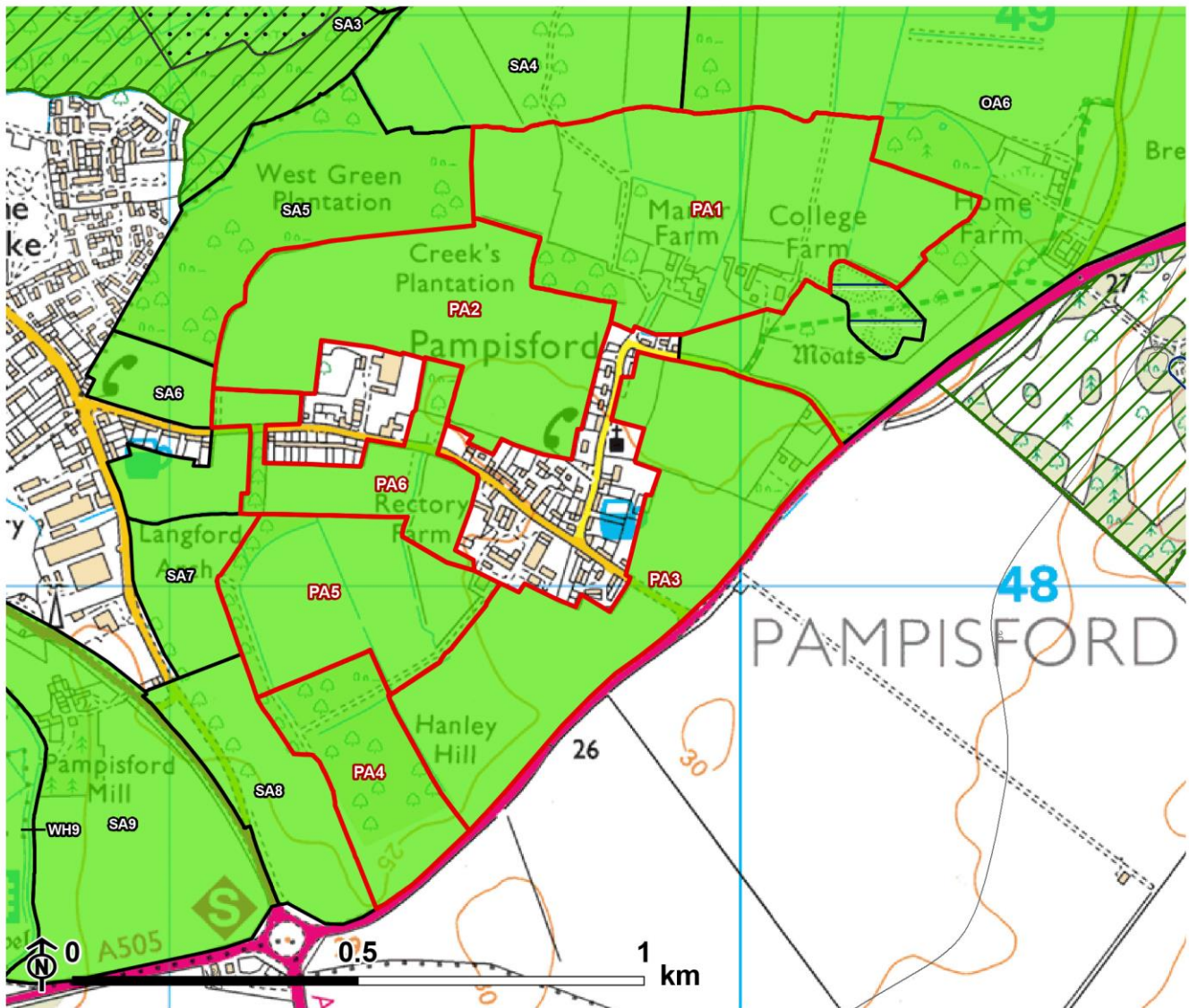


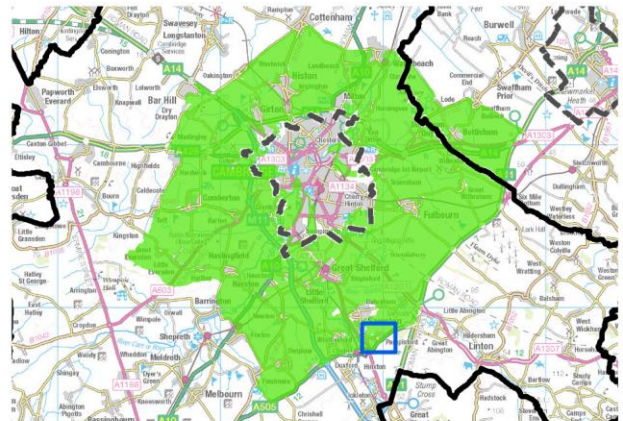
Pampisford



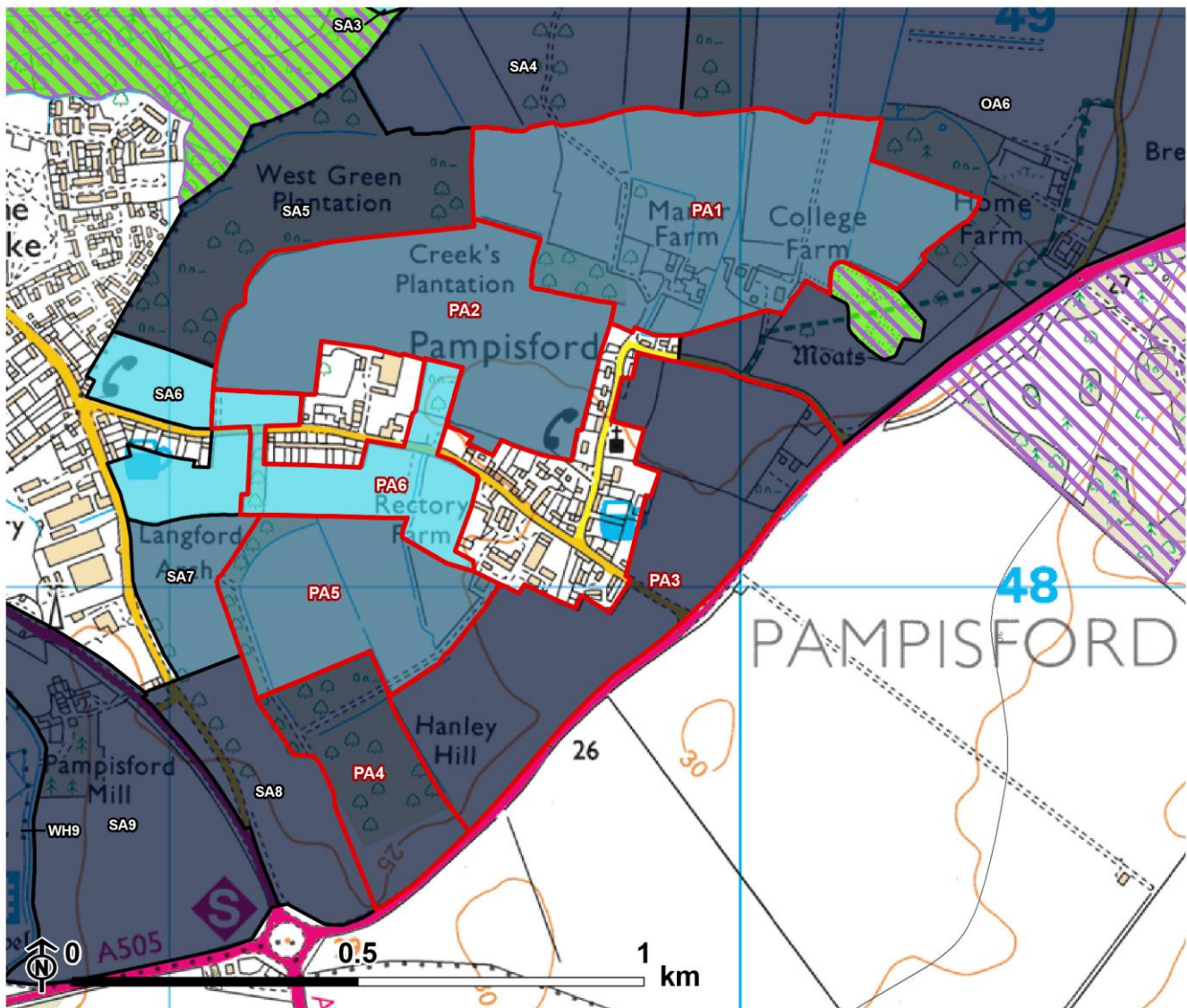
- - - Local Authority
- Pampisford parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

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



Pampisford



- - - Local Authority boundary

Pampisford parcel

Neighbouring parcel

Green Belt

Absolute constraint(s)

