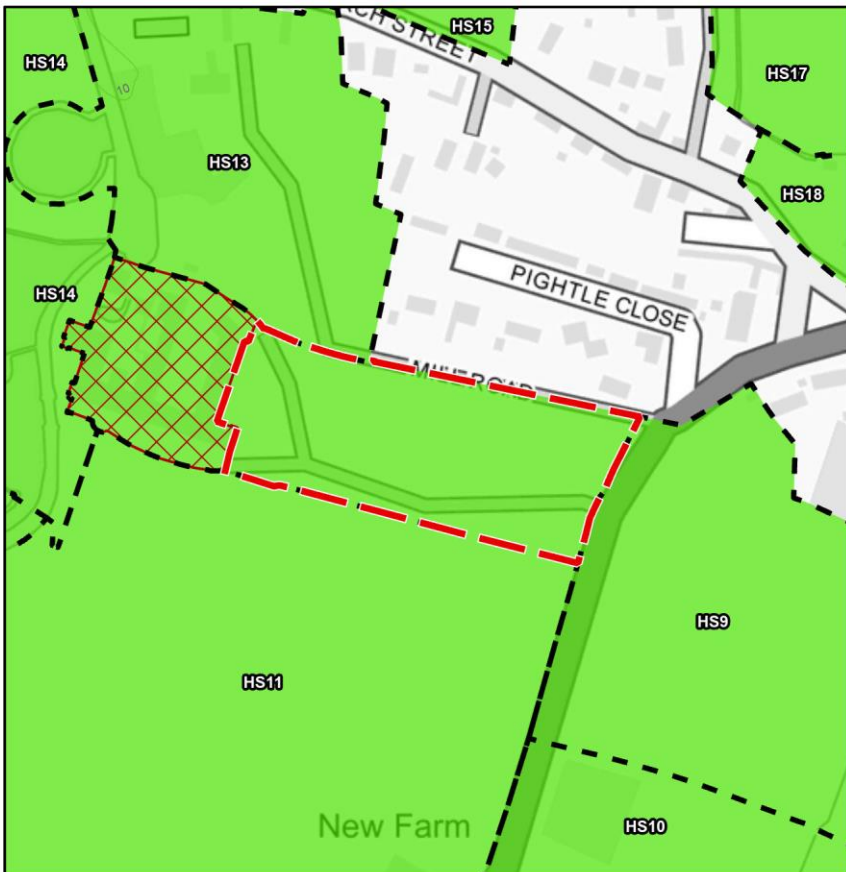
- Parcel HS11 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be high.

**High**

# HS12



-  HS12
-  Neighbouring parcel
-  No openness
-  Green Belt



# HS12

## Parcel location and openness

Parcel size: 2.29ha

The parcel is located on the southwest edge of Harston and is comprised of grassland and a road leading to Harston Business Park. The A10 lies to the east of the parcel.

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

## Distinction between parcel and inset area

The garden boundaries to the north of the parcel at the inset edge provide little separation from the settlement of Harston. The parcel lies in close proximity to the inset edge and is contained to an extent by development to the west and north. This means that there is some urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is weak distinction between the parcel and the inset area.

# HS12

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

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Harston, meaning it has a strong relationship with the inset area. It also comprises an open area of formal landscaping associated with the adjacent Harston Mill Business Park which associates it with the inset area and weakens its rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a 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 Harston and Foxton, but field boundaries, some tree cover and a Scheduled Monument (Settlement site at Manor Farm) act as significant separating features. 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.

# HS12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

Whilst only a small area, the release and development of this land would have some impact on narrowing the settlement gap between Harston and Foxton.

The release of this land would increase urbanising visual impacts on land to the south and southeast. The boundary separation from the settlement of Harston of land to the south would also be weakened by the release of this land.

## Overall harm of Green Belt release

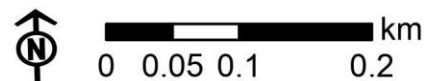
- Parcel HS12 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be moderate.

**Moderate**

# HS13



-  HS13
-  Neighbouring parcel
-  No openness
-  Green Belt





# HS13

## Parcel location and openness

Parcel size: 4.81ha

The parcel is located to the west of Harston, comprising of tree cover and grassland surrounding the All Saints' Church. A few dwellings are also located within the parcel close to the church, with associated grounds and a tennis court.

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 within and surrounding the parcel is a moderate boundary feature, but its role in creating separation between the parcel and the inset village of Harston has been diminished by the residential dwellings within the parcel, which has breached the boundary. Land has some degree of urbanising containment by and urbanising visual impact from the inset settlement to the north and east and the urbanising development at Harston Mill to the south. The tree cover within the parcel is relatively prominent, which provides some distinction from Harston. Overall there is moderate distinction between the parcel and the inset area.

# HS13

## 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 comprises open farmland and woodland that has a moderate distinction from the edge of Harston, meaning it has some rural character. It is associated with Harston manor and forms the immediate setting of Church of All Saints and Manor House (both Grade II\*listed buildings). Land therefore allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn makes some contribution to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Harston and Barrington, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HS13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor

The tree cover within the parcel currently provides strong boundary separation between Harston and land to the west of the parcel. Release of land within the parcel would weaken this boundary separation and would also increase the urbanising containment of land to the north.

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






## Overall harm of Green Belt release

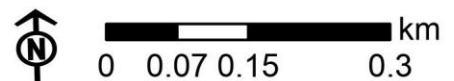
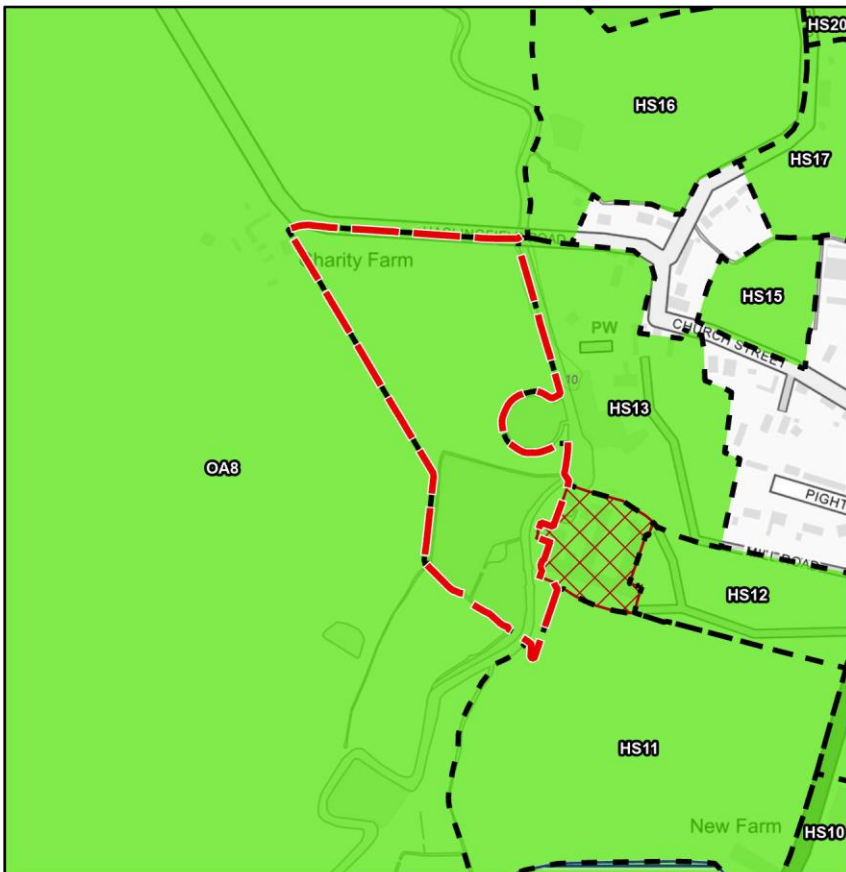
- Parcel HS13 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Harston or Little Eversden, would be moderate high.

**Moderate High**

# HS14



-  HS14
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# HS14

## **Parcel location and openness**

Parcel size: 6.55ha

The parcel is located to the southwest of Harston and is comprised of allotments in the northwest, agricultural land and woodland in the south.

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

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

Tree cover to the east of the parcel provides a strong degree of boundary separation between the parcel and the inset settlement of Harston and also prevents any urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. The wooded land cover in the south of the parcel provides some additional distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

# HS14

## 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 Harston. 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 very strong distinction from the edge of Harston, meaning it has a strong rural character. It is also located adjacent to the River Cam or Rhee, a tributary of the River Cam, which allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Harston and Barrington, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HS14

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

The release and development of this land would have an impact on weakening the settlement gap between Harston and Barrington as it would cross the River Cam, which currently acts as a significant separating feature.

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

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

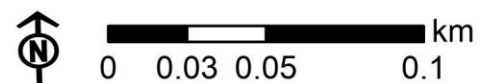
- Parcel HS14 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be very high.

**Very High**

# HS15



-  HS15
-  Neighbouring parcel
-  Green Belt





# HS15

## Parcel location and openness

Parcel size: 1.23ha

The parcel is contained by the southwestern part of the settlement of Harston. Church Street lies to the south of the parcel within the inset area.

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

## Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge and is almost entirely contained by the settlement of Harston, apart from a small gap in development to the north. As a result, there is strong urbanising visual influence within the parcel. The garden boundaries at the inset edge to the west and east provide little boundary separation from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is weak distinction between the parcel and the inset area.

# HS15

## 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 Harston. 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 Harston, meaning it has a strong relationship with the inset area. However it comprises open farmland and therefore has some rural character. It fronts onto the historic core of the village along Church Street and as such it allows some appreciation of the rural character and setting of Harston in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

# HS15

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Negligible

The parcel is almost entirely contained and only shares a short frontage with adjoining Green Belt land to the north. Therefore, its release and development would have limited impact on the contribution of land to the north.

## Overall harm of Green Belt release

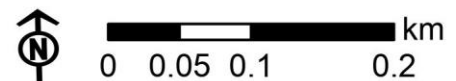
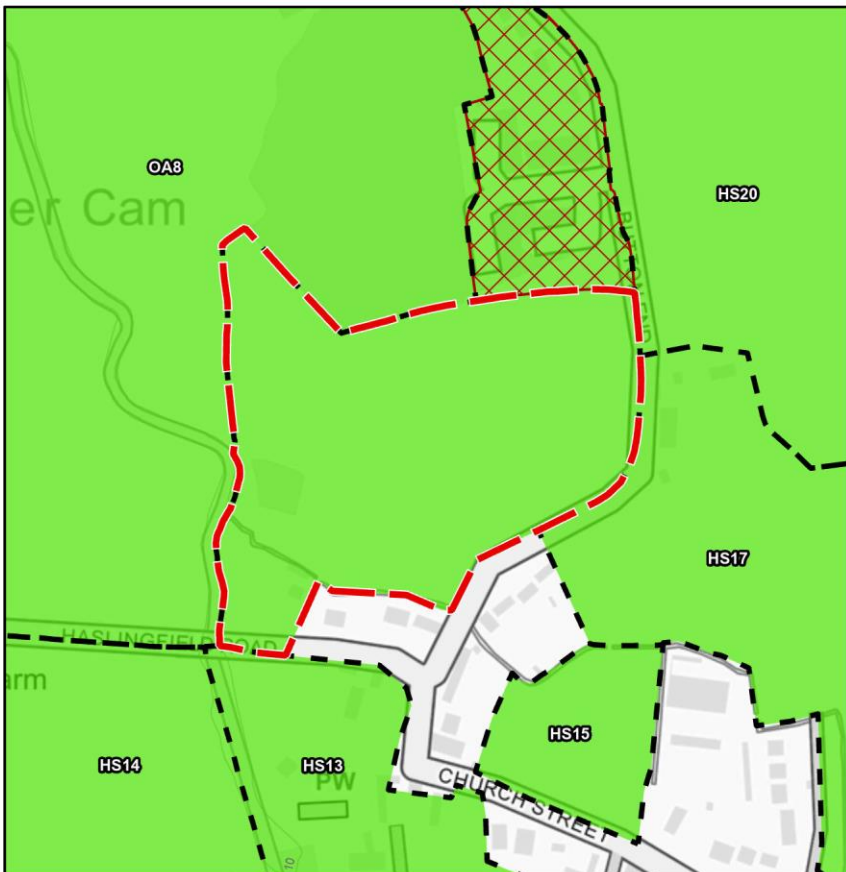
- Parcel HS15 Makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Harston would be low.

**Low**

# HS16



-  HS16
-  Neighbouring parcel
-  No openness
-  Green Belt



# HS16

## Parcel location and openness

Parcel size: 5.65ha

The parcel is located to the west of Harston, adjacent to the southwest part of the settlement. It is comprised of agricultural land and a cemetery.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge of Harston to the south of the parcel provide little boundary separation from the settlement. The parcel is contained to an extent by button end Industrial Estate which lies to the northeast. As a result of development lying to the north and south, there is some urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.

# HS16

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However, it predominantly comprises open farmland meaning it has some rural character. To the south land fronts onto the historic core of the village along Church Street and as such it allows some appreciation of the rural character and setting of Harston in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Harston and Haslingfield, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HS16

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

Whilst the River Cam acts as a significant separating feature, the release and development of this land would have some impact on narrowing the settlement gap between Harston and Haslingfield. Release of just the smaller fields in the south may have less impact on the settlement gap, but this would weaken the distinction between the inset settlement and the remainder of the parcel.

The release of this land would increase urbanising visual influence on land to the west.

