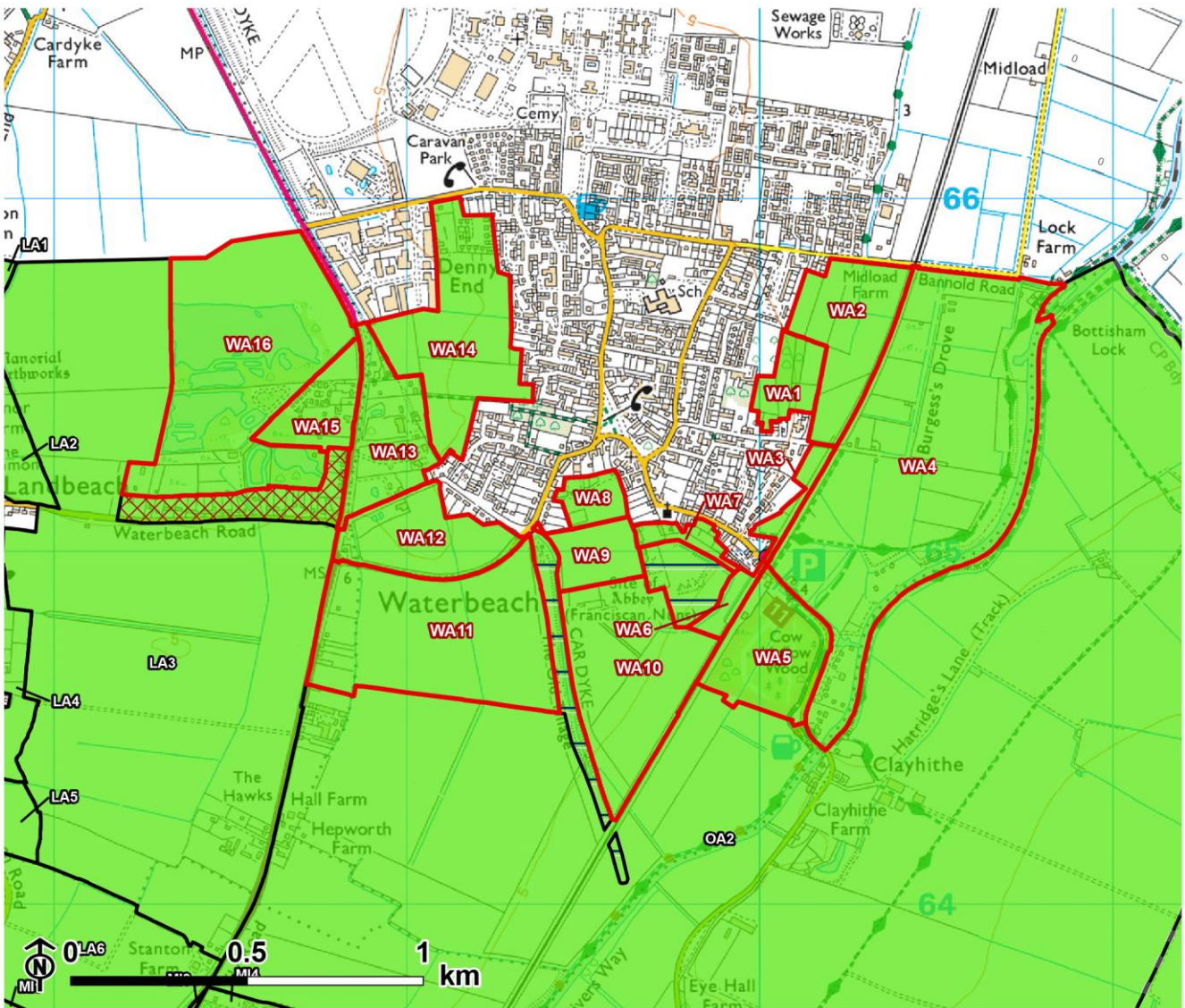


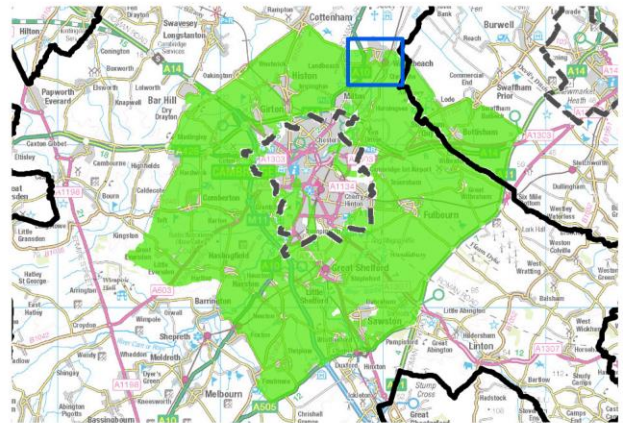
# Waterbeach



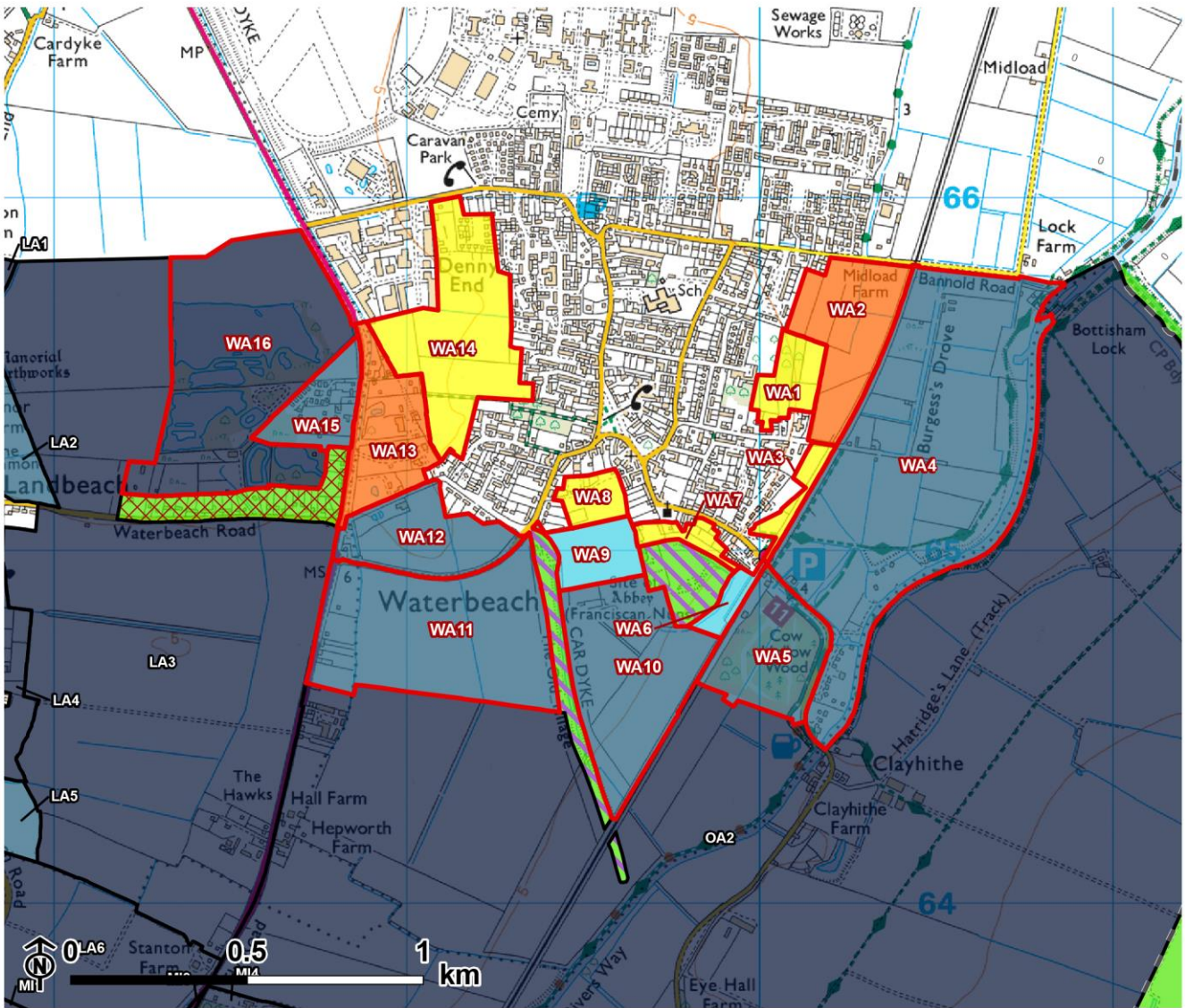
- - - Local Authority boundary
- Waterbeach parcel
- Neighbouring parcel
- No openness
- Green Belt

## Absolute constraints

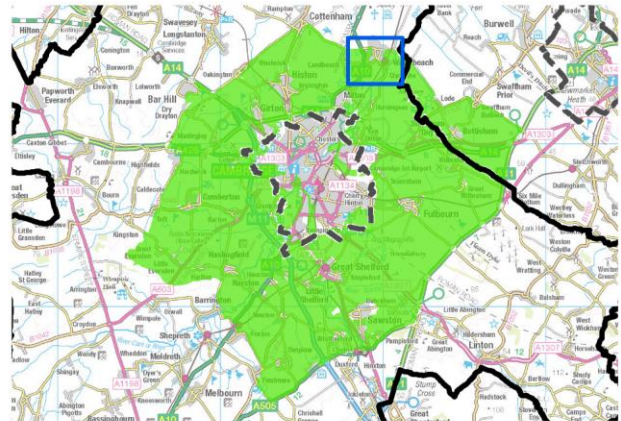
- Scheduled monument



# Waterbeach



- - - Local Authority
  - Waterbeach 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.

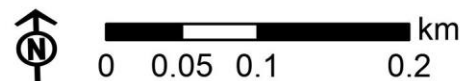
## Overall harm of Green Belt release

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.

# WA1



-  WA1
-  Neighbouring parcel
-  Green Belt



# WA1

## **Parcel location and openness**

Parcel size: 3.56ha

The parcel is located to the northeast of Waterbeach and to the north of Burgess Road. It contains grassland and some tree cover.

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 Waterbeach and has some degree of containment by inset development to the west and south. The garden hedgerow boundaries to the south create little boundary separation between the parcel and Waterbeach and there is some urbanising visual influence. However, the tree cover to the northwest provides stronger boundary separation between the north of the parcel and the settlement. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is weak distinction between the parcel and the inset area.



# WA1

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Waterbeach and Lode, with the River Cam as a significant separating feature. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

# WA1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

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 relatively strong tree line between them.





## Overall harm of Green Belt release

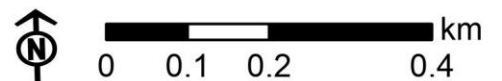
- Parcel WA1 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be low.

**Low**

# WA2



-  WA2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA2

## **Parcel location and openness**

Parcel size: 10.27ha

The parcel is located to the northeast of Waterbeach and to the west of the railway line. It is dominated by arable land and Bannold Road forms the northern edge of the parcel, while Burgess Road forms the southern edge.

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

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

Apart from the northwest field, the parcel is not contained by inset development and the tree line to the west is a moderate boundary feature between the parcel and Waterbeach. However, boundary features are weaker in places and there is some urbanising visual influence from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Waterbeach and, overall, there is moderate distinction between the parcel and the inset area.

## WA2

### 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Waterbeach, meaning it has some relationship with the inset area. However, it is open and land use is not associated with the inset area, and therefore has some rural character. This makes some contribution to a rural landscape setting experienced on approach to Cambridge from the north-east along the railway line from Ely. 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 Waterbeach and Lode, with the River Cam as 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 limited contribution to Cambridge Purpose 3.

## WA2

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor

The release and development of land within this parcel would increase urbanising visual impact on land to the east, despite the presence of the railway line as a strong boundary feature.





### Overall harm of Green Belt release

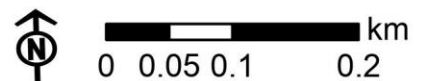
- Parcel WA2 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be moderate.

**Moderate**

# WA3



-  WA3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA3

## Parcel location and openness

Parcel size: 1.78ha

The parcel is located to the east of Waterbeach and contains paddock fields. Burgess Road is located to the north and Clayhithe Road is located to the south. The railway line forms the eastern edge of the parcel.

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

## Distinction between parcel and inset area

Land is in close proximity to the inset area and has some degree of containment by inset development. The garden boundaries to the east create little boundary separation between the parcel and Waterbeach and there is some urbanising visual influence from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is weak distinction between the parcel and the inset area.



# WA3

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Waterbeach and Lode, with the River Cam as a significant separating feature. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

# WA3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Negligible

The release and development of land within this parcel would not have an impact on the contribution of land to the north, south, or the east to Green Belt purposes due to the surrounding roads and railway line as relatively strong separating features.






## Overall harm of Green Belt release

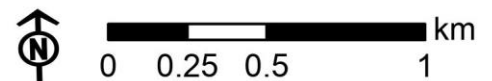
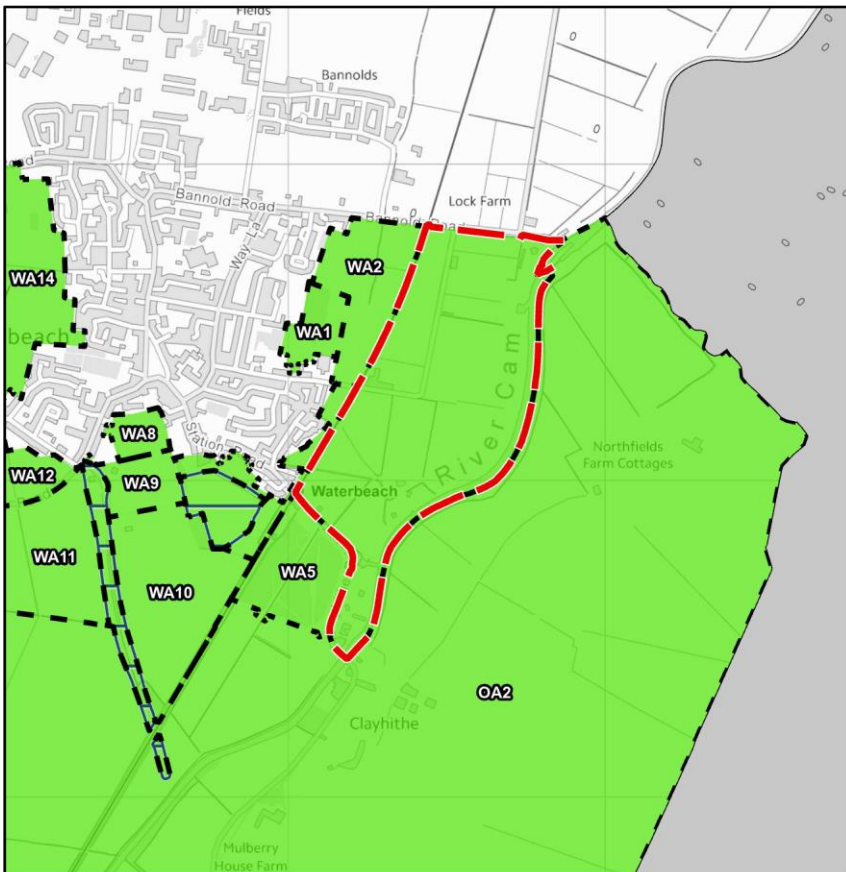
- Parcel WA3 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be low.

**Low**

# WA4



-  WA4
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument



# WA4

## Parcel location and openness

Parcel size: 52.1ha

The parcel is located to the east of Waterbeach and is dominated by arable land. It is crossed by Burgess's Drove and contains Cam Sailing Club in the south. The parcel is contained by the River Cam to the east and the railway line to the west.

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

## Distinction between parcel and inset area

Land extends a significant distance from Waterbeach and is not contained by inset development. The railway line and associated tree cover to the west is a strong boundary feature creating separation between the parcel and Waterbeach and there is no urbanising visual influence. The landform within the parcel provides some additional distinction from Waterbeach, as it lies within the Cam river corridor and is lower than the inset settlement. Overall, there is very strong distinction between the parcel and the inset area.