Harm rating

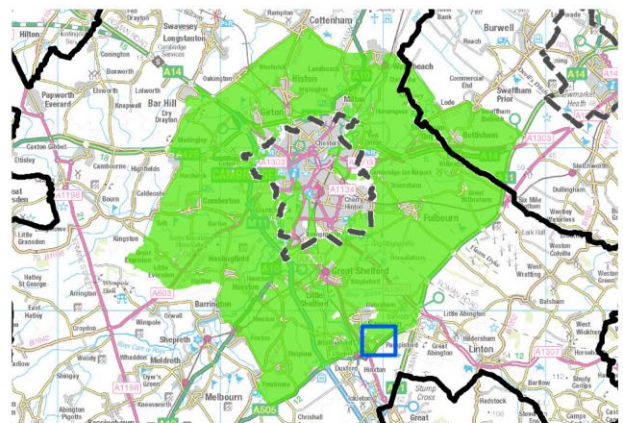
Very high

High

Moderate high

Moderate

Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt

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

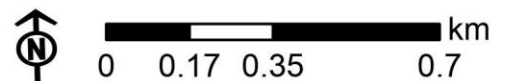
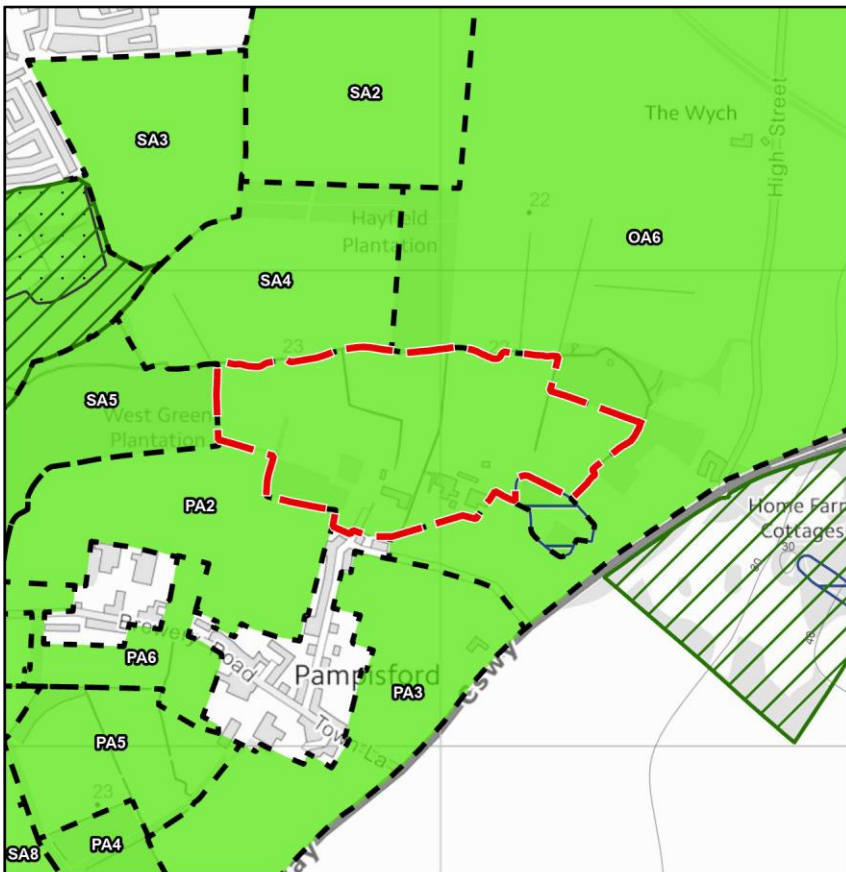
Overall harm of Green Belt release

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

PA1



-  PA1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  Registered park & garden



PA1

Parcel location and openness

Parcel size: 24.26ha

The parcel is located to the north of Pampisford and is comprised of arable land and sparse tree cover. It contains Manor Farm and College Farm agricultural buildings within the southeast of the parcel, and Creek's Plantation within the southwest. A Scheduled Monument adjacent to the parcel, located to the southeast.

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

Distinction between parcel and inset area

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

PA1

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 Pampisford. 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 Pampisford, meaning it has a strong rural character. A small part of the parcel fronts directly on to Pampisford Conservation Area to the south. As such, it allows some appreciation of the rural character and setting of Pampisford in proximity to the more intact and historic parts of the village on Church Lane and Beech Lane, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Pampisford and Sawston, but woodland blocks and Sawston Hall Meadows SSSI are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

PA1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Pampisford:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on fields to the north and would leave this land more closely contained by the inset edge and the hedgerows to the north, which separate it from the wider Green Belt. Any partial release of land within this parcel would result in similar impacts on the fields within the remainder of the parcel.

The release of land within this parcel would also reduce the gap between Sawston and the outer edge of the Green Belt.

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 strong boundary separation by a woodland belt.

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

Overall harm of Green Belt release

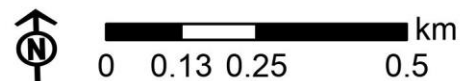
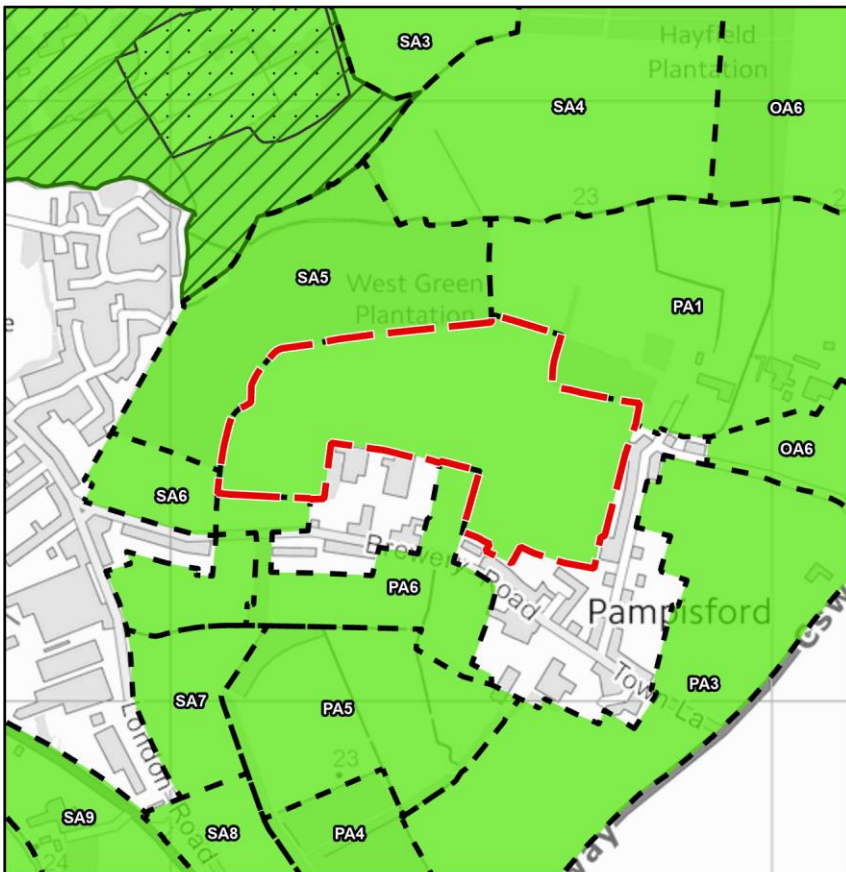
- Parcel PA1 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Pampisford, would be high.

High

PA2



-  PA2
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



PA2

Parcel location and openness

Parcel size: 16.9ha

The parcel is located to the northwest of Pampisford and is comprised of an arable field. A plantation is located to the northwest of the parcel, and Brewery 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 garden hedgerow boundaries to the east and southeast create little separation between the parcel and Pampisford. The parcel has some degree of containment by inset development and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Pampisford. Overall, there is moderate distinction between the parcel and the inset area.

PA2

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Pampisford, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. The parcel fronts directly on to Pampisford Conservation Area to the south and east. As such, it allows an appreciation of the rural character and setting of Pampisford in proximity to the more intact and historic parts of the village along Brewery Road and High Street/Church Lane, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a narrow gap between Pampisford and Sawston, but existing urbanising development already links them. 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.

PA2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Pampisford:

Rating: Minor-moderate

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

The release would also result in further linking of Pampisford and Sawston.

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 strong boundary separation by a woodland belt

The adjoining land to the south 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

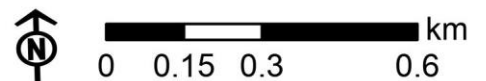
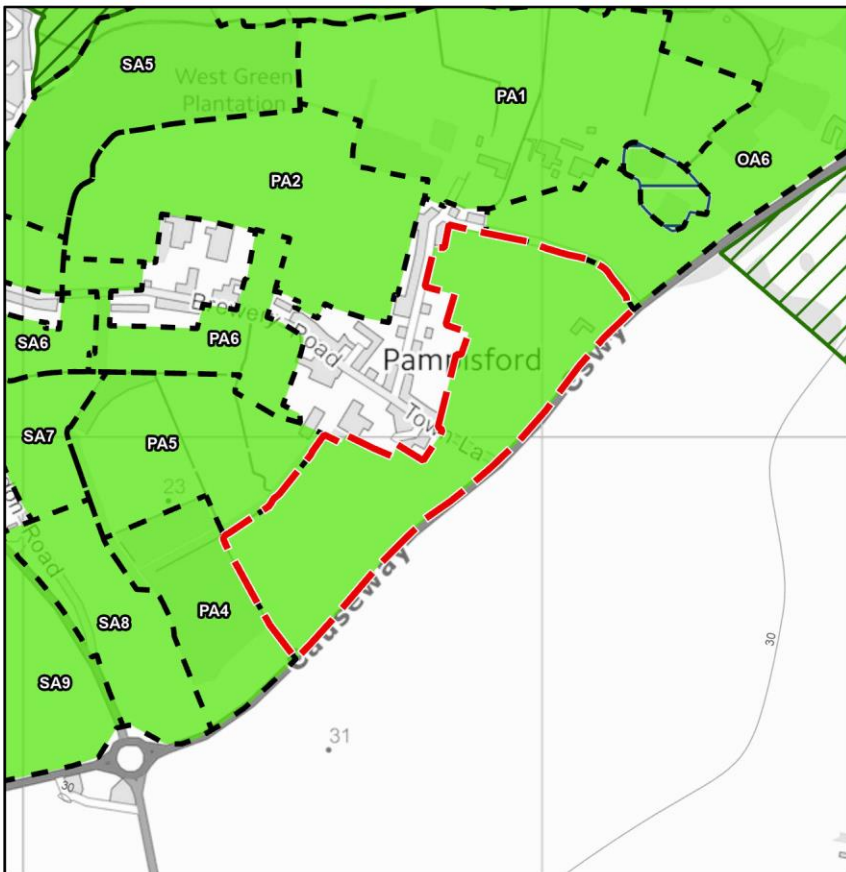
- Parcel PA2 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Pampisford, would be high.