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

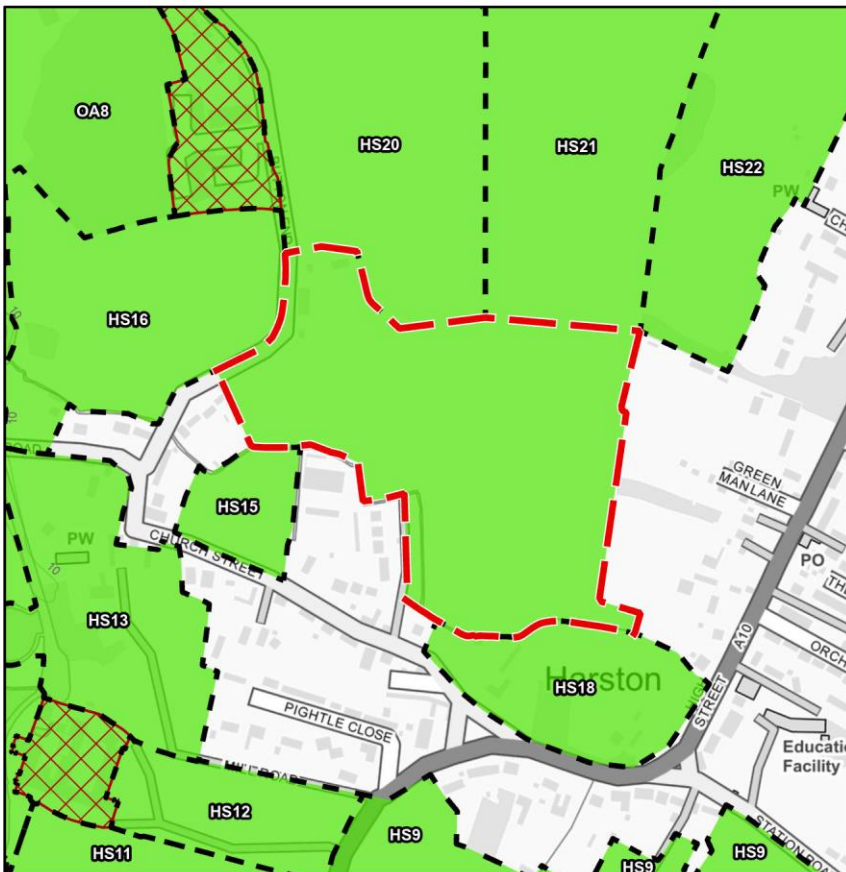
- Parcel HS16 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston would be high.

**High**

# HS17



-  HS17
-  Neighbouring parcel
-  No openness
-  Green Belt



0 0.07 0.15 0.3 km



# HS17

## Parcel location and openness

Parcel size: 10.22ha

The parcel is located to the north of the southwest part of Harston and is comprised of agricultural land. Harston High Street lies to the east within the inset area. There are some residential properties in the northwest of the

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge of Harston to the southwest provide little boundary separation from the settlement. The parcel is contained by the settlement of Harston to the south and east, which means that there is some urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.

HS17

HS17

HS17

# HS17

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character. To the south land lies in proximity the historic core of the village along Church Street and Royston Road and as such it allows some appreciation of the rural character and setting of Harston in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a moderate gap between Harston and Haslingfield. 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.

# HS17

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor

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

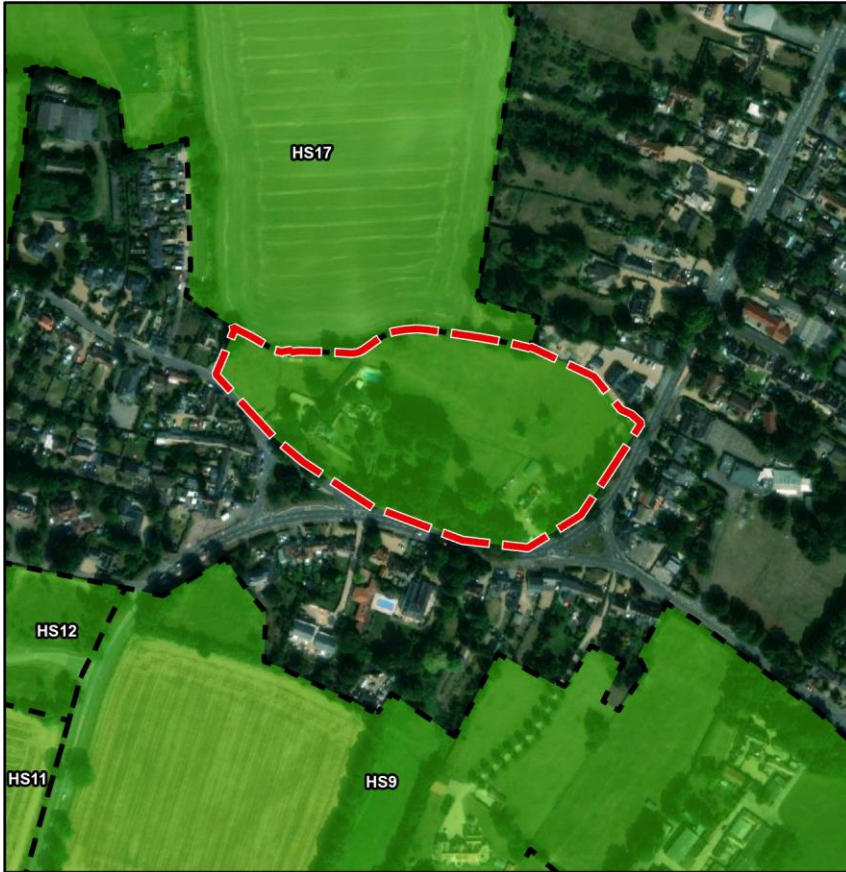
The adjoining land to the south does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

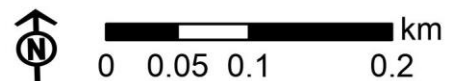
- Parcel HS17 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Harston, would be moderate.

**Moderate**

# HS18



-  HS18
-  Neighbouring parcel
-  Green Belt



# HS18

## Parcel location and openness

Parcel size: 2.94ha

The parcel is located on the northern edge of the southwest part of Harston.

The parcel is comprised of grassland and some residential properties.

Royston Road lies to the south of the parcel within the inset area.

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

## Distinction between parcel and inset area

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



# HS18

## 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 Harston. 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 Harston, meaning it has some relationship with the inset area. However, it predominantly comprises open farmland meaning it has some rural character. Land fronts onto the historic core of the village along Royston Road and Station Road, which is marked by several listed buildings. It also contains and forms the immediate setting of Harston House (Grade II\* listed building). As such, it allows some appreciation of the rural character and setting of Harston in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a 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 Harston to contribute to its separation from any other settlement.

# HS18

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Negligible

The parcel is largely contained by the settlement and only shares a short frontage with adjoining Green Belt land to the north. Therefore, its release and development would have limited impact on the contribution of land to the north.

## Overall harm of Green Belt release

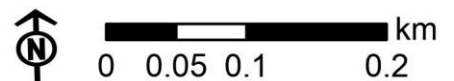
- Parcel HS18 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Harston, would be low.

**Low**

# HS19



-  HS19
-  Neighbouring parcel
-  No openness
-  Green Belt



# HS19

## Parcel location and openness

Parcel size: 2.83ha

The parcel is located to the west of Harston and is comprised of several residential properties and associated gardens. The River Cam lies to the west of the parcel

Land is relatively open, but has some limited residential development within it.

## Distinction between parcel and inset area

The parcel is strongly separated from Harston to the south by tree cover and intervening agricultural land. However, perceived boundary separation is weakened by the presence of residential development within the parcel, which causes some urbanising visual influence. However, the parcel is located 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 Harston, overall there is strong distinction between the parcel and the inset area.

# HS19

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

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

Contribution: Relatively limited

Land has a strong distinction from the edge of Harston, meaning it has a weak relationship with the inset area. However, it contains development (residential properties on Burton End) that weakens its rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall land 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 has some residential development within it and lies in a moderate gap between Harston and Haslingfield, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HS19

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

The release and further development of this land would have some urbanising visual influence on the surrounding Green Belt to the west, north and east, but this influence is limited to an extent due to this area already being partially developed. Similarly, the impacts of the release on narrowing the settlement gap between Harston and Haslingfield are limited to an extent by the fact the area is partially developed.

## Overall harm of Green Belt release

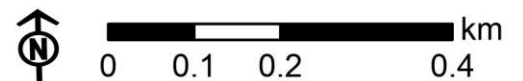
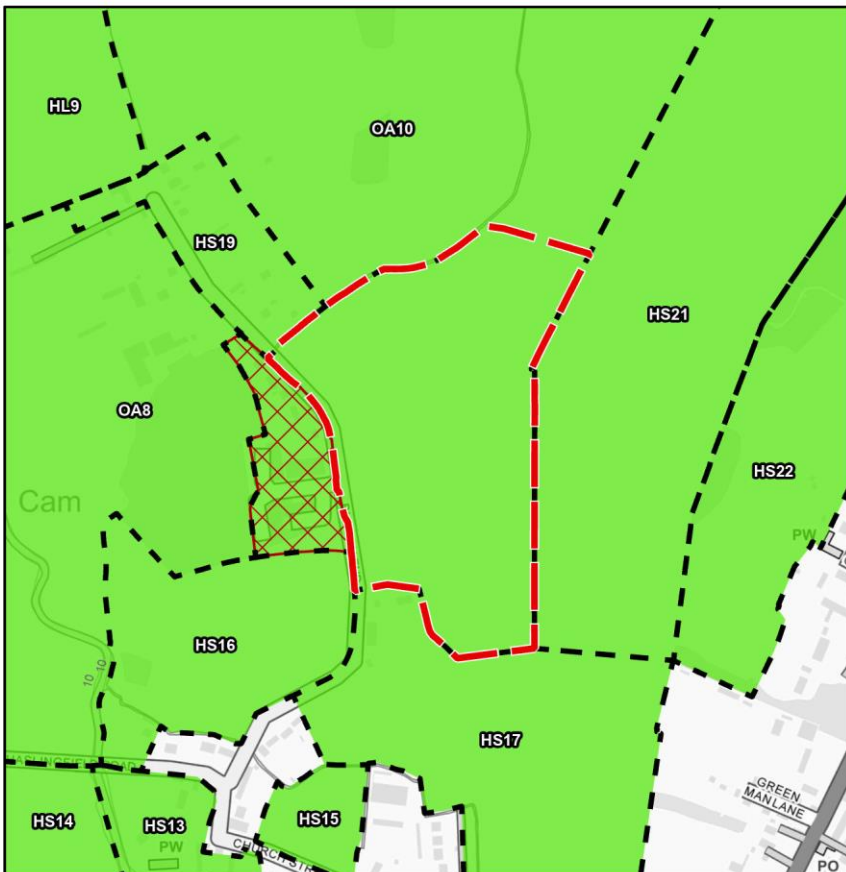
- Parcel HS19 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston would be high.

**High**

# HS20



-  HS20
-  Neighbouring parcel
-  No openness
-  Green Belt



# HS20

## Parcel location and openness

Parcel size: 10.75ha

The parcel is located to the west of Harston, adjacent to the eastern side of Button End Industrial Estate. The parcel is comprised of agricultural land.

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 Harston and is largely contained by the settlement to the west, south and east. This means that there is some urbanising visual influence within the parcel. The garden boundaries at the inset edge to the east and west provide little boundary separation from the settlement. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is weak distinction between the parcel and the inset area.

Linear tree cover to the east and intervening agricultural land to the south provide a moderate degree of separation from the settlement of Harston. The parcel is not contained by inset develop, but there is still some urbanising visual influence within the parcel as Button End Industrial Estate lies to the west. The parcel extends a significant distance from the settlement of Harston. Whilst the landform and land cover within the parcel do not create any additional distinction from Harston, overall there is strong distinction between the parcel and the inset area.



# HS20

## 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 Harston. 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 Harston. 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 Harston and Haslingfield. Urbanising development reduces gaps but the River Cam is 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.

# HS20

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Moderate

The release and development of this land would have a moderate impact on narrowing the settlement gap between Harston and Haslingfield as it would link Harston to Button End Industrial Estate, which lies between them.

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

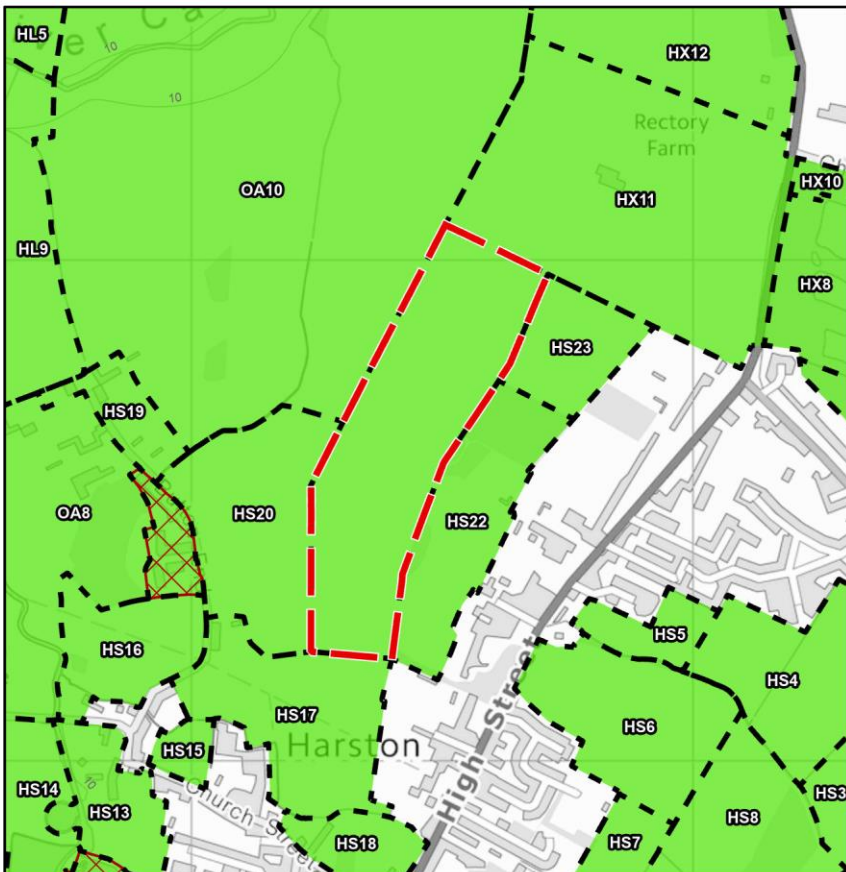
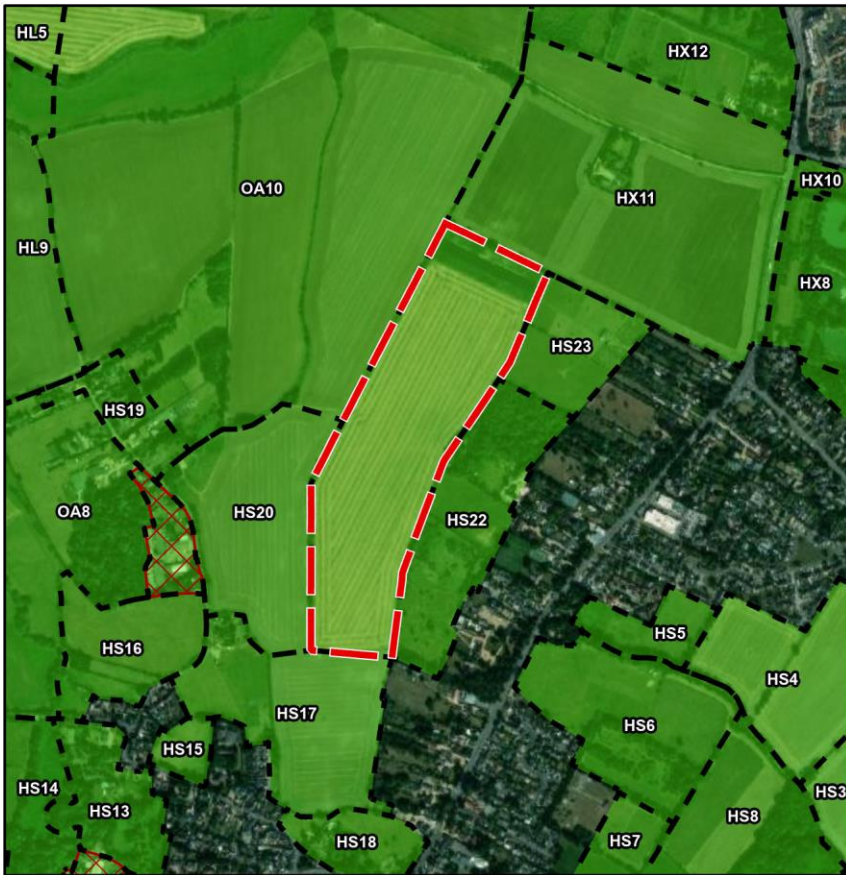
The adjoining Green Belt to the southwest and southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel HS20 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 Harston, would be very high.