# WA4

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land comprises open farmland that has a strong distinction from the edge of Waterbeach, meaning it has a strong rural character. This contributes to the characteristic rural landscape setting experienced when approaching Cambridge from the north-east along the River Cam (including by users of Fen Rivers Way) and along the railway line from Ely. 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: Moderate

Land is open and lies in a wide gap between Waterbeach and Lode, with the River Cam as a significant separating feature. 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.

# WA4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on land to the east. The River Cam would form a strong alternative boundary feature, but the railway line to the east marks a clearer distinction between the higher ground on which Waterbeach is located and the riverside floodplain.

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

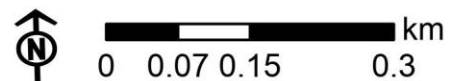
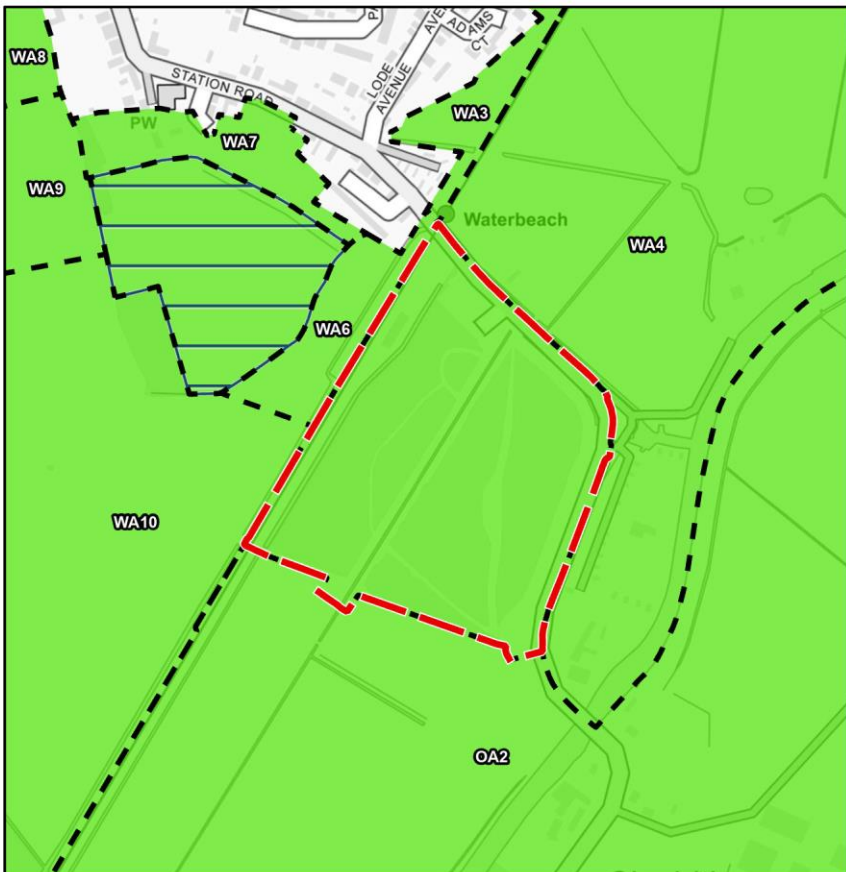
- Parcel WA4 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be high.

**High**

# WA5



-  WA5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA5

## Parcel location and openness

Parcel size: 9.76ha

The parcel is located to the southeast of Waterbeach and contains Cow Hollow Wood. The railway line forms the western edge of the parcel, while Clayhithe Road contains the parcel to the north and 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 Waterbeach. The railway line to the northwest and the tree cover within the parcel is a strong boundary feature creating separation between the parcel and Waterbeach and there is no urbanising visual influence from the inset settlement. Cow Hollow Wood is very prominent within the parcel, creating additional distinction from Waterbeach. Overall, there is very strong distinction between the parcel and the inset area.



# WA5

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises a wooded area that has a very strong distinction from the edge of Waterbeach, meaning it has a strong rural character. This makes some contribution to a 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: Moderate

Land is open and lies in a wide gap between Waterbeach and Horningsea, with the River Cam as a significant separating feature. 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.

## WA5

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor-moderate

The release and development of land within this parcel would remove Cow Hollow Wood, an important element in visual separation between Waterbeach and Horningsea along the River Cam corridor.

The release of land within this parcel would also weaken the strong boundary distinction and increase urbanising visual impact on land to the north, due to a breach in the strong railway line boundary feature.

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

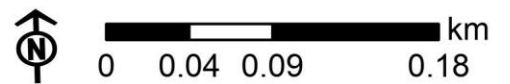
- Parcel WA5 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be high.

**High**

# WA6



-  WA6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA6

## Parcel location and openness

Parcel size: 1.57ha

The parcel is located to the southeast of Waterbeach and to the west of the railway line and Waterbeach station. It contains an area of grassland and is located to the east of a Scheduled Monument (Waterbeach Abbey).

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 hedgerow boundary to the north creates little separation between the parcel and Waterbeach and there is some urbanising visual influence from the inset settlement. However, the parcel extends a significant distance from Waterbeach and is not contained by inset development. The landform within the parcel provides some additional distinction from Waterbeach as it slopes downwards away from the settlement. Overall, there is strong distinction between the parcel and the urban area.

# WA6

## 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 open and 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 Waterbeach. 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 Waterbeach, meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to Cambridge from the north-east along the railway line from Ely. Land also forms part of the immediate setting of the site of Waterbeach Abbey (Scheduled Monument) to the northwest, meaning it makes some positive contribution to the character of the landscape and the setting of Cambridge and people's experience of it. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Horningsea and Waterbeach, with some significant separating features including the River Cam and the railway line. 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.

## WA6

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor

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

However, the additional impact is limited due to a short frontage caused by containment from an absolute constraint to the west.





### Overall harm of Green Belt release

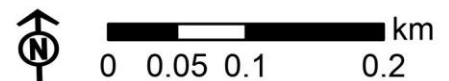
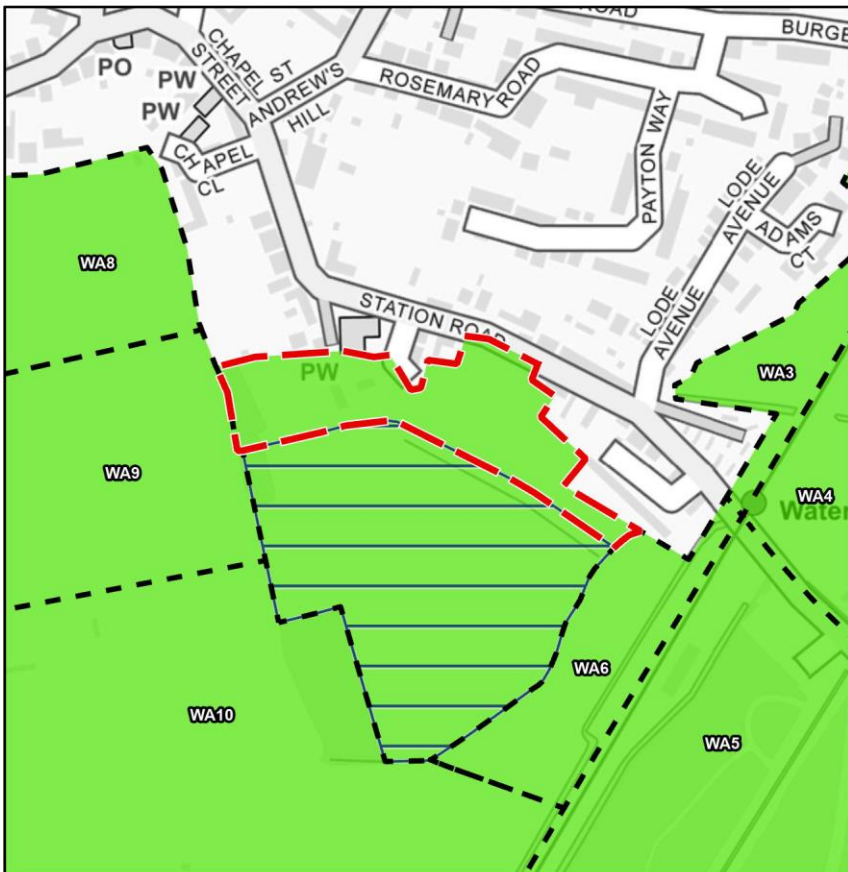
- Parcel WA6 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be moderate high.

**Moderate High**

# WA7



-  WA7
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA7

## **Parcel location and openness**

Parcel size: 1.69ha

The parcel is located to the south of Waterbeach and is contained by a Scheduled Monument (Waterbeach Abbey) to the south. The parcel consists of grassland and residential gardens, and is located to the south of Station Road.

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

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

Land is not contained by inset development. However, land is in close proximity to the inset area the garden boundaries to the north create little separation between the parcel and Waterbeach. As such, there is some urbanising visual influence from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is moderate distinction between the parcel and the inset area.



# WA7

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel predominantly comprises open farmland and woodland that has a moderate distinction from the edge of Waterbeach, meaning it has some rural character. It forms the immediate setting of Waterbeach Abbey (Scheduled Monument) to the south and lies immediately adjacent to Waterbeach Conservation Area, for which it contributes to the character and special qualities. It fronts directly on to the more intact and historic parts of the village along Station Road, and 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 limited

Land lies in a wide gap between Horningsea and Waterbeach, with some significant separating features including the River Cam and the railway line. 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.

# WA7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

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 containment by an area of absolute constraint to the south.

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

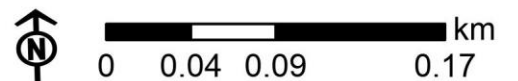
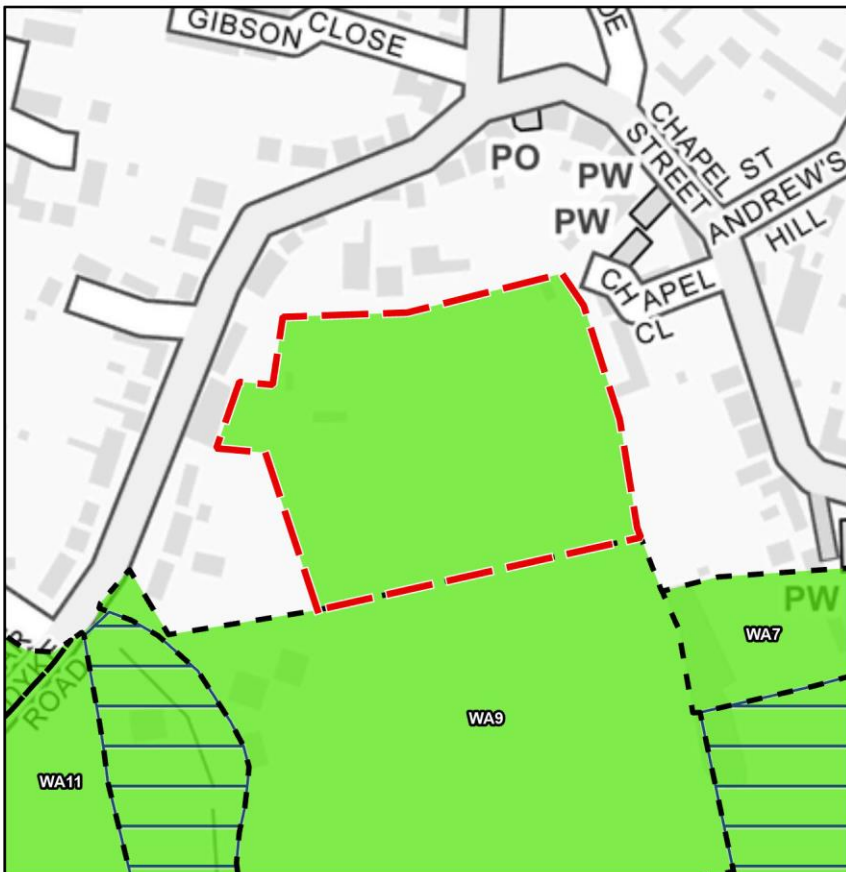
- Parcel WA7 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be low.

**Low**

# WA8



-  WA8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA8

## **Parcel location and openness**

Parcel size: 2.4ha

The parcel is located to the south of Waterbeach and is contained by Cambridge Road, Chapel Street and Station Road. The parcel contains Waterbeach Recreational Ground and Skate Park.

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

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

Land is largely contained by inset development. The garden hedgerow boundaries to the north, east and west create little separation from Waterbeach and there is urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is weak distinction between the parcel and the inset area.

# WA8

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Waterbeach, meaning it has a strong relationship with the inset area. Whilst it is open, it comprises sports pitches that associate with the inset area and weakens its rural character. However, the parcel fronts directly on to Waterbeach Conservation Area and allows some appreciation of the open setting of the more intact and historic parts of the village (including Station Road, Chapel Street and The Green), which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Horningsea and Waterbeach, with some significant separating features including the River Cam and the railway line. 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.

# WA8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Negligible

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





## Overall harm of Green Belt release

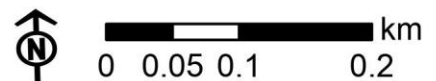
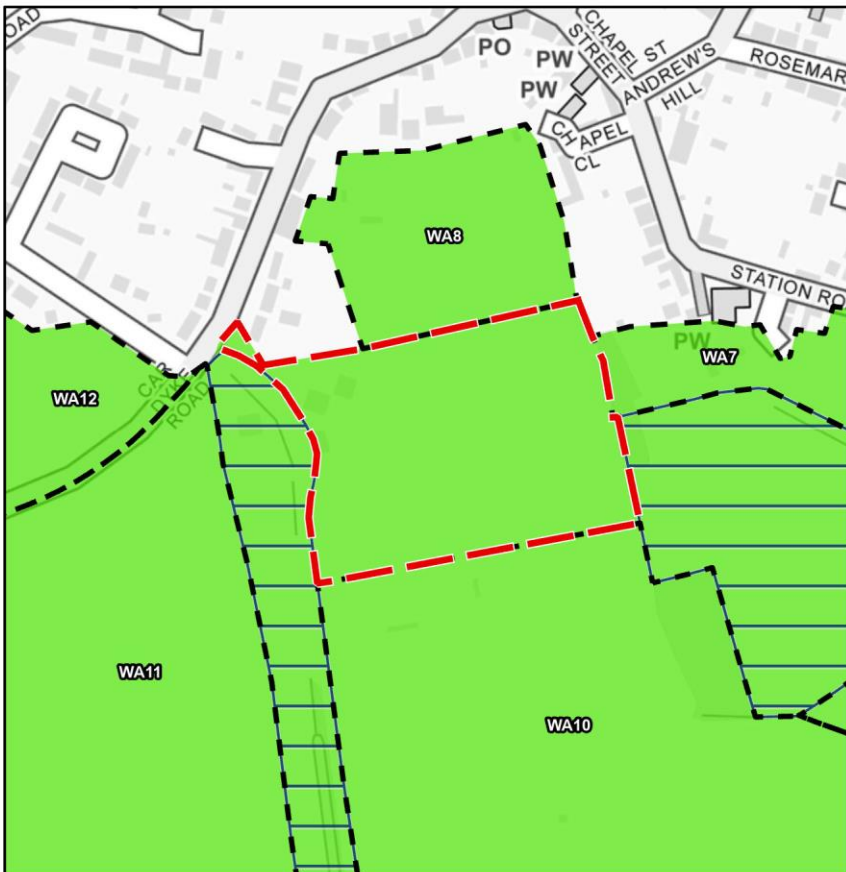
- Parcel WA8 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be low.

**Low**

# WA9



-  WA9
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA9

## **Parcel location and openness**

Parcel size: 4.08ha

The parcel is located to the south of Waterbeach and is contained by a Scheduled Monument to the east (Waterbeach Abbey) and a Scheduled Monument to the west (Car Dyke). It is comprised of Waterbeach Recreational Ground and Waterbeach Tillage Hall.