High

PA3



-  PA3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Registered park & garden



PA3

Parcel location and openness

Parcel size: 21.09ha

The parcel is located to the east and southeast of Pampisford and contains arable land, and an area of Hanley Hill to the south. It is crossed by Town Lane, and the A505 forms the eastern edge of the parcel, while Beech Lane forms the northern edge.

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

Distinction between parcel and inset area

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

PA3

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Pampisford, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. Land lies partially within and fronts directly on to Pampisford Conservation Area to the west and also forms part of the immediate setting of several listed buildings, including the Grade II* Church of St John the Baptist. As such, it allows an appreciation of the rural character and setting of Pampisford in proximity to the more intact and historic parts of the village along High Street/Church Lane, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a very narrow gap between Pampisford and the outer edge of the Green Belt, but existing urbanising development already links them. 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.

PA3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Pampisford:

Rating: Moderate

The release and development of land within this parcel would further weaken the very narrow gap between Pampisford and the outer edge of the Green Belt. Any partial release of land within this parcel would weaken the remainder of the parcel in terms of the settlement gap.

The release of land within this parcel would also leave the land to the southwest more closely contained by the inset edge and the A1301, 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 north to Green Belt purposes due to boundary separation by Beech Lane.

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

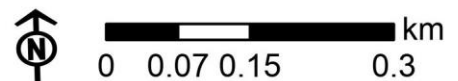
- Parcel PA3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Pampisford, would be very high.

Very High

PA4



-  PA4
-  Neighbouring parcel
-  Green Belt



PA4

Parcel location and openness

Parcel size: 7.38ha

The parcel is located to the south of Pampisford and is contained by the A5050 to the southeast and the A1301 to the west. It contains an area of woodland and forms part of Hanley Hill.

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

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area and is not contained by inset development, and so there is no urbanising visual influence. The woodland within the parcel is a strong boundary feature creating separation between the parcel and Pampisford and the tree cover is very prominent, creating additional distinction from the settlement. Overall, there is very strong distinction between the parcel and the inset area.

PA4

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

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

Contribution: Moderate

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

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

Contribution: Significant

Land is open and lies in a gap which is very narrow but which maintains clear separation between Pampisford and the outer edge of the Green Belt due to tree cover. 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.

PA4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Pampisford:

Rating: Minor

The release and development of land within either the whole of this parcel or part of this parcel would reduce the remaining gap between Sawston and the outer edge of the Green Belt. The parcel has very strong distinction from the inset area and so makes a particularly strong contribution to Green Belt purposes.

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

Overall harm of Green Belt release

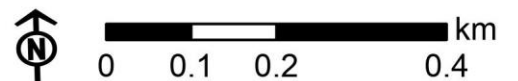
- Parcel PA4 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Pampisford, would be very high.

Very High

PA5



-  PA5
-  Neighbouring parcel
-  Green Belt



PA5

Parcel location and openness

Parcel size: 10.69ha

The parcel is located to the south of Pampisford and is dominated by arable land. It contains area of grassland to the east and a block of woodland to the northwest.

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

Distinction between parcel and inset area

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

PA5

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Pampisford, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. The parcel fronts directly on to Pampisford Conservation Area to the north. As such, it allows some appreciation of the rural character and setting of Pampisford in proximity to some of the more intact and historic parts of the village along Brewery Road and Town Lane, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

PA5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Pampisford:

Rating: Minor-moderate

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

The release would also broaden the connection between Pampisford and Sawston, however, the additional impact is reduced by existing urbanising development on Brewery Road.

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 strong boundary separation by woodland.

The adjoining land to the north, 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

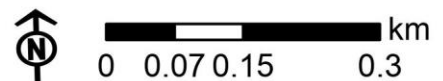
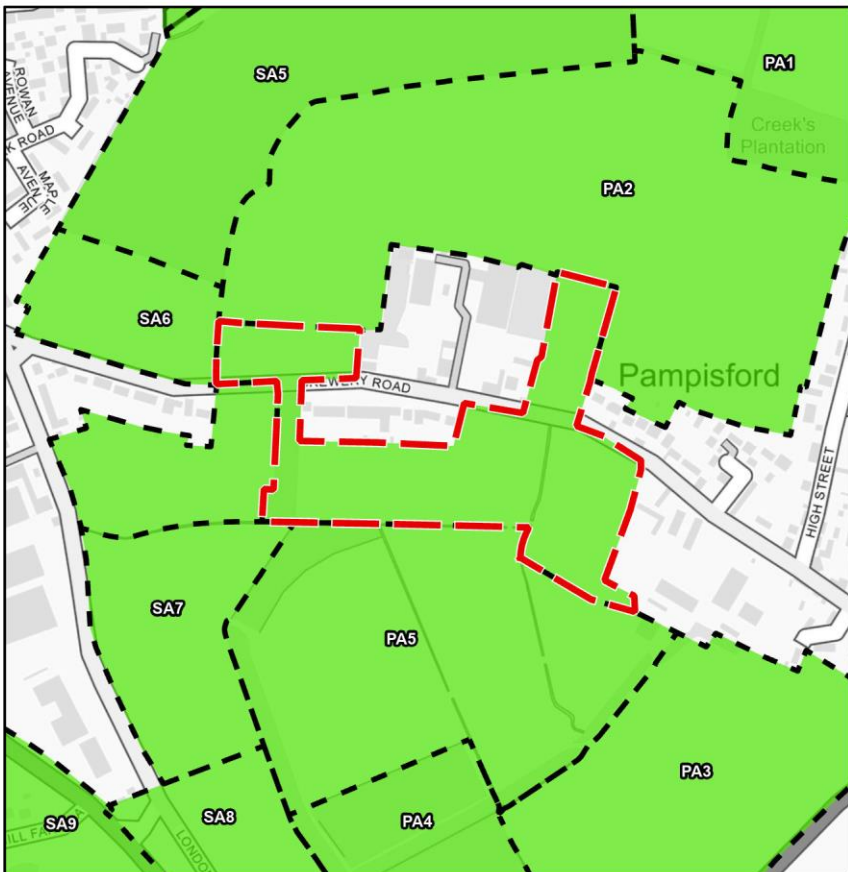
- Parcel PA5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Pampisford, would be high.

High

PA6



-  PA6
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



PA6

Parcel location and openness

Parcel size: 6.84ha

The parcel is located to the southwest and west of Pampisford and contains an area of grassland to the east, a recreational area to the northeast that is associated with Pampisford Play Park, allotments to the northwest, and arable land to the southwest. The parcel is crossed by Brewery 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 in close proximity to the inset area and has some degree of containment by inset development. The garden hedgerow boundaries to the north create little separation between the parcel and Pampisford and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Pampisford. Overall, there is weak distinction between the parcel and the inset area.

PA6

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 Pampisford. 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 Pampisford, meaning it has a strong relationship with the inset area. Whilst a small area to the west contains allotments that associate it with the inset area, the majority of the parcel comprises open farmland and woodland meaning it has some rural character. A small part of the parcel lies within and fronts directly on to Pampisford Conservation Area to the northeast. As such, it allows some appreciation of the rural character and setting of Pampisford in proximity to some of the more intact and historic parts of the village along Brewery Road and Town Lane, which in turn makes some contribution to the quality of Cambridge's setting. However, land to the southwest of the parcel is separated from the more intact and historic parts of the village by more modern development along Brewery Road. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a narrow gap between Pampisford and Sawston, but existing urbanising development already links them. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

PA6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Pampisford:

Rating: Minor-moderate

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

The release and development of land within this parcel would reduce the remaining gap between Pampisford and Sawston, removing any clear distinction 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 north and to the southwest to Green Belt purposes due to separation by tree lines.