**Very High**

# HS21



# HS21

## Parcel location and openness

Parcel size: 18.78ha

The parcel is located to the west of Harston and is comprised of an agricultural field. The A10 lies to the east of the parcel within the inset area.

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

## Distinction between parcel and inset area

The hedgerow and intervening land to the east provides a moderate degree of boundary separation from the inset settlement of Harston. Land adjacent to the area of woodland to the east is more strongly separated from the settlement. Due to this separation and low density of development in the inset area, there is little urbanising visual influence within the parcel. Furthermore, the parcel extends a significant distance from Harston and is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from Harston, overall there is strong distinction between the parcel and the inset area.

# HS21

## 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 Harston. 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 Harston. 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 Harston and Haslingfield. Urbanising development reduces gaps but the River Cam acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# HS21

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

Whilst the River Cam acts as a significant separating feature, the release and development of this land would have some impact on narrowing the settlement gap between Harston and Haslingfield.

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

The adjoining land to the southwest 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

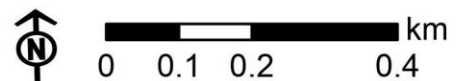
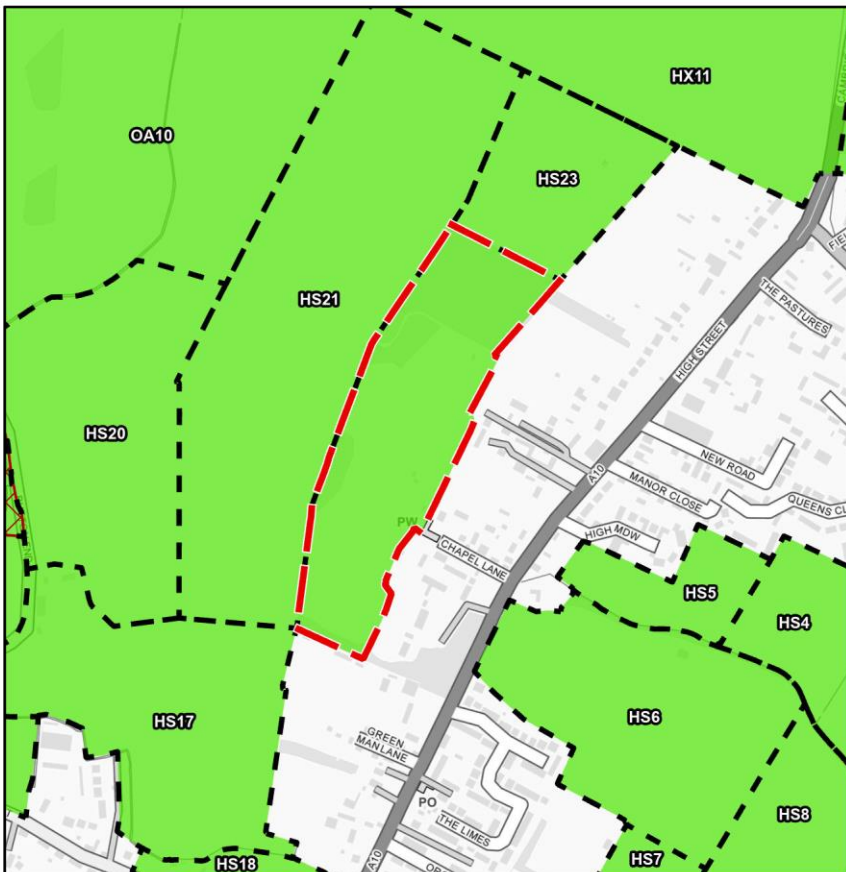
- Parcel HS21 Makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston, would be high.

**High**

# HS22



-  HS22
-  Neighbouring parcel
-  No openness
-  Green Belt



# HS22

## Parcel location and openness

Parcel size: 8.78ha

The parcel is located on the western edge of Harston and is comprised of tree cover in the north and grassland in the south. The A10 lies to the east of the parcel 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

Whilst the north of the parcel is more strongly separated from Harston by its wooded land cover, the remainder of the parcel is only separated by a field boundary in which there is gaps in coverage at the inset edge, particularly in the southeasternmost region of the parcel. The presence of the settlement of Harston to the east means that there is some urbanising visual influence within the parcel. However, the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.



# HS22

## 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 Harston. 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 moderate distinction from the edge of Harston, meaning it has some rural character. Land fronts onto the historic core of the village along High Street, which is marked by several listed buildings. As such, it allows some appreciation of the rural character and setting of Harston in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a 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 moderate gap between Harston and Haslingfield. Urbanising development reduces gaps but the River Cam acts as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# HS22

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor

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




## Overall harm of Green Belt release

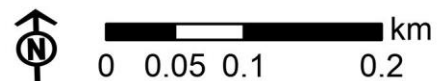
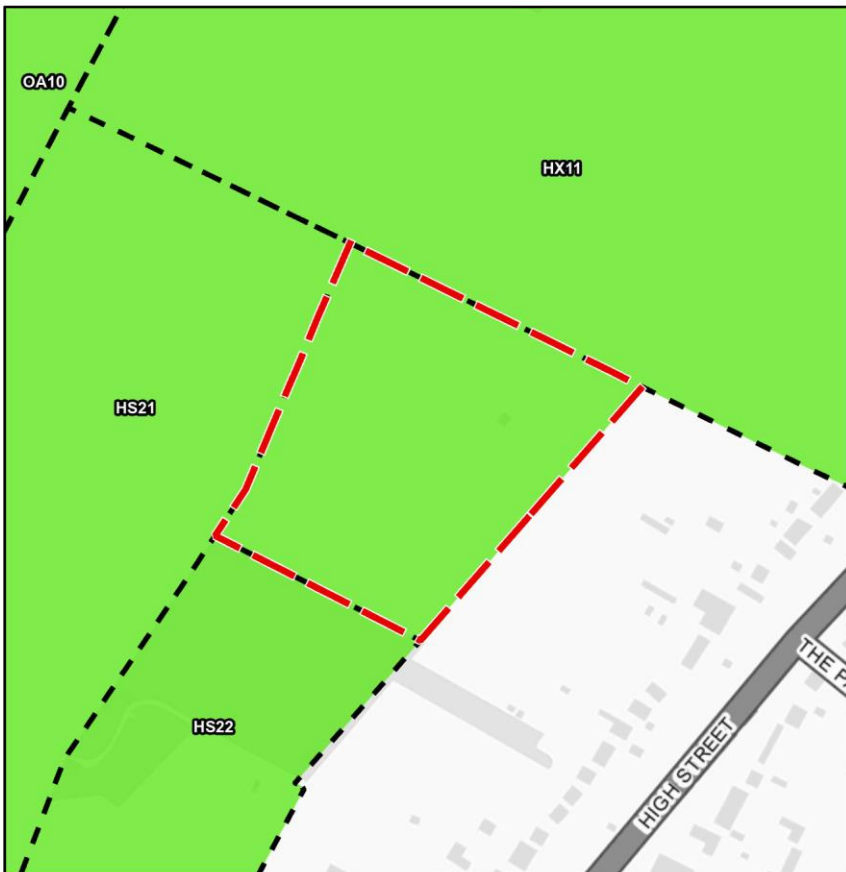
- Parcel HS22 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Harston, would be moderate-high.

**Moderate High**

# HS23



-  HS23
-  Neighbouring parcel
-  Green Belt



# HS23

## Parcel location and openness

Parcel size: 4.69ha

The parcel is located on the northwest edge of Harston and is comprised of agricultural land. The A10 lies to the east 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 east provide little separation from the settlement of Harston. However, the parcel is not contained by inset development and there is no development immediately adjacent within the inset area, which means there is little urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Harston. Overall, there is moderate distinction between the parcel and the inset area.

# HS23

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

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

Contribution: Relatively significant

Land is open and is peripheral to a very narrow gap between Harston and Hauxton. 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.

# HS23

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Harston:

Rating: Minor-moderate

The release and development of this land would broaden the frontage of Harston in relation to the very narrow settlement gap with Hauxton.

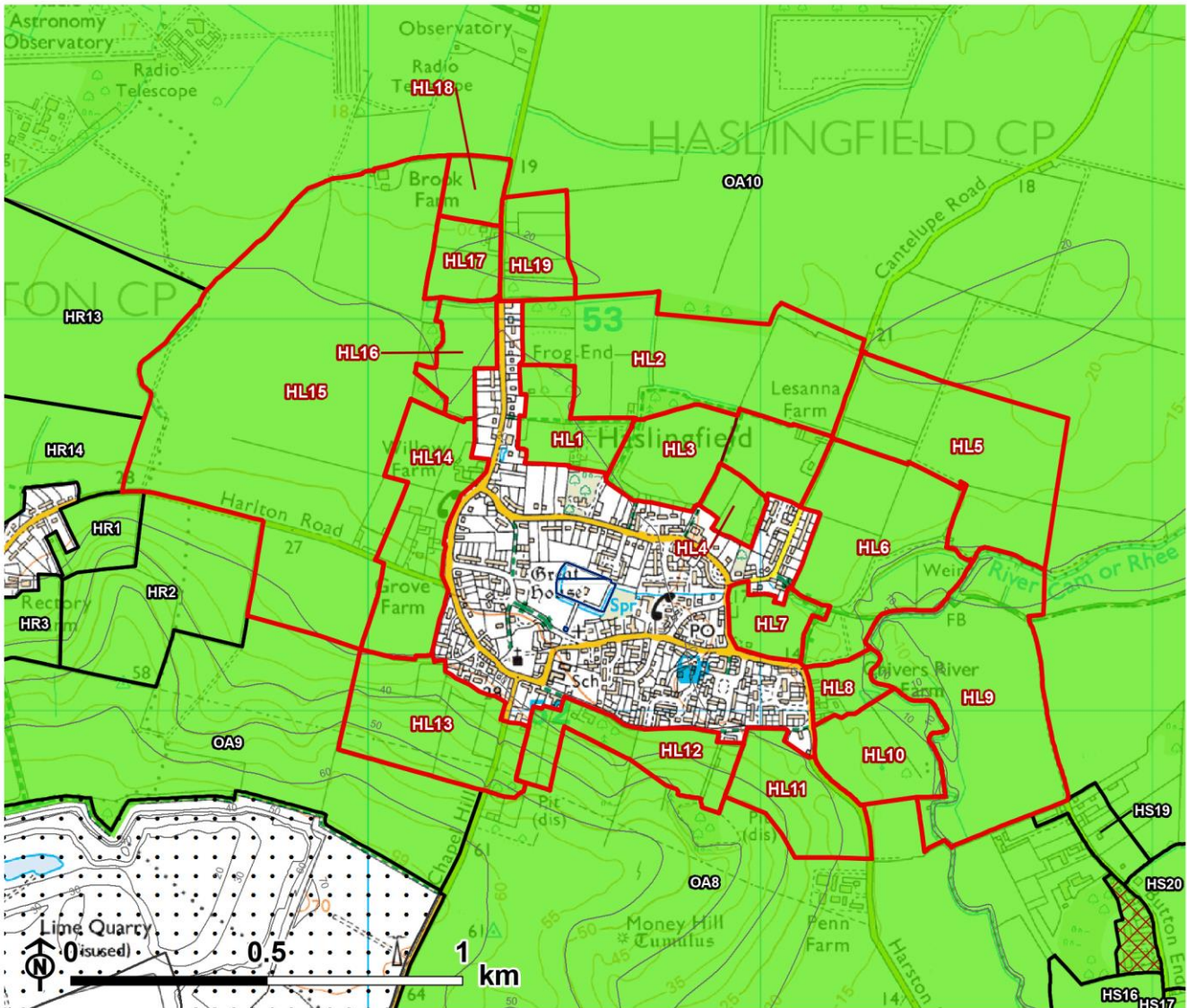
The release would also increase urbanising visual impacts on land to the west and north.

## Overall harm of Green Belt release

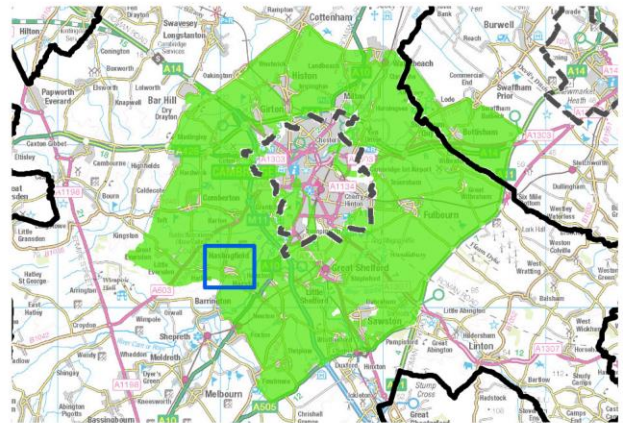
- Parcel HS23 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Harston would be high.

