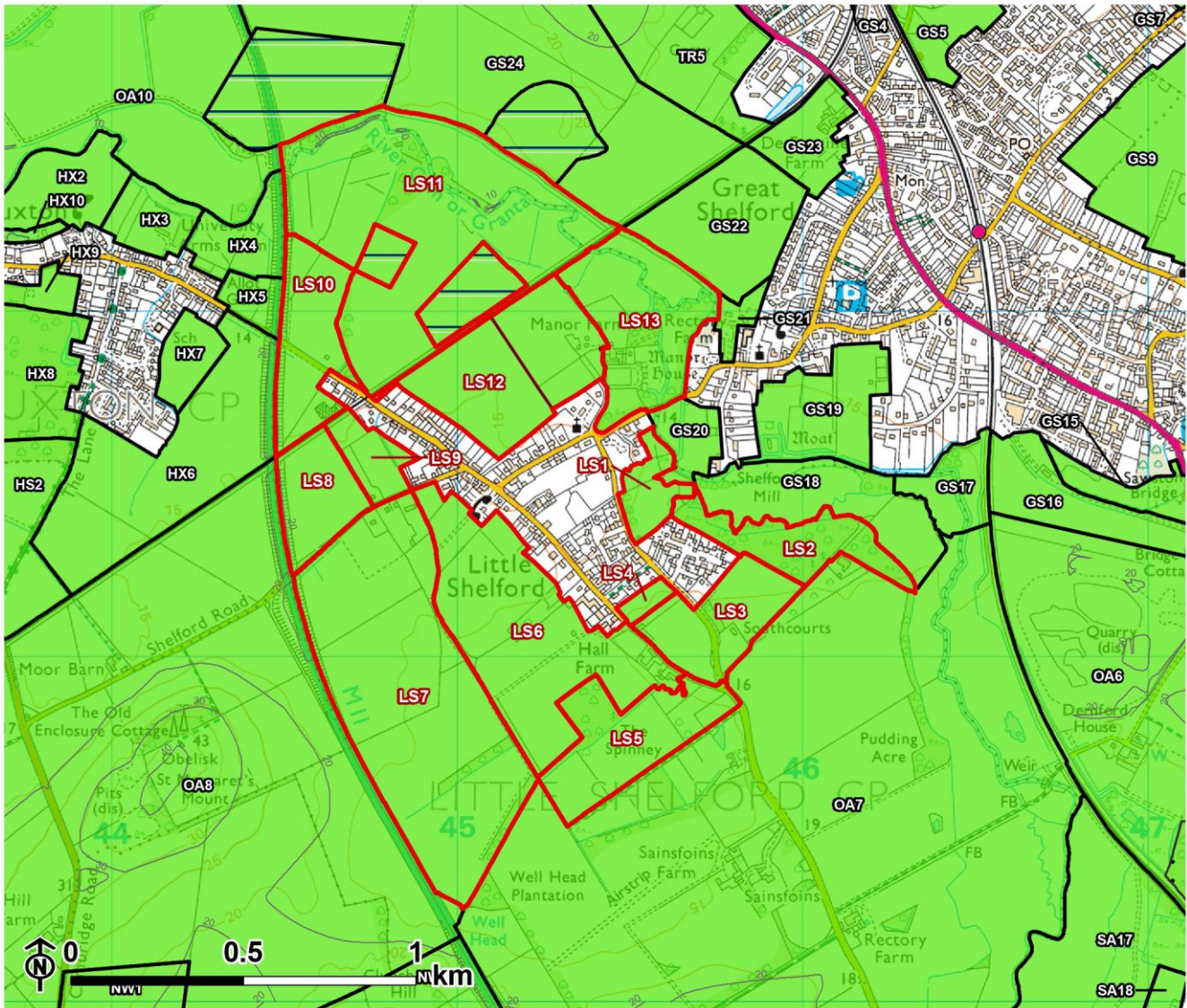


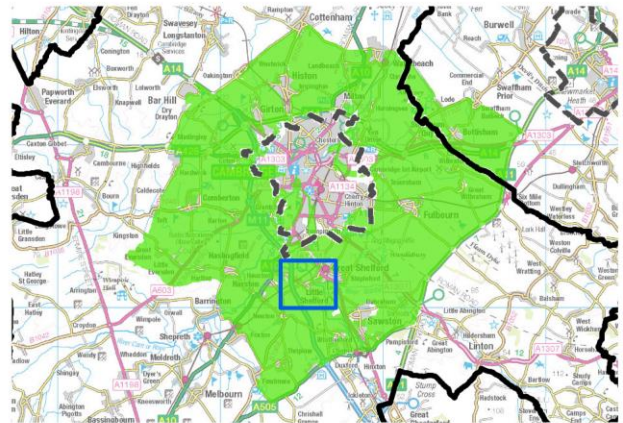
# Little Shelford



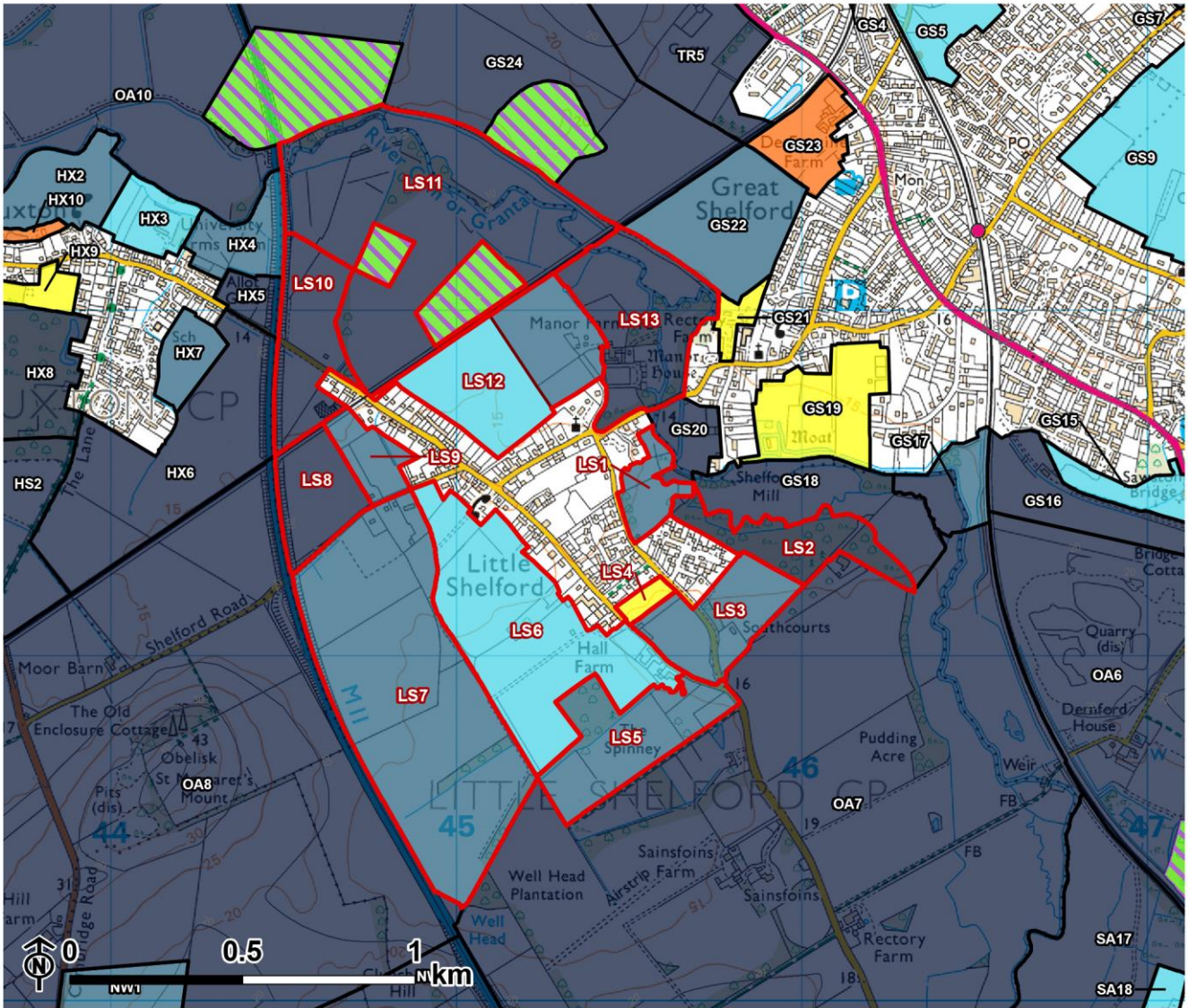
- - - Local Authority
- Little Shelford parcel
- Division between parcel sub-areas
- Neighbouring parcel
- Green Belt

## Absolute constraints

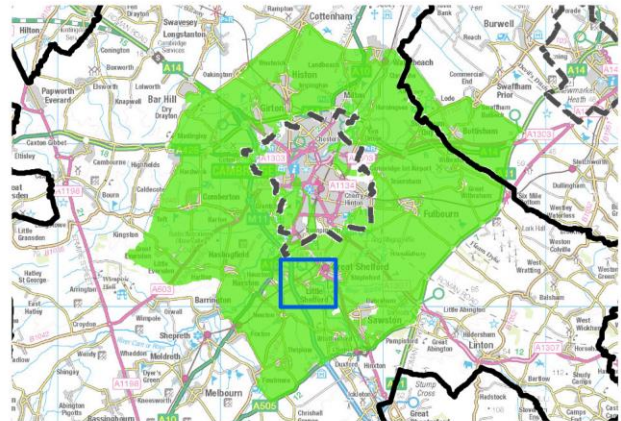
- Site of Special Scientific Interest
- Scheduled monument



# Little Shelford



- - - Local Authority
  - Little Shelford parcel
  - Division between parcel sub-areas
  - Neighbouring parcel
  - 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).

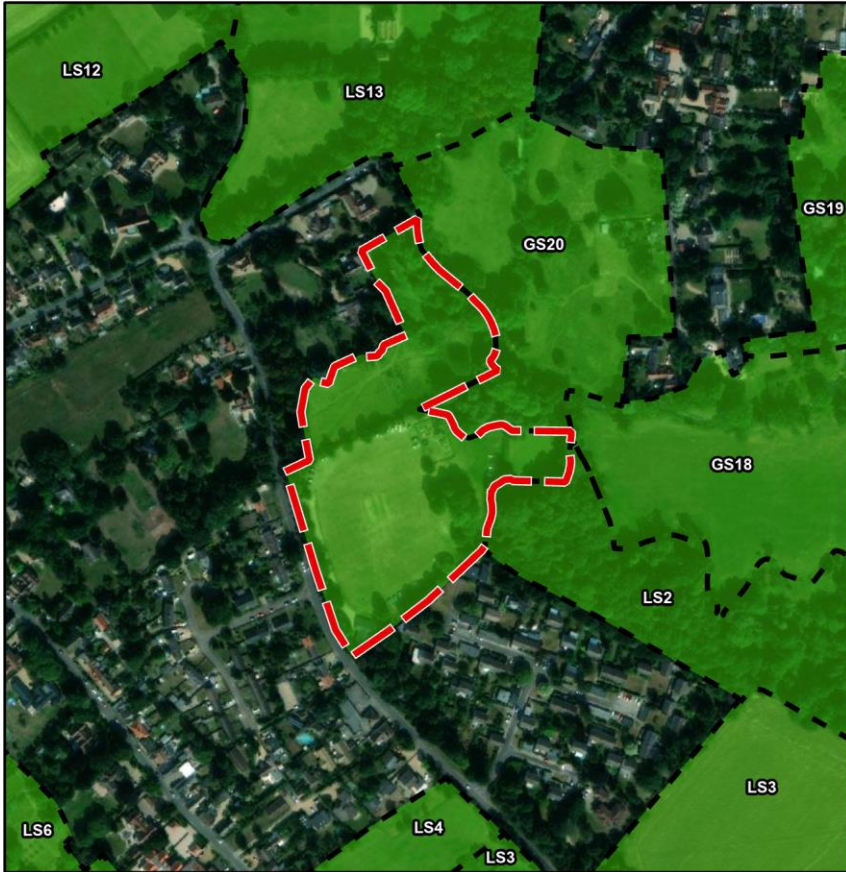
## Impact on contribution of adjacent Green Belt

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.

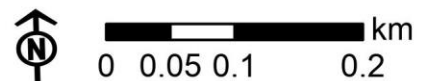
## Overall harm of Green Belt release

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.

# LS1



-  LS1
-  Neighbouring parcel
-  Green Belt



# LS1

## **Parcel location and openness**

Parcel size: 3.5ha

The parcel is located to the east of Little Shelford and is comprised of Wale recreation ground. The River Cam 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 area of Little Shelford, but the tree cover to the west provides a moderate degree of boundary separation from the settlement and prevents some views of the inset area. The parcel is subject to a degree of containment by the inset area lying to the south and west. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset area.



# LS1

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to Little Shelford, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. Land 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 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 Little Shelford, meaning it has a strong relationship with the inset area. It also has a use (Wale Recreation Ground) to the south that associates with the inset area and weakens its rural character. However, the land is largely open and fronts directly onto Little Shelford Conservation Area, and as such provides an open setting to some of the more intact and historic parts of the village. To the east the parcel is also associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the wider topographical framework of Cambridge. 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 Little Shelford and Great Shelford. Land has some relationship with the urban area, but also has a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 1.

# LS1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor

The release of this land would not narrow the gap between Little Shelford and Great Shelford, but it would broaden the area that has a very narrow gap between the two inset edges of the respective settlements.

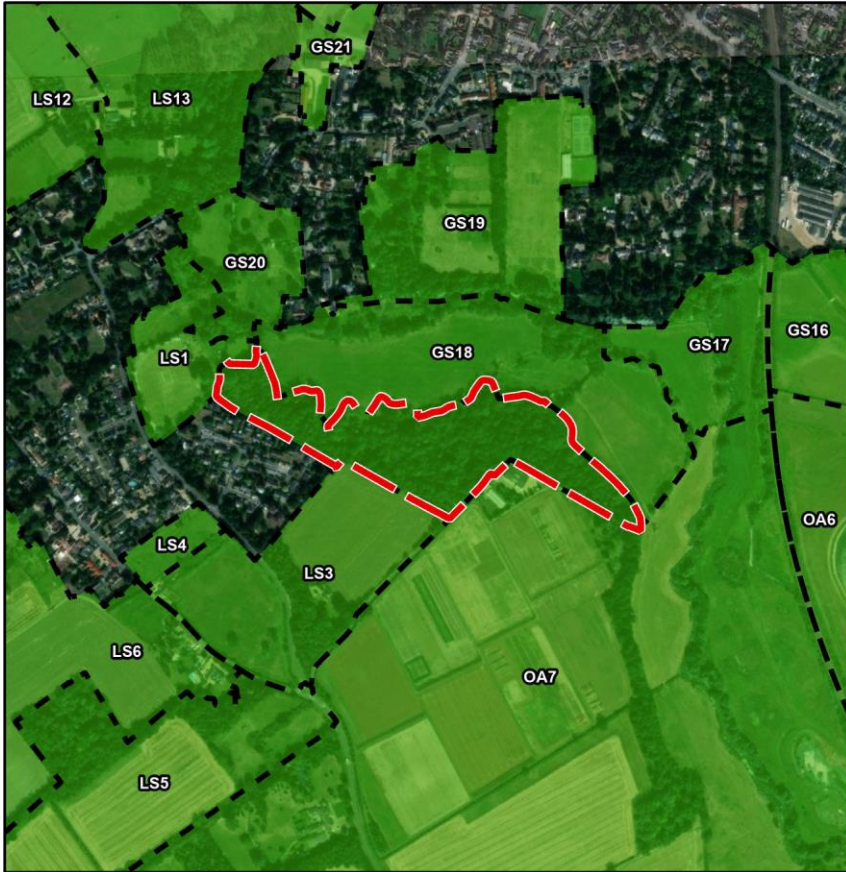
The release would not impact land to the west of the parcel given that there is tree cover providing a boundary.




## Overall harm of Green Belt release

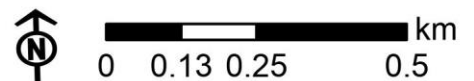
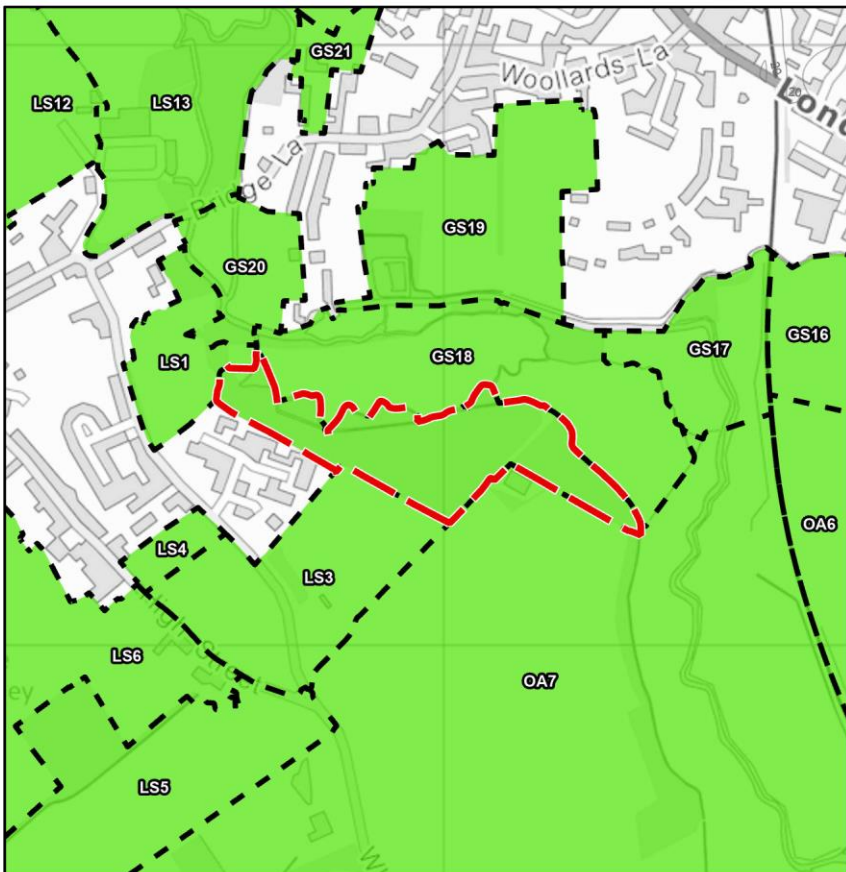
- Parcel LS1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Shelford, would be high.

**High**

# LS2



-  LS2
-  Neighbouring parcel
-  Green Belt



# LS2

## **Parcel location and openness**

Parcel size: 7.76ha

The parcel is located to the east of Little Shelford and is comprised of a large belt of woodland. The River Cam lies to the north and to the east of the parcel.

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

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

The tree cover within the parcel prevents views of the urban area and acts as a strong boundary feature, creating a strong degree of separation between the parcel and Little Shelford. Furthermore, the parcel extends a significant distance from the inset area and is not contained by inset development. The wooded land cover within the parcel is very prominent, creating additional distinction from the inset area of Little Shelford. Overall, there is very strong distinction between the parcel and the inset area.

# LS2

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

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

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

Contribution: Significant

Land is open and lies in a gap which is very narrow but which maintains clear separation between Little Shelford and Great Shelford. The parcel has very strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

## LS2

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Moderate

The release would result in narrowing of the gap between Little Shelford and Great Shelford and would also result in broadening of the frontage of Little Shelford in relation to the settlement gap.

The release would significantly weaken the strong boundary distinction from the settlement of land to the south on the opposite side of the road that leads to Little Shelford Farm. The release would also increase urbanising visual impacts on this area.

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

### Overall harm of Green Belt release

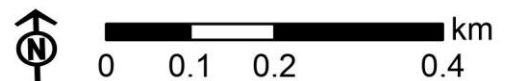
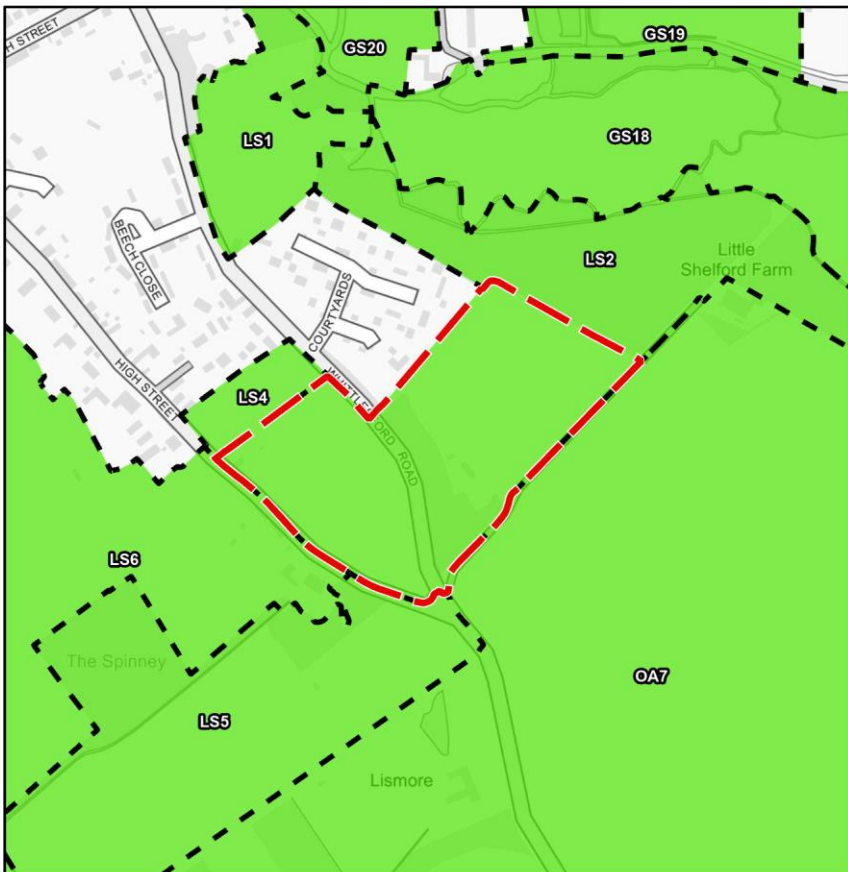
- Parcel LS2 has very strong distinction from the inset settlement of Little Shelford and therefore makes a particularly significant contribution to preventing communities in the environs of Cambridge from merging with each other. It also makes a relatively significant contribution to preserving Cambridge's compact character and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. 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 Little Shelford, would be very high.

**Very High**

# LS3



-  LS3
-  Neighbouring parcel
-  Green Belt



# LS3

## Parcel location and openness

Parcel size: 9.01ha

The parcel is located to the southeast of Little Shelford and is comprised of agricultural fields bisected by tree cover and Whittlesford Road.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge of the parcel to the northwest provide little boundary separation from Little Shelford and views from the parcel are balanced between the settlement and open countryside to the east. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.



# LS3

## Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Little Shelford, meaning it has some relationship with the inset area. However, it comprises open farmland and some wooded areas meaning it has some rural character and makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Little Shelford and Great Shelford, but the River Cam and tree cover act as significant separating features. Land has some relationship with the urban area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# LS3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the gap between Little Shelford and Sawston Business park.