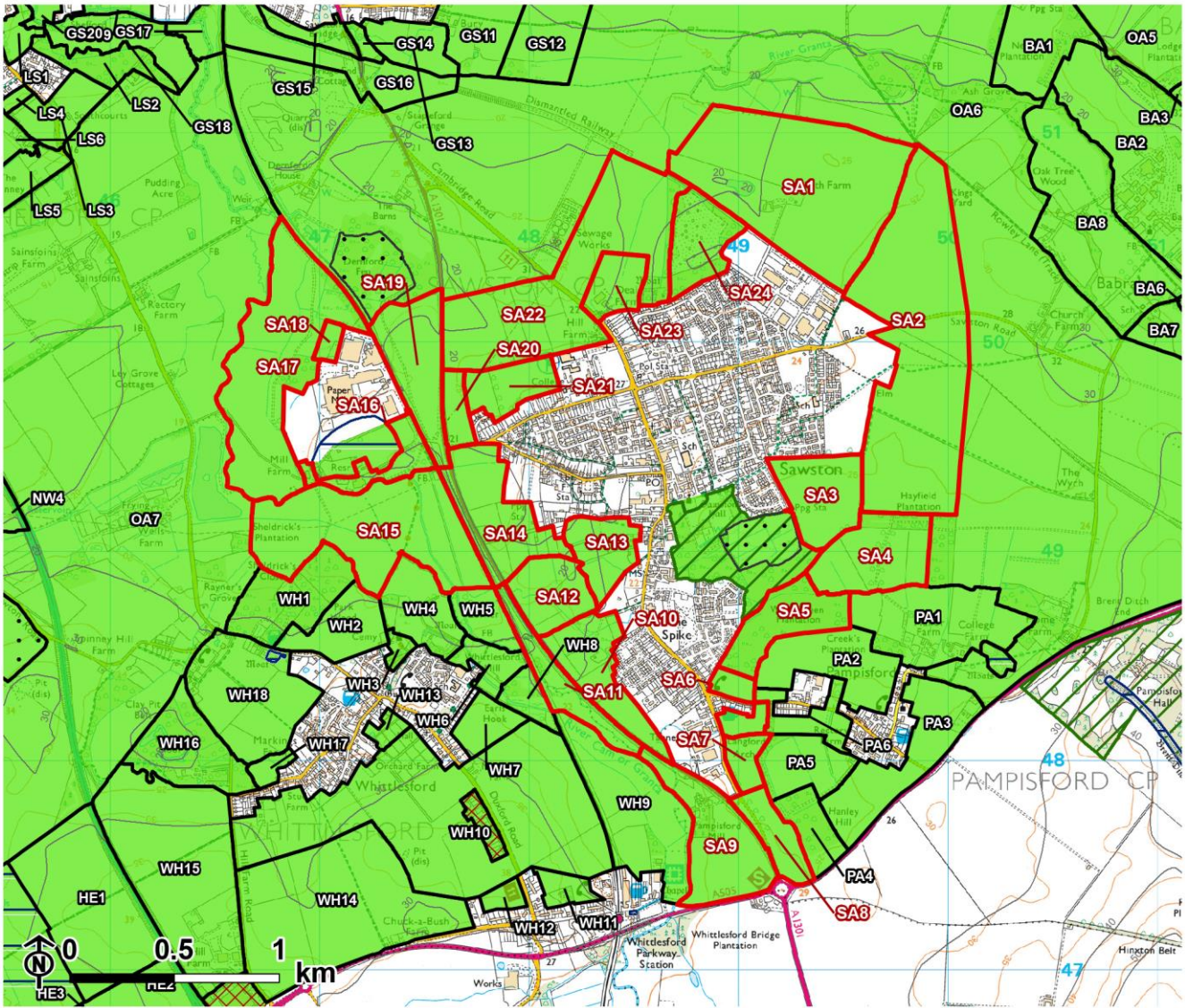
The adjoining land to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel PA6 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 Pampisford, would be moderate high.

Moderate High

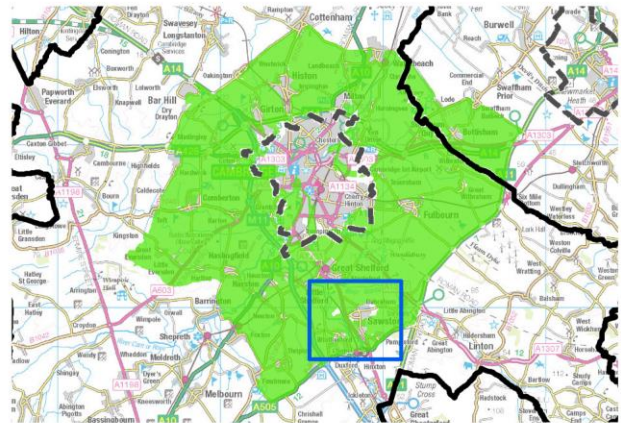
Sawston



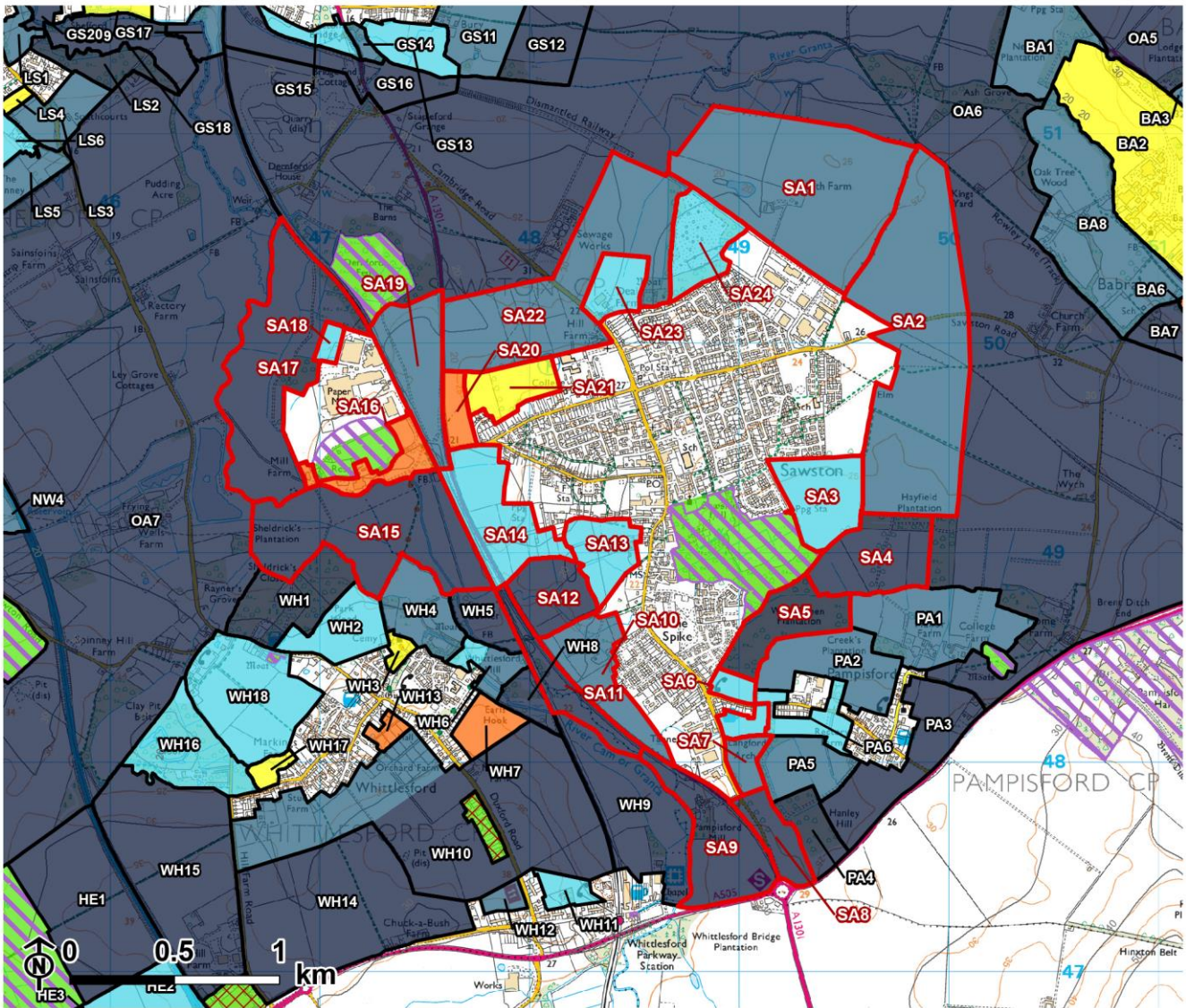
- - - Local Authority
- Sawston parcel
- Neighbouring parcel
- No openness
- Green Belt

Absolute constraints

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



Sawston



- - - Local Authority boundary

▭ Sawston parcel

▭ Neighbouring parcel

▨ No openness

■ Green Belt

▨ Absolute constraint(s)

Harm rating

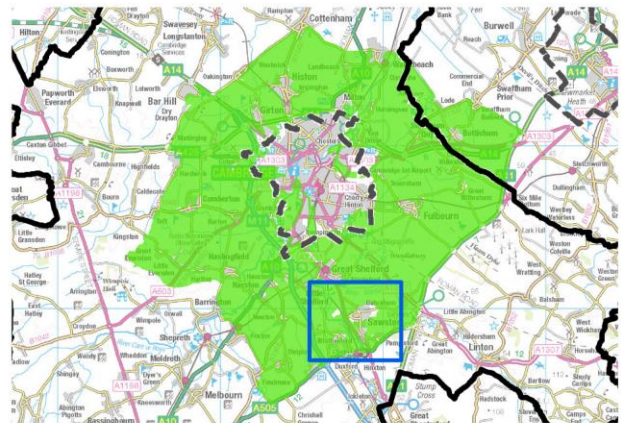
■ Very high

■ 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.