**High**

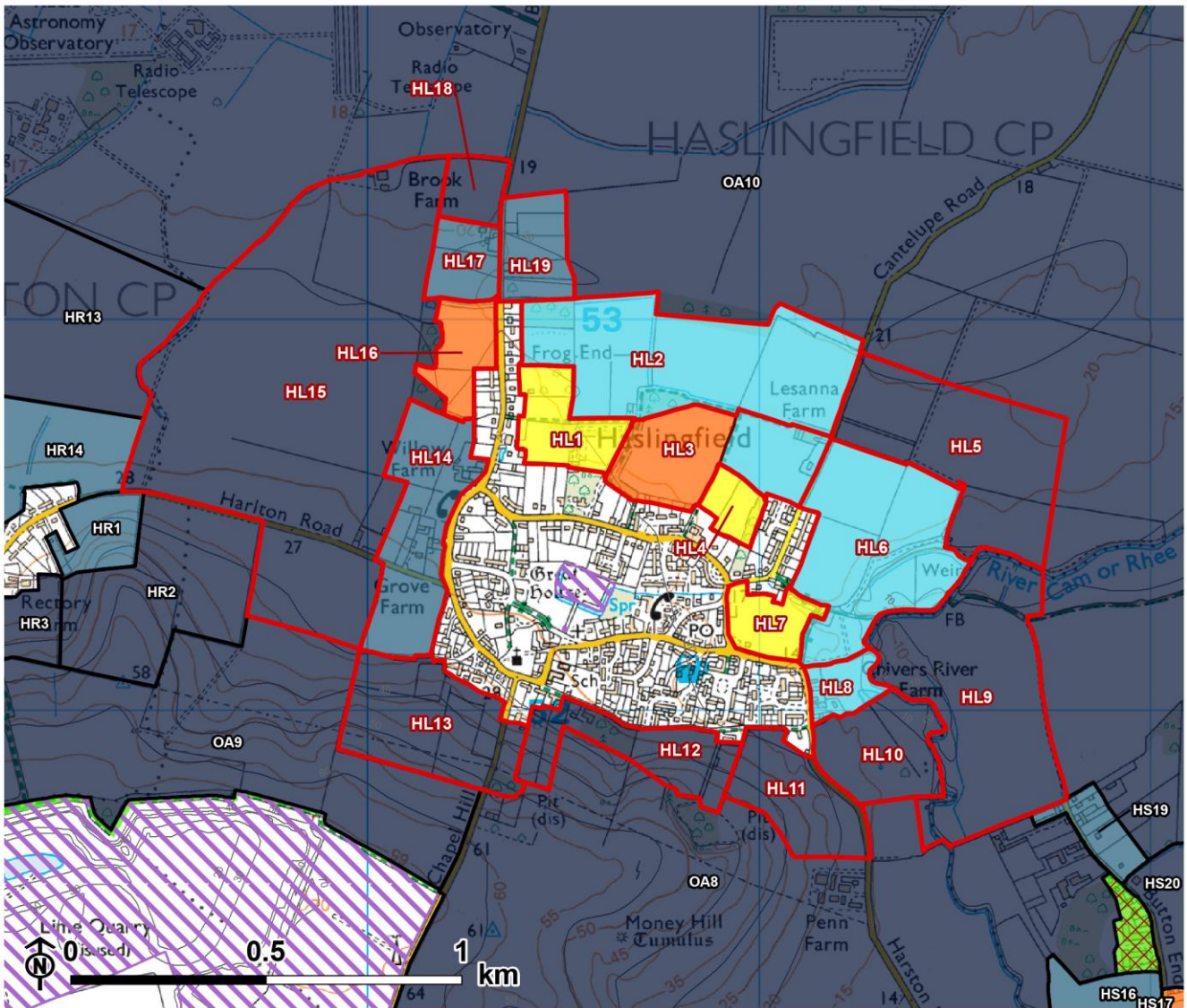
# Haslingfield



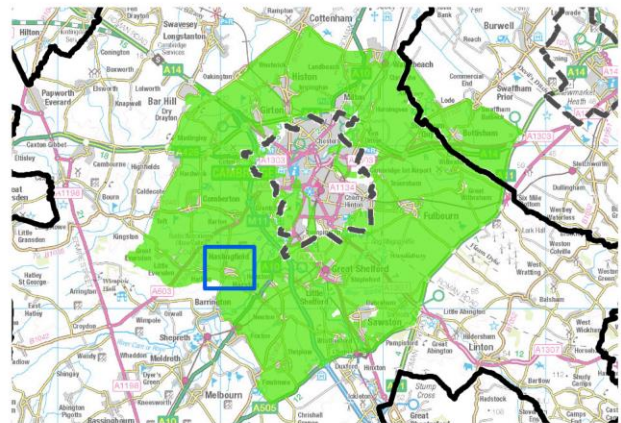
- - - Local Authority
  - Haslingfield parcel
  - Division between parcel sub-areas
  - Neighbouring parcel
  - No openness
  - Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
  - Scheduled monument



# Haslingfield



- - - Local Authority
  - Haslingfield 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).

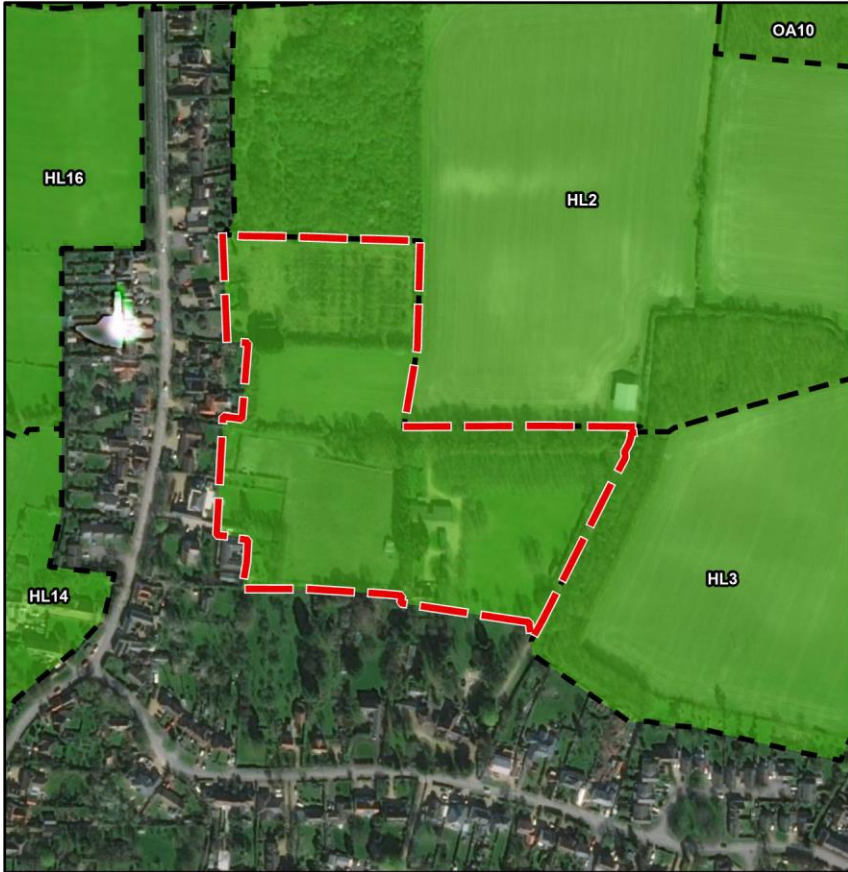
## Impact on contribution of adjacent Green Belt

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.

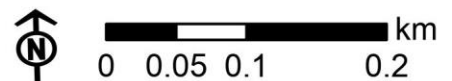
## Overall harm of Green Belt release

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.

# HL1



-  HL1
-  Neighbouring parcel
-  Green Belt



# HL1

## Parcel location and openness

Parcel size: 5.03ha

The parcel is located on the northern edge of Haslingfield and is comprised of four small paddocks and residential gardens in the southwest. There are some agricultural use buildings in the south of the parcel. Barton Road lies to the west of the parcel within the inset area.

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

## Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge of Haslingfield to the west and south, and tree cover encloses much of the parcel to the east and north, which means that urbanising visual influence dominates within the parcel. The garden boundaries to the west and south provide little boundary separation from the settlement. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is weak distinction between the parcel and the inset area.

# HL1

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

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Haslingfield and Grantchester, with the M11 acting as a significant separating feature. 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 limited contribution to Cambridge Purpose 3.

# HL1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor

The release and development of this land would increase urbanising visual influence on land to the northeast. Dense tree cover to the north and east would prevent impacts to the contribution of land to the north and east in the event of a release.

## Overall harm of Green Belt release





- Parcel HL1 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 minor. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be low.

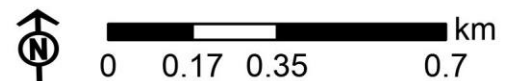
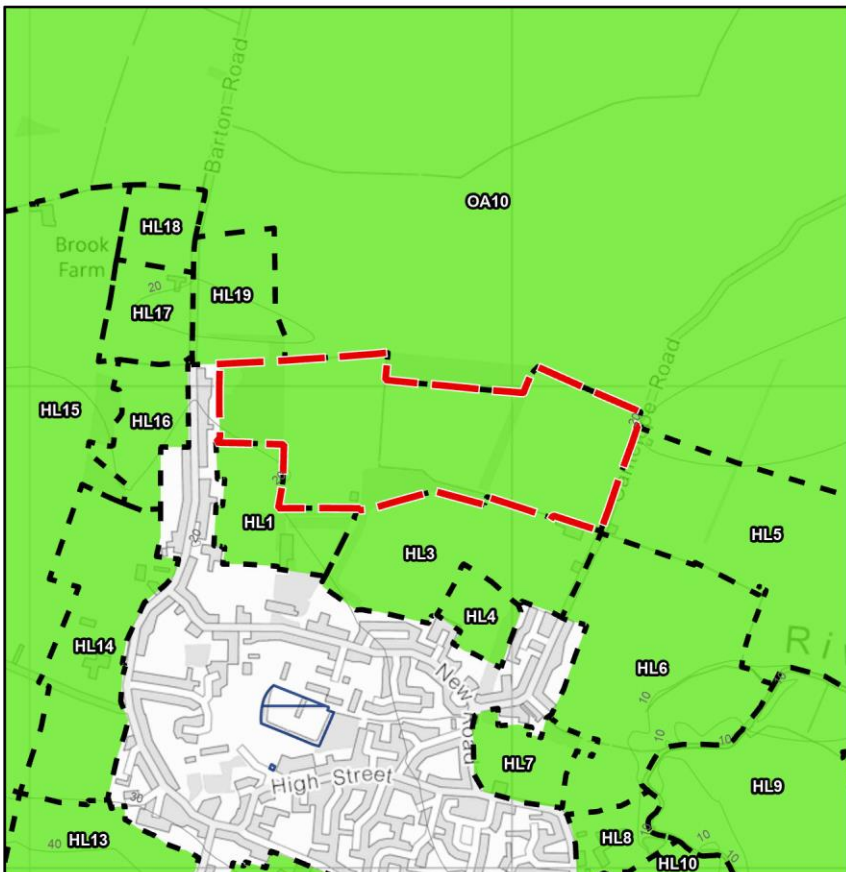
**Low**



# HL2



-  HL2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HL2

## **Parcel location and openness**

Parcel size: 21.45ha

The parcel is located to the north of Haslingfield and is comprised of agricultural land and an area of woodland in the west. Cantelupe Road lies to the east of the parcel.

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

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

The parcel is not contained by inset development and tree cover to the south and west of the parcel provides a moderate degree of distinction from the inset settlement of Haslingfield as well as minimising any urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Haslingfield, overall there is strong distinction between the parcel and the inset area.

# HL2

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

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

Contribution: Relatively significant

Land comprises open farmland and woodland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within the foreground of some distant views towards Cambridge from elevated areas to the south and southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city. It also contributes to a rural landscape setting experienced when approaching Cambridge along Barton Road from the southwest. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a moderate gap between Haslingfield and Harston. Although the settlement gap is robust, the parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge

HL2

Purpose 3.

## HL2

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor

The release and development of this land would increase urbanising visual impacts on land to the north and east. The presence of tree cover around the parcel would limit some of this impact, although there are gaps in coverage.

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

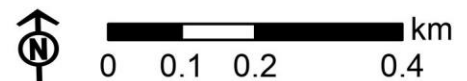
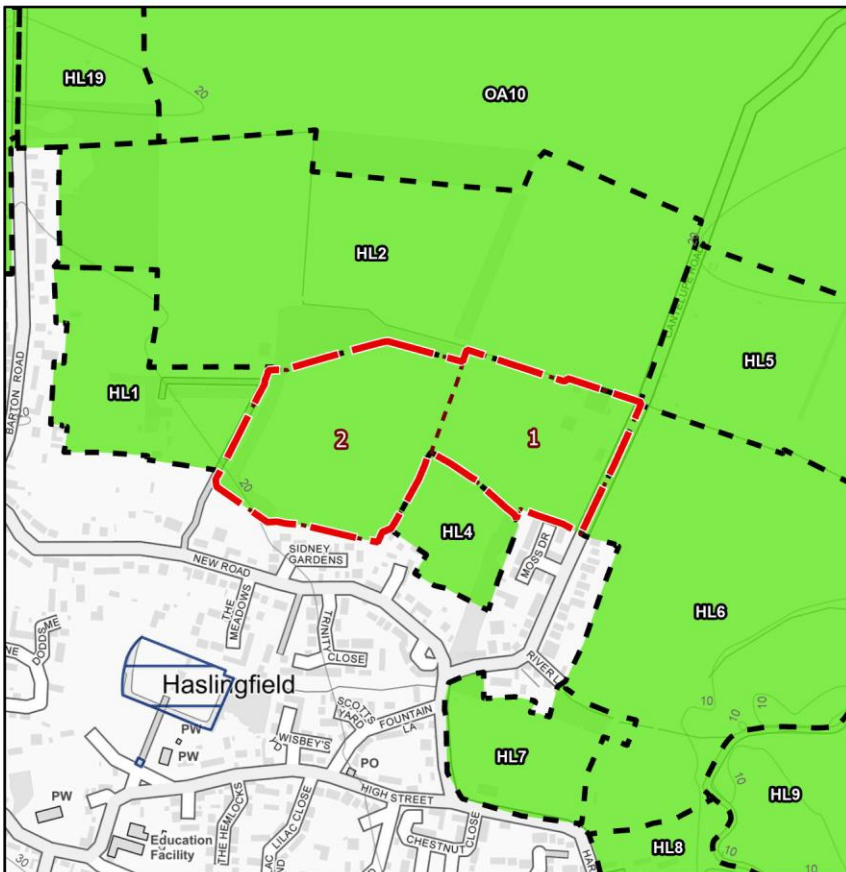
- Parcel HL2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be moderate-high.