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

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

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



# WA9

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Waterbeach, meaning it has some relationship with the inset area. Whilst it is open, it has a use (sports pitches) that associates it with the inset area and weakens its rural character. The parcel forms part of the immediate open setting of two Schedule Monuments: Car Dyke to the west and Waterbeach Abbey to the southeast. 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 Horningsea and Waterbeach, with some significant separating features including the River Cam and the railway line. 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.

# WA9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary separation and increase urbanising visual influence on land to the south. It would have a minor impact on the contribution of land to the southeast, although an absolute constraint protects that area from development.

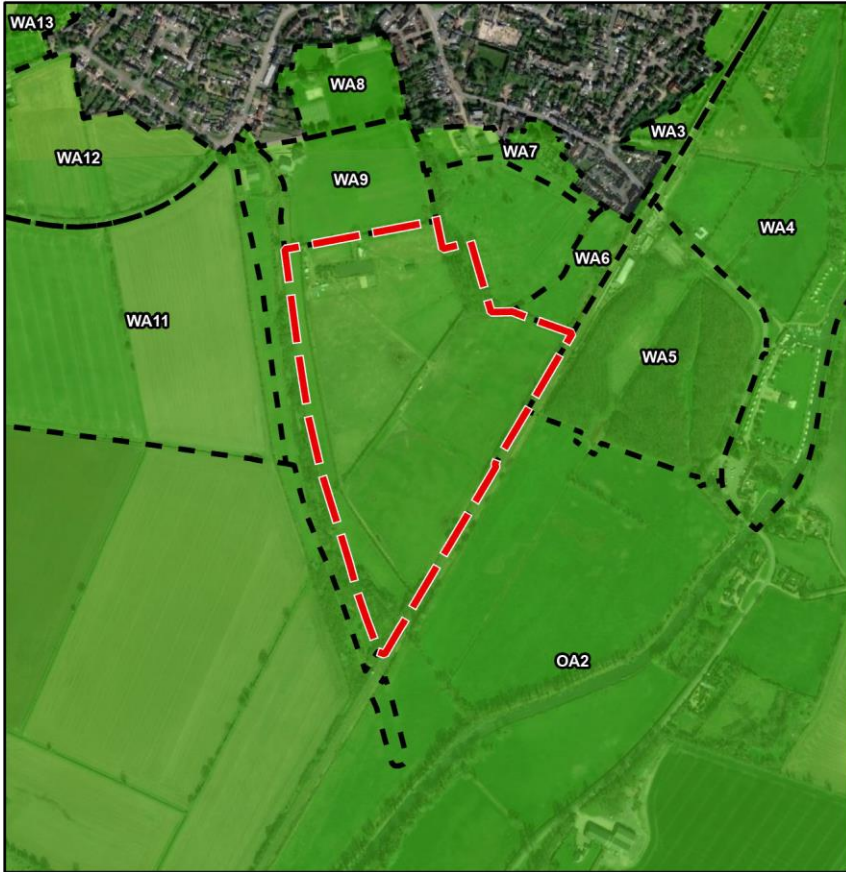
The adjoining land to the north and east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





## Overall harm of Green Belt release

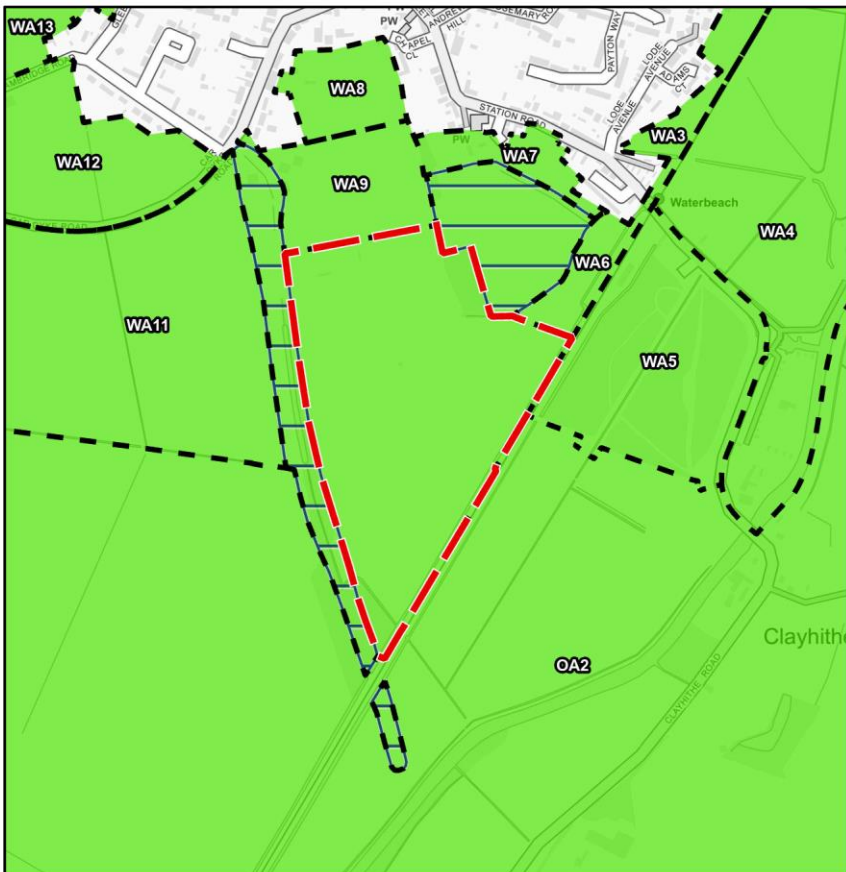
- Parcel WA9 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be moderate high.

**Moderate High**

# WA10



-  WA10
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WA10

## Parcel location and openness

Parcel size: 17.17ha

The parcel is located to the south of Waterbeach and consists of paddock fields and Hall Farm Stables to the north. It is contained by Scheduled Monuments to the west (Car Dyke) and to the northeast (Waterbeach Abbey), and the railway line 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

Although the hedgerow boundaries to the north of the parcel create little separation from Waterbeach, land is not contained by inset development and extends a significant distance from the inset area, where there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is strong distinction between the parcel and the inset area.

# WA10

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a strong distinction from the edge of Waterbeach, meaning it has a strong rural character that contributes to the quality of Cambridge's setting. The parcel also forms part of the immediate setting of Car Dyke (Scheduled Monument) to the west and Waterbeach Abbey (Scheduled Monument) to the northeast. 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 Horningsea and Waterbeach, with some significant separating features including the River Cam and the railway line. 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.

# WA10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor-moderate

The release and development of land within this parcel would leave an area of land to the south more closely contained by the inset edge and the River Cam, which separates it from the Wider Green Belt. The release would also significantly reduce the settlement gap between Waterbeach and Horningsea.

The partial release of only the northern arable field within this parcel would reduce the additional impact on the settlement gap between Waterbeach and Horningsea but would reduce boundary separation and lead to increased urbanising visual impact on the remainder of the parcel, so additional impact on the adjacent Green Belt would be at least minor-moderate.

The adjoining land to the east, northeast 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

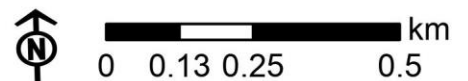
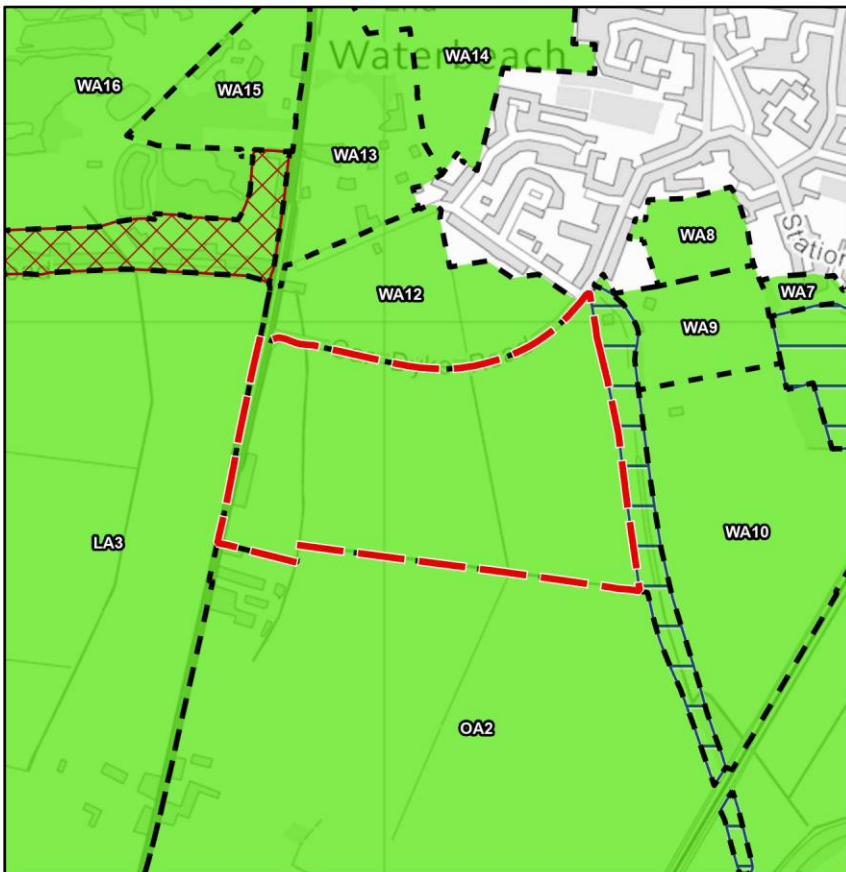
- Parcel WA10 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be high.

**High**

# WA11



-  WA11
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# WA11

## **Parcel location and openness**

Parcel size: 24.1ha

The parcel is located to the southwest of Waterbeach and to the east of Ely Road. It contains some residential development to the west but is dominated by arable land.

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

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

Land is not contained by inset development and extends a significant distance from the inset area. Car Dyke Road and the associated hedgerows to the north form a moderate boundary feature between the parcel and Waterbeach and there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is strong distinction between the parcel and the inset area.



# WA11

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Whilst there is some development to the west on Ely Road, the majority of the parcel comprises open agricultural land that has a strong distinction from the edge of Waterbeach, and therefore a strong rural character. This contributes to the rural landscape setting experienced when approaching the wider city along Ely Road from the north. It also forms the immediate setting of Car Dyke (Scheduled Monument) to the east. 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 there is a moderate gap between Landbeach and Waterbeach. Urbanising development reduces gaps but Ely Road 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.

# WA11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

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 south, and leave this land more closely contained by the inset edge and the field boundaries to the south and southwest.

The release would also broaden the frontage of Waterbeach with the moderate settlement gaps between Waterbeach and Horningsea to the south, and Waterbeach and Landbeach to the west.

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






## Overall harm of Green Belt release

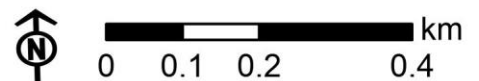
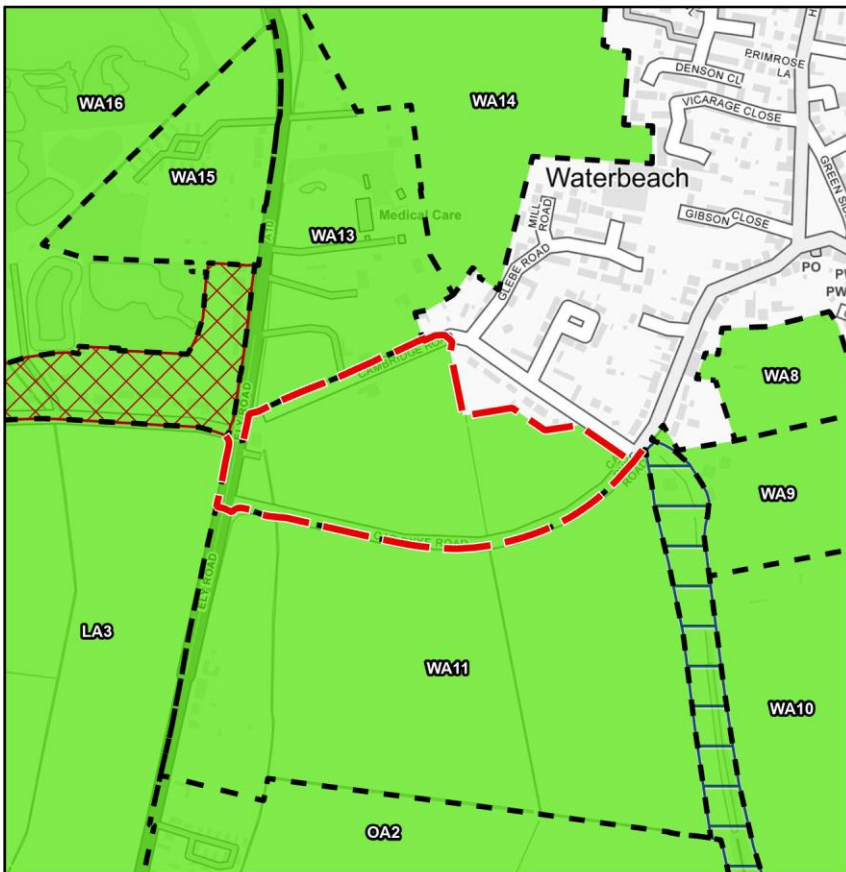
- Parcel WA11 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be high.

**High**

# WA12



-  WA12
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# WA12

## **Parcel location and openness**

Parcel size: 8.93ha

The parcel is located to the southwest of Waterbeach and to the east of Ely Road. The parcel is comprised of arable land and is contained by Car Dyke Road.

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

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

Land is not contained by inset development but the garden hedgerow boundaries to the northeast create little separation from Waterbeach and there is some urbanising visual influence from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is moderate distinction between the parcel and the inset area.

# WA12

## 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 open and 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 Waterbeach. 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

Whilst there is some development to the west on Ely Road, the majority of the parcel comprises open agricultural land that has a moderate distinction from the edge of Waterbeach and therefore has some rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Waterbeach and Landbeach, but urbanising development on Waterbeach Road reduces perceived separation and increases the fragility of the gap. 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.

# WA12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor-moderate

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

The release would also result in a reduction in the moderate settlement gap between Waterbeach and Landbeach, as existing urbanising development on Waterbeach Road diminishes the role of Ely Road as a separating feature and increases the fragility of the gap.

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

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






## Overall harm of Green Belt release

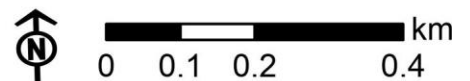
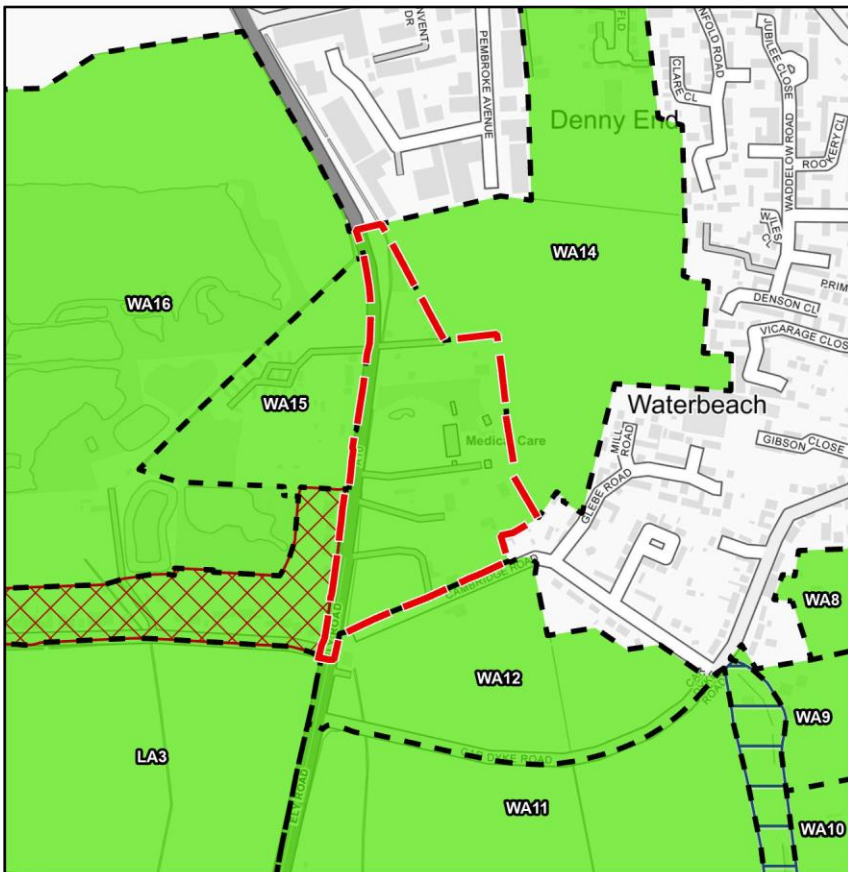
- Parcel WA12 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be high.