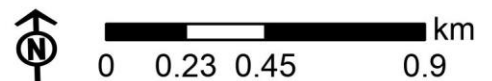
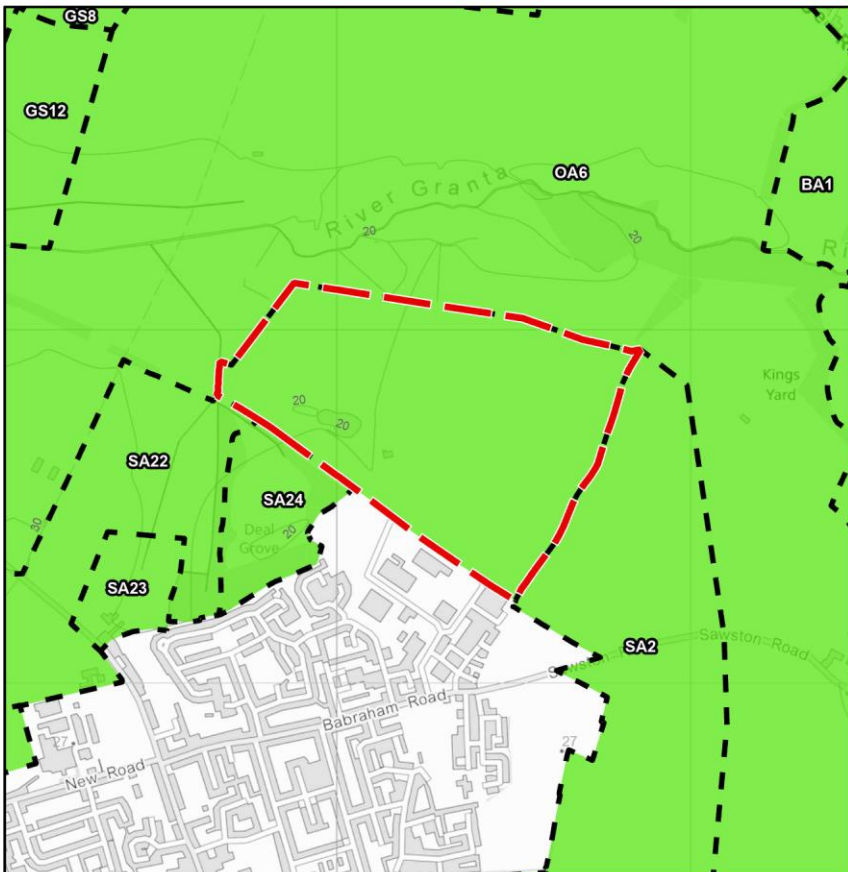
Overall harm of Green Belt release

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.

SA1



-  SA1
-  Neighbouring parcel
-  Green Belt



SA1

Parcel location and openness

Parcel size: 60.21ha

The parcel is located to the northeast of Sawston and is comprised of agricultural land and the grounds of North Farm in the southwest. Cambridge Science Park lies to the south of the parcel in the inset area.

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

Distinction between parcel and inset area

Beyond the settlement edge, there are no significant boundary features close to the northeast edge of Sawston, which means that there is a gradual weakening of the influence of the inset settlement with distance. There is some urbanising visual influence within the parcel due to the presence of Cambridge Science Park to the south, which is only separated by a hedgerow. However, the parcel is not contained by inset development and therefore there are views of open countryside to the west, north and east. Although the landform and land cover within the parcel do not create any additional distinction from Sawston, overall there is strong distinction between the parcel and the inset area.

SA1

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 Sawston. 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 strong distinction from the edge of Sawston. It is also open and land use is not associated with the inset area, meaning it has a strong rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Sawston and Babraham. 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.

SA1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on land to the north due to the removal of boundary features to the south and would leave this land more closely contained by the inset edge and the River Granta, which separates it from the wider Green Belt to the north.

The release would also increase urbanising containment of land to southwest.

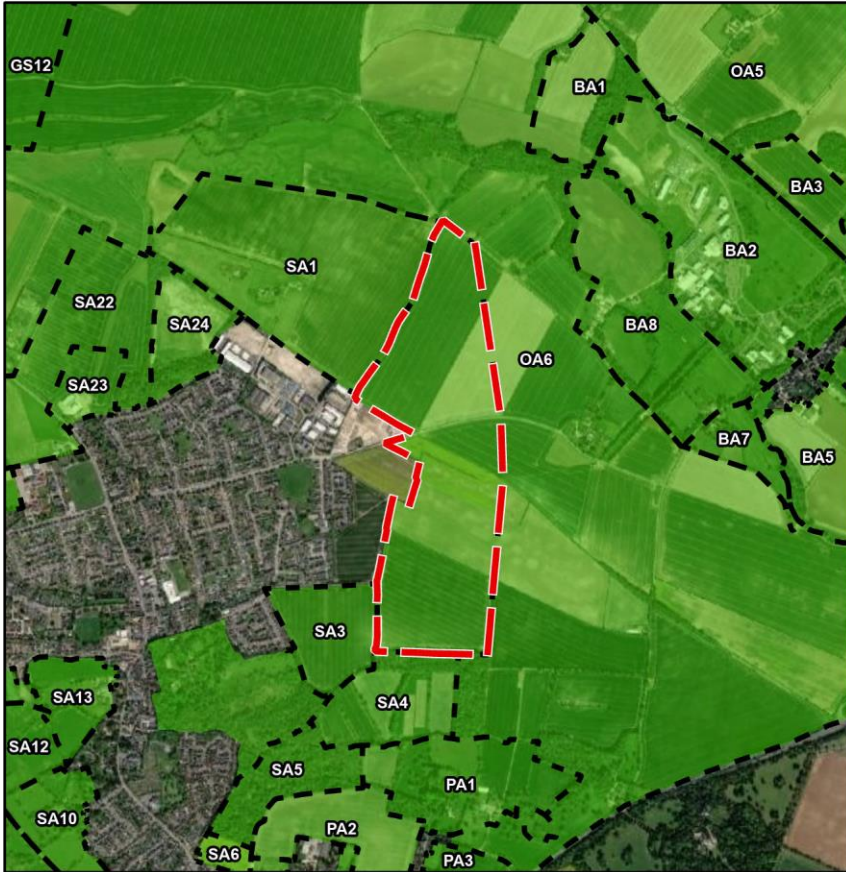
The release and development of the whole of this parcel would reduce the settlement gap between Sawston and Babraham, resulting in a minor additional impact. However, any partial release of the fields to the west would remove this additional impact.

Overall harm of Green Belt release

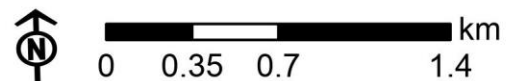
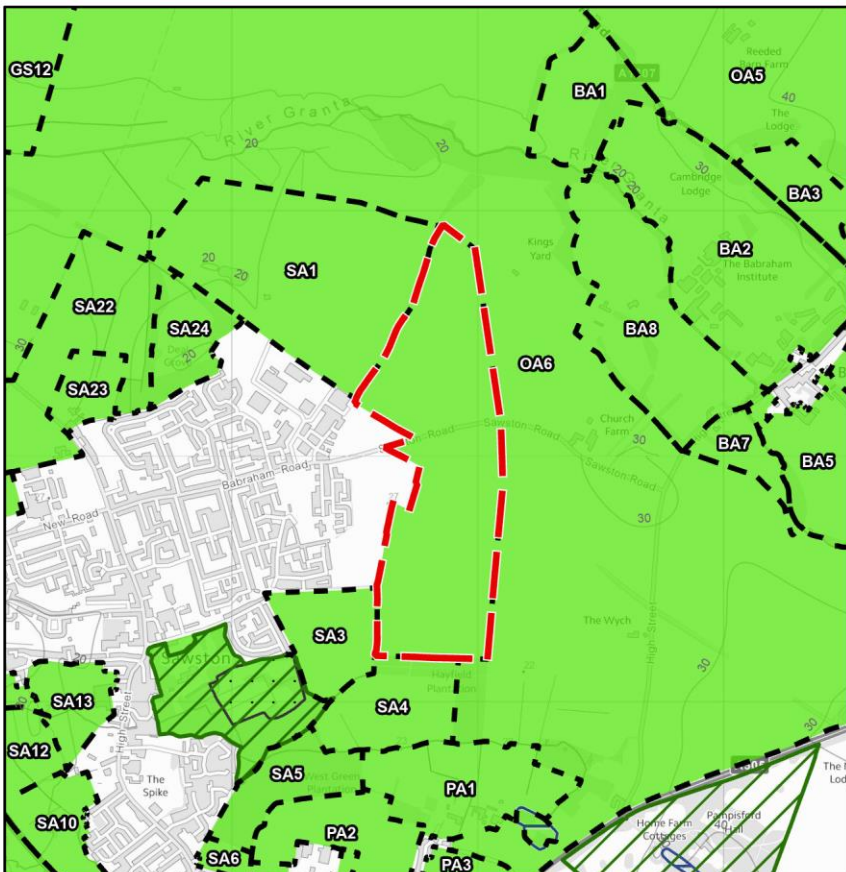
- Parcel SA1 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be High.

High

SA2



- SA2
- Neighbouring parcel
- Green Belt
- Scheduled monument
- Site of Special Scientific Interest
- Registered park & garden



SA2

Parcel location and openness

Parcel size: 69.22ha

The parcel is located to the northeast and east of Sawston and is comprised of agricultural land. Sawston Road bisects the parcel from west to east.

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

Distinction between parcel and inset area

Beyond the settlement edge, there are no boundary features close to the northeast and east edge of Sawston, which means that there is a gradual weakening of the influence of the inset settlement with distance. At the inset edge to the west, there is no boundary feature between the parcel and the as yet undeveloped inset land to the southeast of Cambridge Science Park. The lack of boundary features and broad frontage the parcel shares with the settlement means that there is some urbanising visual influence within the parcel, but this is balanced with open countryside to the north, east and south. The parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Sawston, overall there is strong distinction between the parcel and the inset area.

SA2

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

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

Contribution: Moderate

Land has a strong distinction from the edge of Sawston. It is open and land use is not associated with the inset area, meaning it has a strong rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

SA2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on land to the east and would leave this land more closely contained by the inset edge and the field boundaries to the east, which separates it from the wider Green Belt.