**Moderate High**

# HL3



-  HL3
-  Harm scenario
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HL3

## Parcel location and openness

Parcel size: 10.33ha

The parcel is located on the northern edge of Haslingfield and is comprised of agricultural land with agricultural use buildings in the northeast 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 northeast of the parcel is more strongly separated from the settlement by tree cover, but the west of the parcel is only separated from Haslingfield by garden boundaries at the inset edge to the south. As a result, there is some urbanising visual influence within the parcel. However, the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is moderate distinction between the parcel and the inset area.

# HL3

## 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 Haslingfield. 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 Haslingfield, meaning it has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within the foreground of some distant views towards Cambridge from elevated areas to the southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Haslingfield and Barton. Urbanising development reduces gaps but Bourn Brook and areas of tree cover act 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.



# HL3

## Impact on contribution of adjacent Green Belt

- Release of the eastern field of the parcel (map area 1) as an expansion of Haslingfield:

Rating: Minor-moderate

The release and development of this land would have some urbanising visual influence on land to the north, as well as weakening the boundary separation of this land from the settlement. Mature hedgerows would prevent some visual impacts on land to the east.

- Release of just the western field of the parcel (map area 2) as an expansion of Haslingfield:

Rating: Minor

The release and development of just the western field would have reduced impacts on adjacent Green Belt as this area is more enclosed by tree cover. There would still be some urbanising visual influence on the remainder of the parcel to the east.

## Overall harm of Green Belt release

- Parcel HL3 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 eastern field of the parcel (area 1) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be moderate-high.

**Moderate High**

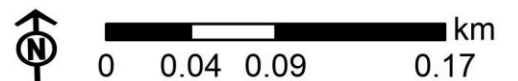
- The additional impact on the adjacent Green Belt of the release of just the western field (area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be moderate.

**Moderate**

# HL4



-  HL4
-  Neighbouring parcel
-  Green Belt



# HL4

## Parcel location and openness

Parcel size: 2.11ha

The parcel is located on the northern edge of Haslingfield and is comprised of two small paddocks. Cantelupe Road lies to the east of the parcel 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 and inset development within Haslingfield contains the parcel to the south and east. Whilst there is tree cover to the east, which provides a moderate degree of separation from the settlement, to the south there is only garden boundaries. As a result, there is some urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is weak distinction between the parcel and the inset area.

# HL4

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

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Haslingfield and Grantchester, with the M11 acting as a significant separating feature. 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 limited contribution to Cambridge Purpose 3.

# HL4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor

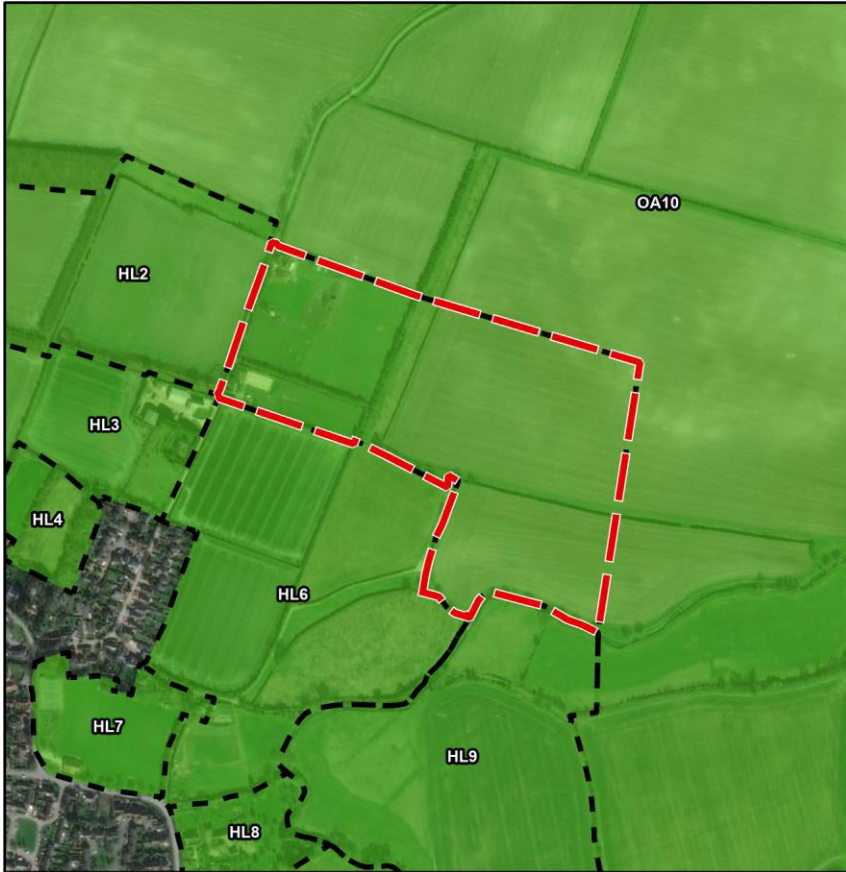
Although this parcel is relatively contained by the settlement, its release and development would increase urbanising containment on land to the west. The release would also increase urbanising visual influence on land to the north.


## Overall harm of Green Belt release

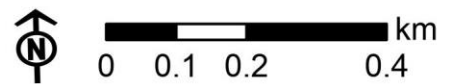
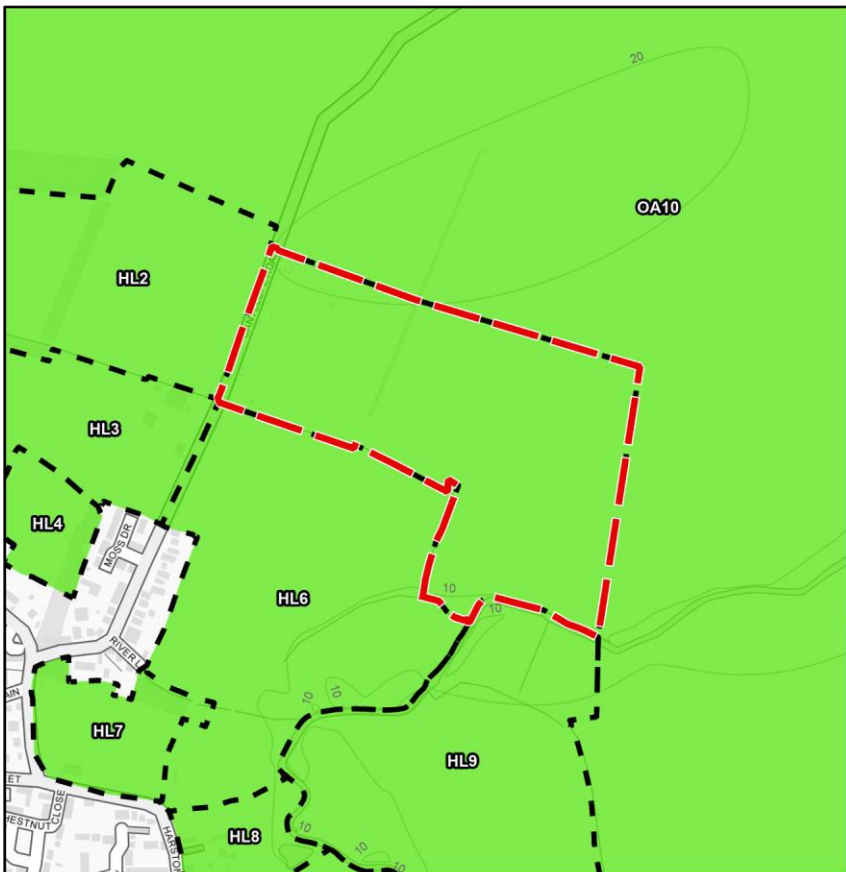
- Parcel HL4 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be low.

**Low**

# HL5



-  HL5
-  Neighbouring parcel
-  Green Belt



# HL5

## Parcel location and openness

Parcel size: 17.21ha

The parcel is located to the northeast of Haslingfield and is comprised of agricultural land. Cantelupe Road lies to the west and the River Cam lies to the southeast. There are some agricultural use buildings in the northwest 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

Field boundaries and intervening land to the southwest provide a moderate degree of boundary separation from the inset settlement of Haslingfield. The parcel extends a significant distance from the inset area and is not contained by inset development. This 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 Haslingfield, overall there is strong distinction between the parcel and the inset area.

# HL5

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the north-west. It is partially visible within the foreground of some distant views towards Cambridge from elevated areas to the southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Hauxton/Harston). A small area to the south-eastern edge of the parcel is located adjacent to the River Cam or Rhee (a tributary of the River Cam), and therefore allows further appreciation of the wider topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

Land has a strong distinction from the edge of Haslingfield, meaning it has a weak relationship with the inset area. It predominantly comprises farmland enclosed by hedgerows, meaning it is also open and land use is not associated with the inset area. Land therefore has a strong rural character. A small area to the south-eastern edge of the parcel is located adjacent to the River Cam or Rhee (a tributary of the River Cam), and therefore allows some appreciation of the wider topographical framework of the city. However, the majority of the land contains no features/aspects that contribute specifically to the quality of Cambridge's

- Cambridge Purpose 3 - to prevent communities in the environs of



# HL5

- Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Haslingfield and Hauxton, but the River Cam acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap.

Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

HL5

HL5

HL5

HL5

# HL5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

Whilst the River Cam acts as a significant separating feature, the release and development of this land would have some impact on narrowing the settlement gap between Haslingfield and Hauxton.

The release and development of this land would increase urbanising visual influence on land to the north, east and south. The release would also weaken the boundary separation of land to the north and east from the settlement of Haslingfield. The River Cam to the south provides a stronger boundary.

The adjoining Green Belt 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

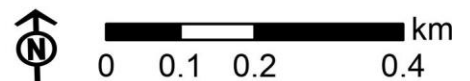
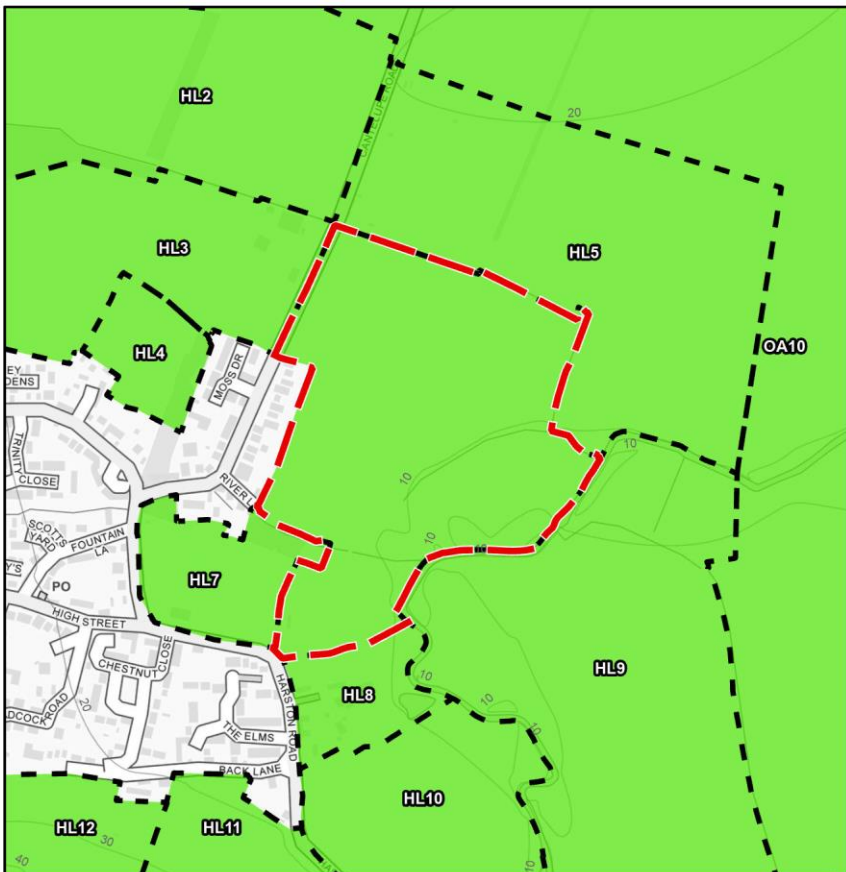
- Parcel HL5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL6



-  HL6
-  Neighbouring parcel
-  Green Belt



# HL6

## Parcel location and openness

Parcel size: 16.6ha

The parcel is located to the east of Haslingfield and is comprised of agricultural fields. The River Cam lies to the southeast.

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

## Distinction between parcel and inset area

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



# HL6

## 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 Haslingfield. 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 Haslingfield, meaning it has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within the foreground of some distant views towards Cambridge from elevated areas to the southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city. To the southeast the parcel also lies adjacent to the River Rhee or Cam (a tributary of the River Cam), and therefore allows further appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

# HL6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor

The release and development of this land would have some urbanising visual influence on land to the north, east and southeast. However, the River Cam and mature hedgerows to the southeast may limit some of this impact.

The adjoining Green Belt 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

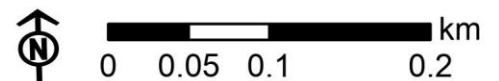
- Parcel HL6 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be moderate-high.

**Moderate High**

# HL7



-  HL7
-  Neighbouring parcel
-  Green Belt



# HL7

## Parcel location and openness

Parcel size: 3.32ha

The parcel is located on the eastern edge of Haslingfield and is comprised of grass sports pitches and hard tennis courts in the west of the parcel.

Haslingfield Village Hall is located in the southwest of the parcel. Haslingfield High Street lies to the south within the inset area.

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

## Distinction between parcel and inset area

Tree cover around the parcel edge provides a moderate degree of separation from the settlement of Haslingfield. However, the parcel is largely contained by the settlement to the south, west and north and the whole of the parcel lies in close proximity to the inset edge. This means that there is some urbanising visual influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is weak distinction between the parcel and the inset area.