**High**

# WA13



-  WA13
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# WA13

## Parcel location and openness

Parcel size: 8.66ha

The parcel is located to the west of Waterbeach and consists of Waterbeach Lodge Care Home and some individual residential properties. The parcel is contained by Ely Road to the west and Cambridge Road to the south.

Land is relatively open, but has some limited urbanising development within it, including Waterbeach Lodge Care Home and grounds.

## Distinction between parcel and inset area

Land has some degree of containment by inset development due to existing development over the A10 transport corridor to the west, and there is some urbanising visual influence. However, the tree cover to the east is a moderate boundary feature between the parcel and Waterbeach and the tree cover within the parcel is relatively prominent, which provides some distinction from the inset settlement. Overall, there is moderate distinction between the parcel and the inset area.



# WA13

## 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 relatively open, but has some limited urbanising development within it, including Waterbeach Lodge Care Home and grounds. It 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a moderate distinction from the edge of Waterbeach, meaning it has some relationship with the inset area. It also contains development (Waterbeach Lodge and Jennifer Lodge) that weakens its rural character. However, the parcels wooded nature makes some contribution to the rural landscape setting experienced when approaching the wider city along Ely Road from the north. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is relatively open, but has some limited urbanising development within it, including Waterbeach Lodge Care Home and grounds. It lies in a moderate gap between Waterbeach and Landbeach, but urbanising development on Waterbeach Road and Ely Road reduces perceived separation and increases the fragility of the gap. 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.

# WA13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor

The release and development of land within this parcel would result in a reduction in the moderate settlement gap between Waterbeach and Landbeach, as existing urbanising development on Waterbeach Road diminishes the role of Ely Road as a separating feature and increases the fragility of the gap.

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

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

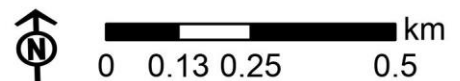
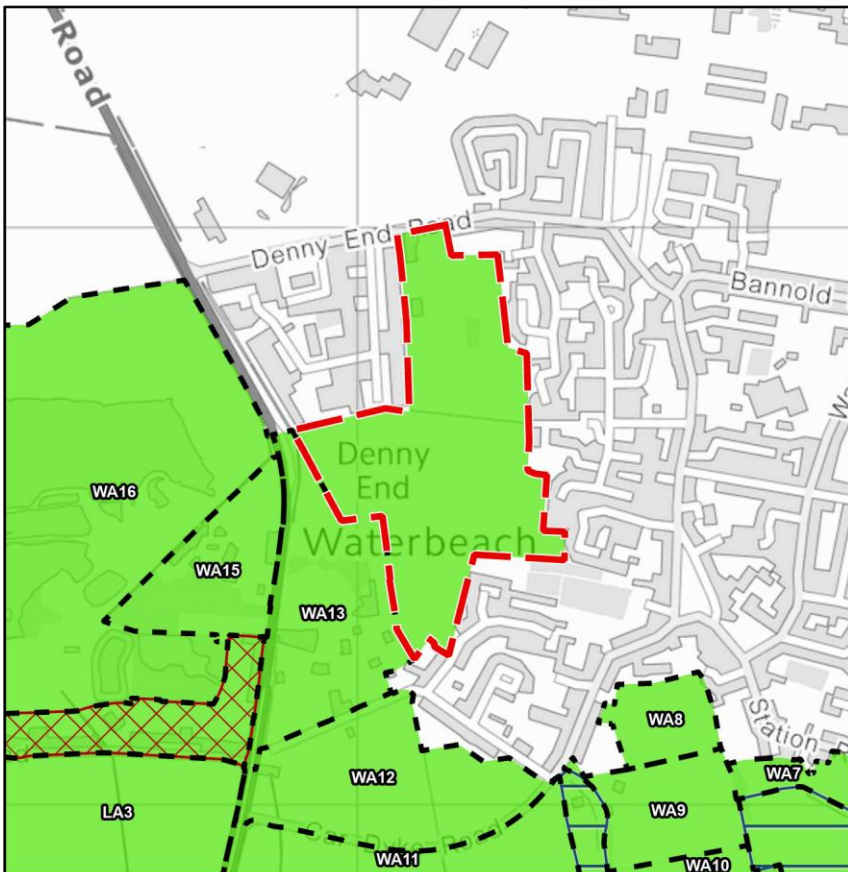
- Parcel WA13 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be moderate.

**Moderate**

# WA14



-  WA14
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# WA14

## Parcel location and openness

Parcel size: 16.21ha

The parcel is located to the northwest of Waterbeach and contains allotments to the south and residential development to the north, but is dominated by arable land. Denny End Industrial Estate is located 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

Land is largely contained by inset development and the hedgerow boundaries to the north, south and east create little separation from Waterbeach.

Although it is lower in some areas of the parcel, urbanising visual influence is prominent. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is weak distinction between the parcel and the inset area.

# WA14

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Waterbeach, meaning it has a strong relationship with the inset area. Whilst land to the north contains some development that weakens its rural character, the majority of the parcel comprises open farmland and therefore has some rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

# WA14

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Negligible

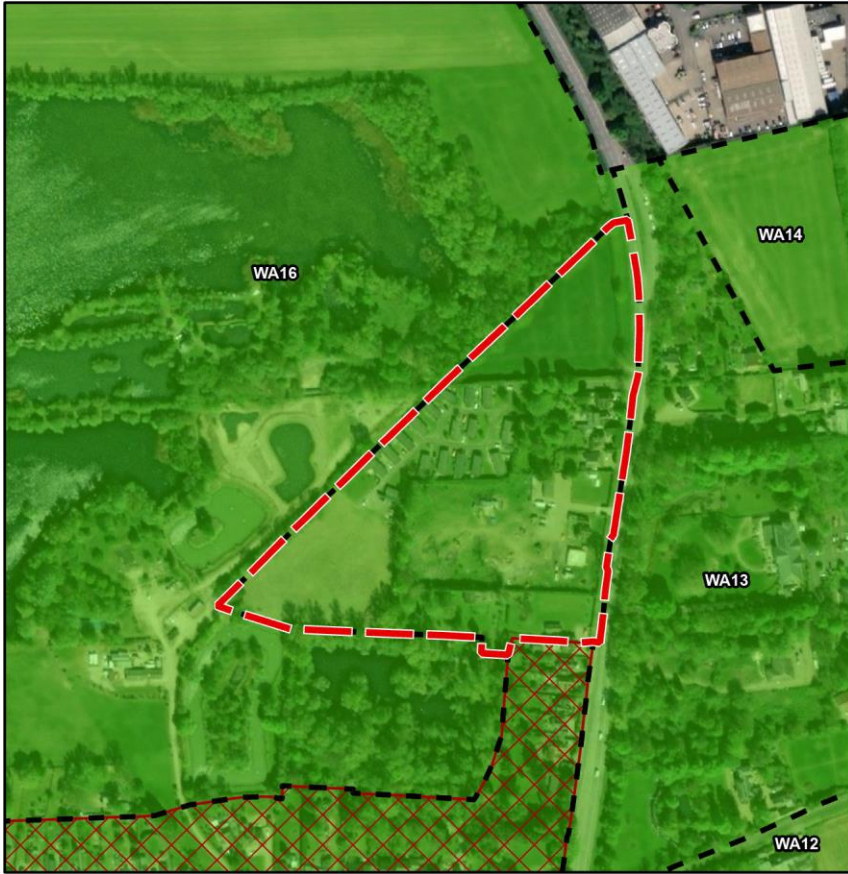
The release and development of land within this parcel would not have an impact on the contribution of land to the southwest to Green Belt purposes, due to the extent of urbanising containment.





## Overall harm of Green Belt release

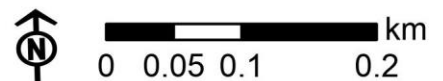
- Parcel WA14 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be low.

**Low**

# WA15



-  WA15
-  Neighbouring parcel
-  No openness
-  Green Belt



# WA15

## Parcel location and openness

Parcel size: 5.06ha

The parcel is located to the west of Waterbeach and to the east of Leyland Water, and the A10 Ely Road forms the eastern edge of the parcel. It contains an area of grassland and a scrapyard, and also two small areas of urbanising residential development which lack openness, and which therefore make no contribution to the Green Belt purposes.

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, but the parcel has some degree of containment due to the extent of urbanising development in the parcel, so there is some urbanising visual influence. The A10 transport corridor is a moderate boundary feature between the parcel and Waterbeach, although its role as a separating feature is diminished by existing development on Waterbeach Road to the south. The landform and land cover within the parcel do not create any additional distinction from Waterbeach. Overall, there is moderate distinction between the parcel and the inset area.



# WA15

## 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 open and 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 Waterbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Waterbeach, meaning it has some relationship with the inset area. Whilst land to the south contains some development, the majority of the parcel is open farmland and therefore has some rural character. This makes some contribution to the rural landscape setting experienced when approaching the wider city along Ely Road from the north. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Waterbeach and Landbeach, but urbanising development on Waterbeach Road reduces perceived separation and increases the fragility of the gap. 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.

# WA15

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Minor-moderate

Although the parcel is well contained by tree cover, the release and development of land within this parcel would result in a significant reduction in the moderate settlement gap between Waterbeach and Landbeach as existing urbanising development on Waterbeach Road diminishes the role of Ely Road as a separating feature and increases the fragility of the gap. Any development would further negate the role of Ely Road as a significant separating feature between the two settlements.

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

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

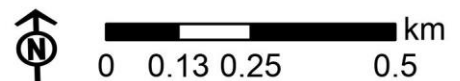
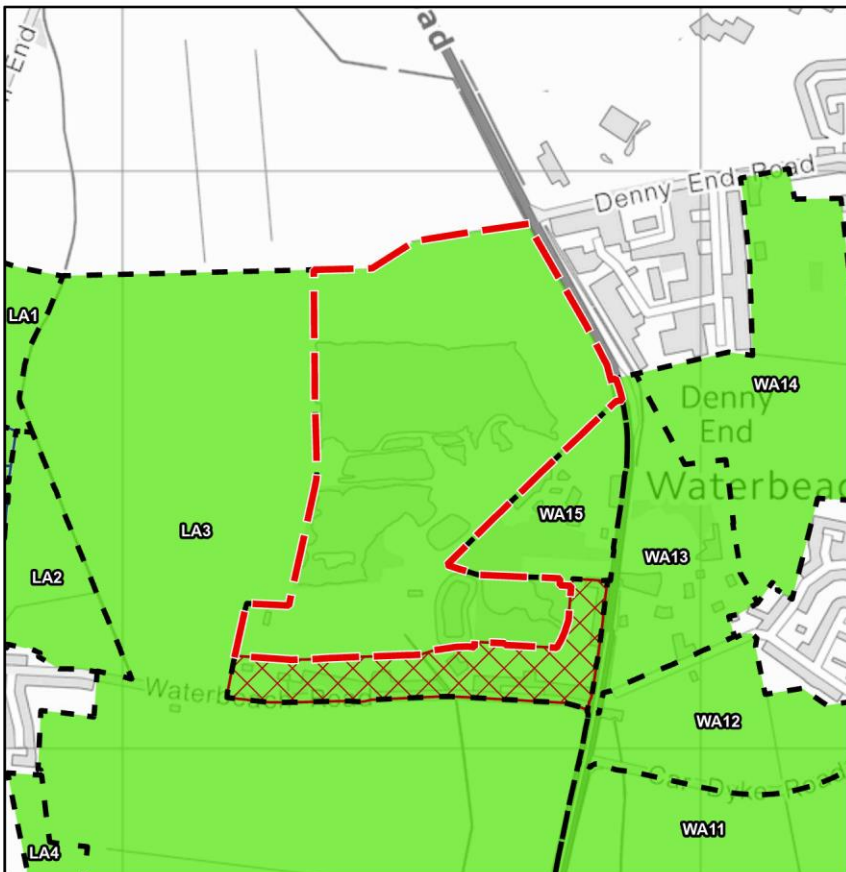
- Parcel WA15 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be high.

**High**

# WA16



-  WA16
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# WA16

## Parcel location and openness

Parcel size: 30.86ha

The parcel is located to the west of Waterbeach and contains Leyland Water and arable land to the north. Ely Road is located to the east and Waterbeach Road is located to the south.

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

## Distinction between parcel and inset area

The parcel is not contained by inset development and extends a significant distance from the inset area. Ely Road and associated tree line is a strong boundary feature creating separation between the parcel and Waterbeach and there is no urbanising visual influence. Although there are lakes and associated woodland within the south of the parcel, the open arable land to the north does not create any additional landform or land cover distinction from Waterbeach. Overall, there is strong distinction between the parcel and the inset area.

# WA16

## 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 open and 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 Waterbeach. 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, woodland and lakes that has a strong distinction from the edge of Waterbeach, meaning it has a strong rural character. This makes some contribution 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 there is a moderate gap between Landbeach and Waterbeach. Urbanising development reduces gaps but Leyland Water 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.

# WA16

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Waterbeach:

Rating: Moderate

The release and development of land within this parcel would significantly reduce the moderate settlement gap between Waterbeach and Landbeach due to the loss of Ely Road as a significant separating feature between the two settlements.