The release would increase urbanising visual impacts on land to the southeast. The woodland block to the northeast provides a strong boundary feature and would prevent impacts resulting on this land in the event of releasing the parcel. Similarly, tree cover to the south would prevent impacts on land to the south resulting from release.

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

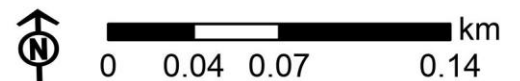
- Parcel LS3 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, there harm resulting from its release, as an expansion of Little Shelford, would be high.

**High**

# LS4



-  LS4
-  Neighbouring parcel
-  Green Belt



# LS4

## Parcel location and openness

Parcel size: 1.06ha

The parcel is located to the southeast of Little Shelford and is comprised of a small area of agricultural land. Whittlesford Road contains the parcel to the northeast.

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

## Distinction between parcel and inset area

The parcel is subject to the degree of containment by the inset area lying to the northwest and northeast and views are therefore balanced between the settlement and open countryside. The parcel lies in close proximity to the settlement of Little Shelford and the garden boundaries to the northwest provide little separation from the inset area. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the inset area.

# LS4

## Contribution to the Green Belt purposes

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

Contribution: Relatively limited

Land is open and is adjacent to Little Shelford, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has weak distinction from the inset area, which decreases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland. The parcel has weak distinction from the edge of Little Shelford and its rural character 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

There is a wide gap between Little Shelford and Sawston. Urbanising development reduces gaps and the River Cam and A1301 act as significant separating features.

# LS4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Negligible

The release of this land would not impact land to the south, given that it would infill a small gap in the frontage of Little Shelford and land to the south is already subject to urbanising visual impacts by the inset area to the north and west.

## Overall harm of Green Belt release

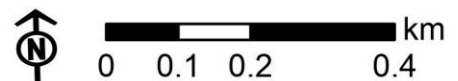
- Parcel LS4 makes a relatively limited contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Little Shelford, would be low.

**Low**

# LS5



-  LS5
-  Neighbouring parcel
-  Green Belt



# LS5

## **Parcel location and openness**

Parcel size: 11.92ha

The parcel is located to the south of Little Shelford and is comprised of agricultural land as well as an area of woodland in the north of the parcel. Whittlesford 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 extends a significant distance from the inset area and the tree cover to the north provides strong boundary separation as well as land cover distinction from the inset area. The tree cover also prevents any views of inset development from the parcel. Furthermore, the parcel is not contained by the inset area of Little Shelford. Overall, there is very strong distinction between the parcel and the inset area.



# LS5

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

Land is open and is close to Little Shelford, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has very strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge 1.

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

Contribution: Moderate

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

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

Contribution: Moderate

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

# LS5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

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

The release would weaken the boundary distinction of land to the southwest from the settlement and would increase urbanising visual impacts on this area. There is a woodland belt to the west which would prevent impacts on land beyond this in the event of release of the parcel.

Adjoining land to the north of the parcel 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

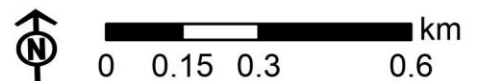
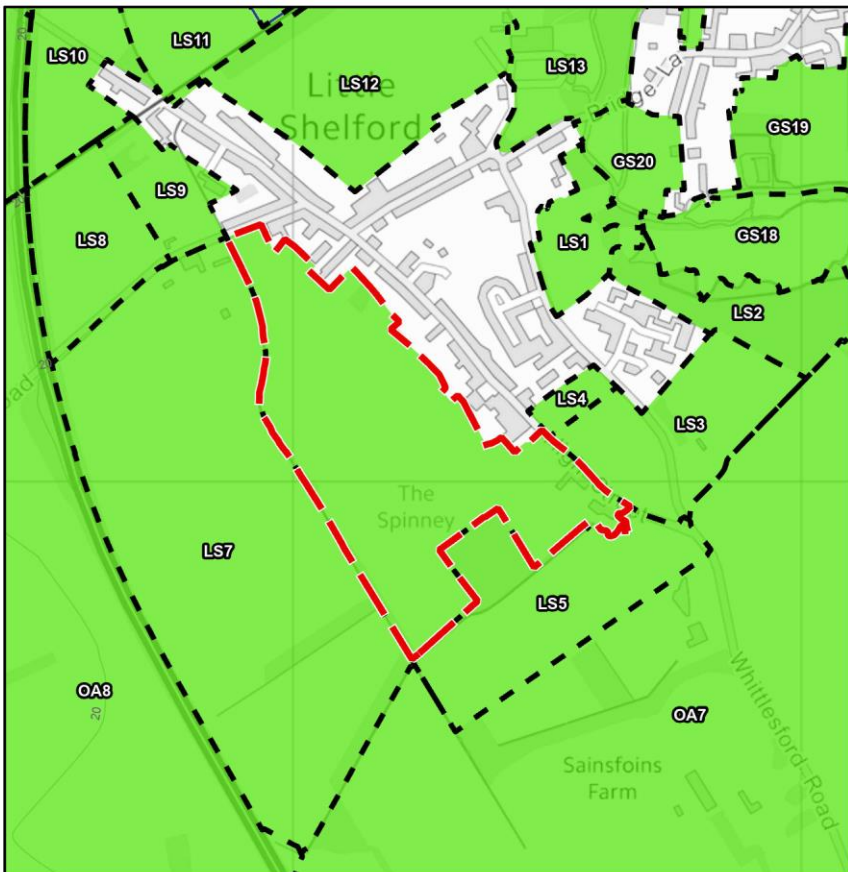
- Parcel LS5 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. 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 Little Shelford, would be high

**High**

# LS6



-  LS6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# LS6

## Parcel location and openness

Parcel size: 25.68ha

The parcel is located to the southwest of Little Shelford and is comprised of agricultural land. Well Head plantation lies to the southwest of the parcel. There are some residential properties in the northernmost part of the parcel.

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

## Distinction between parcel and inset area

The parcel is not contained by urban development. The garden boundaries at the inset edge provide little separation from the settlement of Little Shelford and views from the parcel are balanced between the inset area and open countryside to the west and south. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset area.

# LS6

## Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Little Shelford, meaning it has some relationship with the inset area. Whilst there is some development to the north of the parcel on Newton Road, it predominantly comprises open agricultural land meaning it has some rural character. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

# LS6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

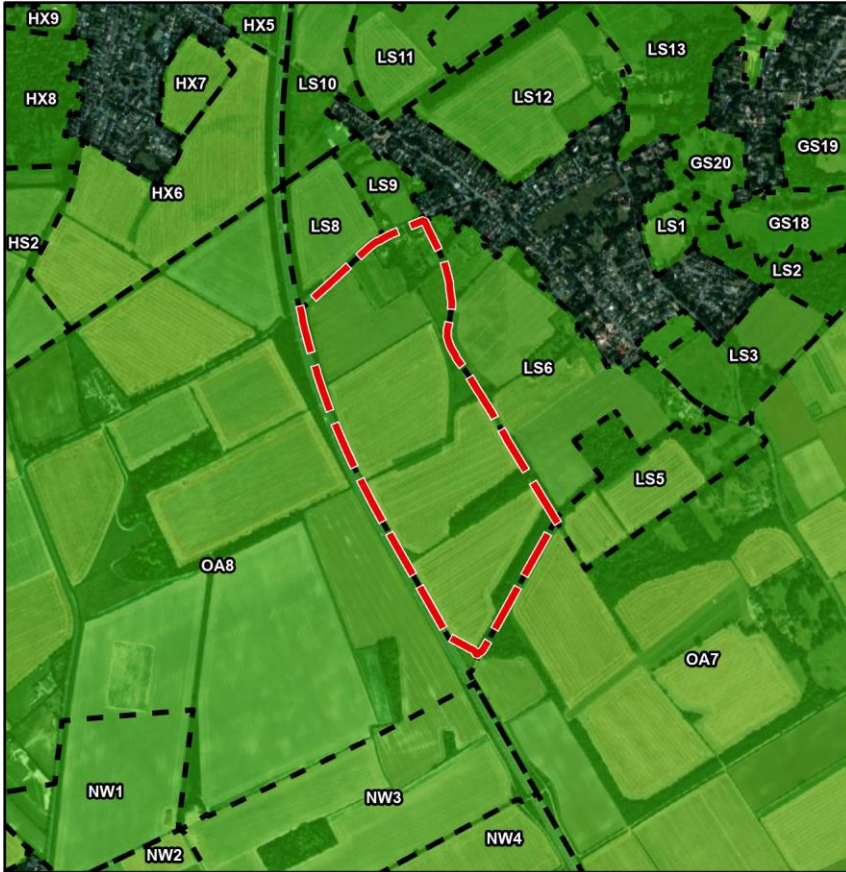
The release of this land would weaken the boundary distinction of land to the west from Little Shelford and would also increase urbanising visual impacts on this area. The woodland belt to the south would prevent the release resulting in impacts on land to the south.





## Overall harm of Green Belt release

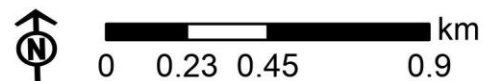
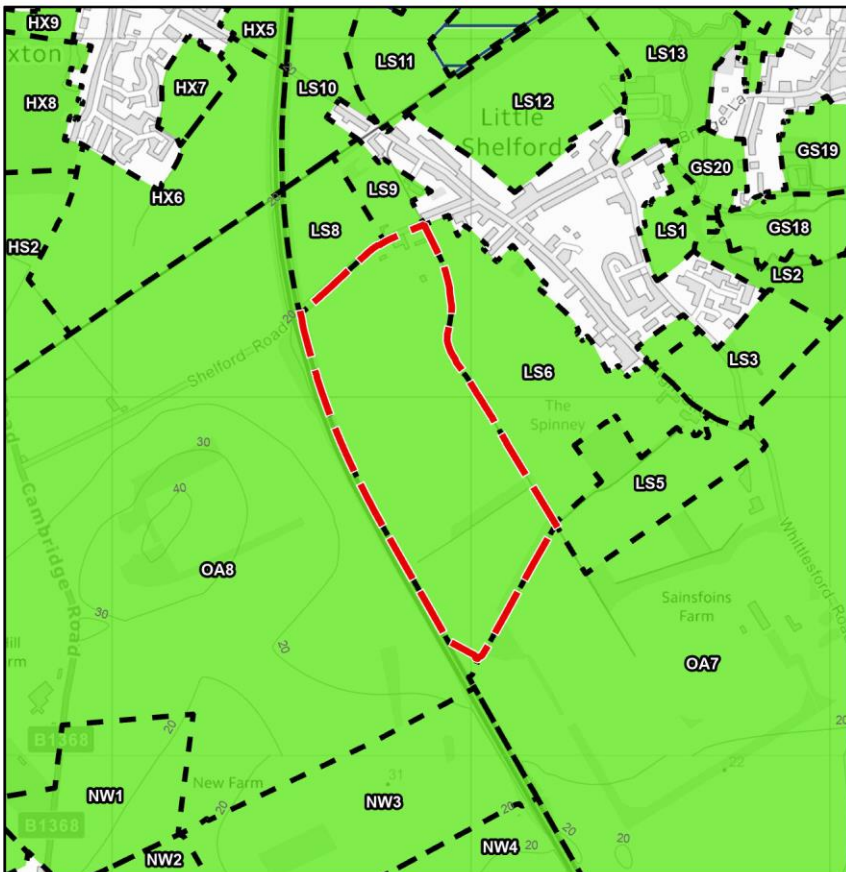
- Parcel LS6 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each 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 Cambridge, would be moderate-high.

**Moderate High**

# LS7



-  LS7
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# LS7

## Parcel location and openness

Parcel size: 42.28ha

The parcel is located to the west and southwest of Little Shelford and is comprised of agricultural land, with the M11 lying to the west.

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

## Distinction between parcel and inset area

The parcel extends a significant distance from Little Shelford and the field boundaries and intervening land to the east provide a moderate degree of separation from the settlement. Given the distance of the parcel from the settlement, it is not contained by inset development and views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.



# LS7

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

Land is open and is close to Little Shelford, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. 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 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 Little Shelford. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Little Shelford and Newton, with the M11 acting 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 moderate contribution to Cambridge Purpose 3.

# LS7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

The release of this land would result in narrowing of the settlement gap between Little Shelford and Newton.

Whilst the M11 to the west is a strong boundary feature, the release of this land would result in urbanising visual impacts on the open countryside to the west.





## Overall harm of Green Belt release

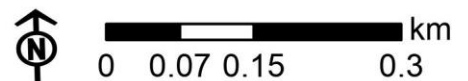
- Parcel LS7 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. 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 Little Shelford, would be high

**High**

# LS8



-  LS8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# LS8

## Parcel location and openness

Parcel size: 7.01ha

The parcel is located to the west of Little Shelford and is comprised of agricultural land. The M11 lies to the west of the parcel and the railway line lies to the north.

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

## Distinction between parcel and inset area

The field boundary and adjacent paddock to the east provide a moderate degree of separation between the parcel and the inset settlement of Little Shelford. The parcel is not contained by urban development and views are dominated by open countryside. Although the landform and land cover within the parcel do not create any additional distinction from the inset area, there is strong distinction between the parcel and the inset settlement.

# LS8

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Little Shelford, 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: Significant

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

# LS8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

The release would have some impact on the settlement gap between Little Shelford and Hauxton by broadening the frontage of Little Shelford in relation to the gap.

The release would also result in result in urbanising containment on land to the north.

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

## Overall harm of Green Belt release

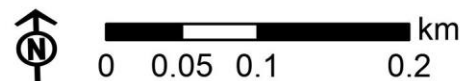
- Parcel LS8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge' setting. 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 Little Shelford, would be very high.

**Very High**

# LS9



-  LS9
-  Neighbouring parcel
-  Green Belt



# LS9

## Parcel location and openness

Parcel size: 3.69ha

The parcel is located to the west of Little Shelford and is comprised of a paddock with stables in the southwest corner. Newton Road lies to the south of the parcel and the railway line lies to the north.

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

## Distinction between parcel and inset area

The parcel lies in close proximity to the inset area and the garden boundaries at the inset edge provide little boundary separation from the settlement of Little Shelford. The parcel is not contained by inset development but, given its close proximity to the Little Shelford, views are balanced between inset development and open countryside to the west. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset area.



# LS9

## Contribution to the Green Belt purposes

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

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

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

Contribution: Relatively significant

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

# LS9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

The release of this land would have some impact the settlement gap between Little Shelford and Hauxton by broadening the frontage of Little Shelford.

The release would result in urbanising visual impacts on land to the west. Tree cover and the railway line would prevent impacts on land to the northwest in the event of a release, given the strong boundary separation that they provide.

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

## Overall harm of Green Belt release

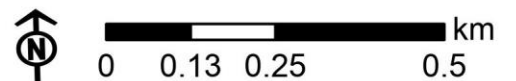
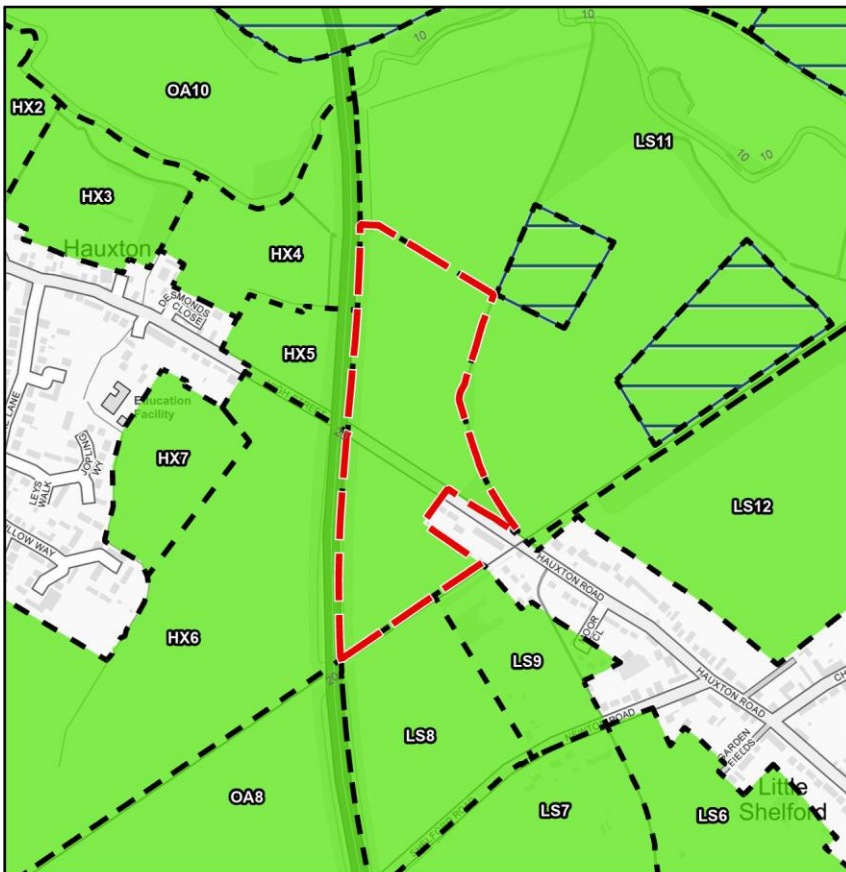
- Parcel LS9 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, a relatively limited contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Shelford, would be high.

**High**

# LS10



- LS10
- Neighbouring parcel
- Green Belt
- Scheduled monument



# LS10

## Parcel location and openness

Parcel size: 9.86ha

The parcel is located to the northwest of Little Shelford and is comprised of agricultural land in the north and shrubland in the south. There are some horticultural use buildings in the south of the parcel. The railway line lies to the south and the M11 lies to the west.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge adjacent to the southern region of the parcel provide little separation from the inset area and views are balanced between inset development within Little Shelford to the southeast and open countryside to the north and southwest. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset area.

# LS10

## Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Little Shelford, meaning it has some relationship with the inset area. However, it predominantly comprises open agricultural land meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Significant

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

# LS10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Moderate

Whilst land in the parcel to the north of Hauxton Road has stronger distinction from the settlement of Little Shelford than land in the south of the parcel, the release of each area would result in similar impacts to contribution to Cambridge Purpose 3, given that they lie in a very narrow gap between Little Shelford and Hauxton.

The release would also decrease the boundary separation of land to the north and east as well as increasing urbanising visual impacts on this area.

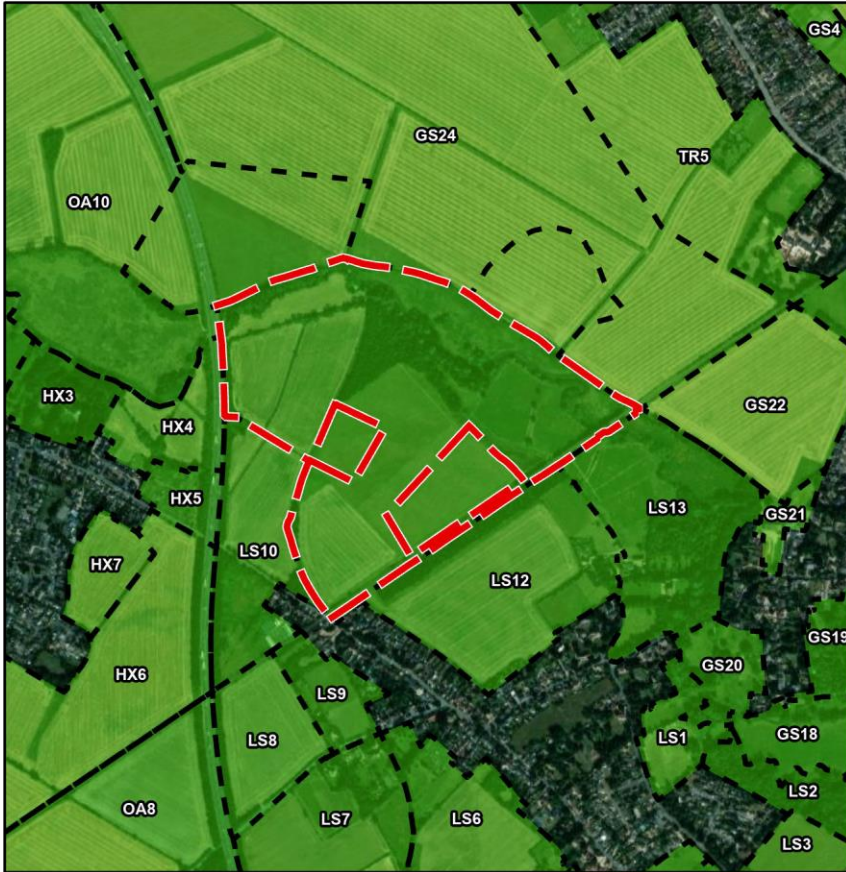
Adjoining land to the south does not make a stronger contribution to any of the Green Belt purposes and therefore the impact on this land would not increase overall harm.





## Overall harm of Green Belt release

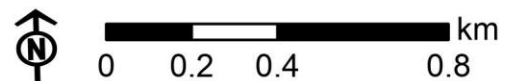
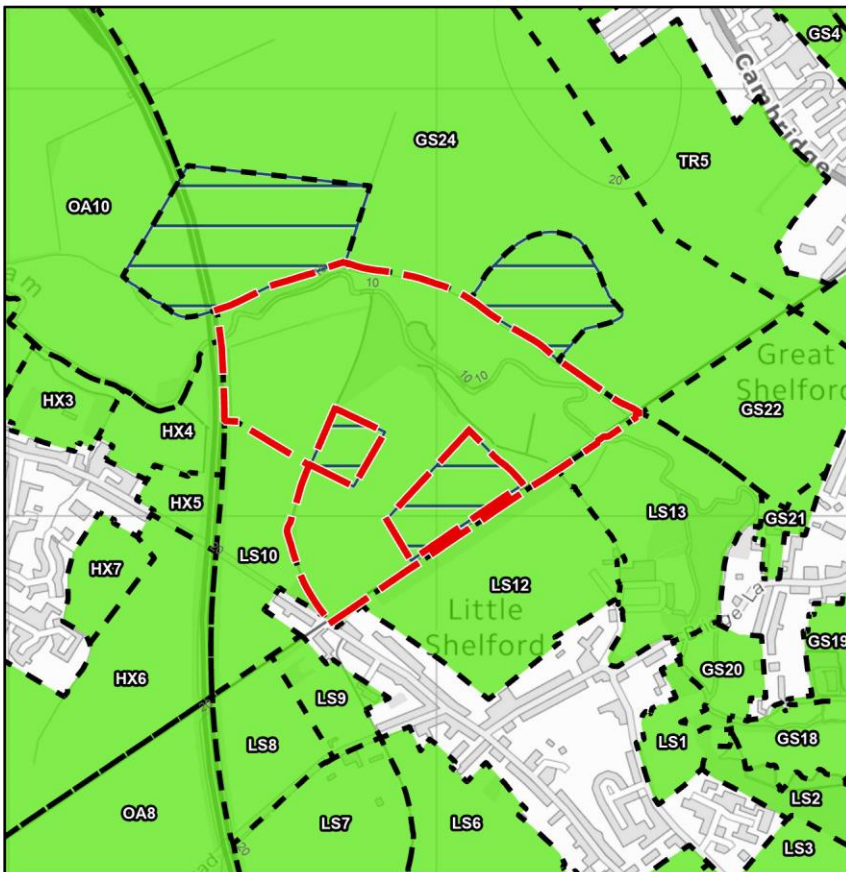
- Parcel LS10 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Little Shelford, would be very high.