# HL7

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

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Haslingfield, meaning it has a strong relationship with the inset area. Whilst open, it has a use (sports pitches) which associates it with the inset area and weakens its rural character. It does not form or contain any 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: Limited/No contribution

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

# HL7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Negligible

The parcel is largely contained by the settlement and tree cover to the east would minimise impacts on adjacent Green Belt in the event of the release and development of this land.

## Overall harm of Green Belt release

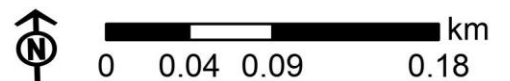
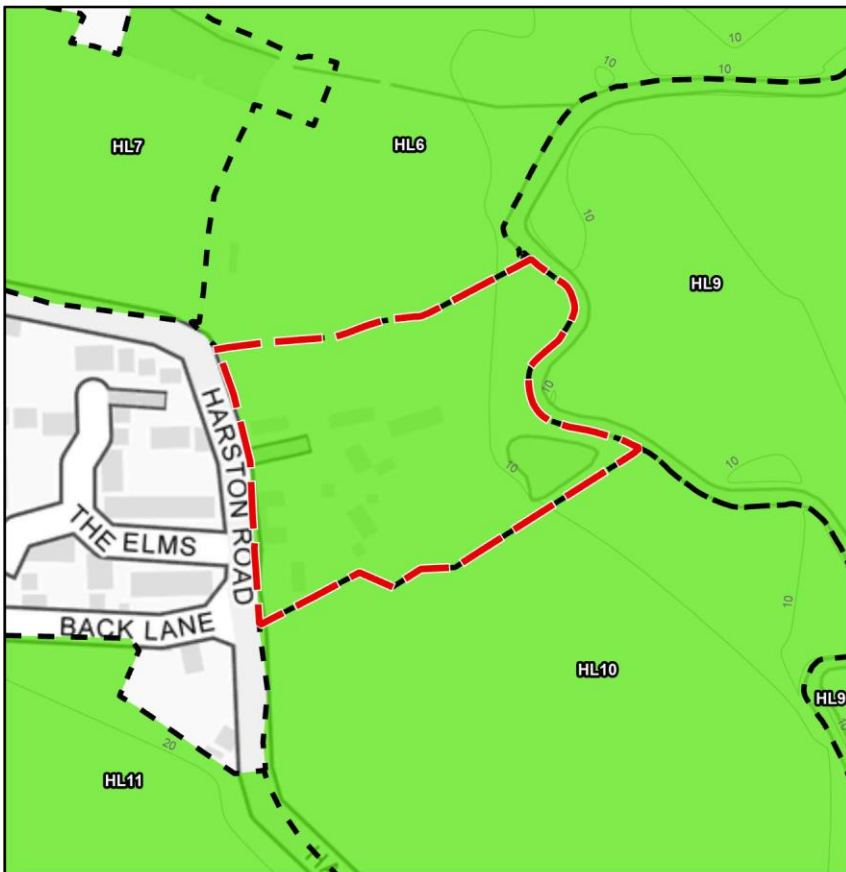
- Parcel HL7 makes a limited contribution to all Green Belt purposes. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be low.

**Low**

# HL8



-  HL8
-  Neighbouring parcel
-  Green Belt



# HL8

## Parcel location and openness

Parcel size: 2.44ha

The parcel is located to the east of Haslingfield and is comprised of residential properties in the southwest and central region and grassland adjacent to the River Cam in the remainder of the parcel.

Land is relatively open, but has some residential development within it.

## Distinction between parcel and inset area

Harston Road at the inset edge to the west provides little separation from the inset settlement of Haslingfield and its role as a boundary feature is diminished by residential development that has breached into the parcel. This means that there is some urbanising visual influence within the parcel, but this is balanced with views over the River Cam to the east. The majority of the parcel lies in close proximity to the inset edge, but the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is moderate distinction between the parcel and the inset area.



# HL8

## 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 Haslingfield. 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 Haslingfield, meaning it has some relationship with the inset area. Whilst it contains some development, this comprises buildings associated with Rivers Farm that are rural in character, including three Grade II listed buildings. As such the land contributes to the character of the landscape and allows some appreciation of the rural setting of Haslingfield, which in turn makes some contribution to the quality of Cambridge's setting. The land is also located adjacent to the River Cam or Rhee, a tributary of the River Cam, which allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land has some residential development within it and lies in a moderate gap between Haslingfield and Harston but development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HL8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor

The release and development of this land would have some urbanising visual influence on land to the north, east and south, but impacts would be limited to an extent by the fact the site is already partially developed and there is mature vegetation containing the parcel.

## Overall harm of Green Belt release

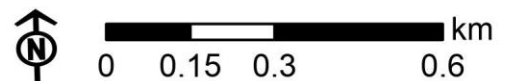
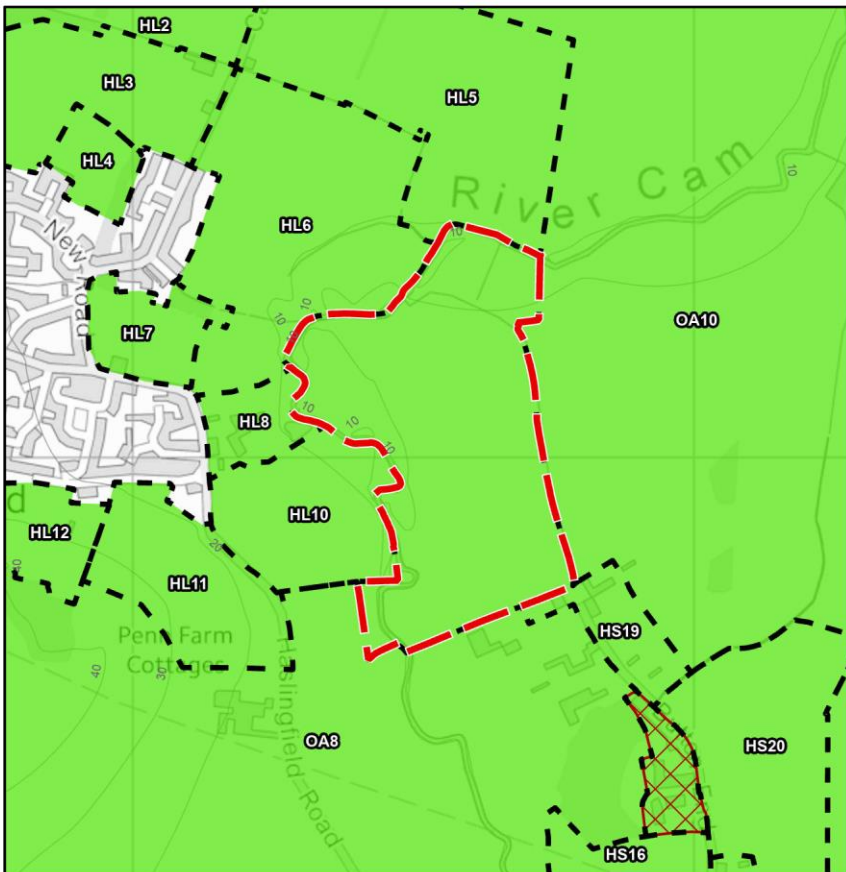
- Parcel HL8 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be moderate-high.

**Moderate High**

# HL9



-  HL9
-  Neighbouring parcel
-  No openness
-  Green Belt



# HL9

## **Parcel location and openness**

Parcel size: 22.76ha

The parcel is located to the east and southeast of Haslingfield and is comprised of agricultural land on the eastern side of the River Cam.

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

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

The River Cam to the west provides separation from the settlement of Haslingfield and the parcel. The parcel extends a significant distance from the settlement and is not contained by inset development. As a result, there is little urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Haslingfield, overall there is strong distinction between the parcel and the inset area.

# HL9

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within the foreground of some distant views towards Cambridge from elevated areas to the southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Hauxton/Harston). Part of the parcel to the east is also located adjacent to the River Cam or Rhee, a tributary of the River Cam, which allows further appreciation of the wider topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Haslingfield and Harston, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HL9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

The release and development of this land, the south of the parcel in particular, would weaken the settlement gap between Haslingfield and Harston as it would narrow the gap between Haslingfield and urbanising development at Button End between the two settlement. 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 also increase urbanising visual influence on land to the east, as well as weakening the boundary separation of this area from the settlement of Haslingfield by crossing the River Cam.

The adjoining Green Belt land to the northwest 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

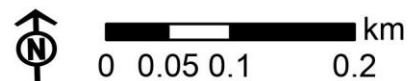
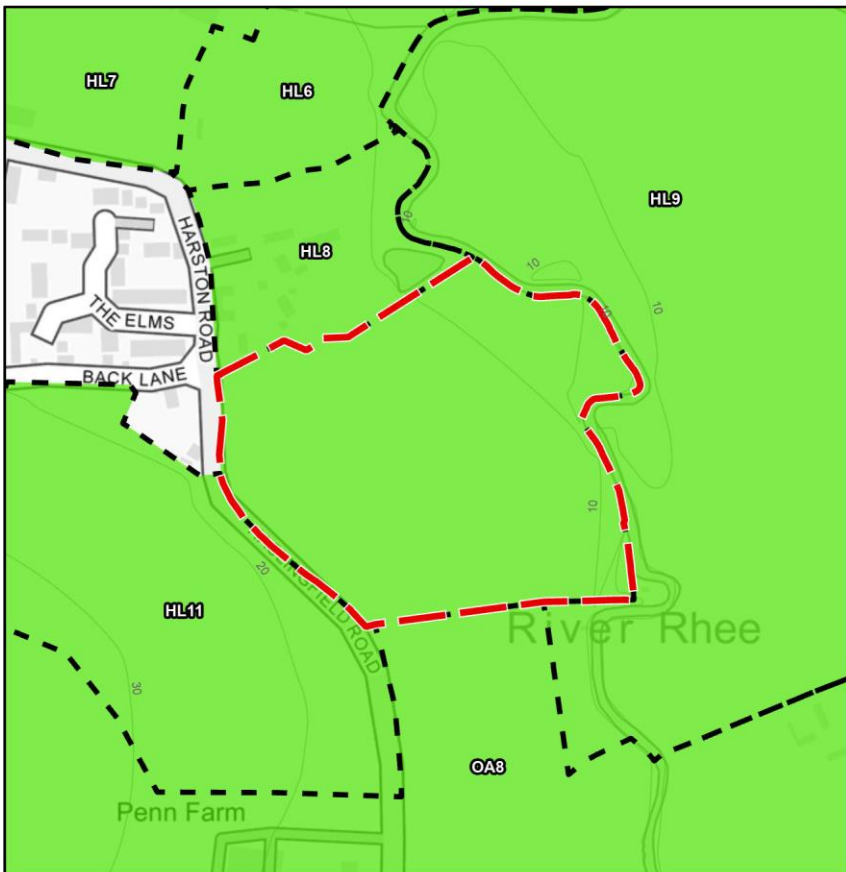
- Parcel HL9 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL10



-  HL10
-  Neighbouring parcel
-  Green Belt



# HL10

## Parcel location and openness

Parcel size: 7.21ha

The parcel is located to the southeast of Haslingfield and is comprised of agricultural land. Harston Road forms the western boundary of the parcel and the River Cam lies to the east.

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

## Distinction between parcel and inset area

Harston Road to the northwest provides little boundary separation from the inset settlement of Haslingfield. However, the parcel only shares a short frontage with the settlement and therefore there is little urbanising visual influence within the parcel. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is moderate distinction between the parcel and the inset area.



# HL10

## 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 Haslingfield. 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 Haslingfield, meaning it has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within the foreground of some distant views towards Cambridge from elevated areas to the southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Hauxton/Harston). It is also located adjacent to the River Cam or Rhee, a tributary of the River Cam, and therefore allows further appreciation of the wider topographical framework of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Haslingfield and Harston, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HL10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Moderate

The release and development of this land would weaken the settlement gap between Haslingfield and Harston as it would narrow the gap between Haslingfield and urbanising development at Button End between the two settlements. 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 also increase urbanising visual influence on land to the south and west. The River Cam and mature vegetation would prevent impacts on land to the east.

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

## Overall harm of Green Belt release

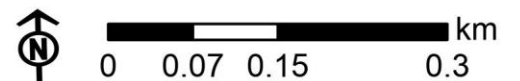
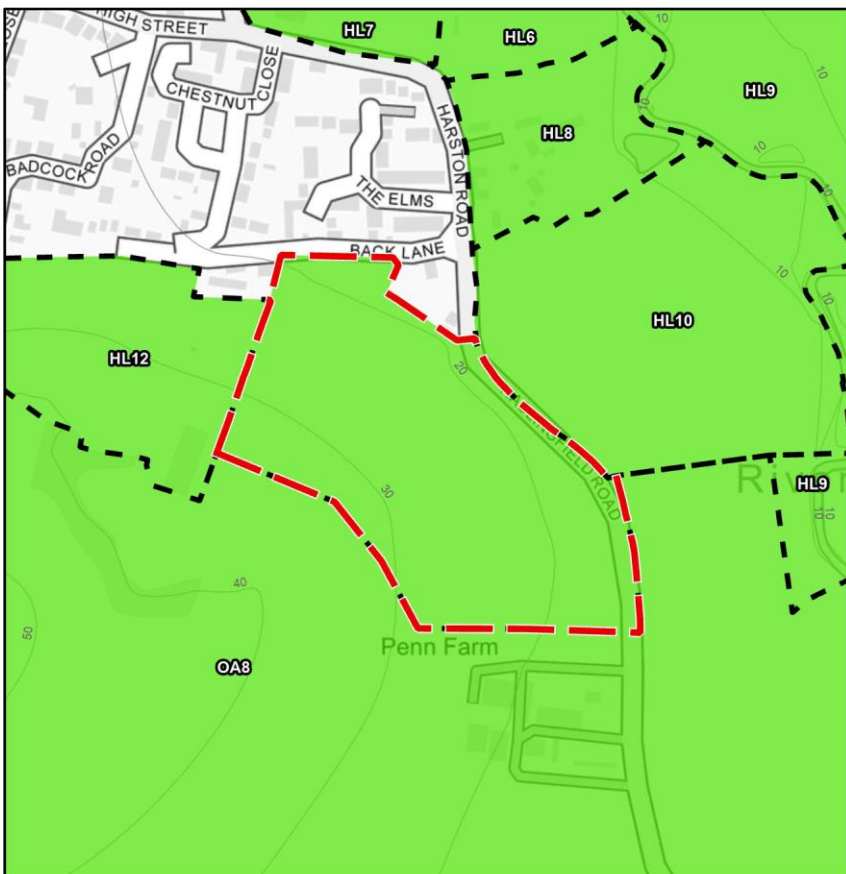
- Parcel HL10 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL11



-  HL11
-  Neighbouring parcel
-  Green Belt



# HL11

## Parcel location and openness

Parcel size: 7.23ha

The parcel is located to the southeast of Haslingfield and is comprised of part of an agricultural field. Harston Road lies to the east of the parcel.