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

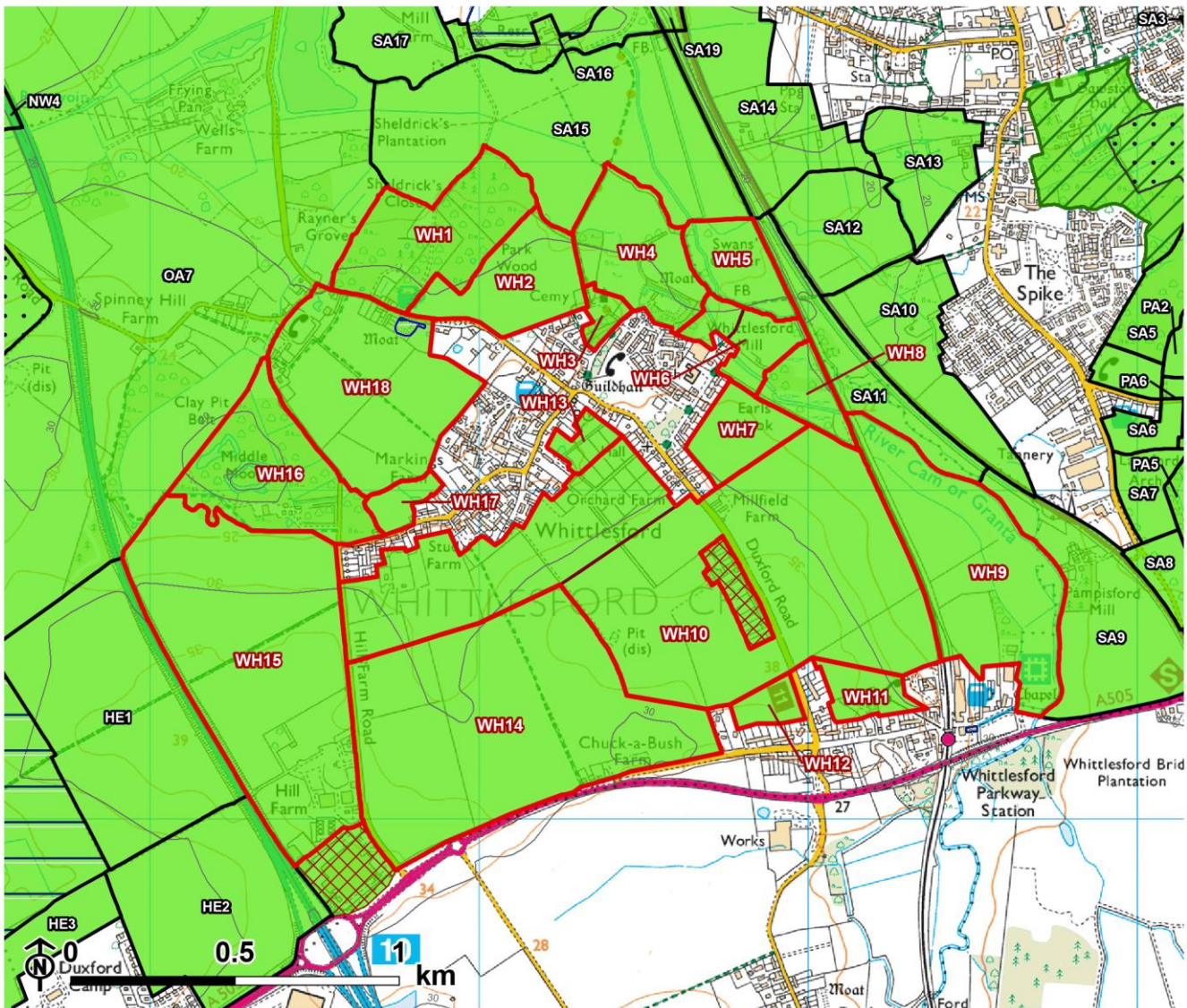
The adjoining land to the east and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel WA16 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Waterbeach, would be very high.

**Very High**

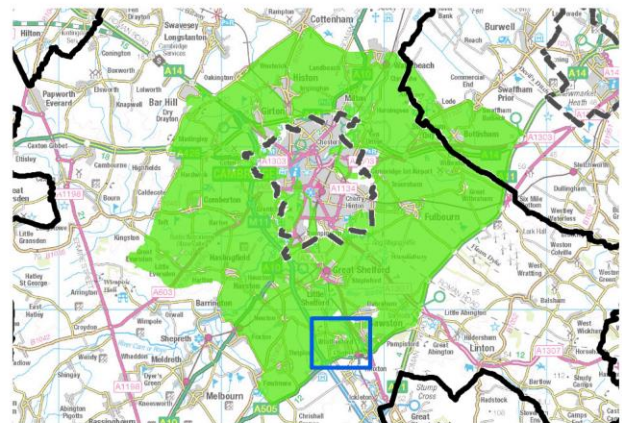
# Whittlesford



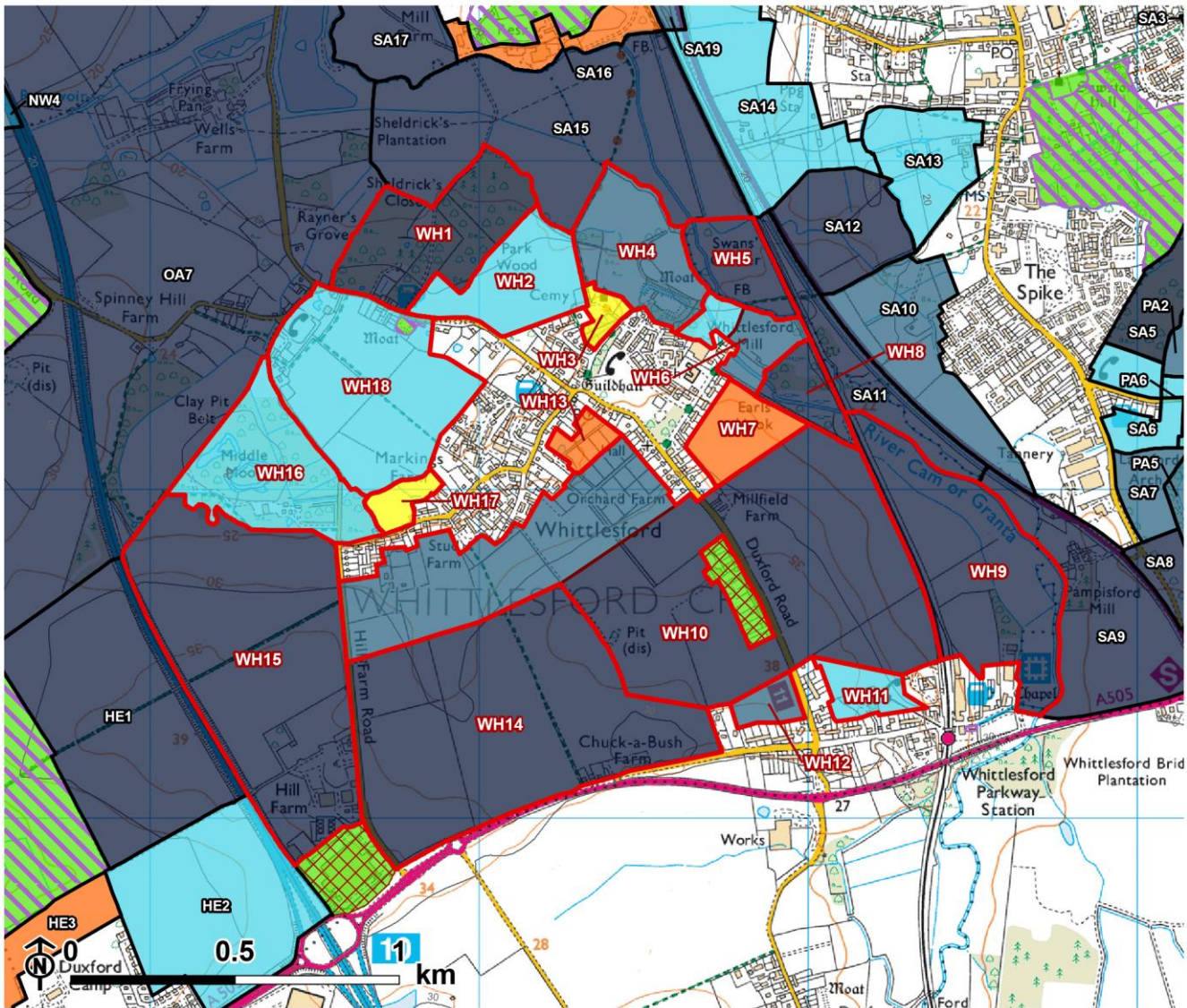
- - - Local Authority boundary
- Whittlesford parcel
- Division between parcel sub-areas
- Neighbouring parcel
- No openness
- Green Belt

## Absolute constraints

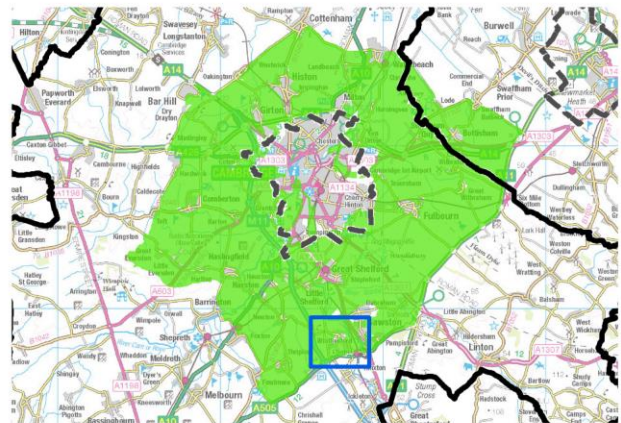
- Site of Special Scientific Interest
- Scheduled monument
- Registered park & garden



# Whittlesford



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





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## Notes on harm ratings

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

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

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

## **Components of harm assessment**

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

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

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

Each parcel assessment is then organised under the following headings:

### **Parcel location and openness**

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

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

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

## Contribution to the Green Belt purposes

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

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

## Impact on contribution of adjacent Green Belt


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

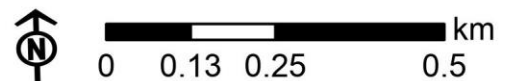
## Overall harm of Green Belt release

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

# WH1



-  WH1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WH1

## Parcel location and openness

Parcel size: 16.04ha

The parcel is located to the northwest of Whittlesford and is dominated by Park Wood and Rayner's Grove. A single dwelling is located within the parcel to the southwest, which is adjacent to North Road.

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 woodland in the south of the parcel is a strong boundary feature creating separation between the parcel and Whittlesford, so there is no urbanising visual influence. The tree cover of Rayner's Grove and Park Wood within the parcel is very prominent, creating additional distinction from Whittlesford. Overall, there is very strong distinction between the parcel and the inset area.

# WH1

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

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

Contribution: Moderate

Land has a very strong distinction from the edge of Whittlesford, meaning it has a weak relationship with the inset area. It also comprises woodland (Rayner's Grove and Park Wood) and therefore has a strong rural character. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Whittlesford and Sawston Business Park, but there are some significant separating features including woodland and the River Cam. There is very 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.

# WH1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the strong boundary distinction of land to the west from the settlement and would leave this land more closely contained by the inset edge and Shelford Road, which separates it from the wider Green Belt.

The release would also reduce the settlement gap between Whittlesford and Sawston Business Park, and result in the removal of Park Wood which is an important visual separating feature.

The adjoining land to the northeast, southeast 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 WH1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Very High.

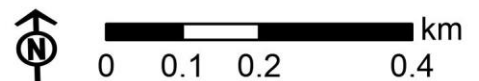
**Very High**



# WH2



-  WH2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WH2

## Parcel location and openness

Parcel size: 10.83ha

The parcel is located to the north of Whittlesford and is comprised of an arable field. Woodland forms the northern edge of the parcel while North Road forms the south western edge.

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

## Distinction between parcel and inset area

The garden hedgerow boundaries to the south create little separation from Whittlesford. However, the parcel is not contained by inset development and there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Whittlesford. Overall, there is moderate distinction between the parcel and the inset area.

# WH2

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

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

Contribution: Relatively limited

The parcel comprises open farmland that has a moderate distinction from the edge of Whittlesford, meaning it has some rural character. Whilst land fronts onto Whittlesford Conservation Area to the south, it is largely separated from the more intact and historic parts of the village by more recent development on Church Close. 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 Whittlesford and Sawston Business Park, but there are some significant separating features including woodland and the River Cam. 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.

# WH2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Minor-moderate

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

The release would also reduce the moderate settlement gap between Whittlesford and Sawston Business Park, however, this impact is limited due to strong containment of the parcel by tree cover.

The release and development of land within this parcel would not have an impact on the contribution of land to the northeast or to the northwest to Green Belt purposes due to separation by a tree line boundary.

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

## Overall harm of Green Belt release

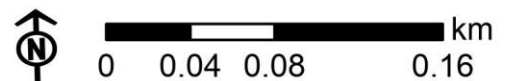
- Parcel WH2 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Moderate High.

**Moderate High**

# WH3



-  WH3
-  Neighbouring parcel
-  Green Belt



# WH3

## Parcel location and openness

Parcel size: 1.66ha

The parcel is located to the north of Whittlesford and contains Whittlesford Church and churchyard. Church Lane forms the south eastern edge of the parcel.

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

## Distinction between parcel and inset area

Land is in close proximity to Whittlesford and has some degree of containment by inset development to the southeast and southwest. The garden hedgerow boundary to the southwest creates little separation between the parcel and Whittlesford, so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Whittlesford. Overall, there is weak distinction between the parcel and the inset area.

# WH3

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

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

Contribution: Moderate

Land has a weak distinction from the edge of Whittlesford, and therefore has a strong relationship with the inset area. However, it is open and comprises open agricultural fields, meaning it has some rural character. The parcel forms the immediate setting of the Church of St Mary and St Michael (Grade I listed building) and lies entirely within Whittlesford Conservation Area. As such, it allows an appreciation of the rural character and setting the more intact and historic parts of the village (including Church Lane and North Road), which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a moderate gap between Whittlesford and Sawston Business Park. 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.

# WH3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Negligible

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

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 WH3 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 Whittlesford, would be low.

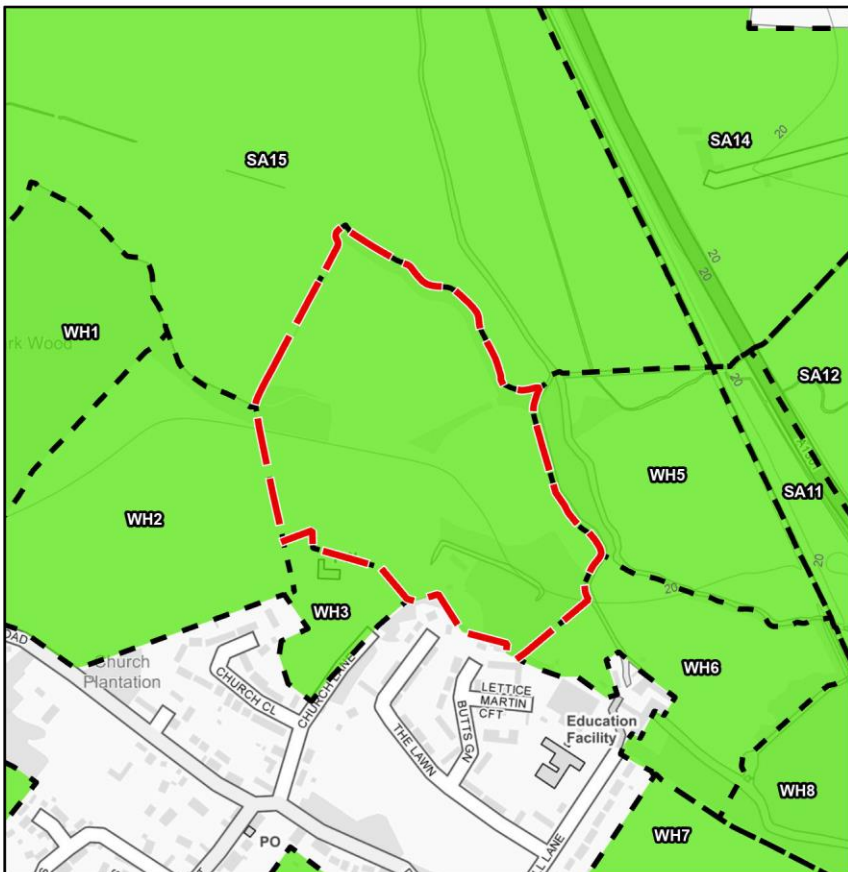
**Low**



# WH4



-  WH4
-  Neighbouring parcel
-  Green Belt



# WH4

## **Parcel location and openness**

Parcel size: 12.21ha

The parcel is located to the north of Whittlesford and contains parkland and the Cam river corridor.

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

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

Land is not contained by inset development and, although the sparse tree cover and hedgerows to the south are relatively weak boundary features individually, in combination they create moderate separation between the parcel and Whittlesford. However, there is still some urbanising visual influence from development to the south. The tree cover within the parcel is relatively prominent, which provides some distinction from Whittlesford. Overall, there is strong distinction between the parcel and the inset area.

# WH4

## 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 Whittlesford. 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 Whittlesford, meaning it has some rural character. To the west land is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. Land also forms part of the immediate setting of the Church of St Mary and St Michael (Grade I listed building) and lies within Whittlesford Conservation Area. This allows some appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a gap which is narrow but which maintains clear separation between Whittlesford and Sawston Business Park and has some significant separating features including the River Cam and tree cover. It is also peripheral to the narrowest part of the gap between Whittlesford and Sawston. 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.