The release and development of the whole of this parcel would reduce the moderate settlement gap between Sawston and Babraham to become narrow.

The adjoining land to the northwest, south 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

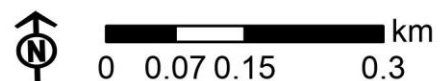
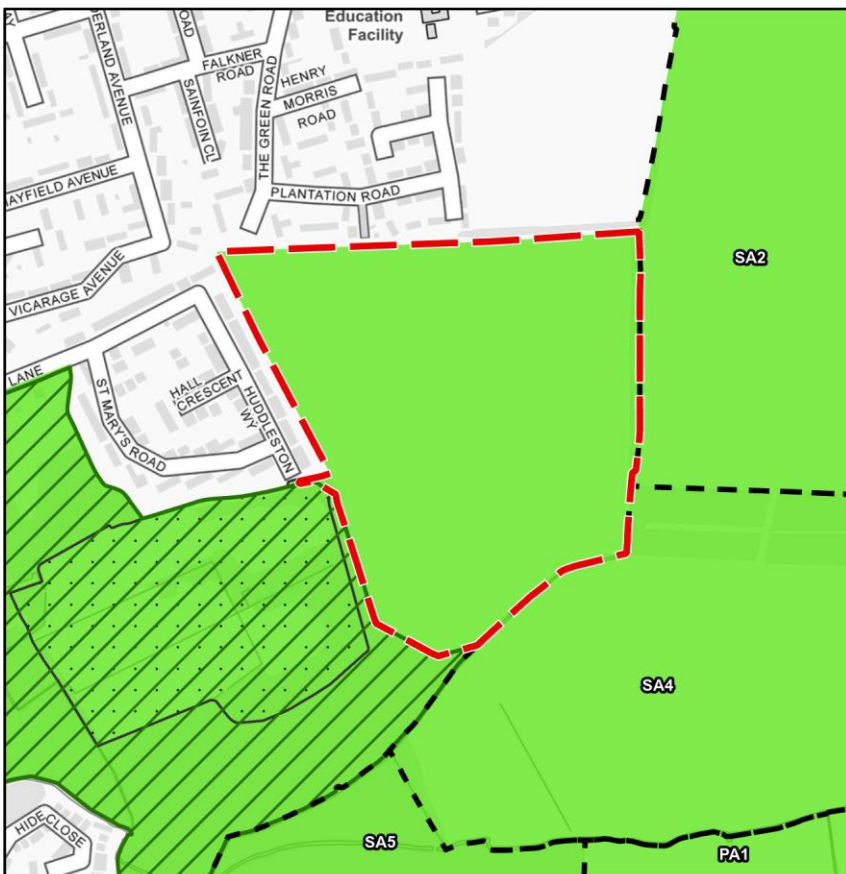
- Parcel SA2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be high.

High

SA3



-  SA3
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



SA3

Parcel location and openness

Parcel size: 14.49ha

The parcel is located to the east of Sawston and is comprised of an agricultural field. Sawston Hall (Registered Park and Garden and SSSI) lies to the southwest of the parcel.

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

Distinction between parcel and inset area

Inset development encloses the northwest of the parcel and, the garden boundaries to the northwest and west provide little separation from the inset settlement of Sawston. As a result, there is some urbanising visual influence within the parcel, but this is balanced with open countryside to the east and south. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is moderate distinction between the parcel and the inset area.

SA3

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 Sawston. 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 Sawston, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character. It also has some association with the adjacent Sawston Grade II Registered Park and Garden to the southwest, providing part of its wider setting, and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

The parcel is open and lies in a moderate gap between Sawston and the outer edge of the Green Belt and Sawston and Pampisford. Urbanising development reduces gaps but tree cover to the east and south acts as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

SA3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would leave the land to the southeast more closely contained by the inset edge and the tree line to the south and woodland block to the east, which separates it from the wider Green Belt.

In regard to Cambridge Purpose 2, release of the parcel would slightly diminish the contribution that adjacent land to the southwest makes to the character of the landscape and quality of Cambridge's setting.

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

Overall harm of Green Belt release

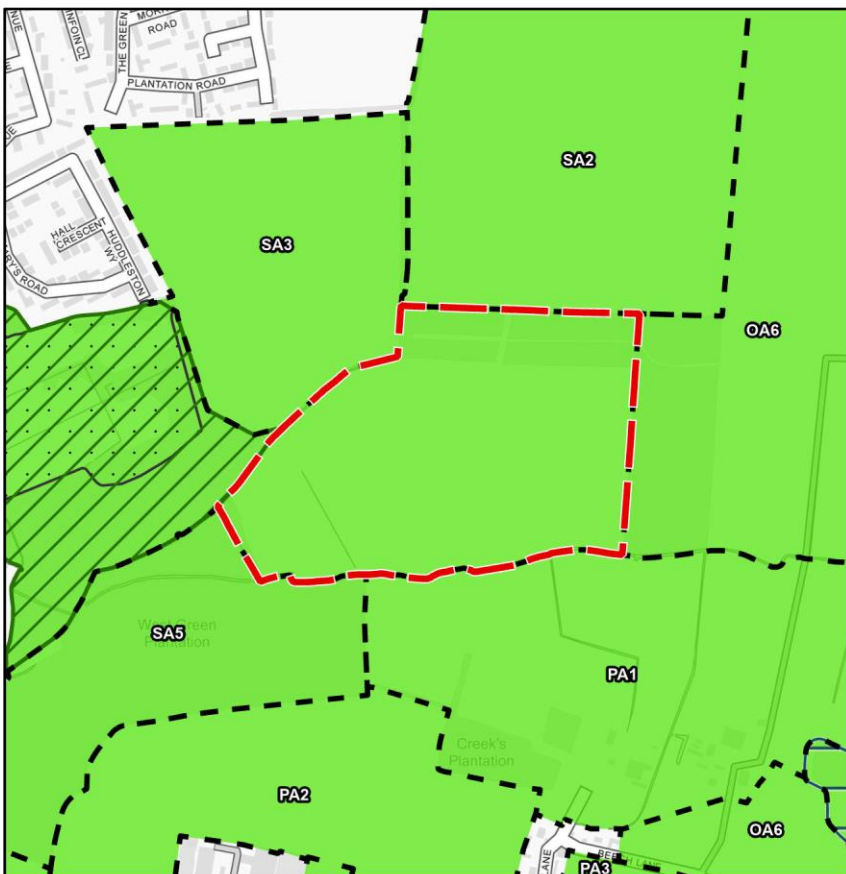
- Parcel SA3 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate high.

Moderate High

SA4



- SA4
- Neighbouring parcel
- Green Belt
- Scheduled monument
- Site of Special Scientific Interest
- Registered park & garden



SA4

Parcel location and openness

Parcel size: 17.75ha

The parcel is located to the east of Sawston and is comprised of agricultural fields and tree cover in the northeast. Sawston Hall (Registered Park and Garden and SSSI) lies to the west of the parcel.

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

Distinction between parcel and inset area

Linear tree cover and intervening land to the northeast provides a moderate degree of separation from the inset area and prevents any urbanising visual influence within the parcel. The parcel extends a significant distance from the inset settlement of Sawston and is not contained by inset development. The wooded land cover in the northeast of the parcel provides some further distinction from the inset area. Overall, there is strong distinction between the parcel and the inset area.

SA4

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Sawston, meaning it has a strong rural character. It is also associated with the adjacent Grade II Sawston RPG to the west, providing part of its wider setting, and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Sawston and Pampisford and Sawston and the outer edge of the Green Belt. Urbanising development reduces gaps but tree cover to the south and east acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

SA4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Moderate

The release and development of land within this parcel would increase urbanising containment of land to the southwest and would weaken the role of this woodland as a strong boundary feature between the inset settlement and the wider Green Belt.

The release and development of land within this parcel would significantly reduce the gap between Sawston and the outer edge of the Green Belt.

In regard to Cambridge Purpose 2, release of the parcel would slightly diminish the contribution that adjacent land to the west makes to the character of the landscape and quality of Cambridge's setting.