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

## Distinction between parcel and inset area

The parcel only shares a short frontage with the settlement of Haslingfield and tree cover at the inset edge minimises urbanising visual influence within the parcel. The parcel extends a significant distance from the settlement and is not contained by inset development. The upsloping landform away from the settlement within the parcel provides some additional distinction from Haslingfield. Overall, there is strong distinction between the parcel and the inset area.

# HL11

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. The southwestern part of the parcel rises to form part of a chalk ridge located to the southwest of Cambridge. This is a key topographical feature in the setting of Cambridge that allows an appreciation of the wider topographical framework of the city. The elevated topography also affords some views northeast towards Cambridge across an intervening largely rural landscape interspersed with villages, including Harlton, Haslingfield, Harston and Hauxton. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages, and in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Haslingfield and Harston, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# HL11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

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

The release would also increase urbanising visual impacts on land to the south, as well as weakening the boundary separation of this area from the settlement. Tre

The adjoining Green Belt 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

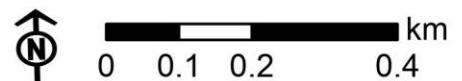
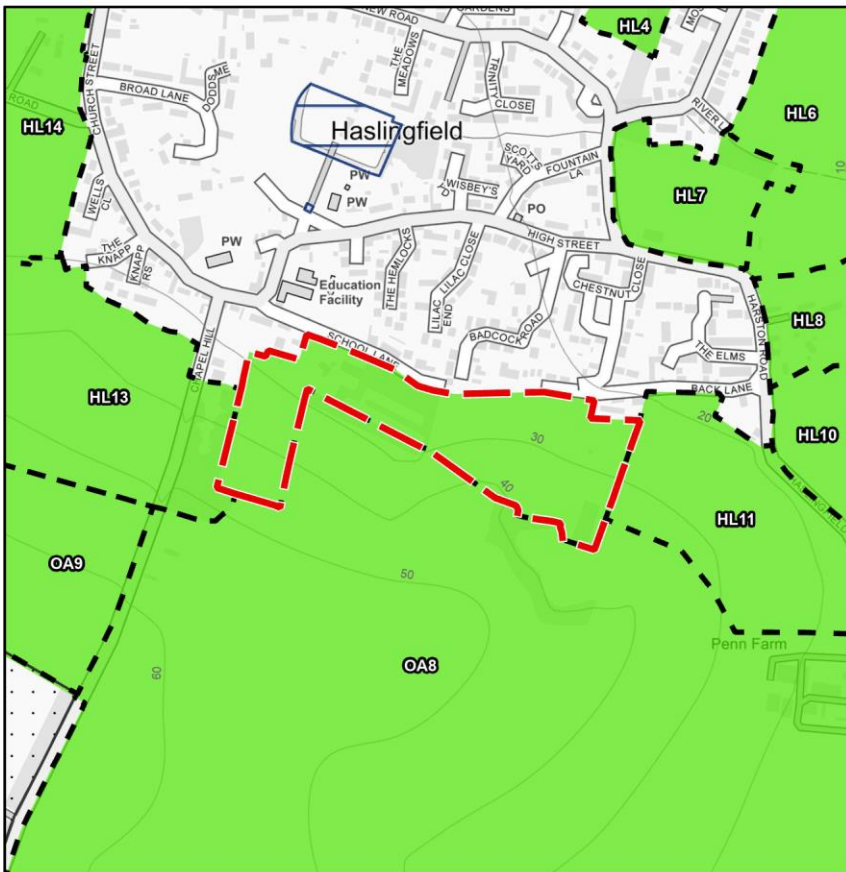
- Parcel HL11 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL12



-  HL12
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



# HL12

## Parcel location and openness

Parcel size: 7.16ha

The parcel is located to the south of Haslingfield and is comprised of part of an agricultural field in the central region and tree cover in the west and east. There are also two residential gardens in the west of the parcel and a residential property.

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

## Distinction between parcel and inset area

Tree cover to the north of much of the parcel at the inset edge of Haslingfield provides a moderate degree of separation from the settlement and prevents any urbanising visual influence within the parcel. The parcel is not contained by inset development and the upsloping landform away from the settlement within the parcel provides some additional landform distinction. Overall, there is strong distinction between the parcel and the inset area.



# HL12

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

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

Contribution: Relatively significant

The parcel comprises open farmland and woodland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. To the south the parcel rises to form part of a chalk ridge located to the southwest of Cambridge. This is a key topographical feature in the setting of Cambridge that allows an appreciation of the wider topographical framework of the city. In addition, the land lies in proximity to the historic core of the village, with a small area to the northwest lying partly within Haslingfield Conservation Area. As such, it allows an appreciation of the rural character and setting of Haslingfield in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

# HL12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

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

The release 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. The release would also increase urbanising containment on land to the east.






## Overall harm of Green Belt release

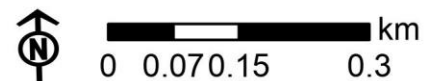
- Parcel HL12 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL13



-  HL13
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



# HL13

## Parcel location and openness

Parcel size: 11.68ha

The parcel is located to the southwest of Haslingfield and is comprised of tree cover and residential gardens in the east and agricultural land in the west. Chapel Hill Road passes through the eastern half of the parcel.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge of Haslingfield to the northeast provide little separation from the settlement. However, the parcel is not contained by inset development and there is little urbanising visual influence within the parcel, given the low density of adjacent development. The upsloping landform away from the settlement within the parcel provides some additional distinction from Haslingfield. Overall, there is strong distinction between the parcel and the inset area.

# HL13

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. The parcel forms part of a chalk ridge that lies to the southwest of Cambridge. This is a key topographical feature that allows an appreciation of the wider topographical framework of the city. The elevated topography also affords views northeast towards Cambridge across an intervening low-lying rural landscape interspersed with villages, including Harlton, Haslingfield, Harston and Hauxton. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages, as well as the wider rural setting of the city. Overall the parcel makes a relatively significant contribution to

- 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 narrow but which maintains clear separation between Haslingfield and Harlton and elevated land acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

HL13

HL13

HL13



HL13

# HL13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Moderate

Release of the parcel would partially restrict elevated views towards Cambridge from land to southwest, which would diminish its role in regard to Cambridge Purpose 2.

The release and development of this land would result in narrowing of the settlement gap between Haslingfield and Harlton.

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

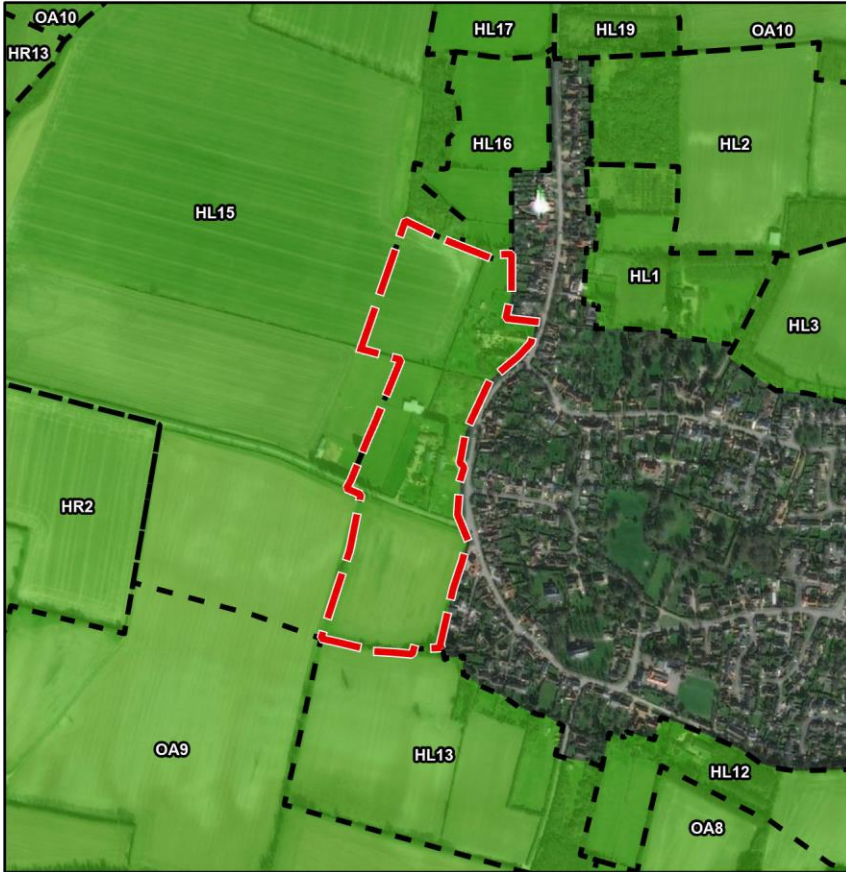
The adjoining Green Belt land to the north and east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





## Overall harm of Green Belt release

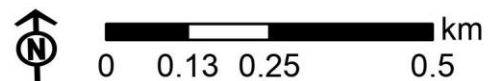
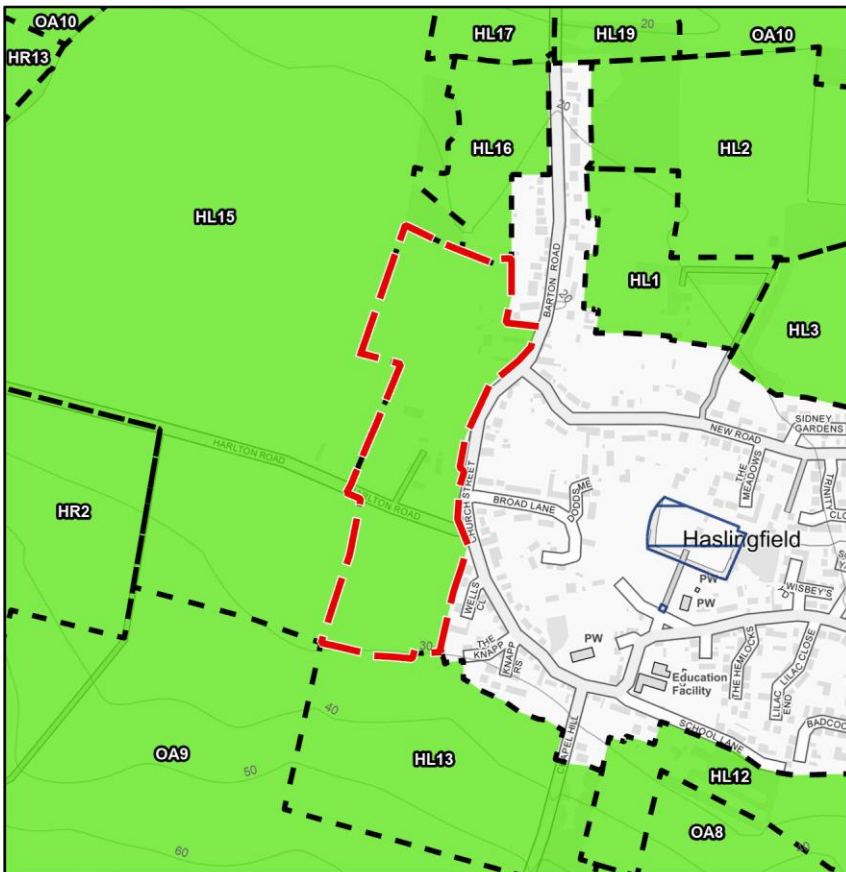
- Parcel HL13 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL14



-  HL14
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# HL14

## Parcel location and openness

Parcel size: 11.07ha

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

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

## Distinction between parcel and inset area

Church Street and garden boundaries to the east of the parcel provide little boundary separation from the inset area. The parcel shares a broad frontage with adjacent residential development to the east and therefore there is some urbanising visual influence within the parcel, but this is balanced with open countryside to the west and south. The northwest and southwest of the parcel extends a significant distance from the settlement and the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is moderate distinction between the parcel and the inset area.

# HL14

## 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 Haslingfield. 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 Haslingfield, meaning it has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Harlton). 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 gap which is narrow but which maintains clear separation between Haslingfield and Harlton. A woodland block to the west strengthens separation to the north of Harlton Road and elevated land strengthens separation to the south of the road. 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.

# HL14

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

The release and development of this land would result in narrowing of the settlement gap between Haslingfield and Harlton.