**Very High**

# LS11



-  LS11
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# LS11

## Parcel location and openness

Parcel size: 39.31ha

The parcel is located to the north of Little Shelford, with the railway line lying to the south and the River Cam passing through the northeast of the parcel. 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 extends a significant distance from Little Shelford and therefore views are dominated by open countryside. Tree cover to the north and south of the parcel also prevents views of urban development from the parcel. The railway line to the south of the parcel provides a strong degree of boundary separation from Little Shelford and the parcel is not contained by urban development. 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.



# LS11

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land comprises open agricultural land that has a strong distinction from the edge of Little Shelford, 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. The north and east of the parcel is also associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. The land also forms the immediate setting of a Scheduled Monument (the settlement north west of Little Shelford), and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

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

# LS11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

The release of this land would not narrow the gap between Little Shelford and Great Shelford, but it would broaden the frontage of Little Shelford in relation to the settlement gap.

The release would increase urbanising visual impacts on land to the northeast as well as weakening the boundary distinction of land from Great Shelford as it would form the Green Belt adjacent to the inset edge.

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

## Overall harm of Green Belt release

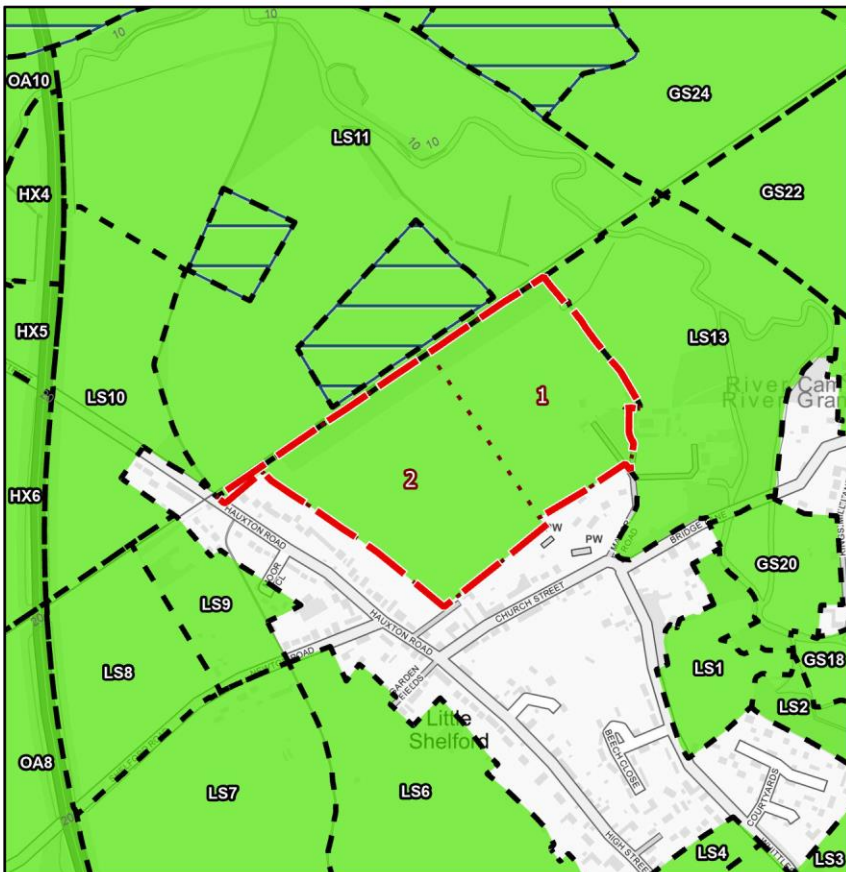
- Parcel LS11 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing Cambridge's compact character. 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 Little Shelford, would be very high.

**Very High**

# LS12



- LS12
- Harm scenario
- Neighbouring parcel
- Green Belt
- Scheduled monument



# LS12

## Parcel location and openness

Parcel size: 16.97ha

The parcel is located to the north of Little Shelford, and is comprised of a large agricultural field and smaller paddocks in the east as well as a residential property. The railway line lies to the north of the parcel.

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

## Distinction between parcel and inset area

The garden boundaries at the inset edge to the southeast and southwest provide little separation from the inset area of Little Shelford. The parcel is subject to a degree of containment due to the inset area lying to the southwest and southeast, but the rural nature of the settlement prevents views of urban development from dominating. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

# LS12

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to Little Shelford, which is nearly contiguous with Cambridge but which retains a degree of distinction from the main City area. 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 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 Little Shelford, meaning it has some rural character. It fronts directly onto Little Shelford Conservation Area, and as such it allows some appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a 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 Little Shelford and Great Shelford. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# LS12

## Impact on contribution of adjacent Green Belt

- Release of the eastern part of the parcel (map area 1) as an expansion of Little Shelford:

Rating: Minor-moderate

The release of land in the eastern half of the parcel would not narrow the gap between Little Shelford and Great Shelford, but it would broaden the frontage of Little Shelford in relation to the settlement gap, having some impact on the separation between the settlements.

The release would increase urbanising visual impacts on land to the northeast as well as weakening the boundary separation of this area from the settlement. Land to the northwest is separated by a dense woodland belt and the railway line and therefore the release would not have an impact on this area.

- Release of the west of the parcel (map area 2) as an expansion of Little Shelford:

Rating: Minor

The release of just the western half of the parcel would prevent any impacts on the settlement gap between Little Shelford and Great Shelford. However, the release would still result in urbanising visual impacts on the remainder of the parcel.

## Overall harm of Green Belt release

- Parcel LS12 makes a relatively significant contribution to preventing communities in the environment of Cambridge from merging with each other, a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of any release of land including the eastern half of the parcel (area 1) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Shelford would be high.

**High**





## LS12

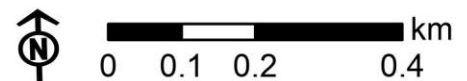
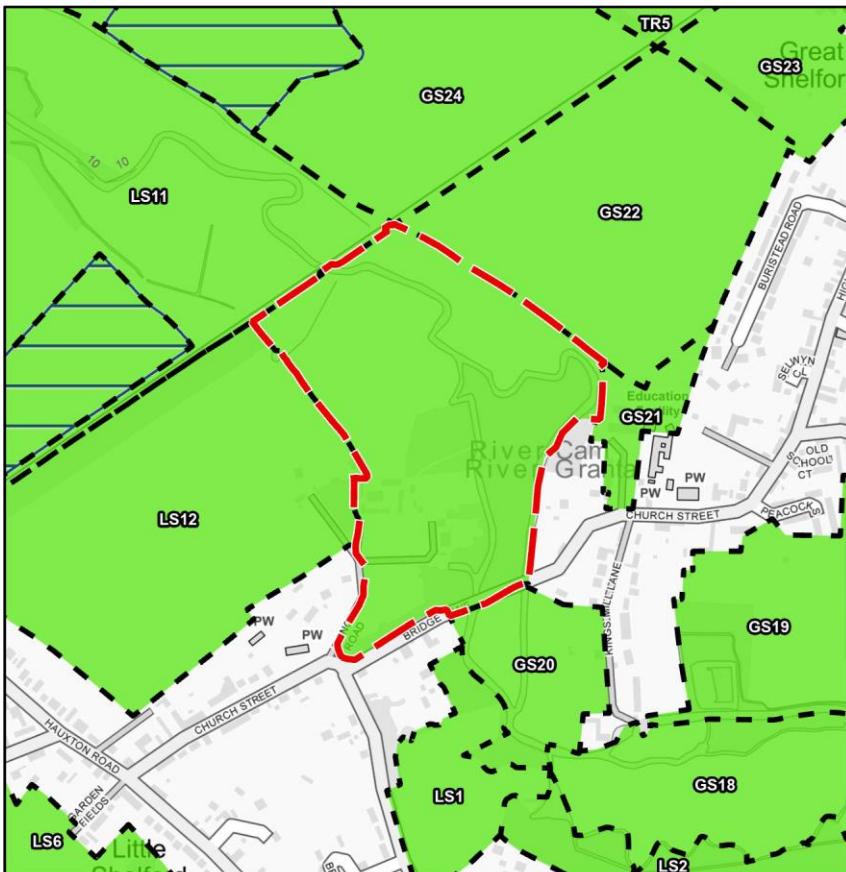
- The additional impact on the adjacent Green Belt of the release of just the western half of the parcel (map area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Little Shelford, would be moderate-high.

**Moderate High**

# LS13



-  LS13
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument





# LS13

## Parcel location and openness

Parcel size: 14.98ha

The parcel is located to the northeast of Little Shelford and comprises of the grounds of large country homes and woodland in the south and agricultural land in the north. The River Cam passes through the parcel from north to south, with Great Shelford lying on the eastern side.

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 wooded land cover in the south of the parcel provides some distinction from the inset area and also provides a moderate degree of boundary separation from the inset areas of Little Shelford to the southwest and Great Shelford to the east. The flood plain landform adjacent to the River Cam in the north of the parcel also provides some distinction from the inset area. The parcel extends a significant distance to the north and whilst the south of the parcel is partially contained, the rural nature of adjacent development reduces any urbanising impact. The tree cover in the south of the parcel minimises any views of urban development. Overall, there is strong distinction between the parcel and the inset area.

# LS13

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land comprises open farmland and woodland that has a strong distinction from the edge of Little Shelford and Great Shelford, 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. Land is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. To the south it also lies within Little Shelford Conservation Area and forms the immediate setting of Little Shelford Manor (Grade II\* listed building). As such it contributes to the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

The north of the parcel is open and is peripheral to a very narrow gap between Little Shelford and Great Shelford, whilst the south of the parcel lies within this gap. The parcel has strong distinction from the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant

# LS13

contribution to Cambridge Purpose 3.

# LS13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Shelford:

Rating: Minor-moderate

The release of this land would result in narrowing of the gap between Little Shelford and Great Shelford.

The release would weaken the landform distinction of land adjacent to the River Cam to the north of the railway, as the new inset area would include the riverside to the south of the railway. The release would result in land to the north of the railway line forming the Green Belt adjacent to the inset edge.

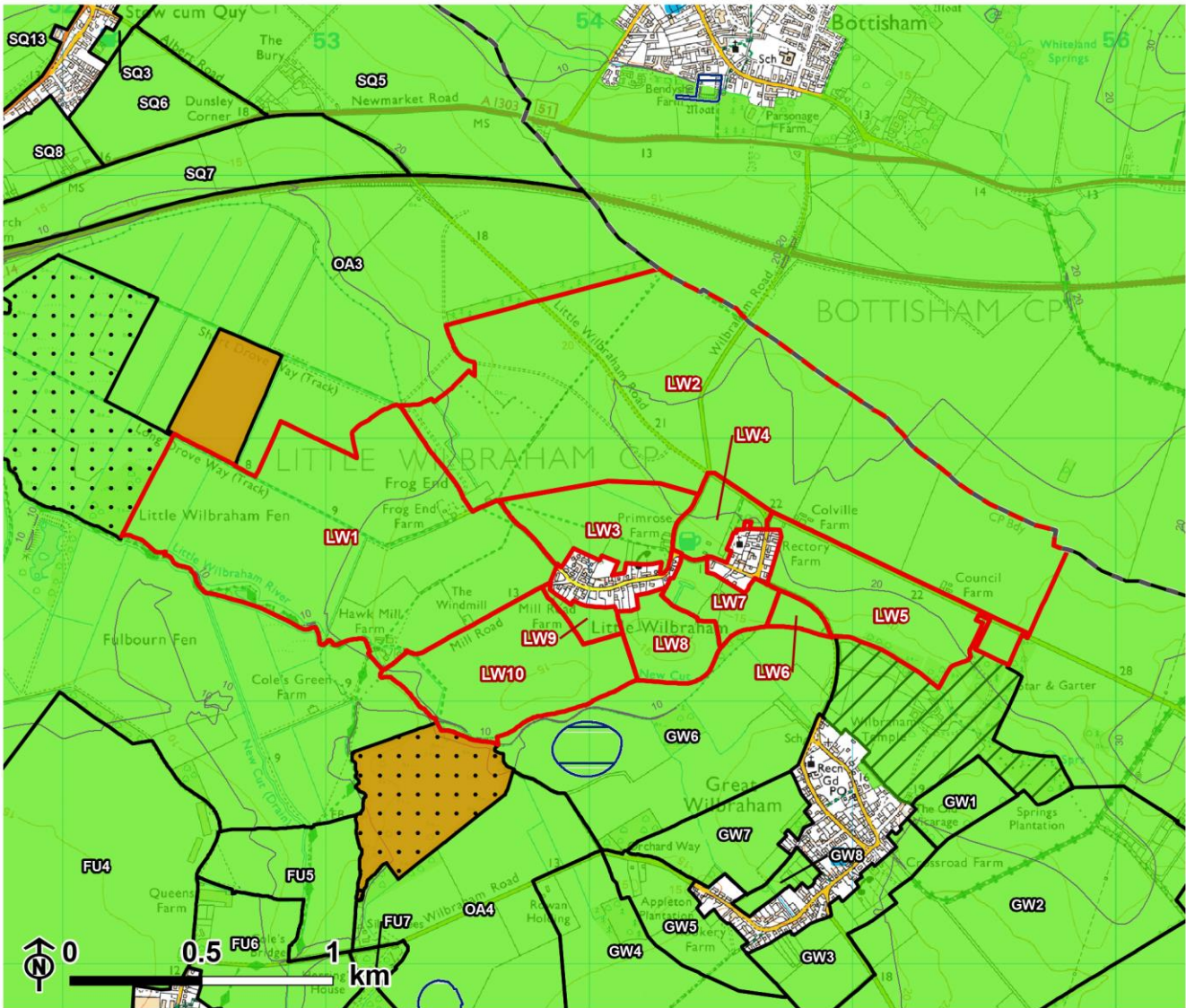
The adjoining land to the southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel LS13 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Shelford, would be very high.

**Very High**

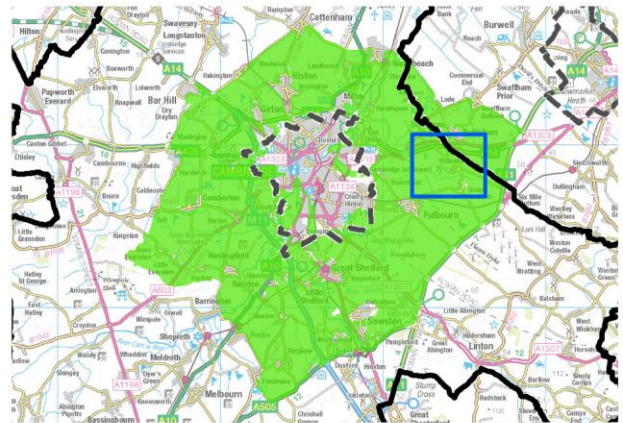
# Little Wilbraham



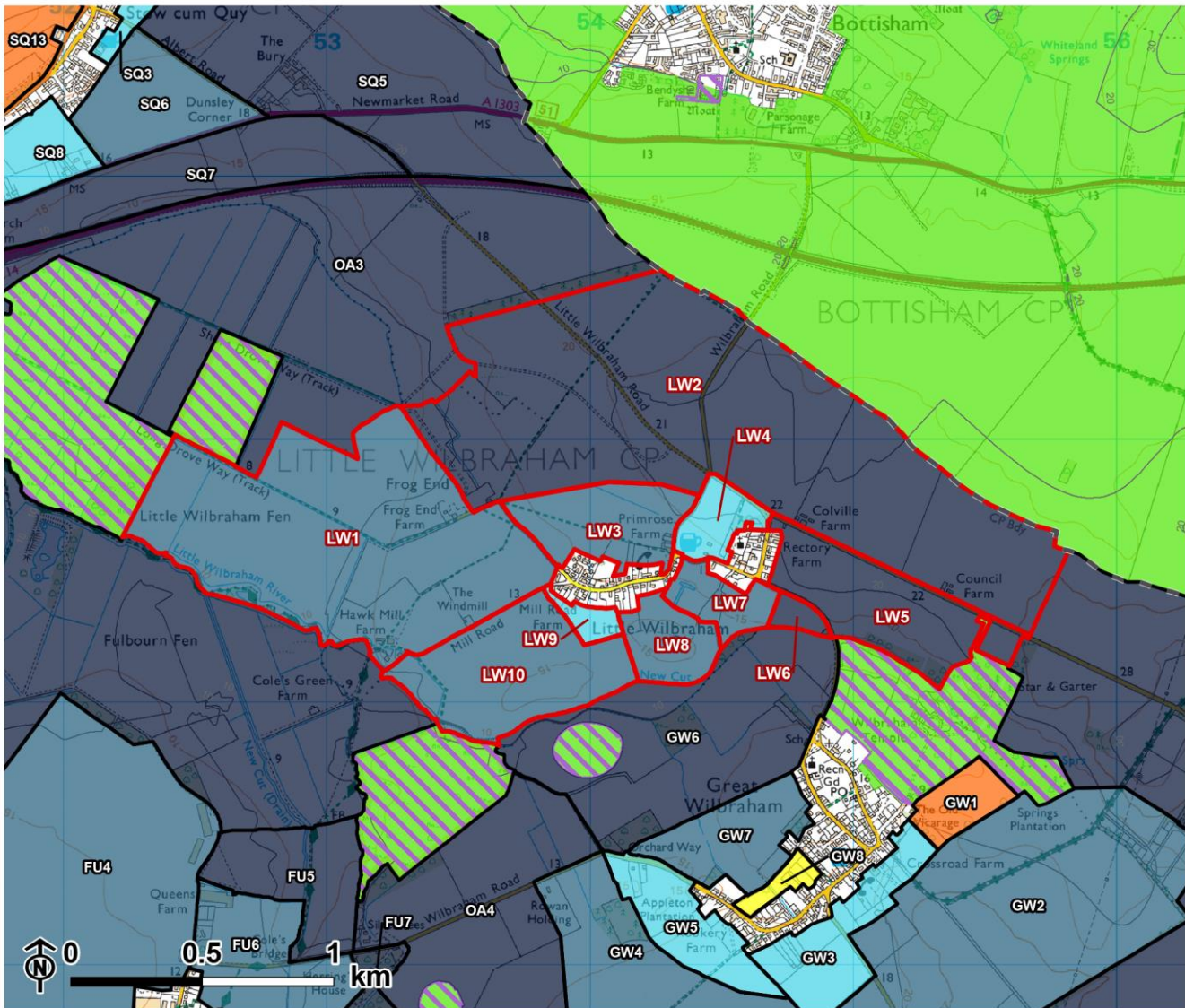
- - - Local Authority
- Little Wilbraham parcel
- Neighbouring parcel
- Green Belt

## Absolute constraints

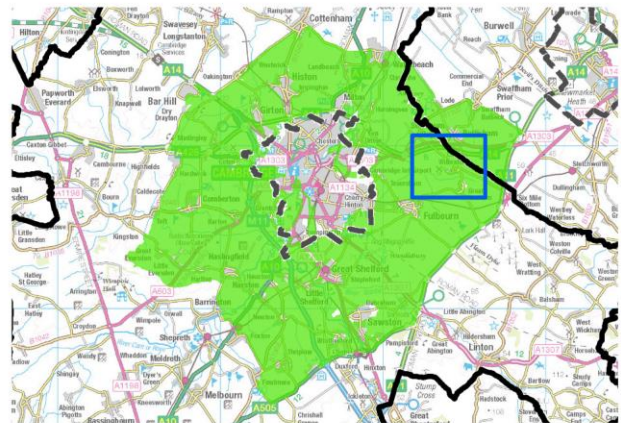
- Site of Special Scientific Interest
- CRoW Registered Common Land
- Scheduled monument
- Registered park & garden



# Little Wilbraham



- - - Local Authority
  - Little Wilbraham 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).

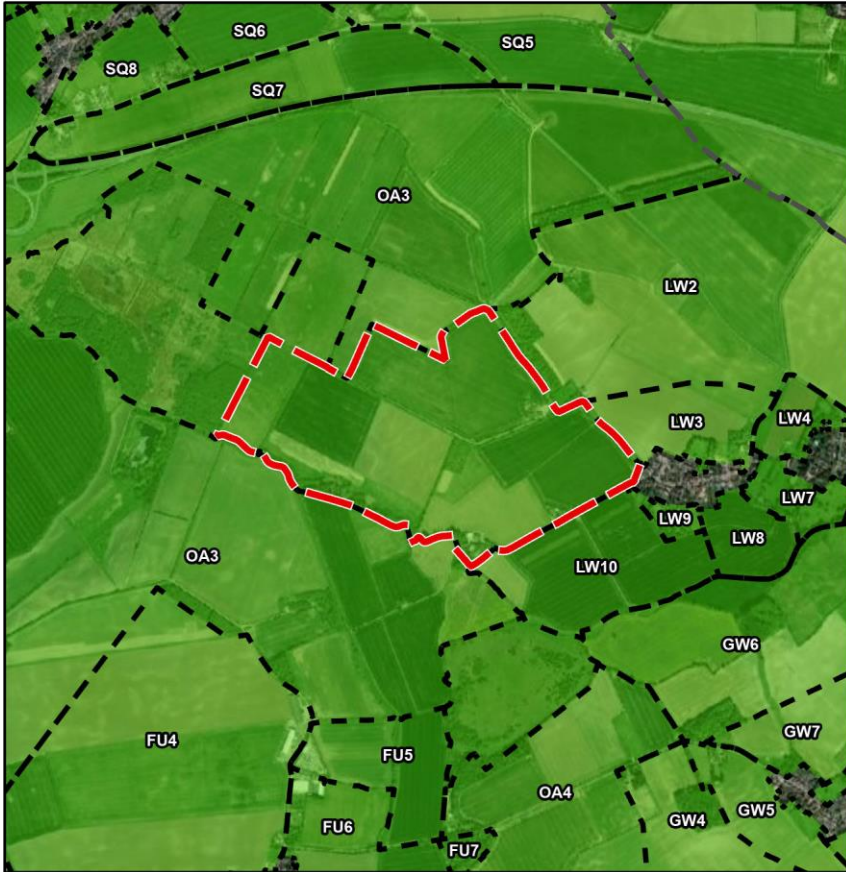
## Impact on contribution of adjacent Green Belt

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.