# WH4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Minor-moderate

The release and development of land within this parcel would reduce the settlement gap between Whittlesford and Sawston Business Park, reducing the separating role of tree cover within the parcel.

The release would also leave land to the southeast more closely contained by the inset edge and the railway line to the east.

Any partial release of land within this parcel would reduce the impact on the settlement gap between Whittlesford and Sawston Business Park, but would weaken the contribution of the remainder of the land within the parcel.

The adjoining land to the west, southeast 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

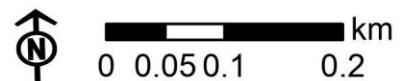
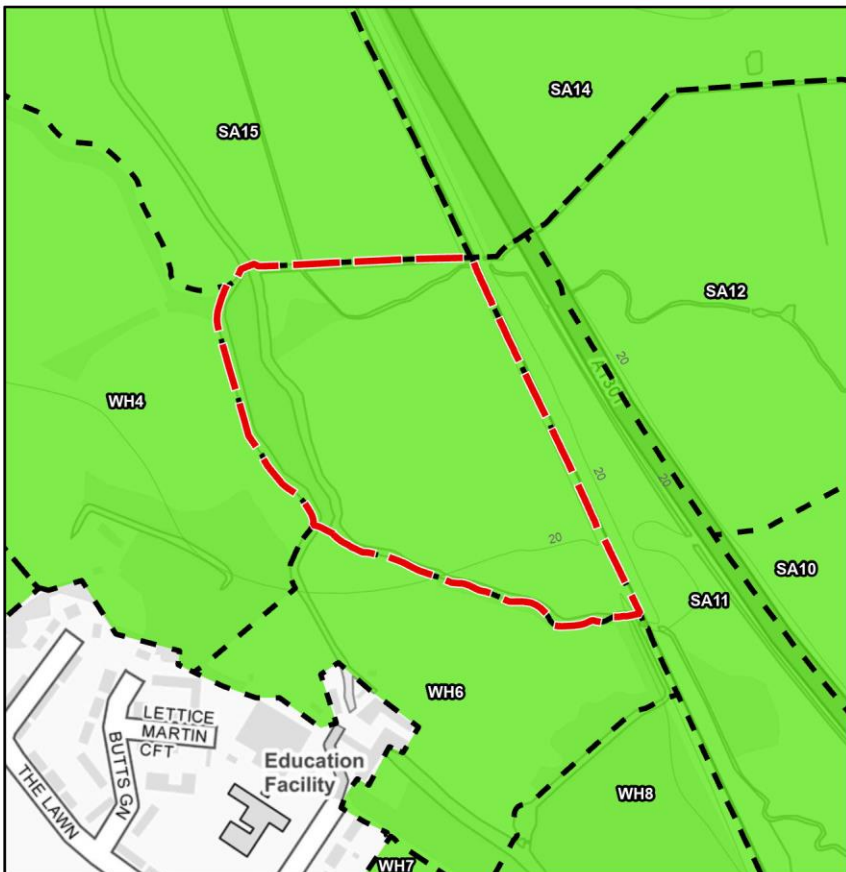
- Parcel WH4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be High.

**High**

# WH5



-  WH5
-  Neighbouring parcel
-  Green Belt



# WH5

## Parcel location and openness

Parcel size: 6.68ha

The parcel is located to the northeast of Whittlesford and contains arable land. It is contained by the River Cam to the west and south and the railway line to the east.

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 tree over and River Cam to the southwest is a moderate boundary feature between the parcel and Whittlesford and there is no urbanising visual influence. Neither the landform nor land cover within the parcel create any additional distinction from Whittlesford. Overall, there is strong distinction between the parcel and the inset area.

# WH5

## 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 Whittlesford. 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 Whittlesford, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the city from the south along the railway line connecting Cambridge with London. To the east land 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. 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 Whittlesford and Sawston and has some significant separating features including the A1301 transport corridor and the railway line. 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.

# WH5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Moderate

Although the railway line and A1301 would still provide strong separation between the two settlements, the release and development of land within this parcel would reduce the settlement gap between Whittlesford and Sawston, reducing the separating role of tree cover within the parcel. There is no adjacent Green Belt land that makes a stronger contribution.

## Overall harm of Green Belt release

- Parcel WH5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Very High.

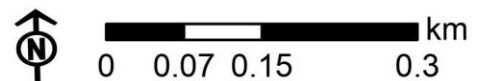
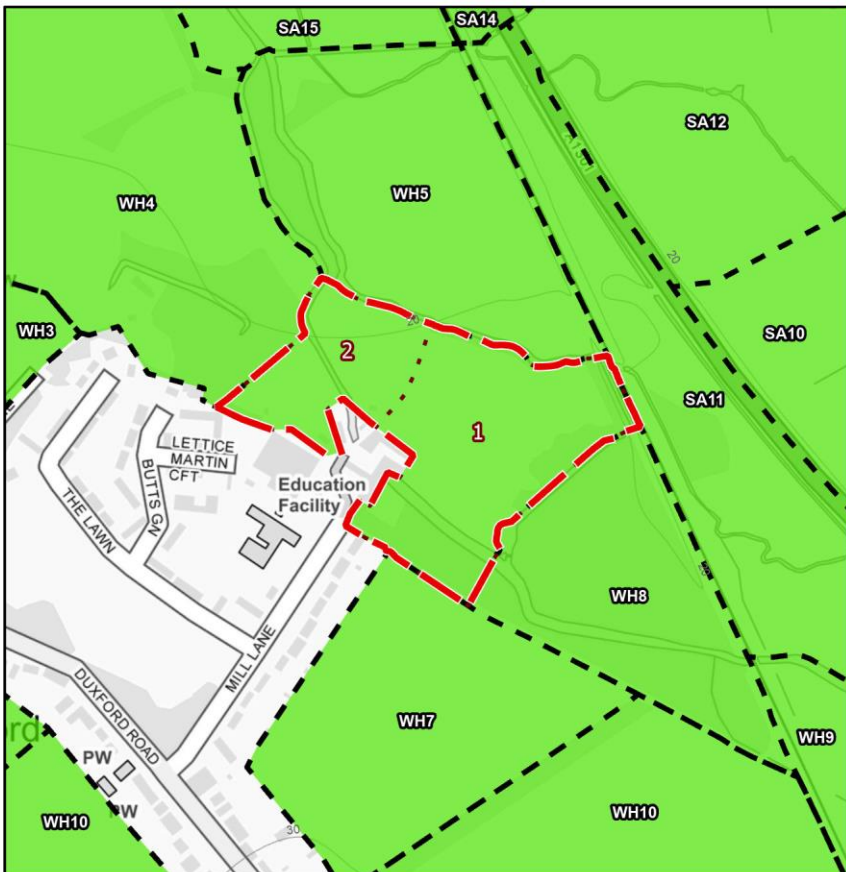
**Very High**



# WH6



-  WH6
-  Harm scenario
-  Neighbouring parcel
-  Green Belt



# WH6

## Parcel location and openness

Parcel size: 5.56ha

The parcel is located to the northeast of Whittlesford and contains paddock fields. The River Cam crosses the parcel to the south and the railway line is located to the east.

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

## Distinction between parcel and inset area

Land is not contained by inset development and, although the sparse tree cover within the parcel and to the west are weak boundary features individually, in combination they create moderate separation between the parcel and Whittlesford. However, there is some urbanising visual influence from development to the southwest. The landform and land cover within the parcel do not create any additional distinction from Whittlesford. Overall, there is moderate distinction between the parcel and the inset area.

# WH6

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

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

Contribution: Moderate

Whilst land does not have a strong distinction from the edge of Whittlesford, it comprises open farmland and therefore has some rural character. This makes some contribution to the rural landscape setting experienced on approach to the city from the south along the railway line connecting Cambridge with London. Land is associated with the River Cam or Granta to the east, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. It also forms part of the immediate setting of Whittlesford Mill and Mill House (Grade II listed building) and lies within Whittlesford Conservation Area. However, it is separated from the more intact and historic parts of the village by more modern development on Green Butts/The Lawn. 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 Whittlesford and Sawston and has some significant separating features including the River Cam, the railway line and the A1301. 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.

# WH6

## Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

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

The whole release of land within this parcel would also reduce the settlement gap between Whittlesford and Sawston. However, the additional impact is limited as the railway line and the A1301 still provide strong separation between the two settlements.

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

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

- Release of only the western part of the parcel (map area 2) as an expansion of Whittlesford:

Rating: Minor

The partial release and development of land within only the western part of this parcel would reduce the impact on the settlement gap between Whittlesford and Sawston.

The partial release of only the western part of this parcel would also reduce the containment of land to the north by the inset edge and the railway line to the east and tree line to the north, as the additional impact is limited by a smaller frontage.

## Overall harm of Green Belt release

- Parcel WH6 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

## WH6

Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel (areas 1 and 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be High.

**High**

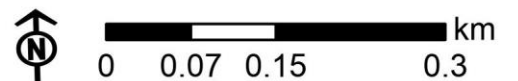
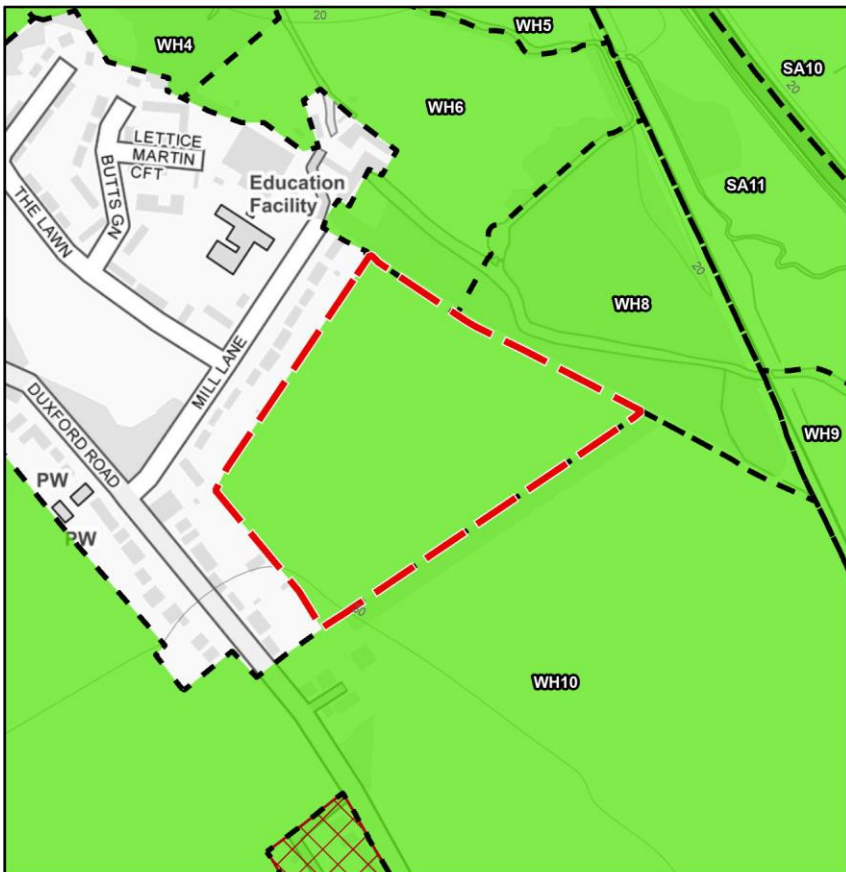
- The additional impact on the adjacent Green Belt of the release of only the western part of the parcel (map area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Moderate High.

**Moderate High**

# WH7



-  WH7
-  Neighbouring parcel
-  No openness
-  Green Belt



# WH7

## **Parcel location and openness**

Parcel size: 5.99ha

The parcel is located to the east of Whittlesford and is comprised of an arable field.

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 the garden hedgerow boundaries to the west create little separation between the parcel and Whittlesford, so there is urbanising visual influence from this direction. The landform and land cover within the parcel do not create any additional distinction from Whittlesford. Overall, there is weak distinction between the parcel and the inset area.

# WH7

## 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 Whittlesford. 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

Whilst land doesn't have a strong distinction from the edge of Whittlesford, it comprises open farmland and therefore has some rural character. It contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a narrow gap between Whittlesford and Sawston. 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.



# WH7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Minor

The release and development of land within this parcel would increase urbanising containment of land within the field to the south due to the presence of existing urbanising development on Duxford Road.

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

## Overall harm of Green Belt release

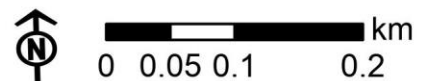
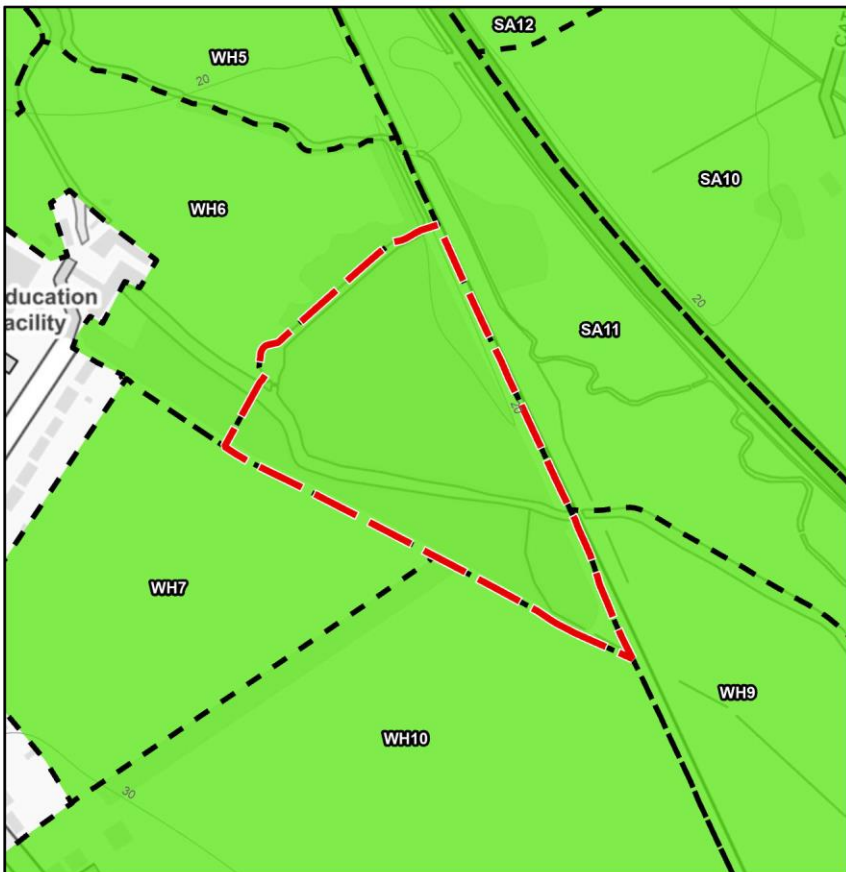
- Parcel WH7 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Moderate.

**Moderate**

# WH8



-  WH8
-  Neighbouring parcel
-  Green Belt



# WH8

## Parcel location and openness

Parcel size: 4.61ha

The parcel is located to the east of Whittlesford and is comprised of a wooded area, Earls Hook. The parcel is crossed by the River Cam and the railway line forms the eastern edge.

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

## Distinction between parcel and inset area

Land is not contained by inset development and the tree cover of Earls Hook woodland is a strong boundary feature creating separation between the parcel and Whittlesford, so there is no urbanising visual influence. The woodland within the parcel is very prominent, creating additional distinction from Whittlesford. Overall, there is very strong distinction between the parcel and the inset area.

# WH8

## 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 Whittlesford. 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 an open wooded area (Earls Hook) that has a very strong distinction from the edge of Whittlesford, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the city from the south along the railway line connecting Cambridge with London. Land is also associated with the River Cam or Granta to the east, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Whittlesford and Sawston and has some significant separating features including the River Cam, the railway line and the A1301. There is very 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.