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

The adjoining land to the north, northwest 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

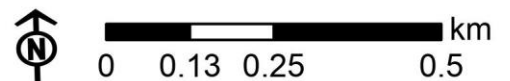
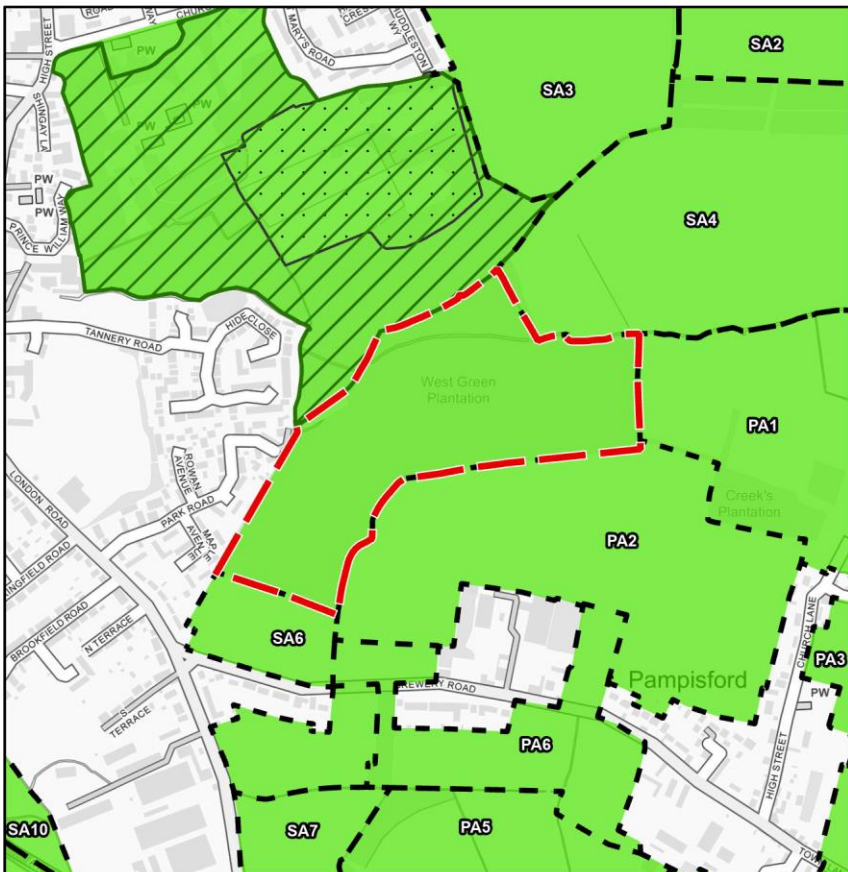
- Parcel SA4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA5



-  SA5
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



SA5

Parcel location and openness

Parcel size: 13.43ha

The parcel is located to the southeast of Sawston and is comprised of woodland to the south of Sawston Hall (Registered Park and Garden and SSSI).

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

Distinction between parcel and inset area

The wooded land cover creates a strong degree of separation from the inset settlement of Sawston and prevents any urbanising visual influence within the parcel. The parcel extends a significant distance from the settlement and is not contained by inset development. The wooded land cover is very prominent in relation to Sawston, creating additional distinction from the settlement. Overall, there is very strong distinction between the parcel and the inset area.

SA5

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 Sawston. 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 (West Green Plantation) that has a very strong distinction from the edge of Sawston, meaning it has a strong rural character. Land is also closely associated with the adjacent Grade II Sawston RPG to the north and northwest, providing part of its wider wooded setting, meaning it contributes positively to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and is peripheral to a very narrow gap between Sawston and Pampisford. However, urbanising development already links the two and reduces the perceived separation. The parcel has very strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

SA5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising containment of land to the south and, although existing development on Brewery Road to the south links the two settlements, the release would reduce the settlement gap between Sawston and Pampisford.

In regard to Cambridge Purpose 2, release of the parcel would slightly diminish the contribution that adjacent land to the northwest makes to makes to the character of the landscape and quality of Cambridge's setting.

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

Overall harm of Green Belt release

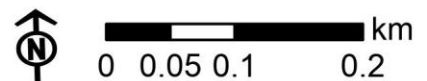
- Parcel SA5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA6



-  SA6
-  Neighbouring parcel
-  Green Belt



SA6

Parcel location and openness

Parcel size: 5.32ha

The parcel is located to the southeast of Sawston and is comprised of agricultural fields. Brewery Road bisects the parcel from west to the east.

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

Distinction between parcel and inset area

Both the north and south fields within the parcel are subject to a degree of containment by the inset area of Sawston, which means that there is some urbanising visual influence within the parcel. The parcel lies in close proximity to the settlement and the garden boundaries at the inset edge provide little separation from the settlement. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is weak distinction between the parcel and the inset area.

SA6

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

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

Contribution: Relatively limited

Land is open and is peripheral to a very narrow gap between Sawston and Pampisford. However, inset urbanising development links the two and reduces the perceived separation. The parcel has weak distinction from the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

SA6

Impact on contribution of adjacent Green Belt

- Release of land as expansion of Sawston:

Rating: Minor-moderate

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

The release would also broaden the existing connection on Brewery Road between Sawston and Pampisford.

The release and development of land within this parcel would not have an impact on the contribution of land to the north or to the northeast to Green Belt purposes due to strong boundary separation by woodland and a small frontage, respectively.

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

Overall harm of Green Belt release

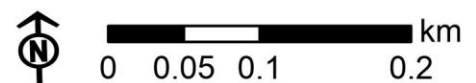
- Parcel SA6 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate high.

Moderate High

SA7



-  SA7
-  Neighbouring parcel
-  Green Belt



SA7

Parcel location and openness

Parcel size: 4.2ha

The parcel is located to the south of Sawston and contains an arable field. London Road forms the western boundary of the parcel.

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

Distinction between parcel and inset area

Land is not contained by inset development and London Road is a moderate boundary feature between the parcel and Sawston. However, there is some urbanising visual influence from the settlement to the west. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is moderate distinction between the parcel and the inset area.

SA7

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

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

Contribution: Relatively limited

Land comprises open farmland that has a moderate distinction from the edge of Sawston, meaning it has some rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

SA7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction and increase urbanising visual impact on land in the remainder of the field to the south.

The release and development of land within this parcel would reduce the separation between Sawston and the outer edge of the Green Belt, removing the function of the Green Belt in constraining the expansion of Sawston.

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

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

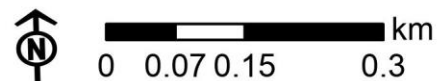
- Parcel SA7 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be high.

High

SA8



-  SA8
-  Neighbouring parcel
-  Green Belt



SA8

Parcel location and openness

Parcel size: 7.71ha

The parcel is located to the south of Sawston and is comprised of agricultural land. London Road forms the western boundary of the parcel and the A505 forms the southern boundary.

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

Distinction between parcel and inset area

London Road to the west provides a moderate degree of separation between the parcel and the inset settlement of Sawston. London Road Industrial Estate lies to the northwest and causes some urbanising visual influence within the parcel. However, the parcel extends a significant distance from the inset area and is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Sawston, overall there is strong distinction between the parcel and the inset area.

SA8

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 Sawston. 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 strong distinction from the edge of Sawston. It predominantly comprises open farmland meaning it has some rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a narrow gap between Sawston and the outer edge of the Green Belt, with no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

SA8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Moderate

Any release and development of land within this parcel would significantly reduce the separation between Sawston and the outer edge of the Green Belt, removing the function of the Green Belt in constraining the expansion of Sawston, with the additional impact increasing with release of land southward.

The partial release and development of land within this parcel would weaken the boundary distinction of the remainder of the parcel and leave this land more closely contained by the inset edge and the outer edge of the Green Belt.

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





Overall harm of Green Belt release

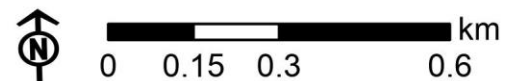
- Parcel SA8 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA9



-  SA9
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



SA9

Parcel location and openness

Parcel size: 20.37ha

The parcel is located to the south of Sawston and is comprised of agricultural land. The A1301 forms the eastern boundary of the parcel. London Road Industrial Estate lies within the inset area to the north. There is some development within the parcel on Mill Farm Lane, with the River Cam lying to the west.

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

Distinction between parcel and inset area

The A1301 provides a strong degree of separation from Sawston to the north, but this boundary feature has been breached by some development along Mill Farm Lane within the parcel. There is some urbanising visual influence within the parcel due to London Road Industrial Estate lying to the north and a service station on the A505 lying to the south. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall there is moderate distinction between the parcel and the inset area.

SA9

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

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

Contribution: Moderate

Land predominantly comprises open farmland that has moderate distinction from the edge of Sawston, meaning it has some relationship with the inset area. Land contributes to a rural landscape setting experienced on approach to Cambridge along the A1301 from the south. To the west 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: Significant

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

SA9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

Any release and development of land within this parcel would significantly reduce the separation between Sawston and the outer edge of the Green Belt as well as Whittlesford Bridge, removing the function of the Green Belt in constraining the southward expansion of Sawston, with the additional impact increasing with release of land southward.

The partial release and development of land within this parcel would weaken the boundary distinction and increase the urbanising visual impact on the remainder of the parcel.

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

Overall harm of Green Belt release

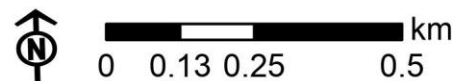
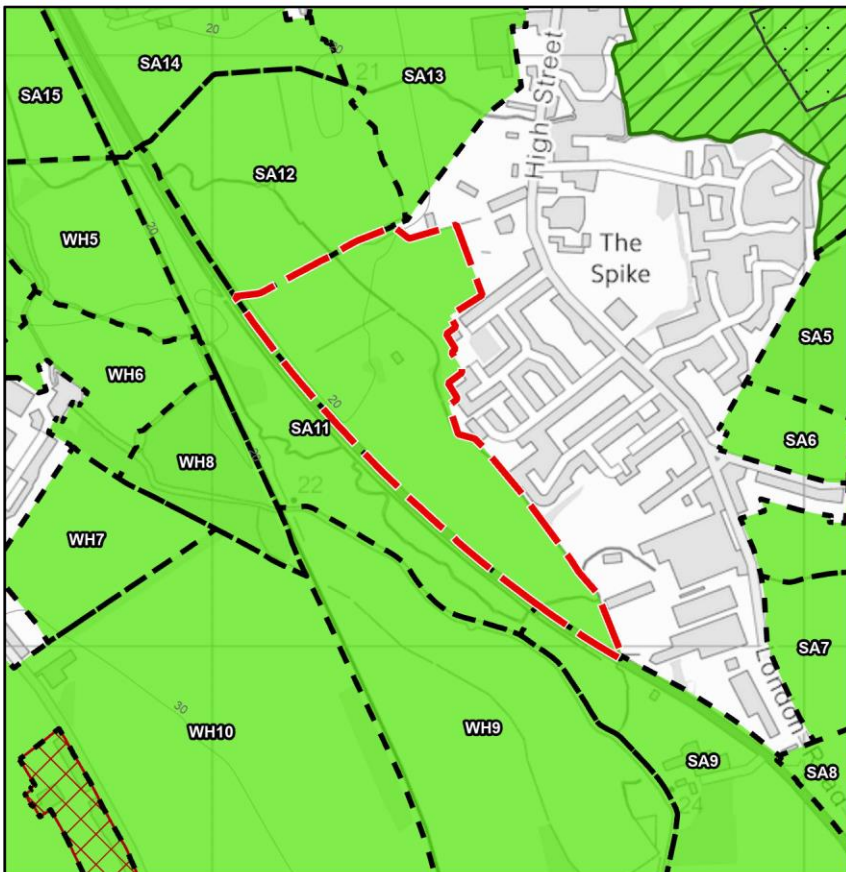
- Parcel SA9 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA10



-  SA10
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



SA10

Parcel location and openness

Parcel size: 15.13ha

The parcel is located to the southwest of Sawston and is comprised of agricultural land. There is one residential property in the north of the parcel on Catleys Walk.