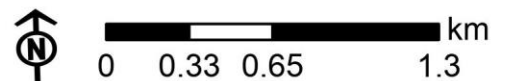
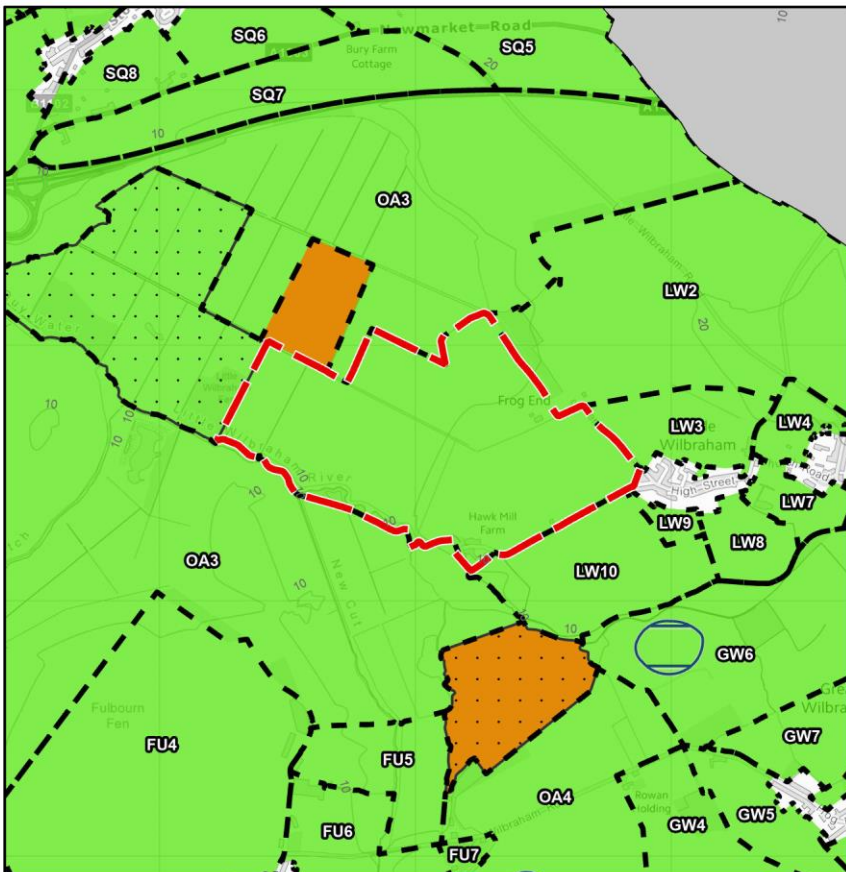
## Overall harm of Green Belt release

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.

# LW1



- LW1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- Site of Special Scientific Interest
- CRoW registered common land



# LW1

## **Parcel location and openness**

Parcel size: 91.68ha

The parcel is located to the west and northwest of Little Wilbraham and is comprised of agricultural land. There are farmsteads located on the east and southwest of the parcel. Wilbraham Fens SSSI lies to 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**

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

# LW1

## 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 Little Wilbraham. 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 Little Wilbraham, meaning it has a strong rural character. It is partially visible within the foreground of distant low-level views towards Cambridge from slightly elevated land to the northeast (including from Little Wilbraham Road), which makes some contribution to Cambridge's wider rural setting. Whilst land partially fronts on to the historic core of Little Wilbraham to the east, as marked by Little Wilbraham Conservation Area, it is separated from the more intact and historic parts of the village by later development on Fen Road, Mill Road, Orchard Close and Manor Close. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Fulbourn and Bottisham. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# LW1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor-moderate

The release of this land would increase urbanising visual influence on land to the north and southwest. The release would also weaken the boundary distinction of land to the north from the settlement of Little Wilbraham.

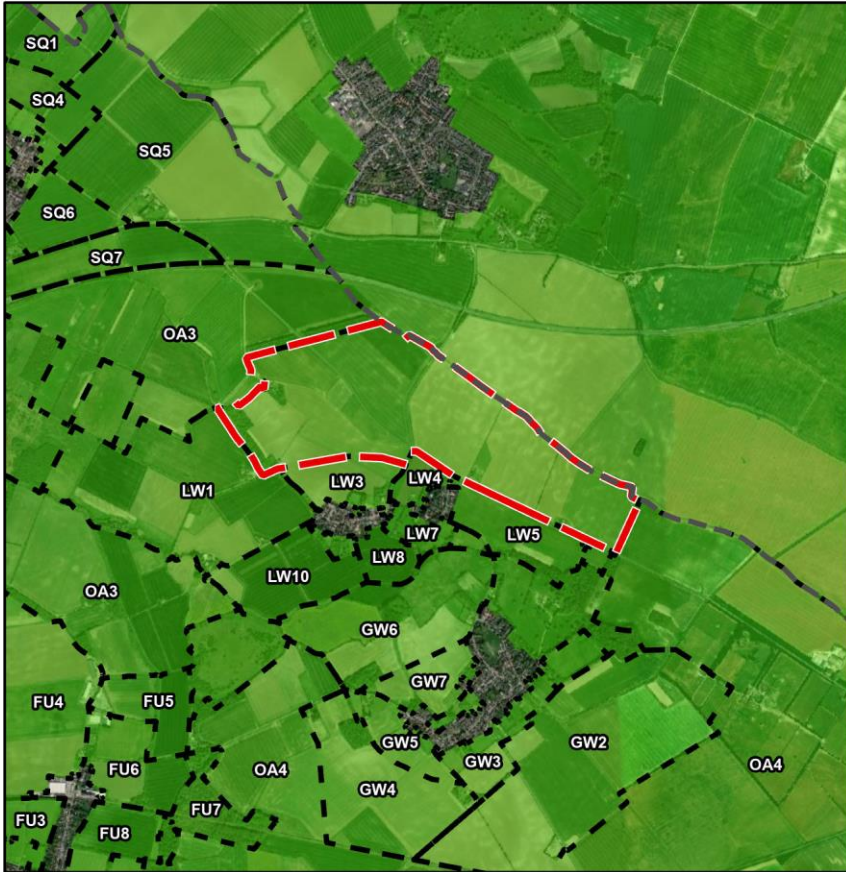
The adjoining land to the northeast and southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

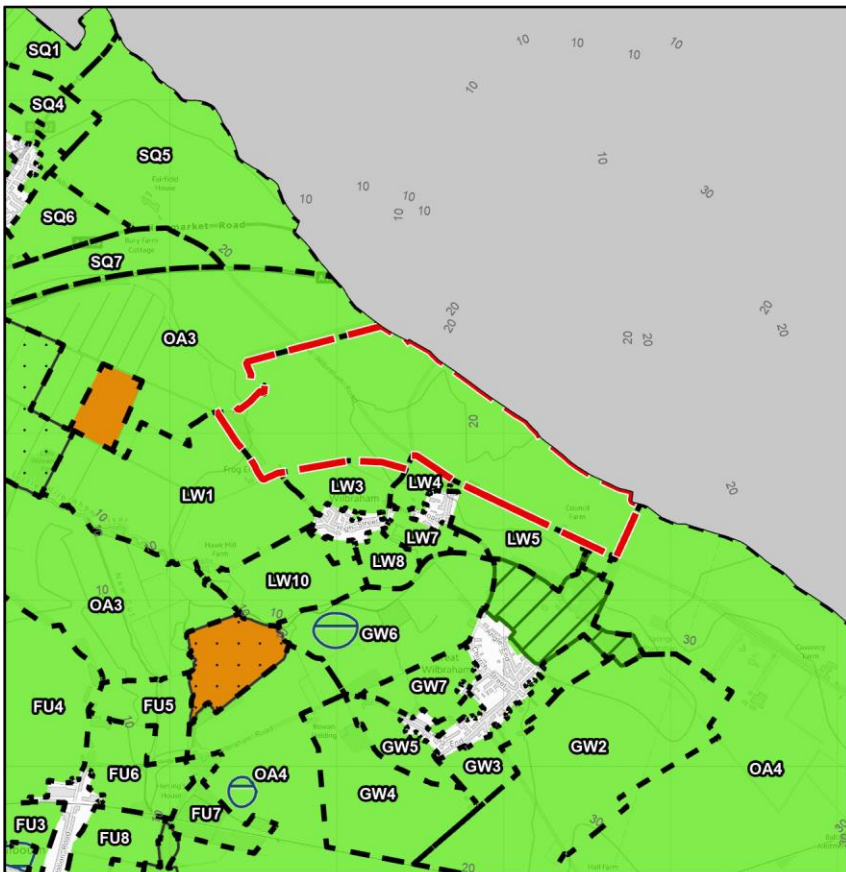
- Parcel LW1 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be high.

**High**

# LW2



- LW2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- Site of Special Scientific Interest
- CRoW registered common land
- Registered park & garden



# LW2

## **Parcel location and openness**

Parcel size: 146.52ha

The parcel is located to the north and east of Little Wilbraham and is comprised of agricultural land. Little Wilbraham Road passes through the parcel and the A14 lies further north. There are some agricultural use buildings in the southeast of the parcel and one residential property in the west.

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

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

Beyond the settlement edge, there are no boundary features close to the northern edge of Little Wilbraham, which means that there is a gradual weakening of the influence of the inset settlement with distance. However, the northeast and east of the parcel is more separated from the settlement due to the presence of Little Wilbraham Road. The parcel is not contained by inset development and the distance of the parcel from the settlement of Little Wilbraham is such that there is minimal urbanising visual influence within the parcel. Although 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.



# LW2

## 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 Little Wilbraham. 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 Little Wilbraham, meaning it has a strong rural character. The slightly elevated topography within the parcel (including around Little Wilbraham Road) affords some distant low-level views west towards Cambridge. Several landmarks within the historic core (including the Roman Catholic Church spire) are visible on the skyline, albeit beyond later development in Barnwell and Cherry Hinton (including large scale development at Cambridge Airport). This is seen beyond the intervening open agricultural landscape associated with the valley of Little Wilbraham River, which allows the wider rural setting of the city to be appreciated. 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 Little Wilbraham and Bottisham, but the A14 and A1303 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.

## LW2

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor-moderate

Whilst the A14 and A1303 do act as significant separating features, the release of this land would have some impact on narrowing the settlement gap between Little Wilbraham and Bottisham.

The woodland belts to the north would prevent impacts on land beyond this in the event of a release. However, the release of this land would increase urbanising visual influence on land to the northwest, northeast, east and southeast.

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

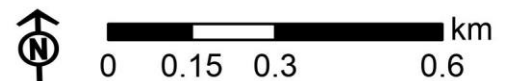
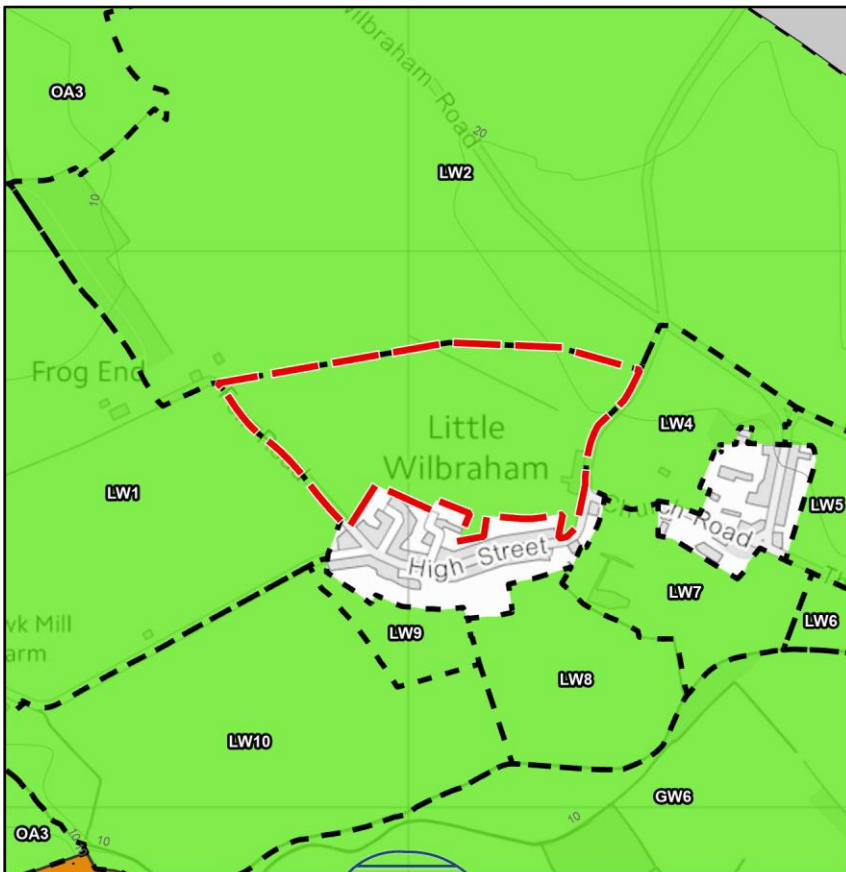
- Parcel LW2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be very high.

**Very High**

# LW3



-  LW3
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



# LW3

## Parcel location and openness

Parcel size: 17ha

The parcel is located to the north of Little Wilbraham and is comprised of agricultural land. There is a residential property and a pub located in the southeast of the parcel. Fen Road lies to the west of the parcel and Primrose Farm Road lies to the east.

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

## Distinction between parcel and inset area

Beyond the settlement edge there are no boundary features close to the northern edge of Little Wilbraham, which means that there is a gradual weakening of the influence of the inset settlement with distance. The parcel is not contained by inset development, but there is some urbanising visual influence within the parcel from the settlement to the south. The landform and land cover within the parcel do not create any additional distinction from Little Wilbraham. Overall, there is moderate distinction between the parcel and the inset area.

# LW3

## 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 Little Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a moderate distinction from the edge of Little Wilbraham, meaning it has some rural character. It is partially visible within the foreground of distant low-level views towards Cambridge from slightly elevated land to the north and northeast (including from Little Wilbraham Road), and therefore makes some contribution to Cambridge's wider rural setting. Whilst the western half of the parcel adjoins relatively recent development (on Orchard Close and Manor Close), the eastern half of the parcel fronts on to the historic core of the village along High Street and Primrose Farm Road and lies partly within Little Wilbraham Conservation Area. 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 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: Moderate

Land is open and lies in a moderate gap between Little Wilbraham and Bottisham, but the A14 and A1303 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 moderate contribution to Cambridge Purpose 3.

# LW3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor-moderate

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

In regard to Cambridge Purpose 2, the release of the parcel would slightly diminish the rural character of elevated views towards the city from adjacent land to the north and northeast.


## Overall harm of Green Belt release

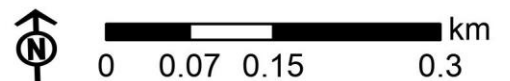
- Parcel LW3 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be high.

**High**

# LW4



-  LW4
-  Neighbouring parcel
-  Green Belt



# LW4

## **Parcel location and openness**

Parcel size: 7.03ha

The parcel is located on the northeast edge of Little Wilbraham and is comprised of agricultural land. There is one agricultural use building in the south of the parcel. Little Wilbraham Road lies to the north 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 tree cover is sparser around Church Road to the southwest, the tree cover at the inset edge to the east and southeast provides a moderate degree of separation between the parcel and Little Wilbraham and minimises urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Little Wilbraham, overall there is strong distinction between the parcel and the inset area.



# LW4

## 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 Little Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland and woodland that has a strong distinction from the edge of Little Wilbraham, meaning it has a strong rural character. Land falls partly within Little Wilbraham Conservation Area, fronting on to the historic core of the village along Church Road and Rectory Farm Road to the south and east. It also forms the immediate setting of the Church of St John The Evangelist (Grade II\* listed building). As such, it allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Little Wilbraham and Bottisham, but the A14 and A1303 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.

# LW4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor

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

In regard to Cambridge Purpose 2, the release of the parcel would slightly diminish the rural character of elevated views towards the city from adjacent land to the northeast.






## Overall harm of Green Belt release

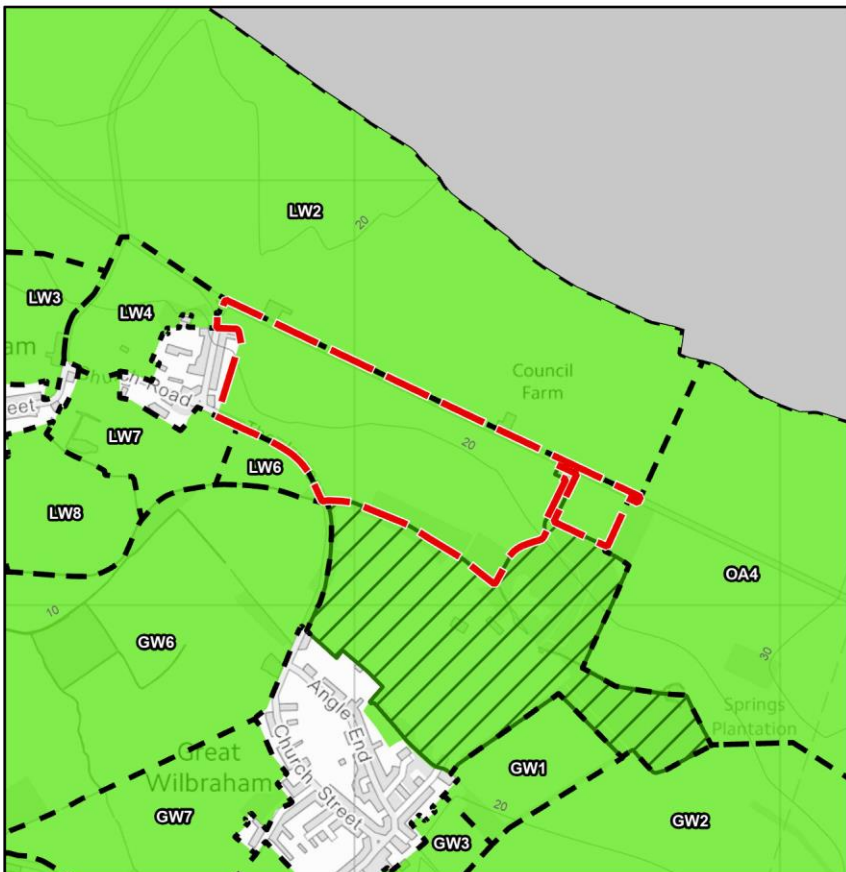
- Parcel LW4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be moderate-high.

**Moderate High**

# LW5



-  LW5
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Registered park & garden



# LW5

## **Parcel location and openness**

Parcel size: 25.98ha

The parcel is located to the east and southeast of Little Wilbraham and is comprised of an agricultural field. Wilbraham Road lies to the north and Wilbraham Temple, A Registered Park and Garden, is located 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 west provide little separation from the inset settlement of Little Wilbraham and there is some urbanising visual influence from the settlement within the parcel. However, the parcel extends a significant distance from the inset area and is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Little Wilbraham. Overall, there is moderate distinction between the parcel and the inset area.

# LW5

## 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 Little Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

The parcel comprises open agricultural land that has a moderate distinction from the edge of Little Wilbraham, meaning it has some rural character. Whilst land fronts on to the historic core of the village to the west, as marked by Little Wilbraham Conservation Area, it is separated from the more intact and historic parts of the village by later development along Rectory Farm Road. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Great Wilbraham and Little Wilbraham. Wilbraham Temple, A Registered Park and Garden acts as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

## LW5

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Moderate

The release of this land would have some impact on diminishing the narrow settlement gap between Little Wilbraham and Great Wilbraham.

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





### Overall harm of Green Belt release

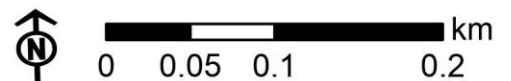
- Parcel LW5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be very high.

**Very High**

# LW6



-  LW6
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



# LW6

## **Parcel location and openness**

Parcel size: 2.26ha

The parcel is located to the southeast of Little Wilbraham and is comprised of an agricultural field. Great Wilbraham Road lies to the north of the parcel and Wilbraham Temple, A Registered Park and Garden, lies to the southeast.

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

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

The tree cover to the west provides a moderate degree of separation from the settlement of Little Wilbraham and also minimises urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Little Wilbraham, overall there is strong distinction between the parcel and the inset area.



# LW6

## 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 Little Wilbraham. 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 Little Wilbraham. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Little Wilbraham and Great Wilbraham. Tree cover at Wilbraham Temple Registered Park and Garden 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.

## LW6

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor-moderate

The release of this land would have some impact on diminishing the narrow settlement gap between Little Wilbraham and Great Wilbraham.





### Overall harm of Green Belt release

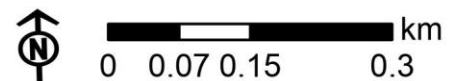
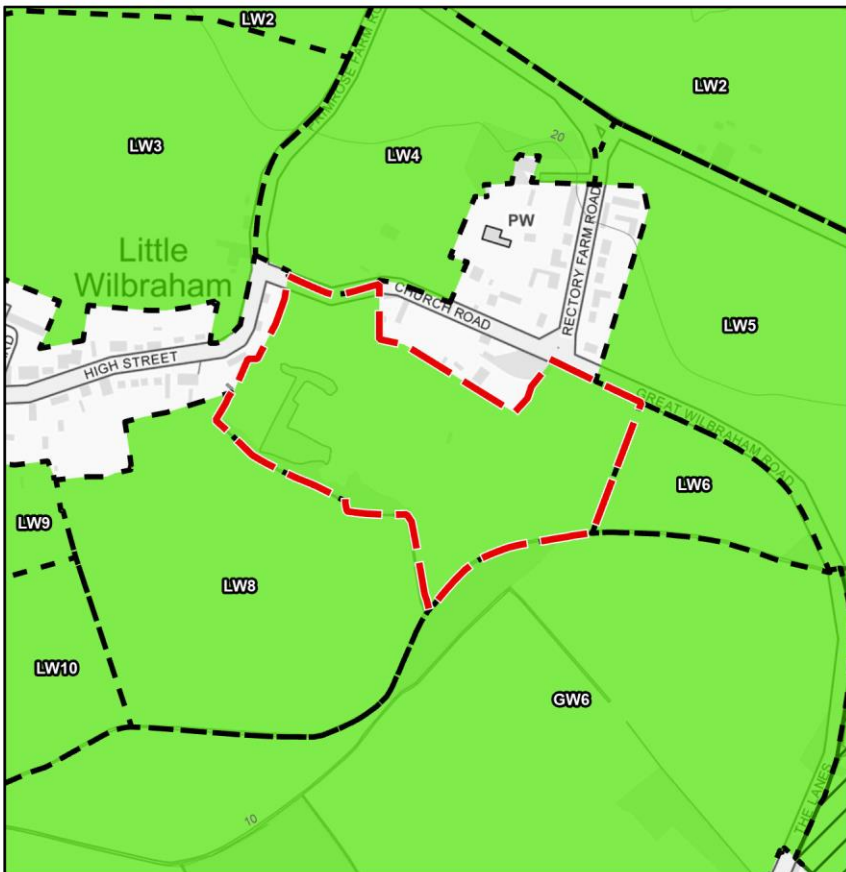
- Parcel LW6 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be very high.

**Very High**

# LW7



-  LW7
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



# LW7

## Parcel location and openness

Parcel size: 7.48ha

The parcel is located on the southeast edge of Little Wilbraham and is comprised of several paddocks. Great Wilbraham Road lies to the northeast and Church Road lies to the north. There are some tennis courts in the northern half of the parcel.

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

## Distinction between parcel and inset area

The parcel is subject to a degree of containment by the inset area to the northeast and northwest. Although there are gaps in coverage, the tree cover to the north and northwest provides a moderate degree of separation from the settlement of Little Wilbraham. The tree cover and low density, rural nature of adjacent inset development means that there is little urbanising visual influence within the parcel. The tree cover within the parcel also provides some additional distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

# LW7

## 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 Little Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland and woodland that has a strong distinction from the edge of Little Wilbraham, meaning it has a strong rural character. The parcel falls almost entirely within Little Wilbraham Conservation Area and fronts on to the historic core of the village along Church Road to the north. It also forms the immediate setting of several Grade II listed buildings, including The Old Rectory and associated structures. 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 contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Great Wilbraham and Little Wilbraham and areas 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 significant contribution to Cambridge Purpose 3.