# WH8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Moderate

The release and development of land within this parcel would significantly reduce the settlement gap between Whittlesford and Sawston, but the railway line and the A1301 retain separation between the two settlements.

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

## Overall harm of Green Belt release

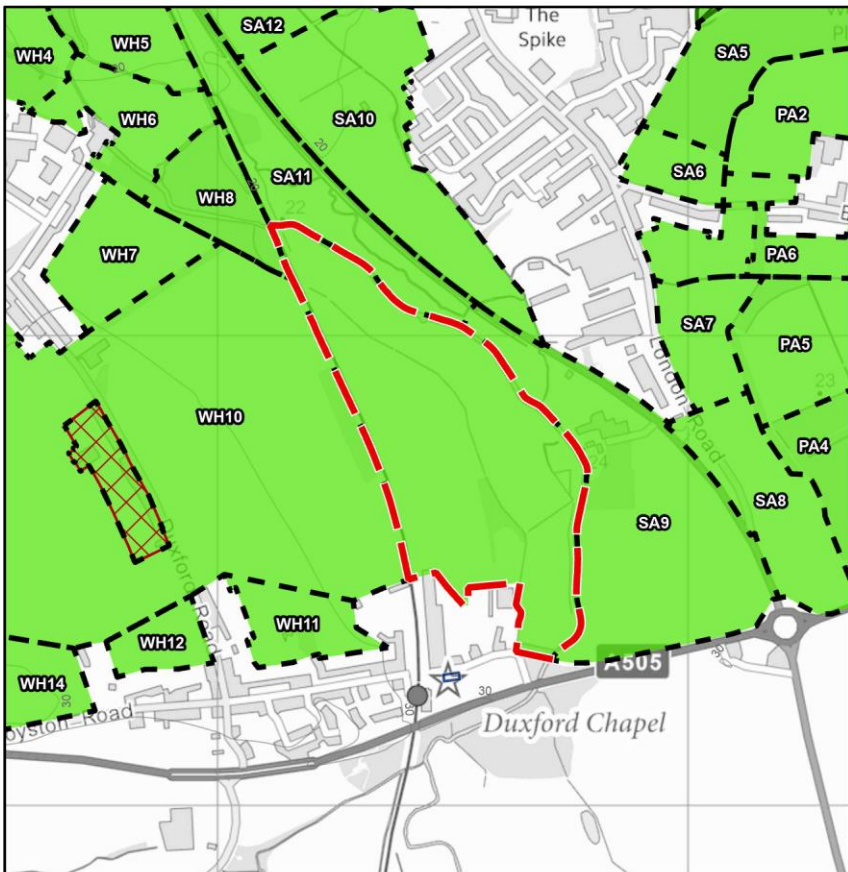
- Parcel WH8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Very High.

**Very High**

# WH9



-  WH9
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Registered park & garden



# WH9

## **Parcel location and openness**

Parcel size: 27.02ha

The parcel is located to the northeast of Whittlesford Bridge and contains paddock fields and the River Cam flood plain.

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 Whittlesford Bridge and is not contained by inset development. However, the hedgerows to the south of the parcel create little boundary separation from the inset area and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Whittlesford Bridge. Overall, there is moderate distinction between the parcel and the inset area.

# WH9

## 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 Whittlesford Bridge. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Whilst there is a small area of development to the south of the parcel, land predominantly comprises open farmland and woodland that has a moderate distinction from the edge of Whittlesford Bridge. It therefore has some rural character, with areas to the north being more strongly distinct and having a stronger rural character. Land makes some contribution to a rural landscape setting experienced on approach to the city from the south along the railway line connecting Cambridge with London. 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 topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a gap which is narrow but which maintains clear separation between Whittlesford Bridge and Sawston and has some significant separating features including the River Cam and the A1301. 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.



# WH9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford Bridge:

Rating: Moderate

Any release and development of land within this parcel would result in expansion towards Sawston from Whittlesford Bridge, significantly reducing the settlement gap between the two settlements.

The release of land within this parcel would increase urbanising containment of land to the east and increase urbanising visual impact on land to the north from the settlement, leaving this land more closely contained by the inset edge and the A1301 further north.

The release and development of land within this parcel would not have an impact on the contribution of land to the northwest to Green Belt purposes due to separation by the railway line.

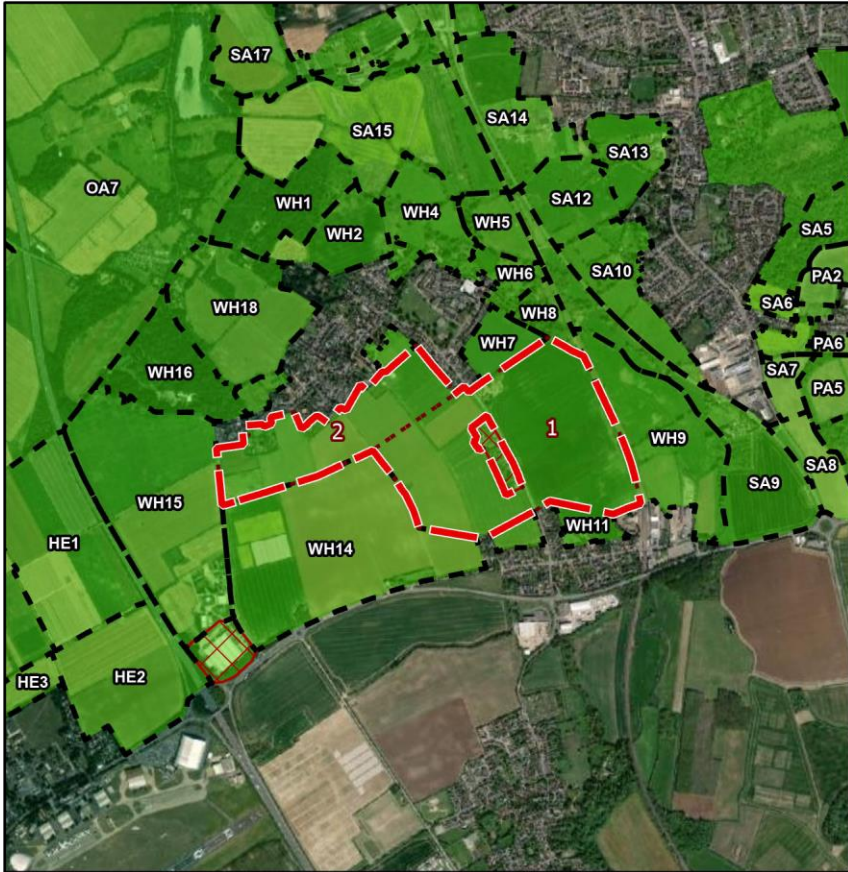
The adjoining land to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.









## Overall harm of Green Belt release

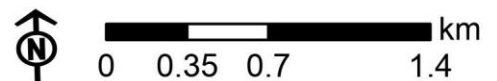
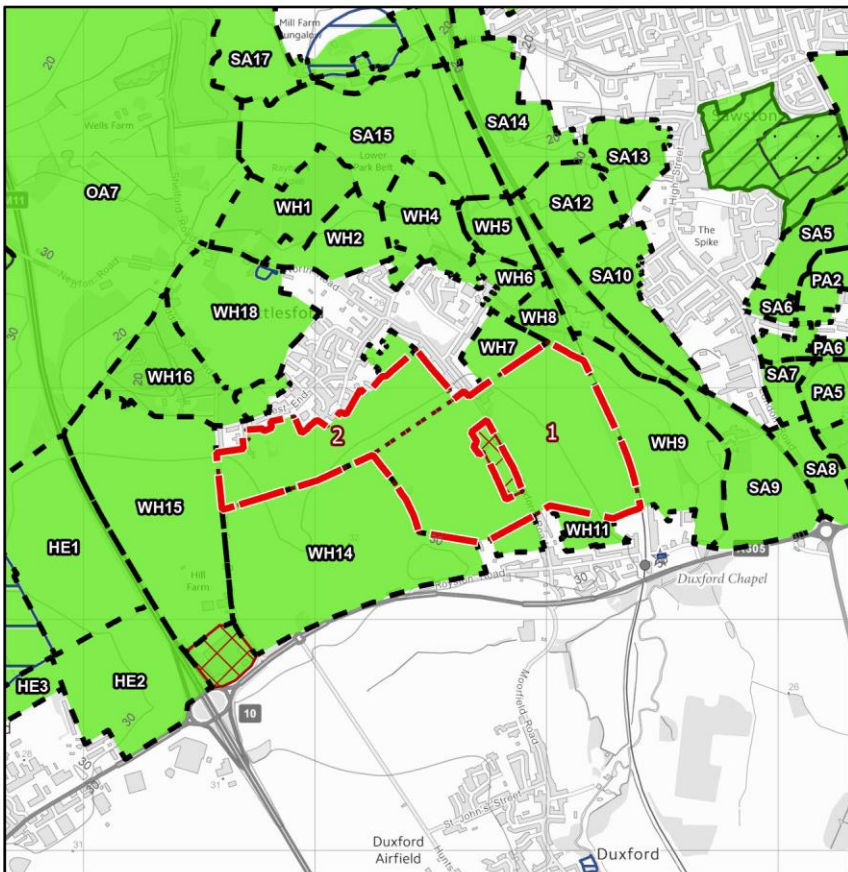
- Parcel WH9 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford Bridge, would be very high.

**Very High**

# WH10



-  WH10
-  Harm scenario
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  Registered park & garden



# WH10

## Parcel location and openness

Parcel size: 83.32ha

The parcel is located between Whittlesford and Whittlesford Bridge and is dominated by arable fields. It is crossed by Duxford Road, where there is some residential development. The railway line forms the eastern edge of the parcel, while Hill Farm Road forms the western edge.

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

## Distinction between parcel and inset area

Land extends a significant distance from the inset area and although the parcel is largely contained by inset development to the north and south, the size of the area limits the urbanising influence. However, the garden hedgerow boundaries to the northeast and northwest create little boundary separation between the parcel and the inset area so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from the settlement. Overall, there is moderate distinction between the parcel and the inset area.

# WH10

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Whittlesford and Whittlesford Bridge, meaning it has some relationship with the inset area. Whilst there is some development to the east on Duxford Road that weakens its rural character, the parcel predominantly comprises open farmland and therefore has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the city from the south along the railway line connecting Cambridge with London. A small area to the northwest also fronts onto Whittlesford Conservation Area, although most of the parcel is separated from the more intact and historic parts of the village on West End by more modern development on Orchard Terrace/Farm Rise/Ascham Lane. 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

There is a narrow gap between Whittlesford and Whittlesford Bridge. Urbanising development on Duxford Road reduces the gap but expansive open agricultural landscape maintains separation between the two settlements. 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.

# WH10

## Impact on contribution of adjacent Green Belt

- Release of the whole parcel (map areas 1 and 2) as an expansion of either Whittlesford or Whittlesford Bridge:

Rating: Moderate

The release and development of land within the whole of this parcel as an expansion of either Whittlesford to the north or Whittlesford Bridge to the south would reduce the narrow gap between the two settlements.

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

The release would also weaken the strong boundary distinction of land to the west from the settlement.

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

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

- Release of the northern part of the parcel (map area 2) as an expansion of Whittlesford:

Rating: Minor-moderate

The release and development of land only within the northern part of this parcel as an expansion of Whittlesford would still reduce the narrow gap between Whittlesford and Whittlesford Bridge but would not impinge on the narrowest part of the settlement gap, close to Duxford Road.

## Overall harm of Green Belt release

- Parcel WH10 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel (areas 1 and 2) would be moderate. Therefore, the harm resulting from its release, as an expansion of either

# WH10

Whittlesford or Whittlesford Bridge, would be Very High.

## Very High

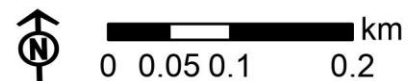
- The additional impact on the adjacent Green Belt of the release of the northern part of the parcel (map area 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be High.

## High

# WH11



-  WH11
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



# WH11

## **Parcel location and openness**

Parcel size: 3.72ha

The parcel is located to the northeast of Whittlesford Bridge and contains an area of arable field as well as residential development on Station Road West to the south.

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

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

The parcel has some degree of containment by inset development and the hedgerow boundaries to the south and east create little separation between the parcel and Whittlesford Bridge. The parcel is in close proximity to the inset area and there is some urbanising visual influence from development to the south, east and west. The landform and land cover within the parcel do not create any additional distinction from Whittlesford Bridge. Overall, there is weak distinction between the parcel and the inset area.



# WH11

## 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 Whittlesford Bridge. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

Land is open and is peripheral to a narrow gap between Whittlesford Bridge and Sawston. 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.

# WH11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford Bridge:

Rating: Minor-moderate

The release and development of land within this parcel would broaden the development frontage of Whittlesford Bridge at the narrowest part of the settlement gap between Whittlesford and Whittlesford Bridge, further weakening separation between the two settlements, in addition to urbanising development on Duxford Road.

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

## Overall harm of Green Belt release

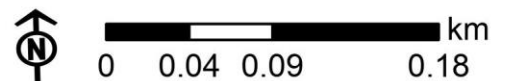
- Parcel WH11 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford Bridge, would be Moderate High.

**Moderate High**

# WH12



-  WH12
-  Neighbouring parcel
-  No openness
-  Green Belt



# WH12

## Parcel location and openness

Parcel size: 2.3ha

The parcel is located to the northwest of Whittlesford Bridge and contains an area of arable field and some residential development to the east. The parcel is crossed by Duxford Road.

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

## Distinction between parcel and inset area

The parcel is in close proximity to the inset area and the garden hedgerow boundaries to the south creates little boundary separation between the parcel and Whittlesford Bridge. Land has some degree of containment by inset development to the south and west as well as some residential development to the north and east so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Whittlesford Bridge. Overall, there is weak distinction between the parcel and the inset area.

# WH12

## 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 Whittlesford Bridge. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Moderate

Land is open and lies in a gap between Whittlesford and Whittlesford Bridge which is narrow and urbanising development between the two reduces perceived separation and increases the fragility of the gap. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# WH12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford Bridge:

Rating: Minor-moderate

The release and development of land within this parcel would broaden the development frontage of Whittlesford Bridge at the narrowest part of the settlement gap between Whittlesford and Whittlesford Bridge, further weakening separation between the two settlements, in addition to urbanising development on Duxford Road.

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

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

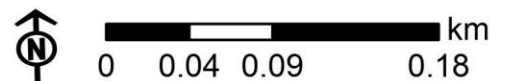
- Parcel WH12 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford Bridge, would be High.

**High**

# WH13



-  WH13
-  Neighbouring parcel
-  Green Belt



# WH13

## **Parcel location and openness**

Parcel size: 2.15ha

The parcel is located on the southern edge of Whittlesford and contains paddock fields, with an agricultural building to the southwest.

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 the inset area and is largely contained by inset development. The hedgerows to the northeast create little boundary separation between the parcel and Whittlesford and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Whittlesford. Overall, there is weak distinction between the parcel and the inset area.



# WH13

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Whittlesford, meaning it has a strong relationship with the inset area. However it largely comprises open agricultural land and therefore has some rural character. The parcel lies partially within Whittlesford Conservation Area to the north. As such allows some appreciation of the rural character and setting the more intact and historic parts of the village on High Street, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a narrow gap between Whittlesford and Whittlesford Bridge. 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.

# WH13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Minor

The release and development of land within this parcel would result in further urbanising containment of land in the field to the south.