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

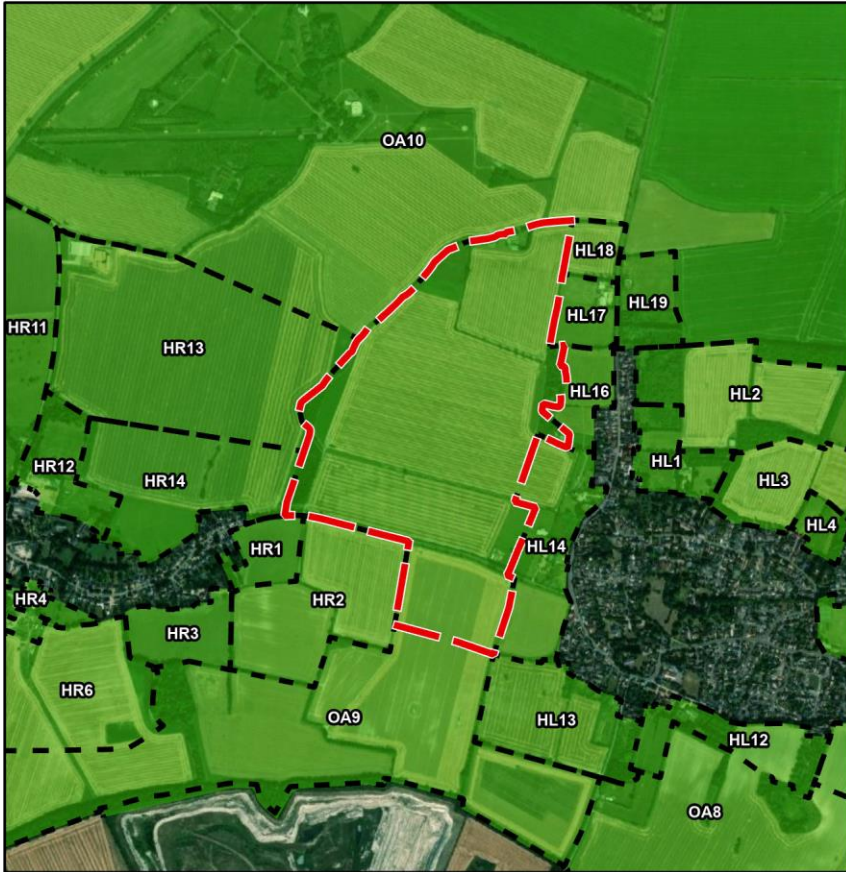
The adjoining Green Belt land to the north does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

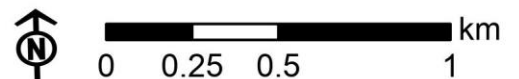
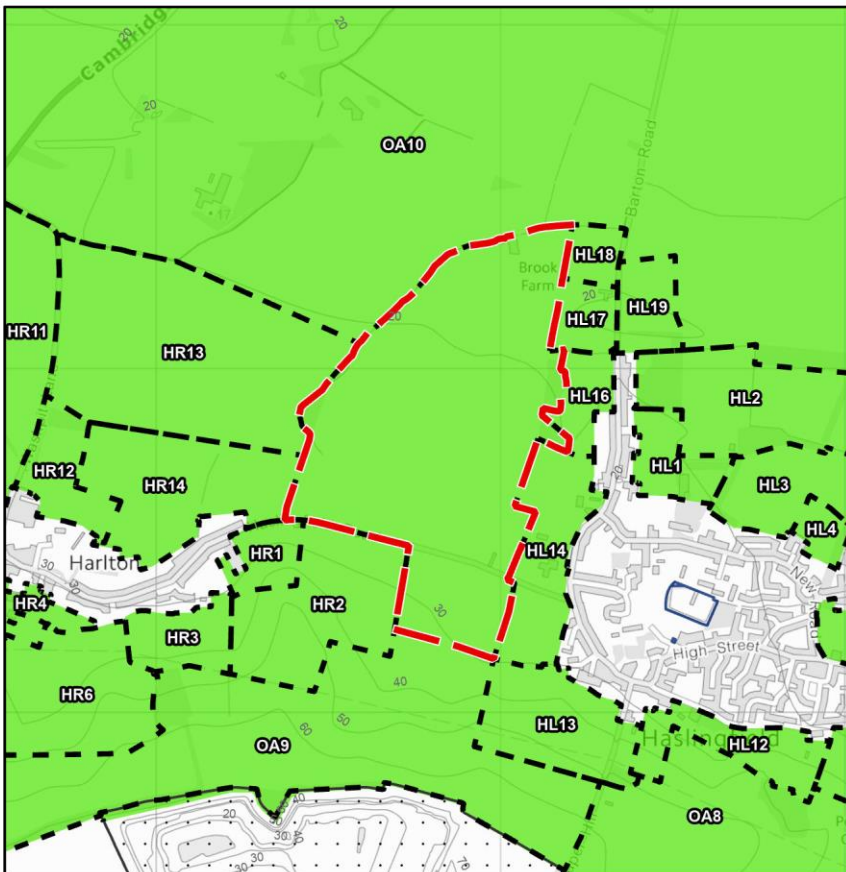
- Parcel HL14 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be high.

**High**

# HL15



- HL15
- Neighbouring parcel
- Green Belt
- Scheduled monument
- Site of Special Scientific Interest



# HL15

## Parcel location and openness

Parcel size: 61.17ha

The parcel is located to the west and northwest of Haslingfield and is comprised of agricultural land. There is a farmstead in the north of the parcel and some agricultural use buildings in the southeast. Harlton Road passes through the south of 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

The north of the parcel is more strongly separated from Haslingfield by tree cover to the east, but the south of the parcel is only separated by garden boundaries and Church Street at the inset edge to the east. However, the parcel extends a significant distance from the inset area and is not contained by inset development, 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 Haslingfield, overall there is strong distinction between the parcel and the inset area.



# HL15

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Harlton). Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Haslingfield and Harlton, but a woodland block to the west provides some further separation. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# HL15

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

Whilst the woodland block to the west acts as a separating feature, the release and development of this land would result in narrowing of the settlement gap between the Haslingfield and Harlton.

The release would also increase urbanising visual influence on land to the south and northwest.

The adjoining Green Belt 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

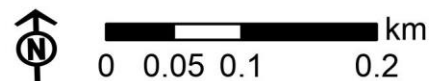
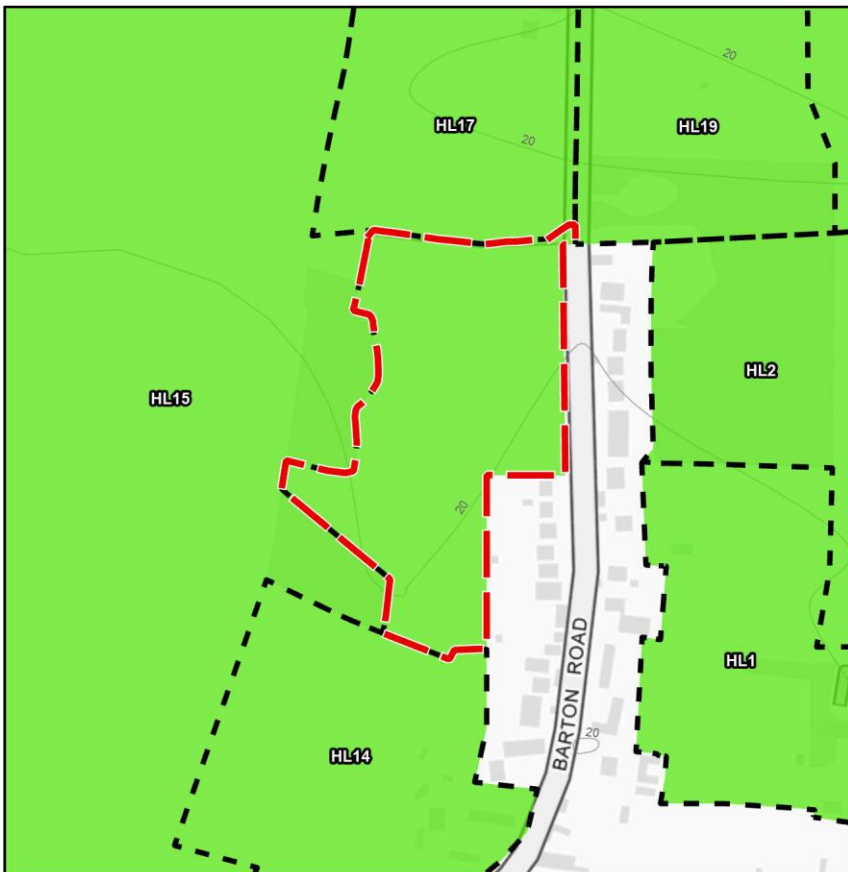
- Parcel HL15 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL16



-  HL16
-  Neighbouring parcel
-  Green Belt



# HL16

## Parcel location and openness

Parcel size: 3.91ha

The parcel is located to the northwest of Haslingfield and is comprised of agricultural land. Barton Road lies to the east 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 of Haslingfield and the garden boundaries to the southeast provide little boundary separation from the settlement. The parcel is not contained by inset development but tree cover encloses the parcel to the west, which means that the urbanising visual influence of the settlement dominates within the parcel. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is weak distinction between the parcel and the inset area.

# HL16

## 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 Haslingfield. 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 Haslingfield, meaning it has a strong relationship with the inset area. However, it comprises open farmland meaning it has some rural character. This makes some contribution to a rural landscape setting experienced when approaching Cambridge along Barton Road from the southwest. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a gap which is narrow but which maintains clear separation between Haslingfield and Harlton, and tree cover acts a significant separating feature. 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 moderate contribution to Cambridge Purpose 3.

# HL16

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor

The release and development of this land would have some urbanising visual influence on land to the north. Woodland surrounding the parcel would prevent impacts on land to the west and southwest.

## Overall harm of Green Belt release

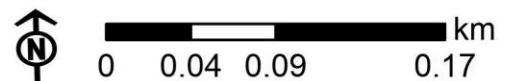
- Parcel HL16 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be moderate.

**Moderate**

# HL17



-  HL17
-  Neighbouring parcel
-  Green Belt



# HL17

## **Parcel location and openness**

Parcel size: 3.54ha

The parcel is located to the northwest of Haslingfield and is comprised of agricultural land and some agricultural use buildings in the northeast of the parcel. Barton Road lies to the east 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**

There is some urbanising visual influence from the settlement to the southeast, but a mature hedgerow provides a moderate degree of boundary separation from Haslingfield. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Haslingfield. Overall, there is moderate distinction between the parcel and the inset area.



# HL17

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

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

Contribution: Moderate

Land comprises open farmland that has a moderate distinction from the edge of Haslingfield, meaning it has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Harlton). Land also makes some contribution to a rural landscape setting experienced when approaching Cambridge along Barton Road from the southwest. 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 narrow gap between Haslingfield and Harlton. 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.

# HL17

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

The release and development of this land would have some urbanising visual influence on land to the west and north. Mature hedgerows on both sides of Barton Road would prevent some visual impacts on land to the east.

The adjoining Green Belt 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

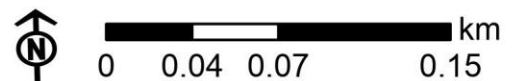
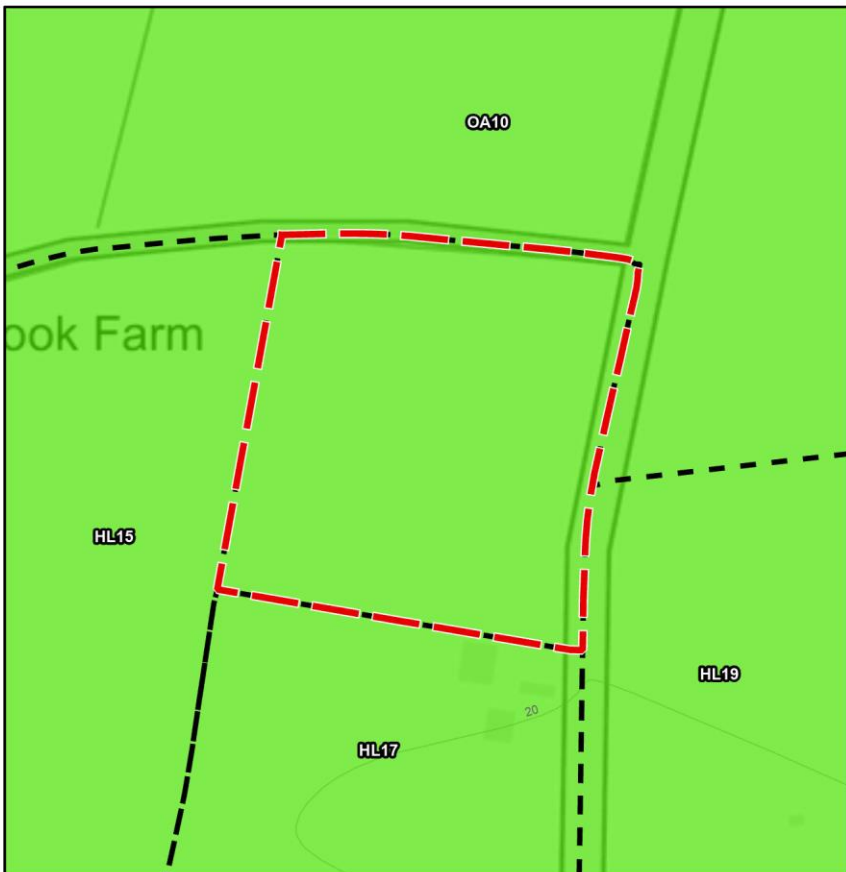
- Parcel HL17 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be high.

**High**

# HL18



-  HL18
-  Neighbouring parcel
-  Green Belt



# HL18

## Parcel location and openness

Parcel size: 2.59ha

The parcel is located to the northwest of Haslingfield and is comprised of agricultural land. Barton Road lies to the east of the parcel.

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

## Distinction between parcel and inset area

The mature hedgerow to the south of the parcel and the mature hedgerow to the south of the adjacent field provide a strong degree of separation from the inset settlement of Haslingfield and prevent any urbanising visual influence within the parcel. Furthermore, the parcel extends a significant distance from the settlement and is not contained by inset development. Whilst the landform and land cover within the parcel do not create any additional distinction from Haslingfield, overall there is strong distinction between the parcel and the inset area.

# HL18

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Harlton). It also contributes to a rural landscape setting experienced when approaching Cambridge along Barton Road from the southwest. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a narrow gap between Haslingfield and Harlton. 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.

# HL18

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor-moderate

The release and development of this land would increase urbanising visual influence on land to the west, north and northeast, as well as weakening the boundary separation of these areas from the settlement of Harlton. The release would also have some impact on broadening the frontage of Haslingfield in relation to the settlement gap with Harlton.

## Overall harm of Green Belt release

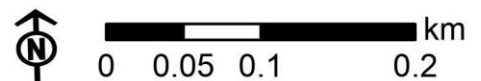
- Parcel HL18 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Haslingfield, would be very high.

**Very High**

# HL19



-  HL19
-  Neighbouring parcel
-  Green Belt



# HL19

## **Parcel location and openness**

Parcel size: 4.75ha

The parcel is located to the north of Haslingfield and is comprised of agricultural land. Barton Road lies to the west of the parcel.

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

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

Tree cover at the inset edge of Haslingfield to the southwest provides a moderate degree of separation between the parcel and the inset area and prevents any 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 Haslingfield, overall there is strong distinction between the parcel and the inset area.



# HL19

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Haslingfield, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from Chapel Hill), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Haslingfield and Harlton). It also contributes to a rural landscape setting experienced when approaching Cambridge along Barton Road from the southwest. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

# HL19

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Haslingfield:

Rating: Minor

The release and development of this land would increase urbanising visual influence on land to the northwest, north and east.

## Overall harm of Green Belt release

- Parcel HL19 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant 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 Haslingfield, would be high.

**High**