# LW7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor

The release of this land would have some impact on diminishing the narrow settlement gap between Little Wilbraham and Great Wilbraham. Tree cover to the south and east would prevent impacts on land beyond in this in the event of a release.

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





## Overall harm of Green Belt release

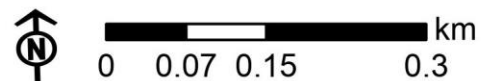
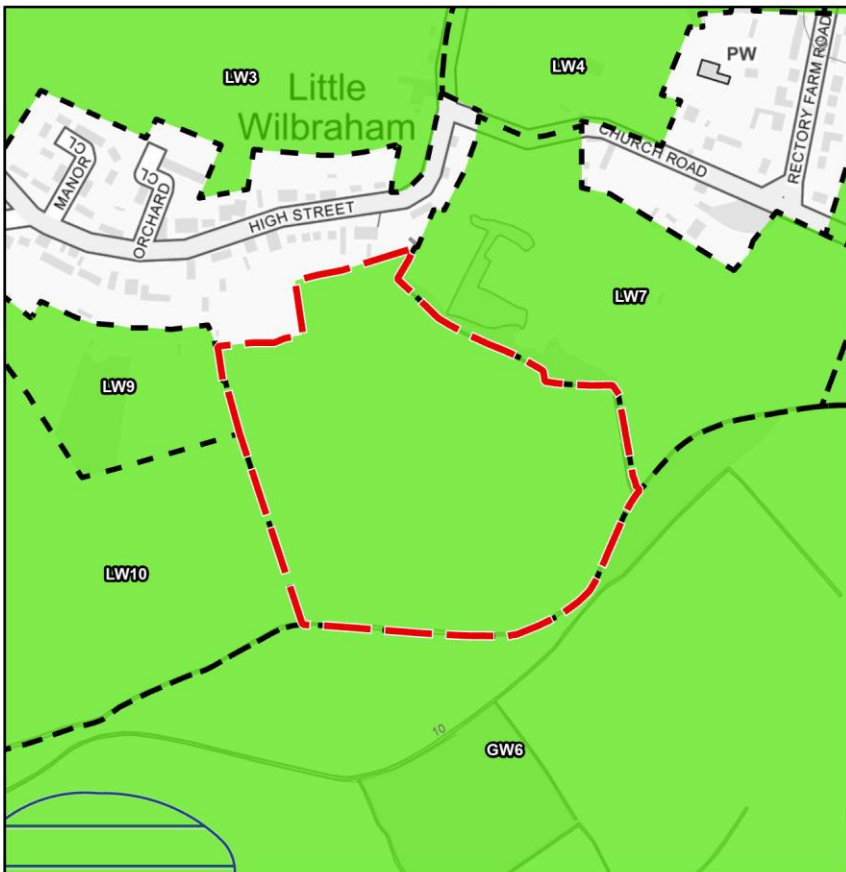
- Parcel LW7 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be high.

**High**

# LW8



-  LW8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# LW8

## Parcel location and openness

Parcel size: 9.53ha

The parcel is located to the south of Little Wilbraham and is comprised of agricultural land. Little Wilbraham High Street lies to the north 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 extends a significant distance from the settlement and, although the inset area lies to the northwest and northeast, it is not considered to create significant containment given the size of the parcel. The northeast of the parcel is separated from the settlement of Little Wilbraham by tree cover and intervening land. However, the garden boundaries to the north provide little separation from the settlement and there is some urbanising visual influence within the parcel from this direction. The landform and land cover within the parcel do not create any additional distinction from Little Wilbraham. Overall, there is moderate distinction between the parcel and the inset area.



# LW8

## 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 Little Wilbraham. 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 Little Wilbraham, meaning it has some rural character. Land fronts on to the historic core of the village along High Street and lies immediately adjacent to Little Wilbraham Conservation Area to the northeast. As such, it allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn 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 gap which is narrow but which maintains clear separation between Little Wilbraham and Great Wilbraham and tree cover to the south acts as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# LW8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor-moderate

The release of this land would have some impact on diminishing the narrow settlement gap between Little Wilbraham and Great Wilbraham. The release of this land would increase urbanising containment on land to the northeast. The release would also increase urbanising visual influence on land to the south and southwest.

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

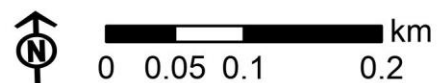
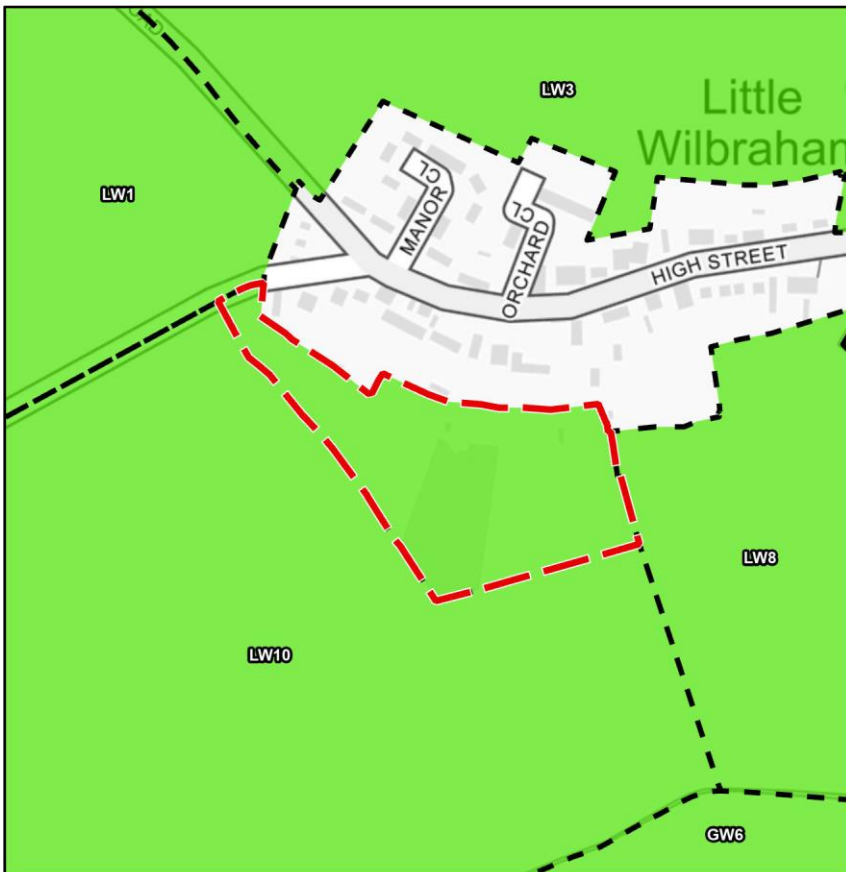
- Parcel LW8 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be high.

**High**

# LW9



-  LW9
-  Neighbouring parcel
-  Green Belt



# LW9

## **Parcel location and openness**

Parcel size: 2.78ha

The parcel is located on the southwest edge of Little Wilbraham and is comprised of the back gardens of residential properties and some tree cover in the central region. Mill Road lies to 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**

The parcel lies in close proximity to the inset edge and therefore, although the development is low density and rural in nature to the north, there is some urbanising visual influence within the parcel. There is no boundary between the majority of the parcel and the inset area, given that the parcel is largely comprised of back gardens which are associated with adjacent residential development to the north. However, the area of tree cover in the central region of the parcel provides some distinction from the inset area and the parcel is not contained by inset development. Overall, there is moderate distinction between the parcel and the inset area.

# LW9

## 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 Little Wilbraham. 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 woodland and gardens that have a moderate distinction from the edge of Little Wilbraham, meaning it has some rural character. Land fronts on to the historic core of the village along High Street and lies partially within Little Wilbraham Conservation Area to the northwest. As such, it allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a narrow gap between Little Wilbraham and Great Wilbraham. 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.

# LW9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor

The release of this land would weaken the boundary distinction of land to the west from the settlement of Little Wilbraham. Land to the east is already subject to some urbanising visual influence, and the release of this land would have limited impact given the short frontage it shares with this area.







## Overall harm of Green Belt release

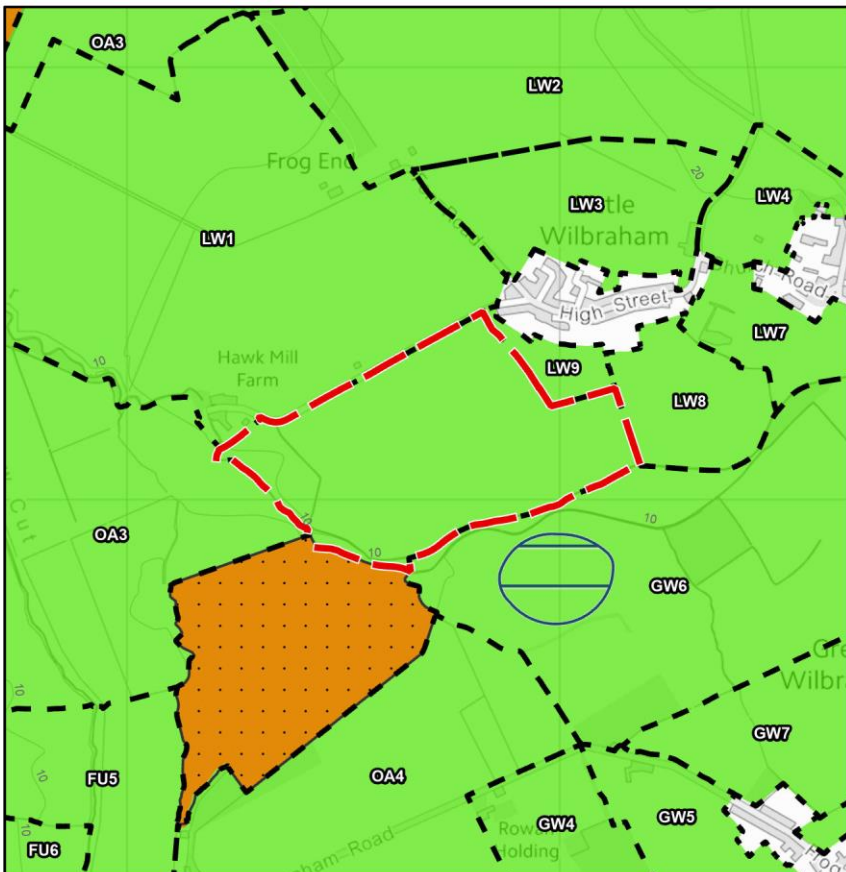
- Parcel LW9 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Wilbraham, would be moderate-high.

**Moderate High**

# LW10



-  LW10
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



# LW10

## Parcel location and openness

Parcel size: 30.44ha

The parcel is located to the southwest of Little Wilbraham and is comprised of agricultural land. Mill Road lies to the north of the parcel and Great Wilbraham Common SSSI lies to the southwest.

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

## Distinction between parcel and inset area

Tree cover and intervening land to the northeast of the parcel creates a moderate degree of separation between the parcel and the inset settlement of Great Wilbraham. The parcel is not contained by inset development and the tree cover adjacent to much of the inset edge minimises any urbanising visual influence within the parcel. Furthermore, the parcel extends a significant distance from the inset area. Although the landform and land cover within the parcel do not create any additional distinction from Little Wilbraham, overall there is strong distinction between the parcel and the inset area.



# LW10

## 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 Little Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland and woodland that has a strong distinction from the edge of Little Wilbraham, meaning it has a strong rural character. Land forms part of the immediate setting of a Causewayed enclosure (Scheduled Monument) to the south and lies immediately adjacent to Great Wilbraham Common (SSSI and Registered Common Land) to the southwest, and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a narrow gap between Great Wilbraham and Little Wilbraham. 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.

# LW10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Wilbraham:

Rating: Minor-moderate

The release of this land would broaden the frontage of the settlement of Little Wilbraham in relation to the narrow settlement gap with Great Wilbraham.

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

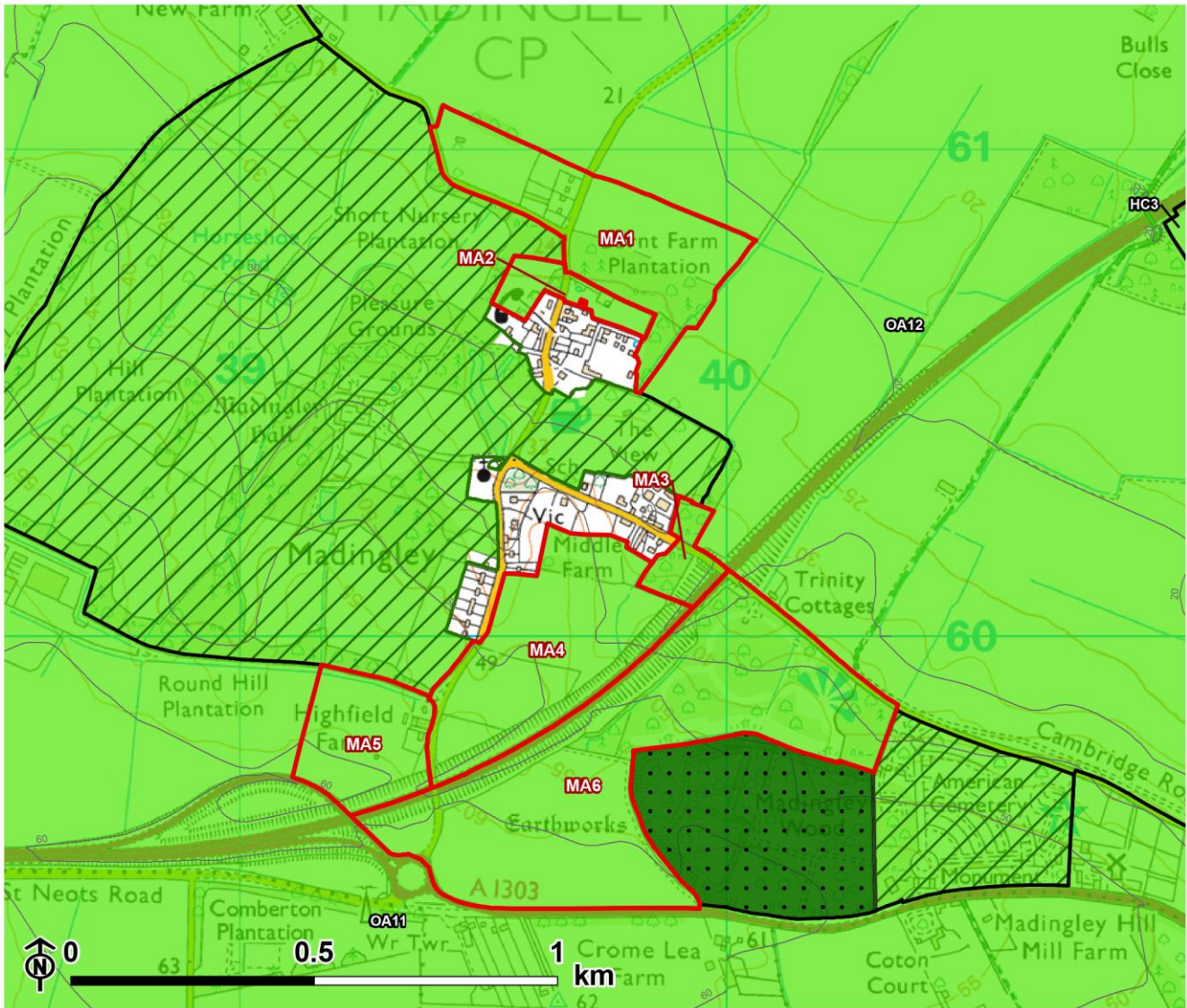
The adjoining land to the east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel LW10 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 Little Wilbraham, would be high.

**High**

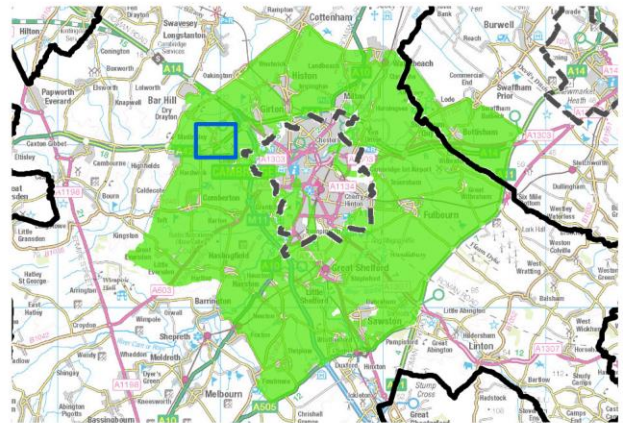
# Madingley



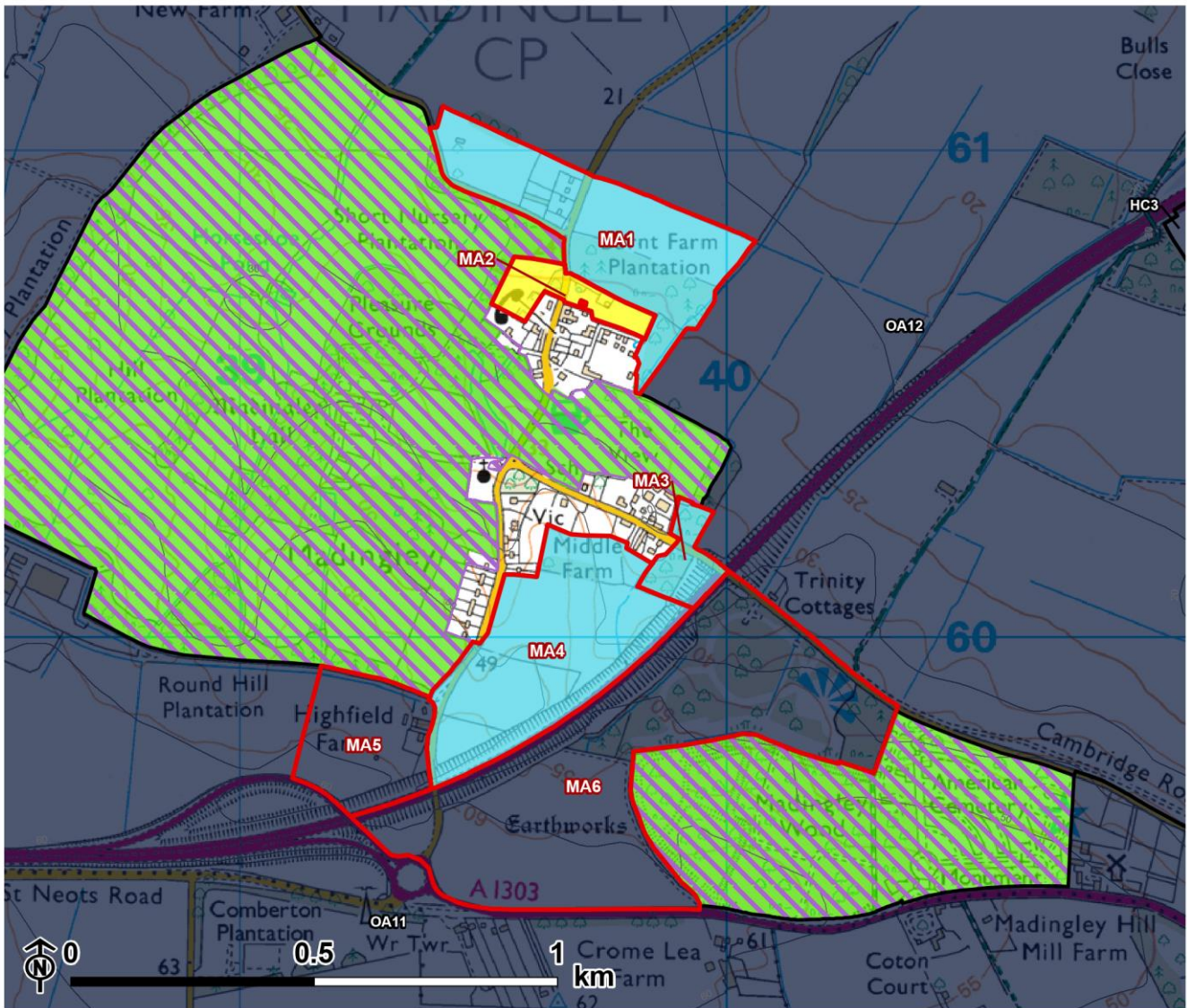
- - - Local Authority
- Madingley parcel
- Neighbouring parcel
- Green Belt

## Absolute constraints

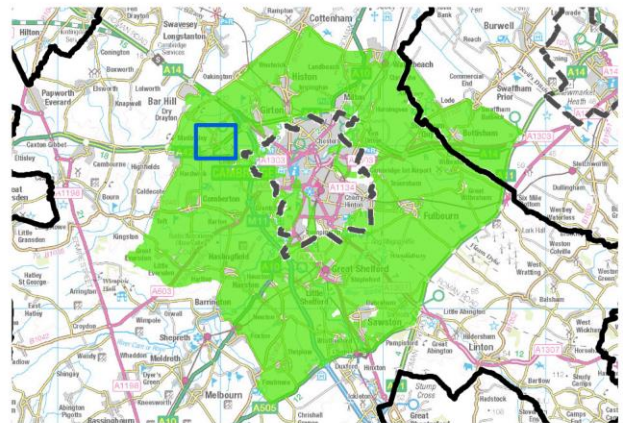
- Site of Special Scientific Interest
- Ancient woodland inventory
- Registered park & garden



# Madingley



- - - Local Authority
  - Madingley 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

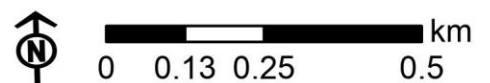
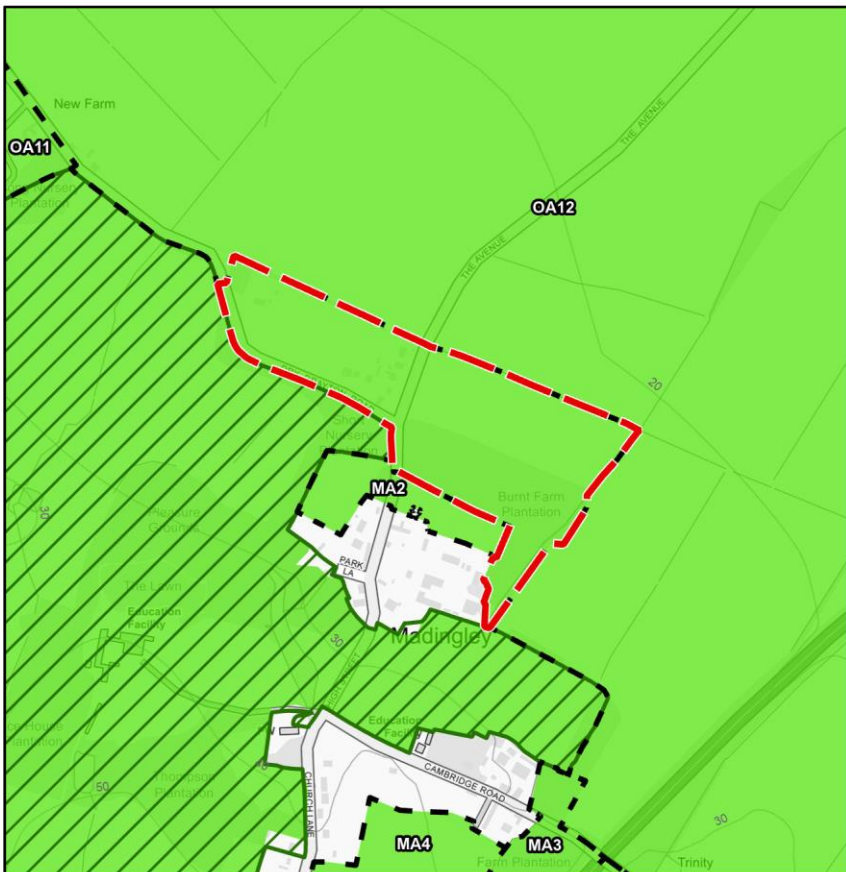
This covers Step 6 in the assessment process (see Paragraphs 3.125-3.131 in the main report). It combines consideration of the loss of contribution of land to the Green Belt purposes (Step 4) with any additional harm resulting from the weakening of remaining Green Belt land (Step 5), to determine an 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.