## Overall harm of Green Belt release

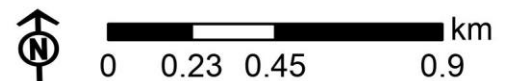
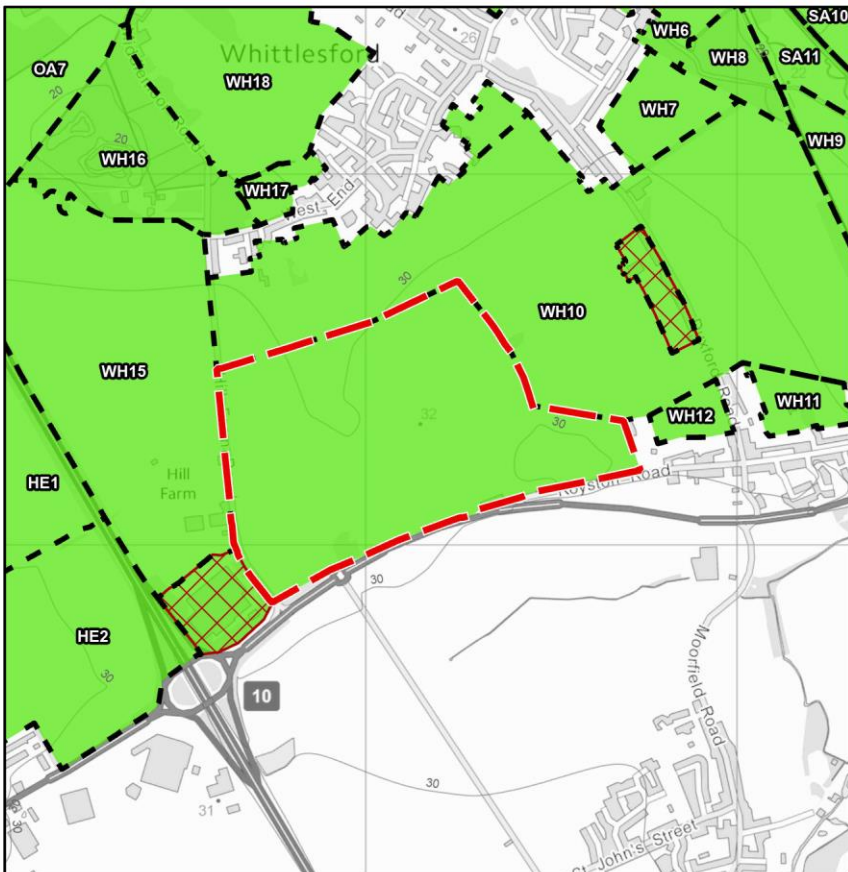
- Parcel WH13 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Moderate.

**Moderate**

# WH14



-  WH14
-  Neighbouring parcel
-  No openness
-  Green Belt



# WH14

## Parcel location and openness

Parcel size: 53.36ha

The parcel is located to the southwest of Whittlesford and to the northwest of Whittlesford Bridge and is comprised of arable fields. Royston Road forms the southern edge of the parcel and Hill Farm Road forms the western edge of the parcel.

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

## Distinction between parcel and inset area

The hedgerow boundary to the southeast of the parcel creates little separation from Whittlesford Bridge. However, the parcel extends a significant distance from the inset area and is not contained by inset development, so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Whittlesford Bridge. Overall, there is strong distinction between the parcel and the inset area.

# WH14

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

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

Contribution: Significant

Land lies in a gap between Whittlesford and Whittlesford Bridge which is narrow and urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

# WH14

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford Bridge:

Rating: Minor-moderate

The release and development of land within this parcel would reduce the moderate settlement gap between Whittlesford Bridge and Heathfield.

There is no adjacent Green Belt land that makes a stronger contribution, but any partial release of land within this parcel would result in at least a minor-moderate additional impact on the remainder of the parcel due to weakened boundary distinction and increased urbanising visual impact.

The adjoining land to the east, 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

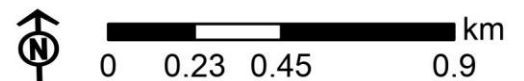
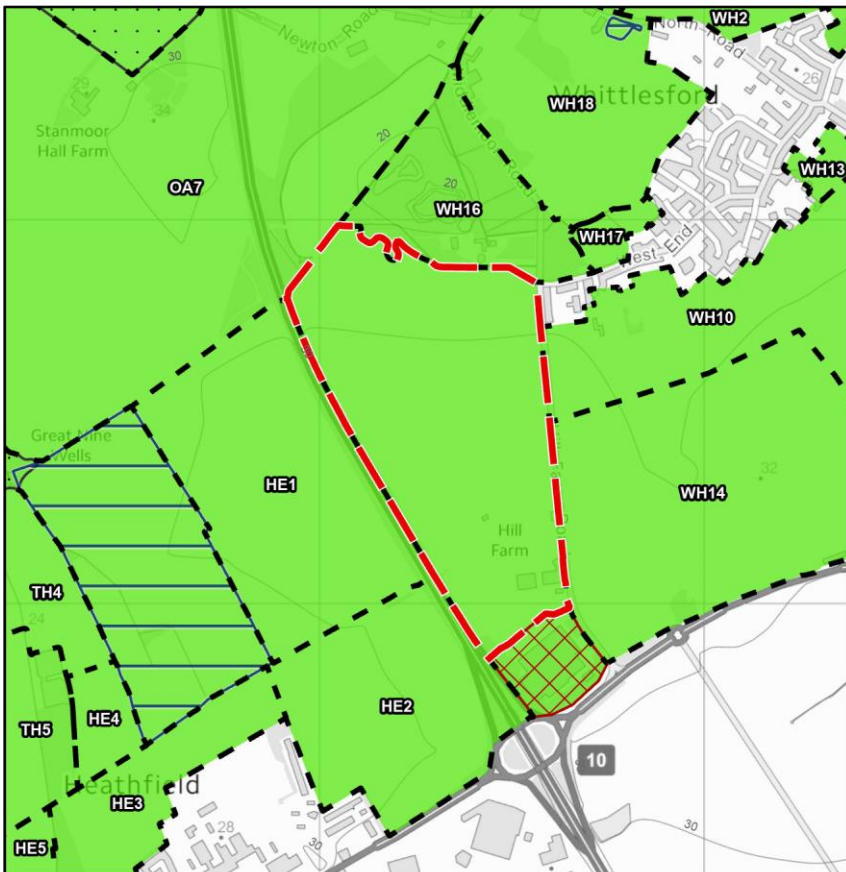
- Parcel WH14 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford Bridge, would be Very High.

**Very High**

# WH15



-  WH15
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



# WH15

## Parcel location and openness

Parcel size: 48.19ha

The parcel is located to the southwest of Whittlesford and contains arable land. The parcel is contained by the M11 motorway to the west and Hill Farm Road to the east.

Land is open. There is no development 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 Whittlesford. Hill Farm Road and the associated hedgerows to the east are a strong boundary feature creating separation between the parcel and Whittlesford so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Whittlesford. Overall, there is strong distinction between the parcel and the inset area.



# WH15

## 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 Whittlesford. 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 Whittlesford. 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 is peripheral to a very narrow gap between Whittlesford and the outer edge of the Green Belt, with land increasing in relevance southwards. 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.

# WH15

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Moderate

The release and development of land within this parcel would significantly reduce the moderate settlement gap between Whittlesford and Heathfield.

The release of land within this parcel would also weaken the strong boundary distinction of land to the north from the settlement.

The adjoining land to the north, east, 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

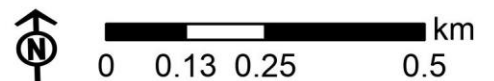
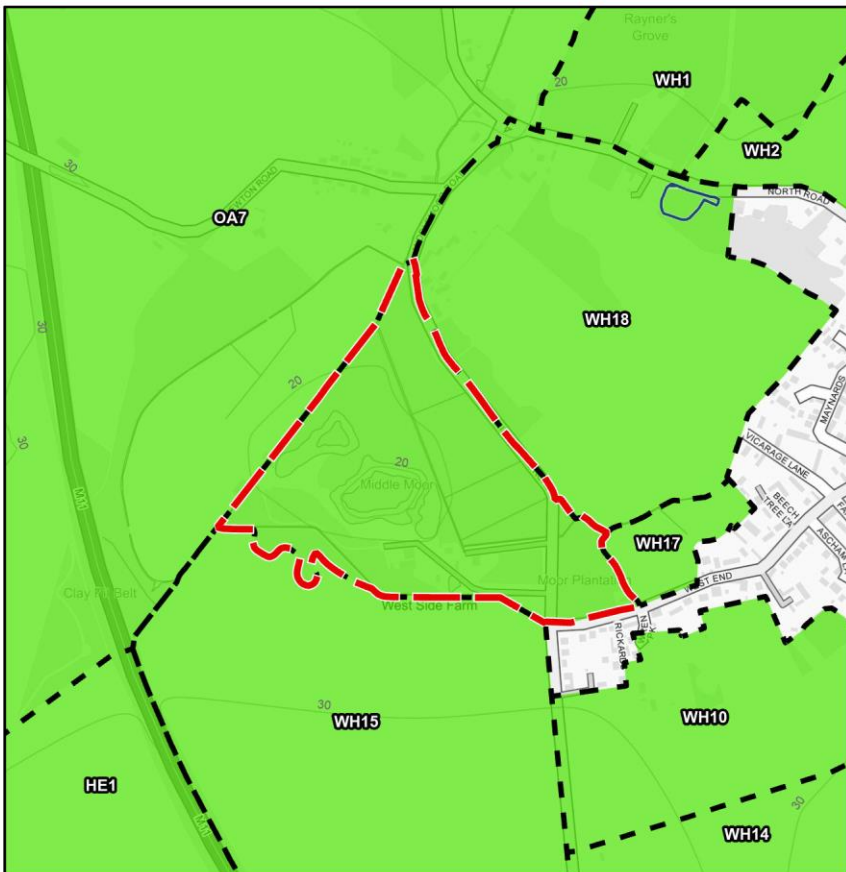
- Parcel WH15 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Very High.

**Very High**

# WH16



-  WH16
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# WH16

## Parcel location and openness

Parcel size: 16.71ha

The parcel is located to the west of Whittlesford and to the east of the M11 motorway and is comprised of a wooded area, Middle Moor. Whippetree Road forms the eastern edge of the parcel and crosses it to the southeast.

Land is open. There is no development 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 Whittlesford. The tree cover within the parcel to the southeast is a strong boundary feature creating separation between the parcel and Whittlesford. As such, there is no urbanising visual influence. The woodland area of Middle Moor within the parcel is very prominent, creating additional distinction from Whittlesford. Overall, there is very strong distinction between the parcel and the inset area.

# WH16

## 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 Whittlesford. 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 predominantly comprises a wooded area (Middle Moor) that has a very strong distinction from the edge of Whittlesford. 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 Whittlesford and Thriplow, with some significant separating features including the M11 motorway and Thriplow Peat Holes SSSI. Although the settlement gap is robust, there is very 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.

# WH16

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Minor

The release and development of land within this parcel would weaken the strong boundary distinction of land to the west from the settlement and would leave this land more closely contained by the inset edge and the M11 motorway further west, which separates it from the wider Green Belt.

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

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 WH16 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Moderate High.

**Moderate High**

# WH17



-  WH17
-  Neighbouring parcel
-  Green Belt



# WH17

## Parcel location and openness

Parcel size: 2.28ha

The parcel is located to the west of Whittlesford and contains paddock fields. The parcel is bordered by West End to the south and Middle Moor woodland to the west.

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 Whittlesford. Land has some degree of containment by inset development and the hedgerows and sparse tree cover to the east and southeast create little boundary separation between the parcel and Whittlesford. As such, there is some urbanising visual influence from the settlement. The landform and land cover within the parcel do not create any additional distinction from Whittlesford. Overall, there is weak distinction between the parcel and the inset area.



# WH17

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Whittlesford, meaning it has a strong relationship with the inset area. However, it largely comprises open farmland and therefore has some rural character. A small area to the east of the parcel fronts onto Whittlesford Conservation Area, and therefore allows some appreciation of the rural character and setting of the more intact and historic parts of the village on West End which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Whittlesford and Thriplow, with some significant separating features including the M11 motorway and Thriplow Peat Holes SSSI. 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.

# WH17

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Negligible

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

## Overall harm of Green Belt release

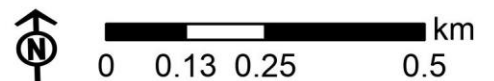
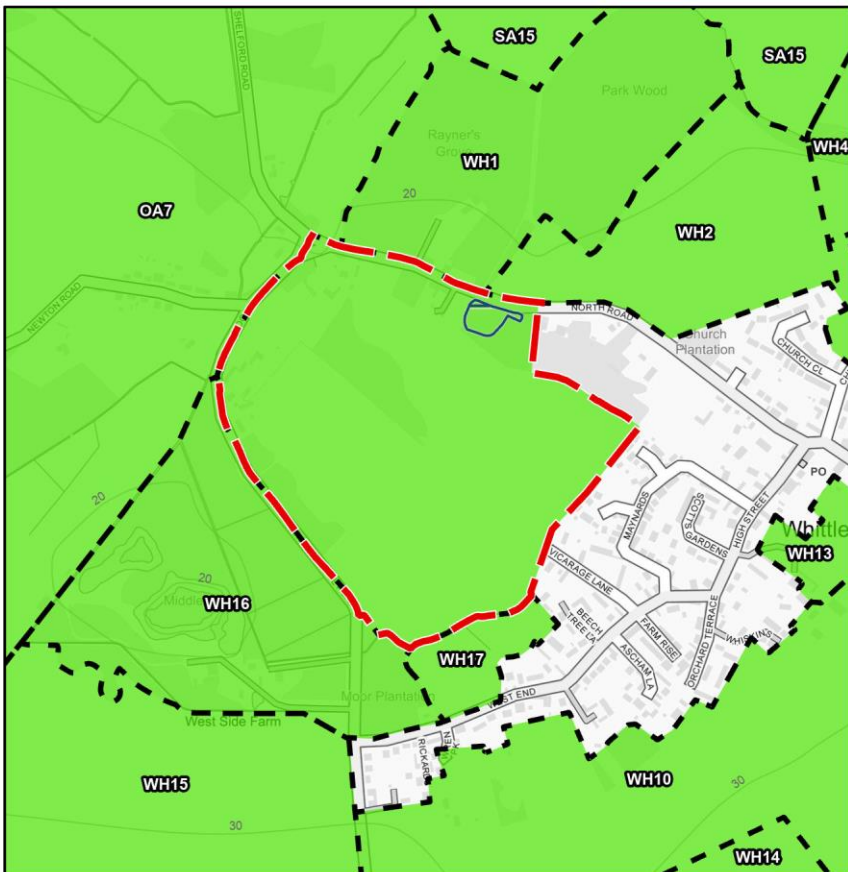
- Parcel WH17 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Low.

**Low**

# WH18



- WH18
- Neighbouring parcel
- Green Belt
- Scheduled monument



# WH18

## Parcel location and openness

Parcel size: 26.04ha

The parcel is located to the northwest of Whittlesford and is dominated by arable land. Wooded areas are also contained within the north of the parcel, as well as a Scheduled Monument (Moated site). Whippetree Road forms the western edge of the parcel, while Middlemoor Road and North Road form the north western and north eastern edges, respectively.

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

## Distinction between parcel and inset area

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

# WH18

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

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

Contribution: Relatively limited

The parcel comprises open farmland that has a moderate distinction from the edge of Whittlesford, meaning it has some rural character. To the north land also lies partially within Whittlesford Conservation Area. As such it allows some appreciation of the rural character and setting the more intact and historic parts of the village on North Road, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a wide gap between Whittlesford and Thriplow, with some significant separating features including the M11 motorway and Thriplow Peat Holes SSSI. 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.

# WH18

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Whittlesford:

Rating: Minor-moderate

The release and development of land within this parcel would reduce the wide settlement gap between Whittlesford and Newton, taking into consideration the existing urbanising development on Newton Road.

The release of land within this parcel would also weaken the strong boundary distinction of land to the northwest from the settlement and would result in development on Newton Road becoming less distinct from the inset edge.

The release and development of land within this parcel would not have an impact on the contribution of land to the north, northeast, or southwest to Green Belt purposes due to separation by North Road and Whippletree Road, respectively.

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 WH18 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Whittlesford, would be Moderate High.

**Moderate High**