# MA1



-  MA1
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



# MA1

## Parcel location and openness

Parcel size: 12.37ha

The parcel is located to the north of Madingley and consists of a woodland plantation to the southeast, an agricultural field to the northeast, and residential development and gardens to the northwest. It is crossed by The Avenue, which merges with High Street to the south.

Land is mostly open. There is an area of residential development to the northwest that has lower openness.

## Distinction between parcel and inset area

The tree cover to the southeast and southwest is a strong boundary feature, but its role in creating separation between the parcel and Madingley has been diminished by residential development on The Avenue to the northwest. However, land is not contained by inset development and the urbanising visual influence of development within the parcel is limited. Although the plantation to the southeast creates some additional distinction from Madingley, the agricultural field to the east and the development to the west does not. Overall, there is strong distinction between the parcel and the inset area.

# MA1

## 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 Maddingley. 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 lies partly within Maddingley Conservation Area, and as such allows an appreciation of the rural character and setting in proximity to the more intact and historic parts of the village along High Street, which in turn makes some contribution to the quality of Cambridge's setting. The parcel also forms part of the immediate setting of the adjacent Grade II Maddingley Hall RPG, and therefore makes some positive contribution to the character of the landscape and the 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: Moderate

Land is mostly open. There is an area of residential development to the northwest that has lower openness. It lies in a wide gap between Maddingley and Dry Drayton, with some significant separating features including tree belts and woodland. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# MA1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Madingley:

Rating: Minor-moderate

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

The release would also reduce the wide settlement gap between Madingley and Dry Drayton and remove woodland that is a separating feature.

Release of the parcel would slightly diminish the contribution that adjacent land to the south and west makes to the character of the landscape and quality of Cambridge's setting by removing part of its wider wooded setting.

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 MA1 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 Madingley, would be Moderate High.

**Moderate High**

# MA2



-  MA2
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



# MA2

## Parcel location and openness

Parcel size: 2.29ha

The parcel is located to the north of Madingley and is comprised of paddock fields. It is crossed by High Street which merges with The Avenue to the north.

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 Madingley and there is no boundary feature to create separation between the parcel and the inset area. Therefore, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Madingley. Overall, there is moderate distinction between the parcel and the inset area.

# MA2

## 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 Madingley. 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 lies entirely within Madingley Conservation Area, and as such allows an appreciation of the rural character and setting in proximity to the more intact and historic parts of the village along High Street, which in turn makes some contribution to the quality of Cambridge's setting. The parcel also forms part of the immediate setting of the adjacent Grade II Madingley Hall RPG, and therefore makes some positive contribution to the character of the landscape and the setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

# MA2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Madingley:

Rating: Negligible

The release would not have an impact on the contribution of land to the north to Green Belt purposes due to strong containment by woodland.

## Overall harm of Green Belt release





- Parcel MA2 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 one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Madingley, would be Low.

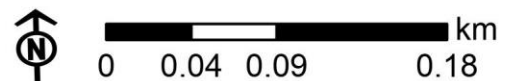
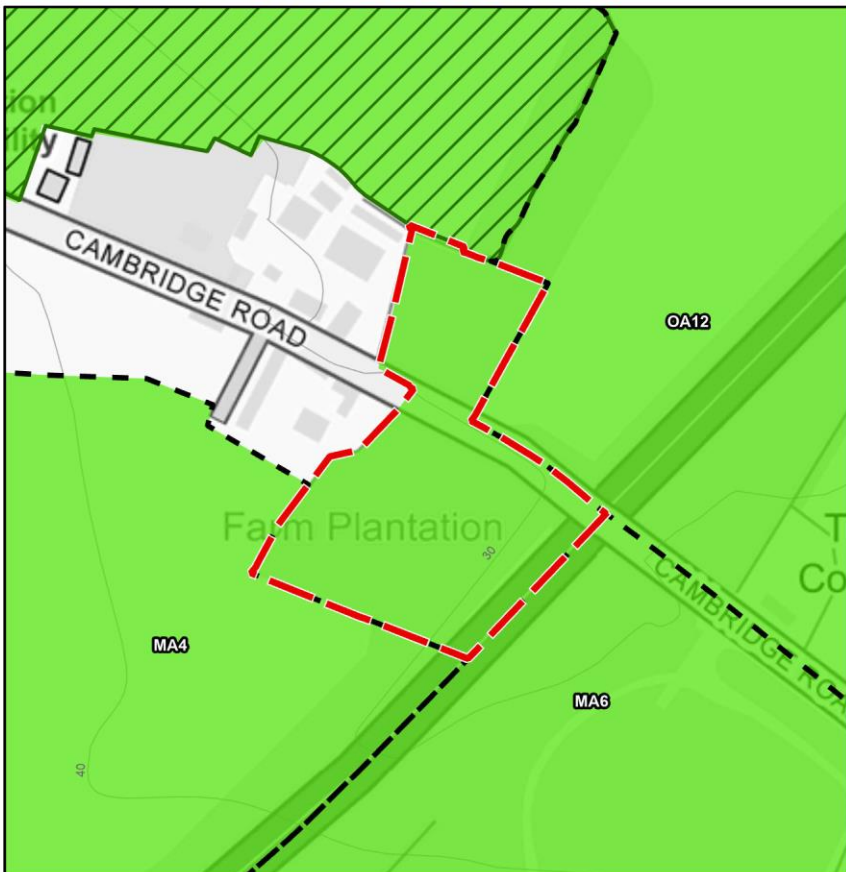
**Low**



# MA3



-  MA3
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



# MA3

## Parcel location and openness

Parcel size: 1.99ha

The parcel is located to the southeast of Madingley and contains woodland. It is crossed by Cambridge Road and is bordered by the A428 to the southeast.

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

## Distinction between parcel and inset area

The parcel is in close proximity to Madingley and so there is some urbanising visual influence from the west. However, the parcel is not contained by inset development and the woodland contained within the parcel is a strong boundary feature creating separation between the parcel and Madingley. The tree cover within the parcel is very prominent, creating additional distinction from Madingley. Overall, there is strong distinction between the parcel and the inset area.

# MA3

## 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 Maddingley. 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 lies partly within Maddingley Conservation Area, and as such allows an appreciation of the rural character and setting in proximity to the more intact and historic parts of the village along Cambridge Road, which in turn contributes to the quality of Cambridge's setting. The parcel also forms part of the immediate setting of the adjacent Grade II Maddingley Hall RPG, and therefore makes some positive contribution to the character of the landscape and the 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 Maddingley and Coton, but the A428 is a significant separating feature. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# MA3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Madingley:

Rating: Minor

The release and development of land within this parcel would slightly diminish the contribution that adjacent land to the north makes to the character of the landscape and quality of Cambridge's setting by removing part of its wider wooded setting.

The release would weaken the strong boundary distinction and increase urbanising visual impact on land to the northeast from the settlement.

However, this impact is limited due to a small frontage.

The release would not have an impact on the contribution of land to the southeast to Green Belt purposes due to separation which is retained by the A428.

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


## Overall harm of Green Belt release

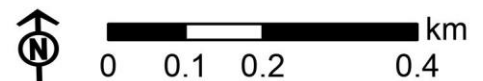
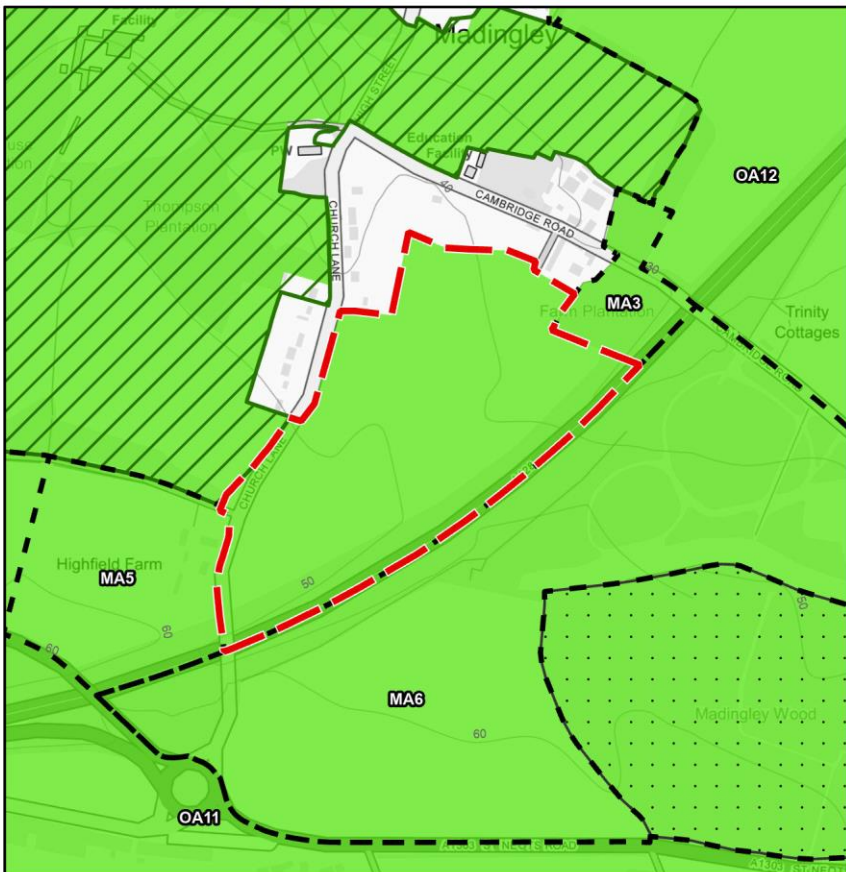
- Parcel MA3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Madingley, would be Moderate High.

**Moderate High**

# MA4



-  MA4
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



# MA4

## Parcel location and openness

Parcel size: 14.26ha

The parcel is located to the south of Madingley and is comprised of agricultural fields. The A428 forms the southern and eastern edges of the parcel, while Church Lane forms the southwestern edge.

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

## Distinction between parcel and inset area

Land has some degree of containment by inset development and there is no boundary feature to the north to create separation between the parcel and Madingley. As such, there is some urbanising visual influence. The landform within the parcel slopes southwards to elevated ground and provides some additional distinction from Madingley. Overall, there is moderate distinction between the parcel and the inset area.

# MA4

## 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 Madingley. 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 lies partly within Madingley Conservation Area, and as such allows an appreciation of the rural character and setting in proximity to the more intact and historic parts of the village along Church Lane and Cambridge Road, which in turn makes some contribution to the quality of Cambridge's setting. The parcel also forms part of the immediate setting of the adjacent Grade II Madingley Hall RPG, and therefore makes some positive contribution to the character of the landscape and the setting of Cambridge. Land forms part of a gault clay ridge, which is a key topographical feature that lies to the west 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 is open and lies in a moderate gap between Madingley and Coton, but the A428 and Madingley Wood SSSI are significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# MA4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Madingley:

Rating: Minor

The release and development of land within this parcel would leave the agricultural land to the southwest more closely contained by the inset edge and the hedgerow to the east, which separates it from the wider Green Belt.

The release and development of land within this parcel would slightly diminish the contribution that adjacent land to the west makes to the character of the landscape and quality of Cambridge's setting by removing part of its wider rural setting.

The release would not have an impact on the contribution of land to the southeast to Green Belt purposes due to separation which is retained by the A428

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 MA4 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 minor. Therefore, the harm resulting from its release, as an expansion of Madingley, would be Moderate High.

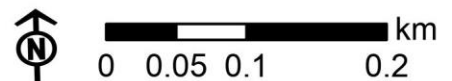
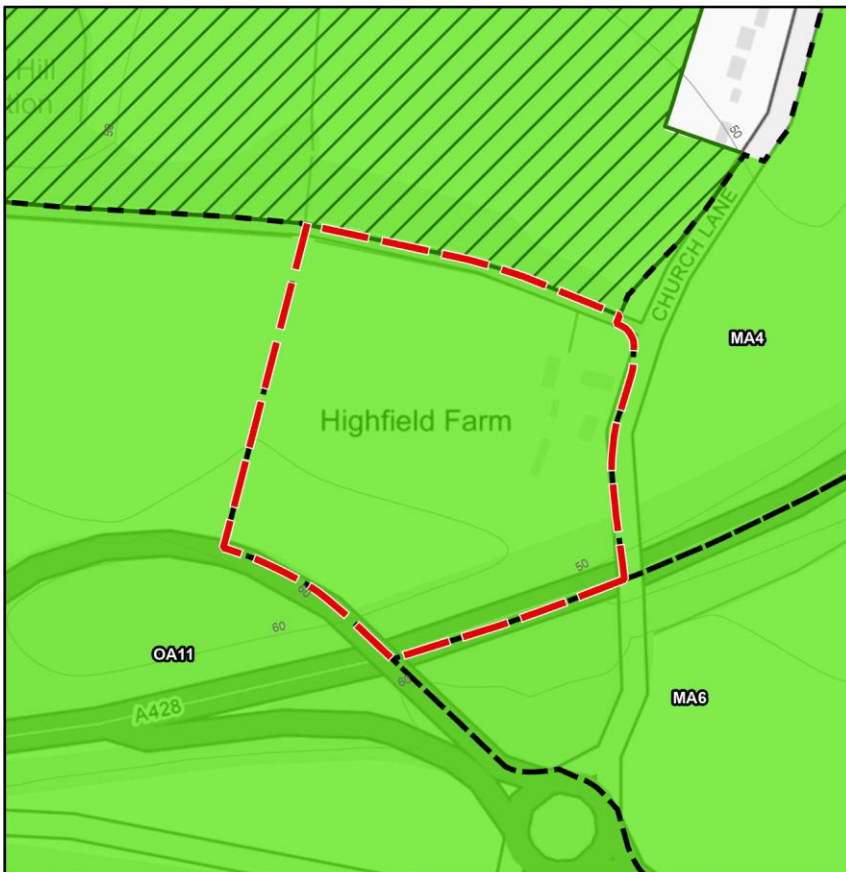
**Moderate High**



# MA5



-  MA5
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



# MA5

## Parcel location and openness

Parcel size: 6.47ha

The parcel is located to the southwest of Madingley and contains an agricultural field and several commercial buildings. The parcel is contained by the A428 to the south and Madingley Hall gardens to the north.

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

## Distinction between parcel and inset area

The parcel is not contained by inset development and extends a significant distance from Madingley. Madingley Hall gardens and Church Lane are a moderate boundary feature between the parcel the inset area so there is no urbanising visual influence. Neither the landform nor land cover within the parcel create any additional distinction from Madingley. Overall, there is strong distinction between the parcel and the inset area.

# MA5

## 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 Maddingley. 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 Maddingley, meaning it has a strong rural character. This forms part of the wider rural setting of the adjacent Grade II Maddingley Hall RPG. Land also forms part of a gault clay ridge that lies to the west of Cambridge. This is a key topographical feature that allows an 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: Relatively significant

Land lies in a moderate gap between Maddingley and Hardwick, but the A428 is a significant separating feature. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# MA5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Madingley:

Rating: Minor-moderate

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

The release would breach Madingley Hall gardens, which is a key separating feature between Madingley and Hardwick to the southwest, thereby weakening the gap between the two settlements.

Release of the parcel would also slightly diminish the contribution that adjacent land to the west makes to the character of the landscape and quality of Cambridge's setting by removing part of its wider rural setting. The release would not have an impact on the contribution of land to the south to Green Belt purposes due to separation which is retained by the A428.

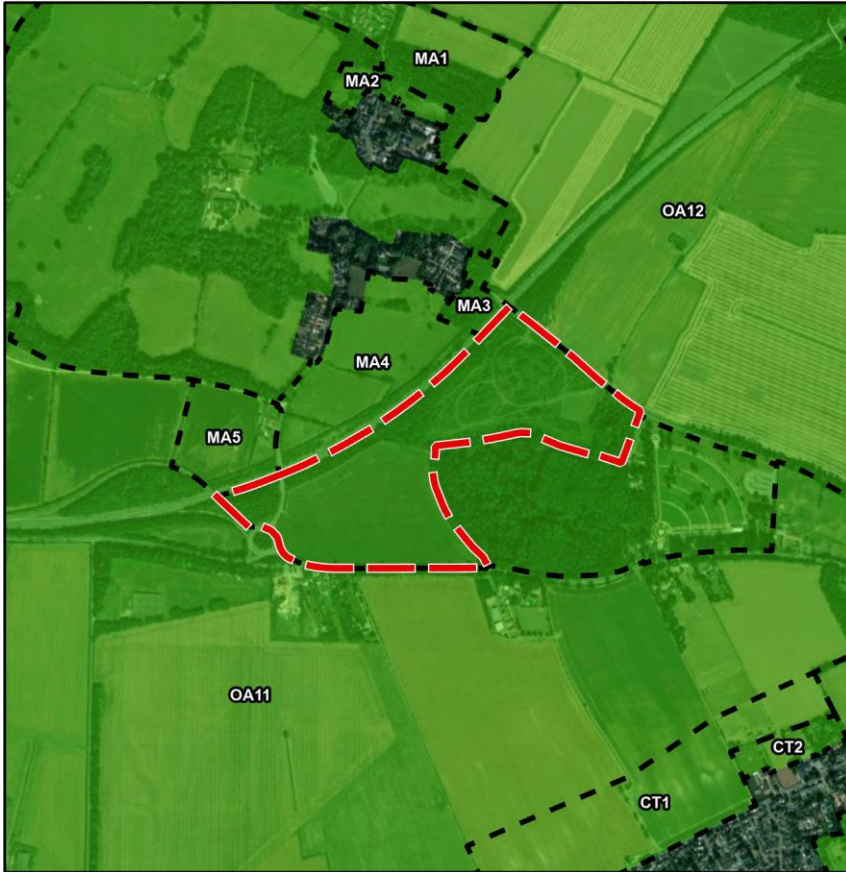
The adjoining land to the east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

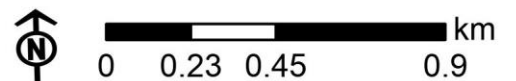
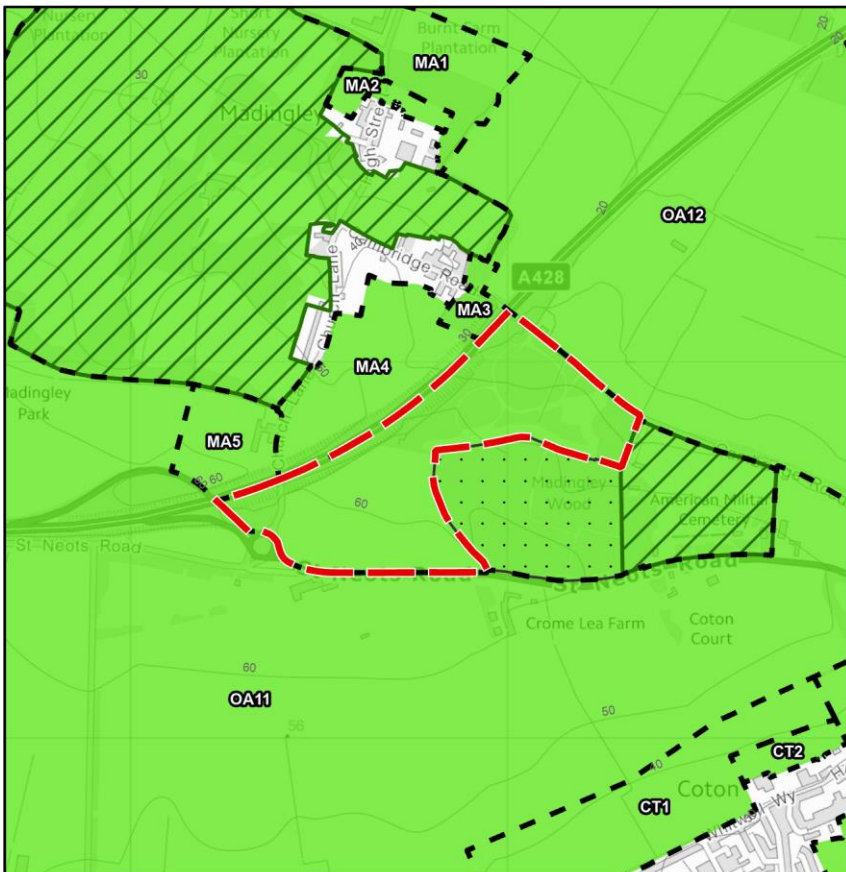
- Parcel MA5 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Madingley, would be Very High.

**Very High**

# MA6



-  MA6
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



# MA6

## Parcel location and openness

Parcel size: 30.35ha

The parcel is located to the southeast of Madingley and the A428, which forms the northeastern edge of the parcel. It is comprised of agricultural land to the southwest and steep grassland to the northeast. The parcel is contained by Madingley Wood SSSI to the south and roads to the northeast, north and southwest.

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 the inset area and is not contained by inset development. The A428 and the associated tree belt is a strong boundary feature creating separation between the parcel and Madingley and therefore there is no urbanising visual influence. The steep landform within the northeast of the parcel is very prominent, creating additional distinction from Madingley. Overall, there is very strong distinction between the parcel and the inset area.

# MA6

## 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 Maddingley. 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 forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge. This contrasts with the low 'bowl' within which Cambridge lies and therefore allows an appreciation of the wider topographical framework of the city. The elevated topography also affords distant views towards north-western parts of Cambridge across an intervening largely rural landscape, which allows some appreciation of wider rural setting of the city. Land also lies immediately adjacent to Maddingley Wood (SSSI and Ancient Woodland) and the American Military Cemetery (Grade I RPG), forming part of their wider 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 Maddingley and Coton, but there are some significant separating features including Maddingley Wood SSSI and St Neots Road. 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.

# MA6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Madingley:

Rating: Minor-moderate

The release and development of land within this parcel would breach the A428 which is a significant boundary feature and would therefore significantly weaken the boundary distinction and increase urbanising visual impact on land to the northeast and to the southwest from the settlement.

The release would reduce the moderate settlement gap between Madingley and Coton and breach the A428, which is a key separating feature between the two settlements. However, separation is retained by Madingley Woods SSSI.

The release would also slightly diminish the contribution that adjacent land to the south and east makes to the character of the landscape and quality of Cambridge's setting.

The adjoining land to the north 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.

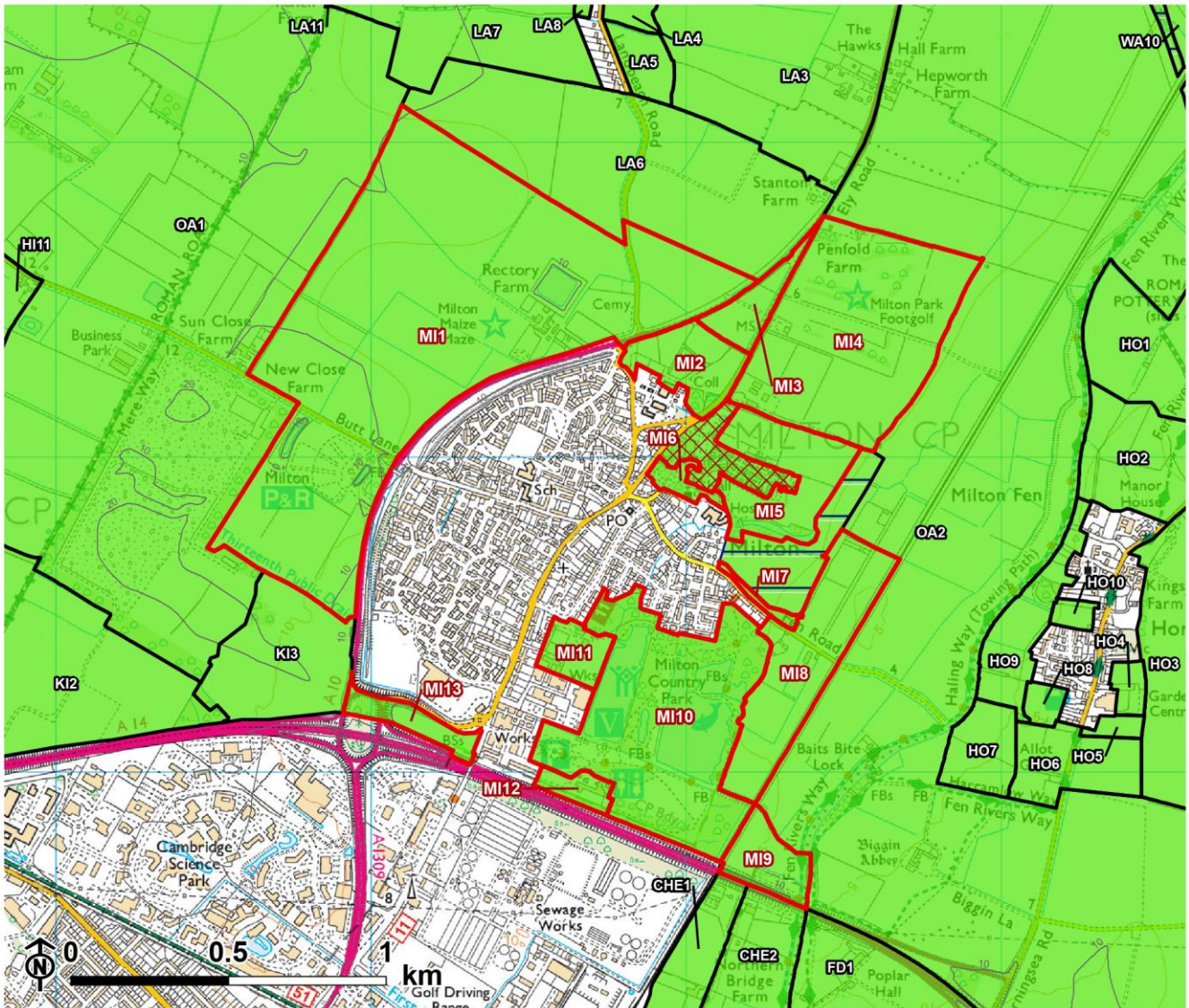
## Overall harm of Green Belt release

- Parcel MA6 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 minor-moderate. Therefore, the harm resulting from its release, as an expansion of Madingley, would be Very High.

**Very High**



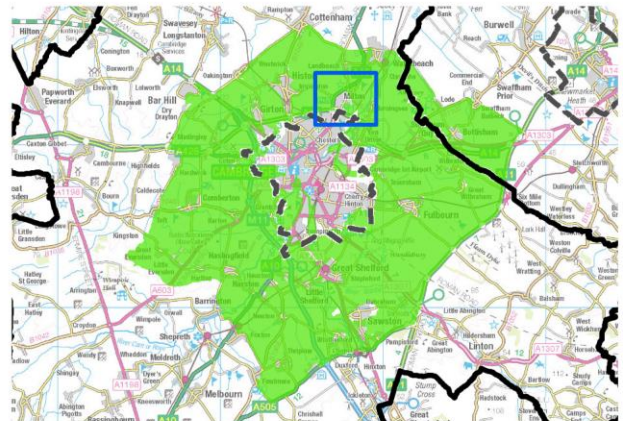
# Milton



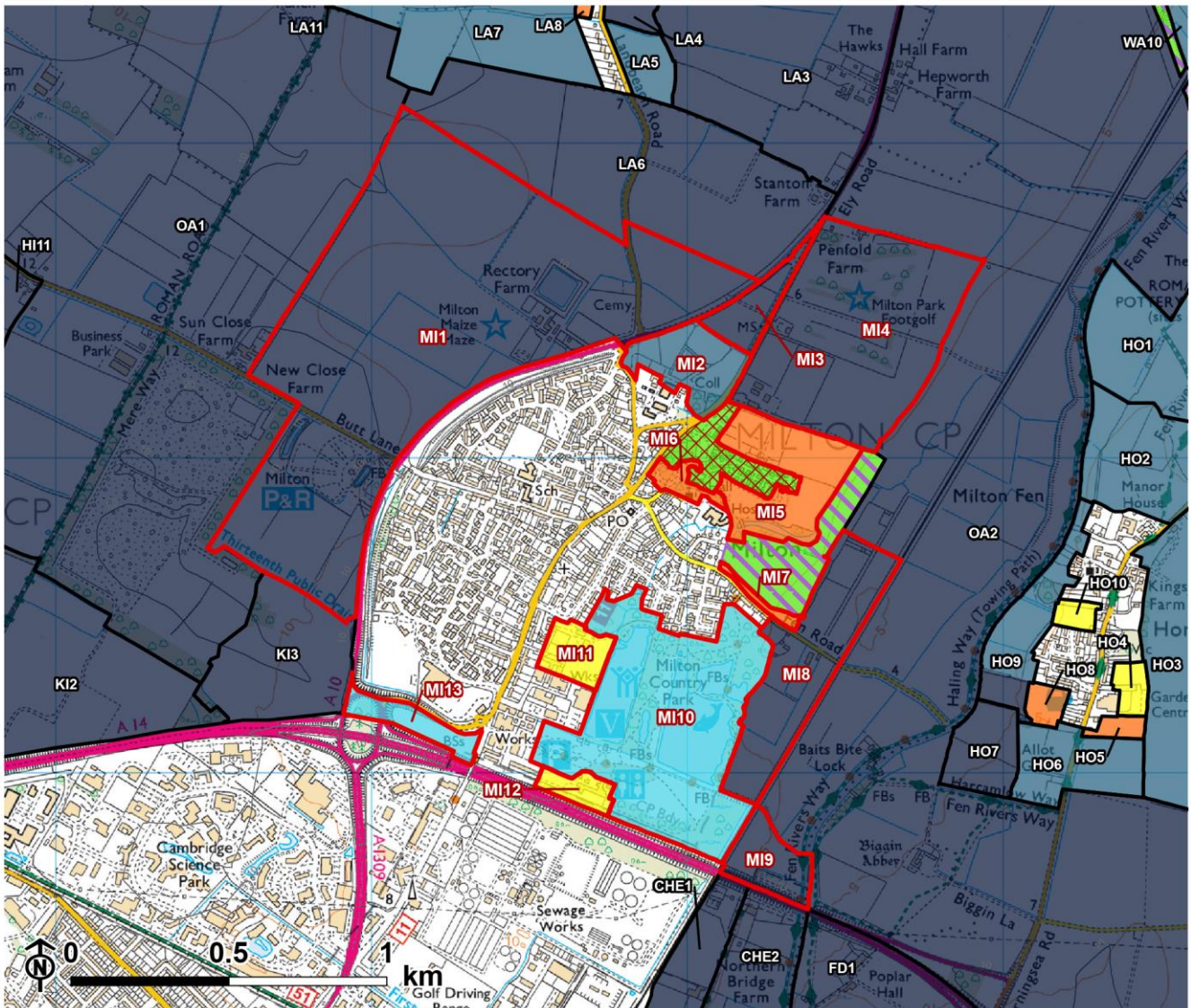
- - - Local Authority
- Milton parcel
- Neighbouring parcel
- No openness
- Green Belt

## Absolute constraints

- Scheduled monument



# Milton



- - - Local Authority boundary

Milton parcel

Neighbouring parcel

No openness

Green Belt

Absolute constraint(s)

## Harm rating

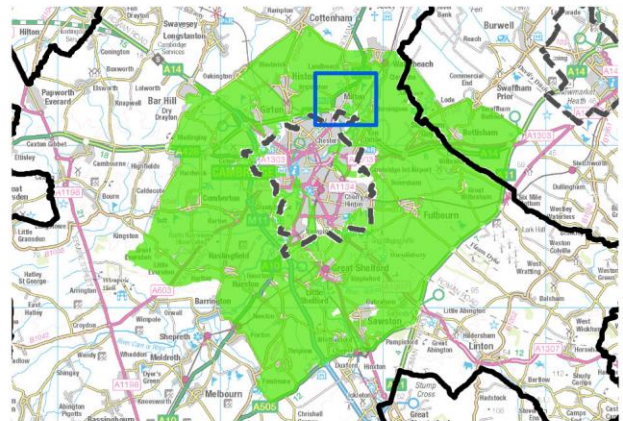
Very high

High

Moderate high

Moderate

Low



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## Notes on harm ratings

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

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

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

## **Components of harm assessment**

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

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

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

Each parcel assessment is then organised under the following headings:

### **Parcel location and openness**

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

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

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

## Contribution to the Green Belt purposes

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

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

## Impact on contribution of adjacent Green Belt

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

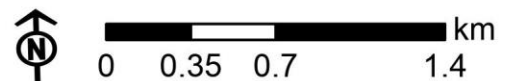
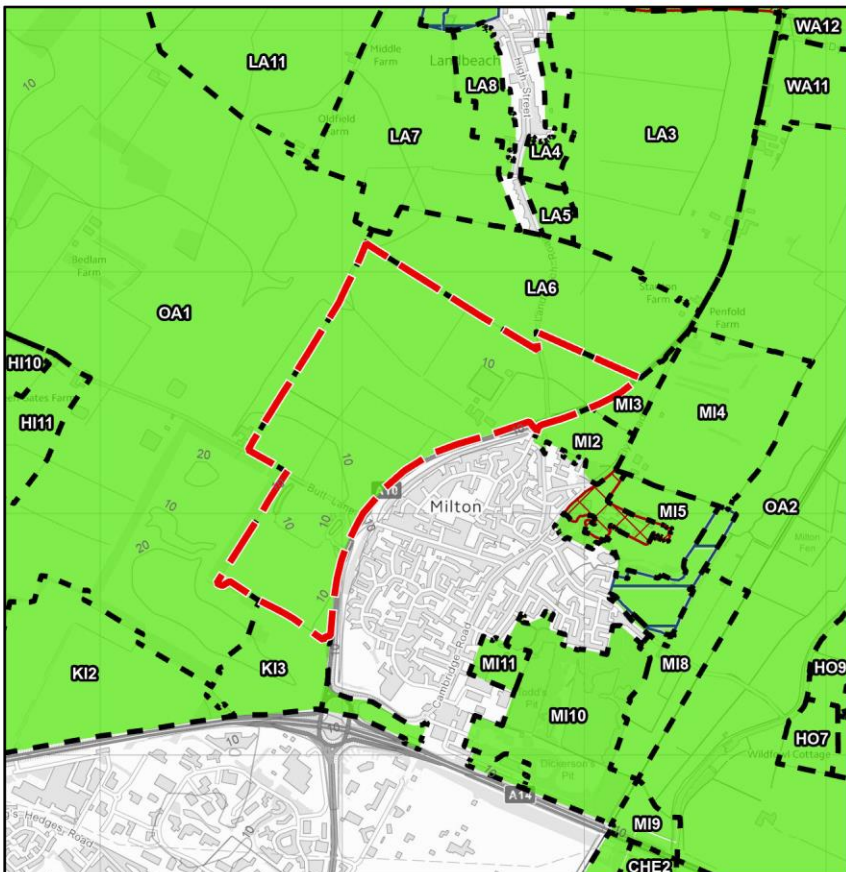
## Overall harm of Green Belt release

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

# MI1



-  MI1
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# MI1

## Parcel location and openness

Parcel size: 102.44ha

The parcel is located to the northwest of Milton and is dominated by arable land. It is crossed by Butt Lane to the south, where it also contains Milton Park and Ride. The A10 transport corridor forms the eastern edge 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

Land is not contained by inset development and extends a significant distance from the inset area. The A10 transport corridor and thick tree line is a strong boundary feature creating separation between the parcel and Milton to the east. Land containing Milton Park and Ride increases urbanising visual influence of land within the parcel to the south. The landform and land cover within the parcel do not create any additional distinction from Milton. Overall, there is strong distinction between the parcel and the inset area.



# MI1

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land predominantly comprises open farmland that has a strong distinction from the edge of Milton, meaning it has a strong rural character. Only a small area to the south contains development (Milton Park and Ride) that weakens rural character. Land contributes to the rural landscape setting experienced when approaching the wider city along the A10 from the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Milton and Histon and Impington to the southeast. Land towards the north lies in a settlement gap between Milton and Landbeach and relevance towards Cambridge Purpose 3 is increased. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# MI1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising containment of land to the south, while leaving this land more closely contained by the inset edge and the thick treelines to the west. The release would also significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the northwest from the settlement and result in this area of land in becoming more closely contained by the inset settlement edge and the wider Green Belt to the west.

The release of this parcel would increase urbanising containment and urbanising visual impact of land to the north and would result in this area of land in becoming more closely contained by the inset edge and Landbeach to the north. Land to the northeast and to the southwest would also become more closely contained by the inset edge and the wider Green Belt, separated from the wider Green Belt by a thick tree line and hedgerows, respectively.

Any release and development of land within this parcel would reduce the settlement gap between Milton and Histon and Impington to the west, and breach the A10 transport corridor and associated tree line which is a strong boundary feature between this land and Milton. The additional impact would be greater if the northern part of the parcel is released and the settlement gap between Milton and Landbeach to the north is also reduced.

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 MI1 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from

## MI1

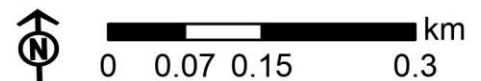
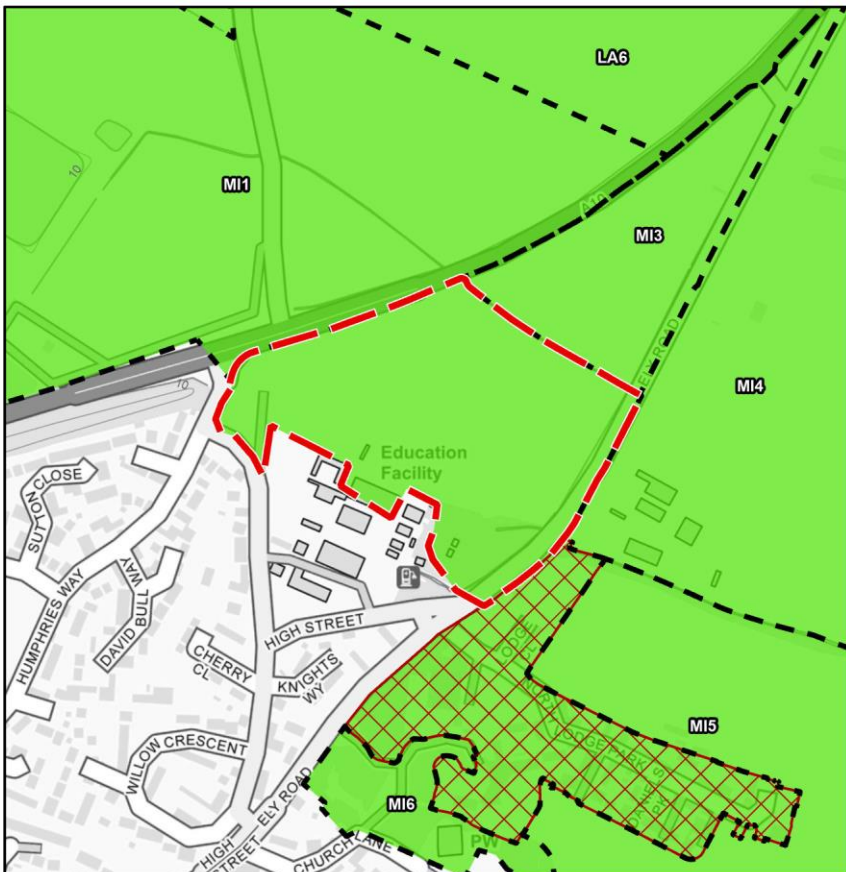
merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Milton, would be very high.

**Very High**

# MI2



-  MI2
-  Neighbouring parcel
-  No openness
-  Green Belt



# MI2

## Parcel location and openness

Parcel size: 6.89ha

The parcel is located to the north of Milton and contains the sports grounds of the College of West Anglia. The A10 transport corridor forms the north western edge of the parcel while Ely Road forms the eastern edge.

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

## Distinction between parcel and inset area

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

# MI2

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to Milton, which is contiguous with Cambridge but which retains some distinction from the main City area. 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 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 Milton, 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 when approaching the wider city along the A10 from the north. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Milton and Landbeach and the A10 transport corridor 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 relatively significant contribution to Cambridge Purpose 3.

# MI2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Minor-moderate

The release and development of land within this parcel would result in land to the northeast in becoming more closely contained between the inset edge, the A10 transport corridor and Ely Road, which separates the parcel from the wider Green Belt to the northeast.

A large area of Milton is separated from the wider Green Belt by thick treelines and any release of the land within this parcel would weaken the visual separation from Landbeach to the north

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

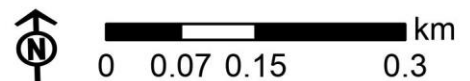
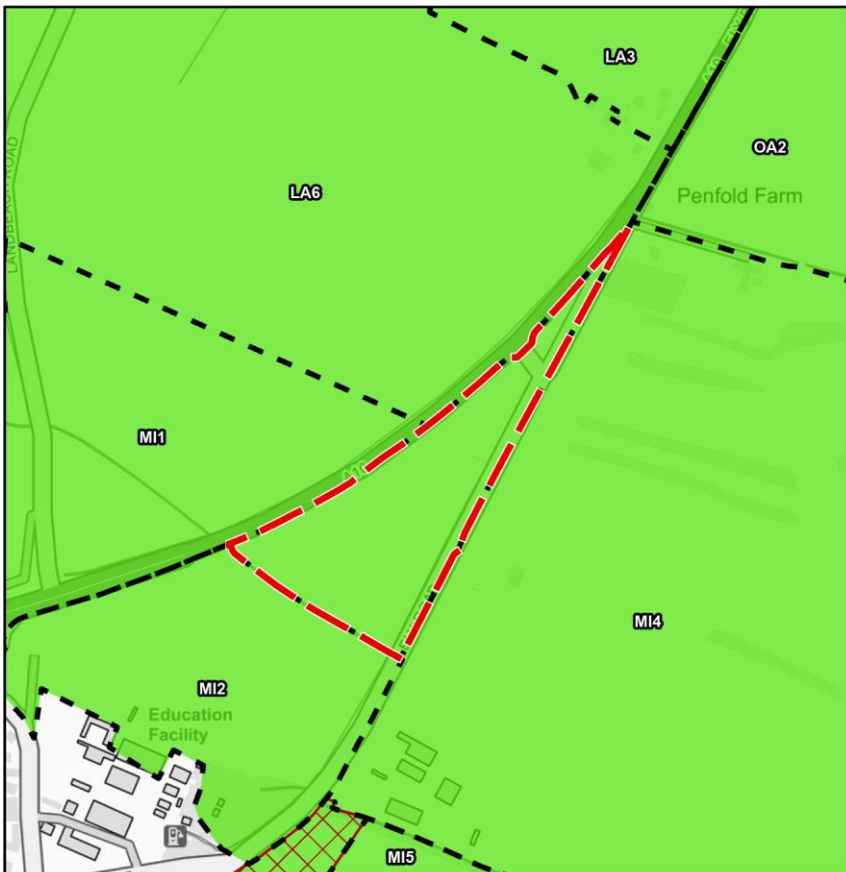
- Parcel MI2 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with 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 Milton, would be high.

**High**

# MI3



-  MI3
-  Neighbouring parcel
-  No openness
-  Green Belt





# MI3

## Parcel location and openness

Parcel size: 4.02ha

The parcel is located to the north of Milton and contains allotments. The A10 transport corridor is located to the north while Ely Road is located to the east.

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

## Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance from Milton. The tree line to the south is a moderate boundary feature between the parcel and the inset settlement, but there is still some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Milton and, overall, there is strong distinction between the parcel and the inset area.

# MI3

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land has a strong distinction from the edge of Milton, meaning it has a weak relationship with the inset area. It is also open but has a use (allotments) to the south that associates it with the inset area and weakens its rural character. The land contributes to an open landscape setting experienced when approaching the wider city along the A10 and Ely Road from the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Milton and Landbeach and the A10 transport corridor is a significant separating feature. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# MI3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Minor-moderate

The release and development of land within this parcel would leave land to the east more closely contained by the inset edge and the hedgerows to the northeast and east, which separate this land from the wider Green Belt.

Although the A10 transport corridor boundary is not breached, the release of land within this parcel would also result reduce the settlement gap between Milton and Landbeach.

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

## Overall harm of Green Belt release

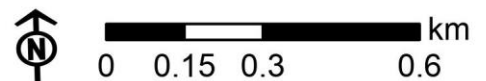
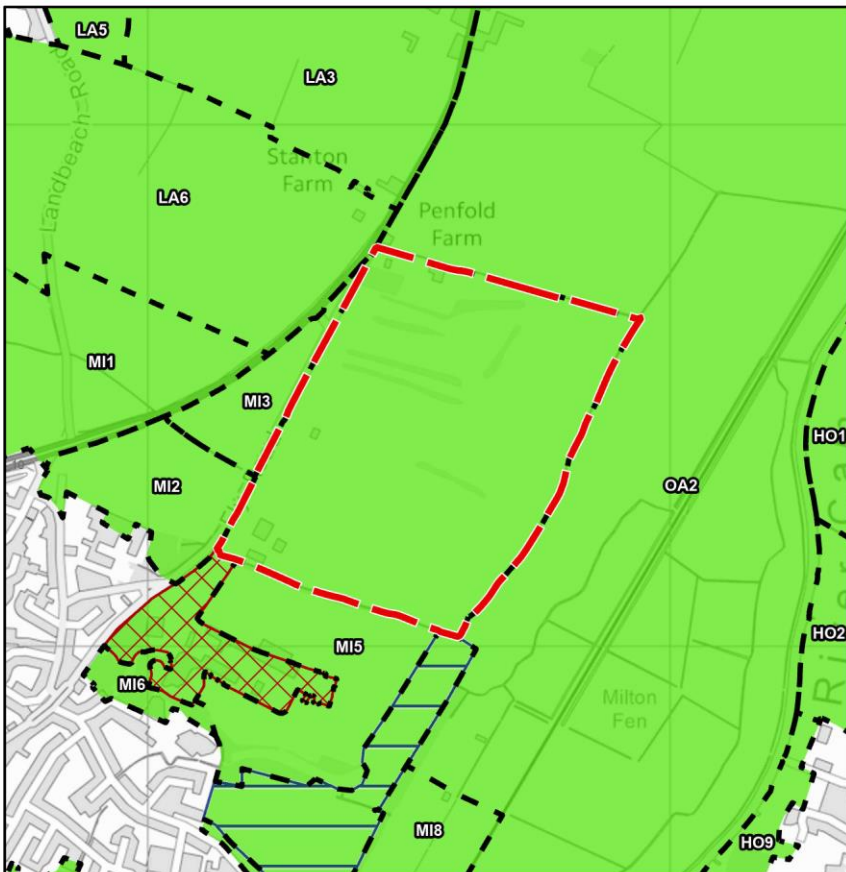
- Parcel MI3 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Milton, would be very high.

**Very High**

# MI4



-  MI4
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# MI4

## Parcel location and openness

Parcel size: 35.02ha

The parcel is located to the northeast of Milton. It contains arable land, Cambridge Footgolf Centre, and several agricultural buildings to the southwest. Ely Road forms the parcel's western edge.

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

## Distinction between parcel and inset area

Land is not contained by inset development, extends a significant distance from the inset area and there is no urbanising visual influence. Ely Road and the associated tree line to the west is a moderate boundary feature between the parcel and Milton. The landform and land cover within the parcel do not create any additional distinction from Milton. Overall, there is strong distinction between the parcel and the inset area.

# MI4

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Milton, meaning it has a strong rural character. This contributes to the rural landscape setting experienced when approaching the wider city along Ely Road from the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a narrow gap between Milton and Horningsea. 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.

# MI4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction, removing all separating features, and increase urbanising visual impact on land to the north and east from the settlement.

The release would also leave land to the northwest, north and east more closely contained by the inset edge and the wider Green Belt.

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

## Overall harm of Green Belt release

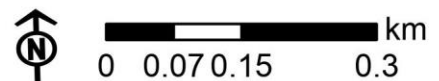
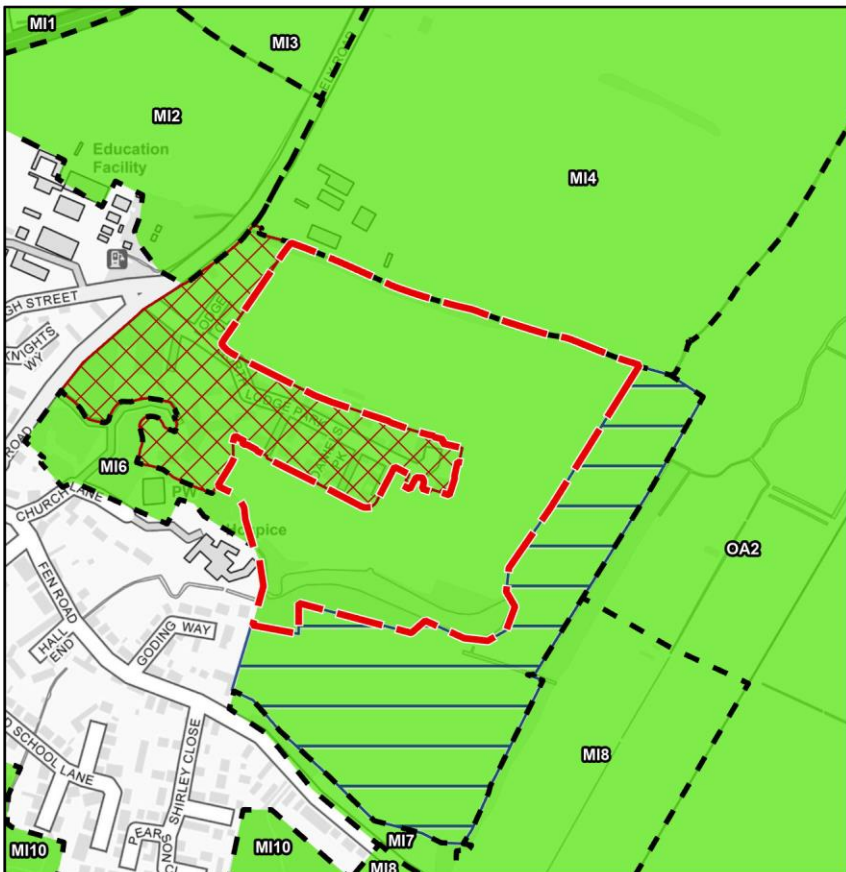
- Parcel MI4 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's 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 Milton, would be very high.

**Very High**

# MI5



-  MI5
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument





# MI5

## Parcel location and openness

Parcel size: 11.26ha

The parcel is located to the east of Milton and contains arable land, paddock fields and a sports field. It contains, on three sides, the washed-over but urbanising residential development of North Lodge Park, which makes no contribution to Green Belt openness. A Scheduled Monument (Multi-phased settlement) is located to the southeast.

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

## Distinction between parcel and inset area

Land extends a significant distance from Milton and is not contained by inset development. The tree line to the southwest is a moderate boundary feature, but its role in creating separation between the parcel and Milton has been diminished by the area of residential development that breaches this separating feature. There is significant visual influence from this urbanising development and the landform and land cover within the parcel do not create any additional distinction from Milton. Overall, there is moderate distinction between the parcel and the inset area.

# MI5

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to Milton, which is contiguous with Cambridge but which retains some distinction from the main City area. 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 1.

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

Contribution: Relatively limited

The parcel comprises open farmland and sports pitches in the south that have a moderate distinction from the edge of Milton, meaning it has some rural character. This forms part of the immediate setting of a Scheduled Monument located to the east and southeast, and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

# MI5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Minor

The release and development of land within this parcel would increase urbanising visual influence on land to the north, but strong tree cover to the east and south, and the constraint provided by the Scheduled Monument designation, would limit the impact of development in these directions.

## Overall harm of Green Belt release

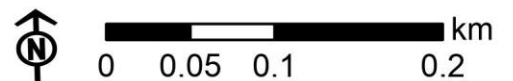
- Parcel MI5 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Milton, would be moderate.

**Moderate**

# MI6



-  MI6
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# MI6

## Parcel location and openness

Parcel size: 1.62ha

The parcel is located to the northeast of Milton and contains woodland and All Saint's Church. A residential area of no openness is located to the northeast.

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

## Distinction between parcel and inset area

The garden hedgerows to the southeast create little boundary separation between the parcel and Milton and there is some urbanising visual influence. However, land has some degree of containment by inset development and is in close proximity to Milton. The tree cover within the parcel is very prominent, creating additional distinction from Milton. Overall, there is moderate distinction between the parcel and the inset area.

# MI6

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to Milton, which is contiguous with Cambridge but which retains some distinction from the main City area. 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 1.

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

Contribution: Moderate

Land comprises a wooded area that has a moderate distinction from the edge of Milton, meaning it has some rural character. The parcel lies entirely within Milton Conservation Area and comprises a remnant part of the parkland associated with the nearby Grade II listed Milton Hall. Land also contains and forms part of the immediate setting of the Grade II\* listed Church of All Saints, which is an historic feature that, along with its wooded setting, makes some contribution to the quality of the landscape and the setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

Whilst the parcel contains some built development, this includes the Grade II listed Milton Hall

- 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 Milton and Horningsea. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# MI6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Negligible

There is no adjacent Green Belt land that makes a stronger contribution, and the extent of existing urbanising containment from an area of residential development to the north limits any additional impact.

## Overall harm of Green Belt release

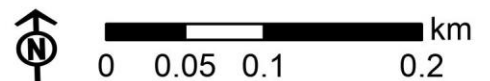
- Parcel MI6 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Milton, would be moderate.

**Moderate**

# MI7



-  MI7
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument





# MI7

## Parcel location and openness

Parcel size: 0.77ha

The parcel is located to the east of Milton and contains a strip of grassland with some tree cover. Fen Road forms the southern edge of the parcel, while a Scheduled Monument (Multi-phased settlement) forms the northern edge.

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

## Distinction between parcel and inset area

Land is in close proximity to Milton and there is some urbanising visual influence from the inset area to the south. But the parcel is not contained by inset development and Fen Road and the associated tree line is a moderate boundary feature between the parcel and Milton. In addition, the tree cover within the parcel is relatively prominent, which provides some distinction from Milton. Overall there is moderate distinction between the parcel and the inset area.

# MI7

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to Milton, which is contiguous with Cambridge but which retains some distinction from the main City area. 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 1.

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

Contribution: Moderate

Land comprises open farmland and mature vegetation that has a moderate distinction from the edge of Milton, meaning it has some rural character. This forms part of the immediate setting of a Scheduled Monument that lies to the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

# MI7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Negligible

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 the strong tree line boundary feature. The containment by constrained land to the north limits the additional impact of the release.

## Overall harm of Green Belt release

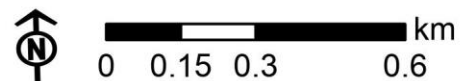
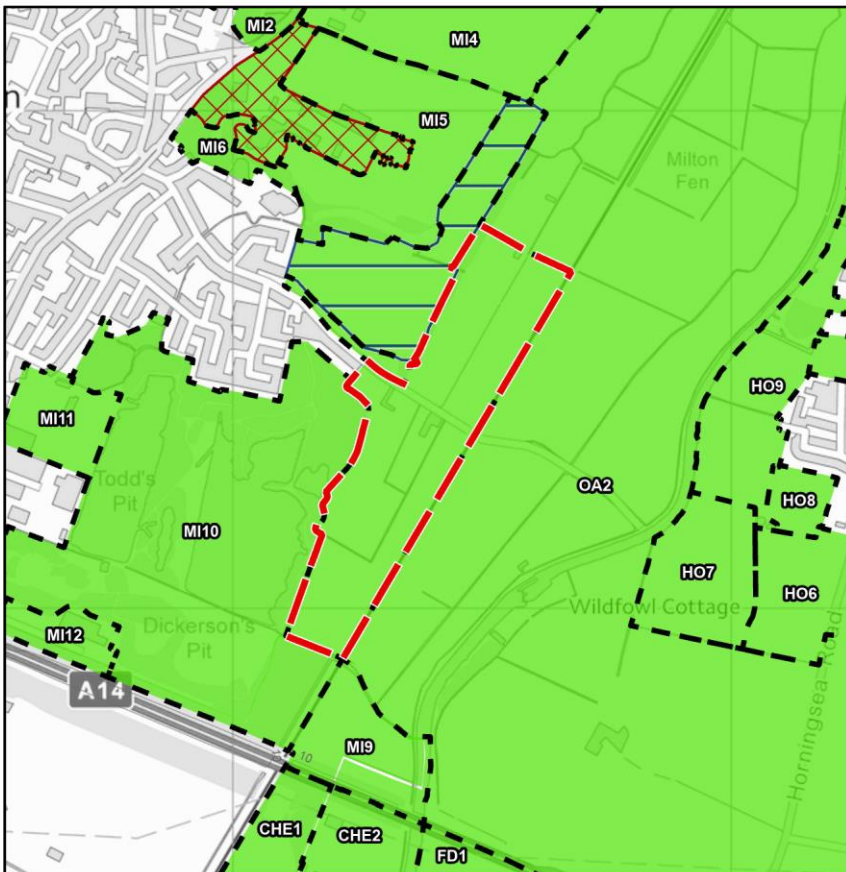
- Parcel MI7 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Milton, would be moderate.

**Moderate**

# MI8



-  MI8
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# MI8

## Parcel location and openness

Parcel size: 16.91ha

The parcel is located to the southeast of Milton and is predominantly arable land. The parcel is crossed by Fen Road and is bordered by the railway line to the east. A Scheduled Monument (Multi-phase settlement) is located to the northwest.

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

## Distinction between parcel and inset area

Land is not contained by inset development, extends a significant distance from the inset area, and there is no urbanising visual influence. The tree lines and Scheduled Monument absolute constraint to the west are strong boundary features creating separation between the parcel and Milton. The landform and land cover within the parcel do not create any additional distinction from Milton. Overall, there is strong distinction between the parcel and the inset area.

# MI8

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Milton, meaning it has a strong rural character. This makes some contribution to a characteristic rural landscape setting experienced on approach to Cambridge from the north-east along the railway line from Ely. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Milton and Horningsea, and has some significant separating features including the railway line and the River Cam. 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.

# MI8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly reduce the settlement gap between Milton and Horningsea and increase urbanising visual impact on land to the east from the settlement and would leave this area of land more closely contained by the inset edge of Milton and Horningsea to the east.

Any partial release of land within this parcel would have the potential to reduce the additional impact on the reduction in the settlement gap.

However, this would significantly weaken the boundary distinction and increase urbanising visual impact on land in the remainder of the parcel.

The adjoining land to the west, 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

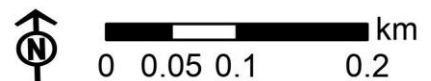
- Parcel MI8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Milton, would be very high.

**Very High**

# MI9



-  MI9
-  Neighbouring parcel
-  Green Belt





# MI9

## Parcel location and openness

Parcel size: 5.02ha

The parcel is located to the southeast of Milton and northeast of Cambridge Commercial Park. It is comprised of arable land and is bordered by the railway line to the west, the A14 transport corridor to the south, and the River Cam to the east.

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

## Distinction between parcel and inset area

Land is not contained by inset development and there is no urbanising visual influence. The railway line to the west and associated tree line is a strong boundary feature creating separation between the parcel and Milton. The landform and land cover within the parcel do not create any additional distinction from Milton and, overall, there is strong distinction between the parcel and the inset area.

# MI9

## Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Land comprises open farmland that has a strong distinction from the edge of Milton and Cambridge (Chesterton and Cambridge North), meaning it has a strong rural character. This contributes to a characteristic rural landscape setting experienced on approach to Cambridge from the north-east along the River Cam (including the Fen Rivers Way and Harcamlow Way) and along the railway line from Ely, creating positive perceptions of the city on arrival. The land, being associated with the River Cam (to the east), also allows an 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 narrow gap between Cambridge (Chesterton and Cambridge North) and Milton. Urbanising development reduces the gap but the A14 acts as a significant separating feature. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# MI9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Minor-moderate

The release would significantly weaken the strong boundary distinction and increase the urbanising visual impact on land to the north from the settlement. The release would also leave this area of land more closely contained by the inset edge and the Fen Road and the River Cam, which separate it from the wider Green belt.

Release of the parcel would introduce additional development adjacent to the River Cam corridor which would slightly diminish the role that land to the east and northeast plays in regard to Cambridge Purpose 2.

The release would not have an impact on land to the east as the River Cam acts as a strong boundary feature

Land to the west and 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

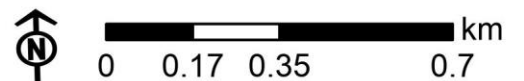
- Parcel MI9 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, harm resulting from its release, as an expansion of Cambridge, would be very high.

**Very High**

# MI10



-  MI10
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# MI10

## Parcel location and openness

Parcel size: 35.98ha

The parcel is located to the southeast of Milton and contains Milton Country Park, consisting of woodland and small lakes. The A14 transport corridor is located to the south.

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

## Distinction between parcel and inset area

Land extends a significant distance from the inset area, is not contained by inset development and there is no urbanising visual influence. The woodland within the parcel is a strong boundary feature creating separation between the parcel and Milton. Both the landform and tree cover within the parcel are very prominent, with several small lakes, creating additional distinction from Milton. Overall, there is very strong distinction between the parcel and the inset area.

# MI10

## Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land has a very strong distinction from the edge of Milton, meaning it has a weak relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has a strong rural character. Land lies within Milton Country Park, comprising woodlands and lakes; it therefore contributes positively to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is peripheral to a narrow gap between Milton and Cambridge (Chesterton and Cambridge North). 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.

# MI10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Negligible

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

It would also be possible for a partial release of land within this parcel to avoid any additional impact on the contribution of land in the remainder of the parcel to Green Belt purposes, due to the extent of tree cover.

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

## Overall harm of Green Belt release

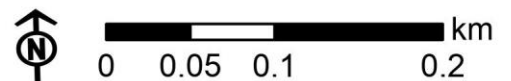
- Parcel MI10 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Milton, would be moderate high.

**Moderate High**

# MI11



-  MI11
-  Neighbouring parcel
-  Green Belt





# MI11

## Parcel location and openness

Parcel size: 3.44ha

The parcel is located to the south of Milton and contains Milton Community Centre and sports grounds.

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

## Distinction between parcel and inset area

The parcel is in close proximity to the inset area and is largely contained by inset development. The garden hedgerows to the north and west create little boundary separation between the parcel and Milton and there is urbanising visual influence from the inset area. The landform and land cover within the parcel do not create any additional distinction from Milton. Overall, there is weak distinction between the parcel and the inset area.

# MI11

## Contribution to the Green Belt purposes

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

Contribution: Relatively limited

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

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Milton, meaning it has a strong relationship with the inset area. Whilst much of the parcel is open, it also contains some development and has a use (recreation ground/sports pitches) that weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

# MI11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Negligible

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 the extent of urbanising containment to the north, south and west.

## Overall harm of Green Belt release

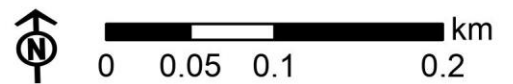
- Parcel MI11 makes a relatively limited contribution to preserving Cambridge's compact character, a limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Milton, would be low.

**Low**

# MI12



-  MI12
-  Neighbouring parcel
-  Green Belt



# MI12

## Parcel location and openness

Parcel size: 2.11ha

The parcel is located to the south of Milton and contains industrial units. The A14 transport corridor is located to the south while Milton Country Park is located to the north.

Land is relatively open, but has some limited urbanising development within it, including several industrial units.

## Distinction between parcel and inset area

Land has some degree of containment by inset development and is in close proximity to Milton. There is no boundary feature to create separation between the parcel and Milton to the west, so there is some urbanising visual influence from the inset settlement. However, tree cover and the A14 provide strong boundary separation from Cambridge to the south. The landform and land cover within the parcel do not create any additional distinction from Milton. Overall, there is weak distinction between the parcel and the inset area.

# MI12

## Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Limited/No contribution

The parcel has a weak distinction from the edge of Milton and Cambridge (Chesterton and Cambridge North), meaning it has a strong relationship with the inset/urban area. It also contains development that weakens its rural character. Overall the parcel makes no 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 very narrow gap between Milton and Cambridge (Chesterton and Cambridge North), but existing urbanising development already links them. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# MI12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Negligible

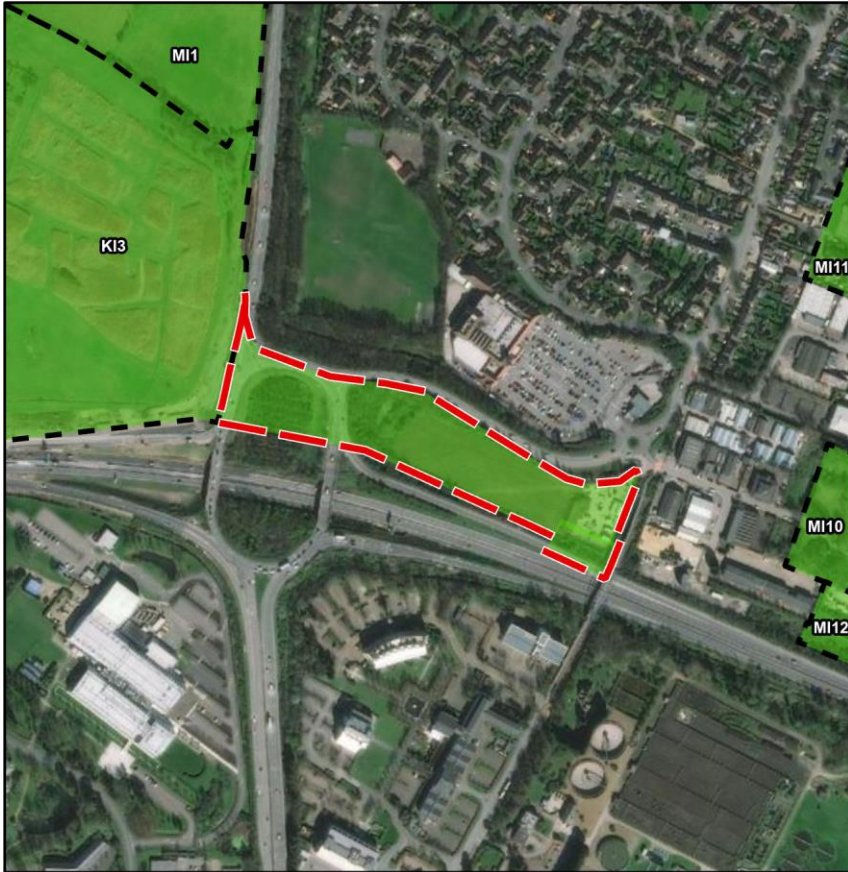
The release and development of land within this parcel would not have an impact on the contribution of land to the north to Green Belt purposes, due to the extent of strong treeline boundary features and existing urbanising containment.

## Overall harm of Green Belt release

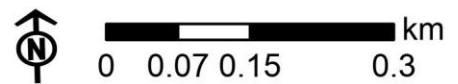
- Parcel MI12 makes a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Milton, would be low.

**Low**

# MI13



-  MI13
-  Neighbouring parcel
-  Green Belt





# MI13

## Parcel location and openness

Parcel size: 3.39ha

The parcel is located between Milton and Cambridge (Chesterton and Cambridge North). It contains grassland with a car park in the east, and is bordered by Cambridge Road to the north, the A10 transport corridor to the west and the A14 transport corridor to the south.

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

## Distinction between parcel and inset area

Land is in close proximity to Milton and is largely contained by urban development with Milton to the north and Cambridge (Chesterton and Cambridge North) to the south. The vegetation to the east creates little boundary separation between the parcel and Milton and there is urbanising visual influence from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Milton. Overall, there is weak distinction between the parcel and the inset area.

# MI13

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to the main urban area of Cambridge.

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

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

Contribution: Limited/No contribution

Land as a weak distinction from the edge of Milton and Cambridge (Chesterton and Cambridge North) and Milton, meaning it has a strong relationship with the urban/inset area. It also contains development (infrastructure associated with Milton Interchange) that weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes no 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 very narrow gap between Milton and Cambridge (Chesterton and Cambridge North). The A14 is a key separating feature, but it also provides a viewpoint from which the role of the parcel in aiding settlement separation can be appreciated. However, although the settlement gap is very narrow, there is weak distinction between the parcel and the urban area, which diminishes the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# MI13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Milton:

Rating: Minor

The release and development of land within this parcel would reduce the perceived settlement gap between Milton and Cambridge (Chesterton and Cambridge North), although the settlements are already to a degree linked by existing urbanising development.

The release and development of land within this parcel would not have an impact on the contribution of land to the west to Green Belt purposes, due to the extent of existing urbanising containment

## Overall harm of Green Belt release

- Parcel MI13 makes a moderate contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Milton, would be moderate-high.

**Moderate High**