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

Distinction between parcel and inset area

Tree cover adjacent to the northern half of the parcel provides some separation from Sawston. The garden boundaries at the inset edge in the south of the parcel provide only little separation from the inset area. The parcel shares a broad frontage with adjacent inset development, and therefore there is some urbanising visual influence within the parcel, but this is balanced with open countryside to the west. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is moderate distinction between the parcel and the inset area.

SA10

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 Sawston. 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 Sawston, meaning it has some relationship with the inset area. However, it predominantly comprises open farmland and therefore has some rural character. This makes some contribution to the rural landscape setting experienced on approach to the city along the A1301 from the south. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Sawston and Whittlesford. The A1301, the railway line and the River Cam act as significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

SA10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising containment of land to the north and leave land to the west more closely contained by the inset edge and the railway line and River Cam, which separates it from the wider Green Belt.

The release would also reduce the narrow settlement gap between Sawston and Whittlesford, although this additional impact is limited by strong boundary separation by the railway line, the A1301 and the River Cam.

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 the A1301.

Overall harm of Green Belt release

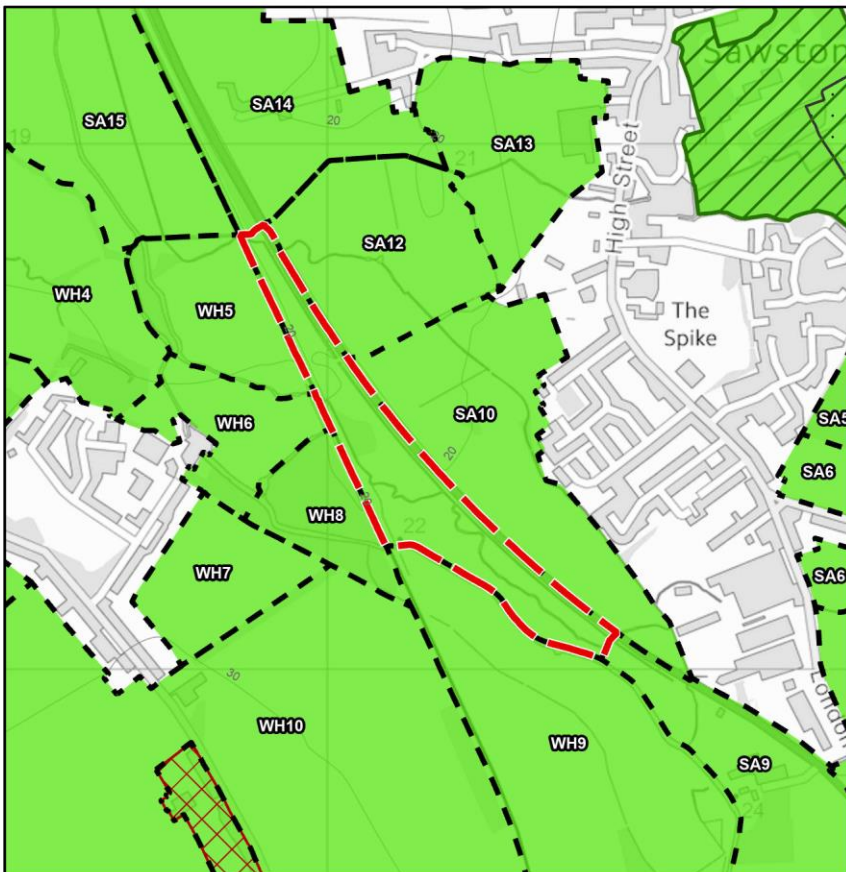
- Parcel SA10 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be high.

High

SA11



-  SA11
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



SA11

Parcel location and openness

Parcel size: 10.32ha

The parcel is located to the southeast of Sawston and is comprised of grassland and sparse tree cover. It is contained by the railway line to the west and the A1301 to the east, with the River Cam forming the southern edge.

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

Distinction between parcel and inset area

Land extends a significant distance from the inset area and is not contained by inset development, with no urbanising visual influence. The A1301 transport corridor to the east is a moderate boundary feature between the parcel and Sawston. This separation is stronger in the north of the parcel and the tree cover within the parcel is relatively prominent with the Cam river corridor, which provides some distinction from Sawston. Overall, there is strong distinction between the parcel and the inset area.

SA11

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Sawston, 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 A1301 and the railway line connecting Cambridge with London. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a gap which is narrow but which maintains clear separation between Sawston and Whittlesford and has some significant separating features including the railway line and woodland blocks. 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.

SA11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would significantly reduce the narrow settlement gap between Sawston and Whittlesford, breaching the A1301 which forms a strong boundary feature between the two settlements.

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



Overall harm of Green Belt release

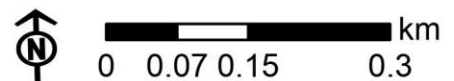
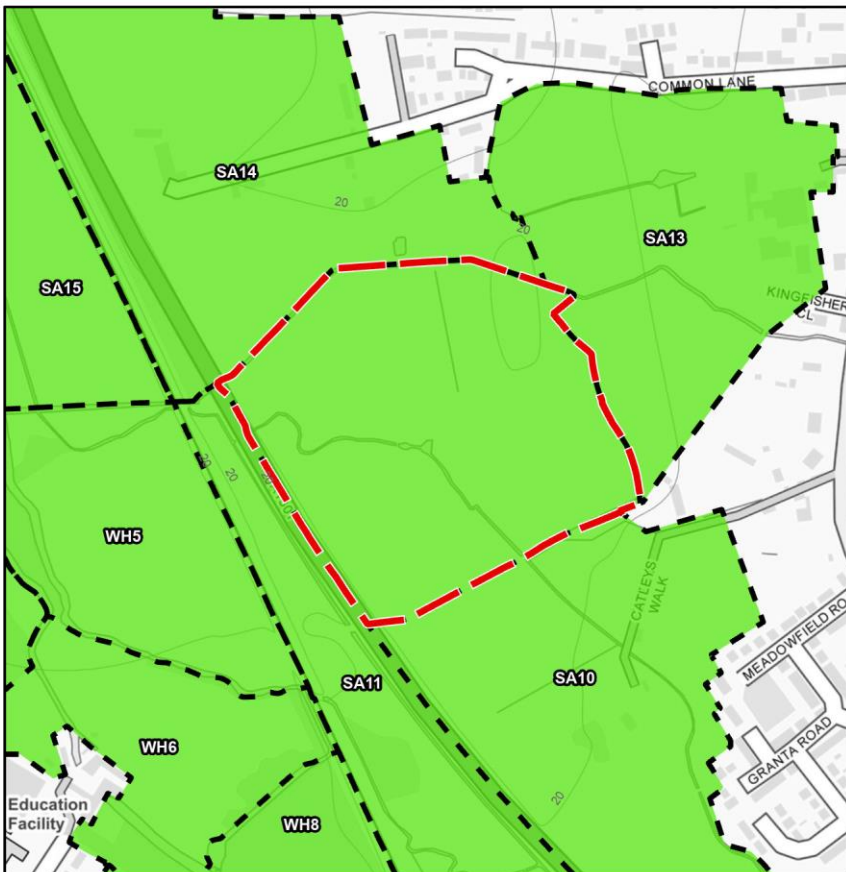
- Parcel SA11 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA12



-  SA12
-  Neighbouring parcel
-  Green Belt



SA12

Parcel location and openness

Parcel size: 11.23ha

The parcel is located to the southwest of Sawston and is contained by the railway and A1301 to the west. The parcel consists of open farmland with some sparse 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 extends a significant distance from the inset area and is not contained by inset development. The tree line to the east is a moderate boundary feature between the parcel and Sawston, so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is strong distinction between the parcel and the inset area.

SA12

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Sawston, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the city along the A1301 from the south. 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 Sawston and Whittlesford 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.

SA12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

Although the A1301, railway line and the River Cam maintain strong separation between Sawston and Whittlesford, the release and development of land within this parcel would significantly reduce the narrow settlement gap between the two settlements.

Any partial release would reduce this additional impact, but would weaken the boundary distinction and increase urbanising visual impact on the remainder of the land within the parcel, and would result in at least a minor-moderate additional impact.

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





Overall harm of Green Belt release

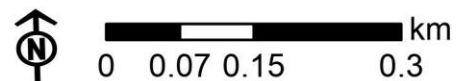
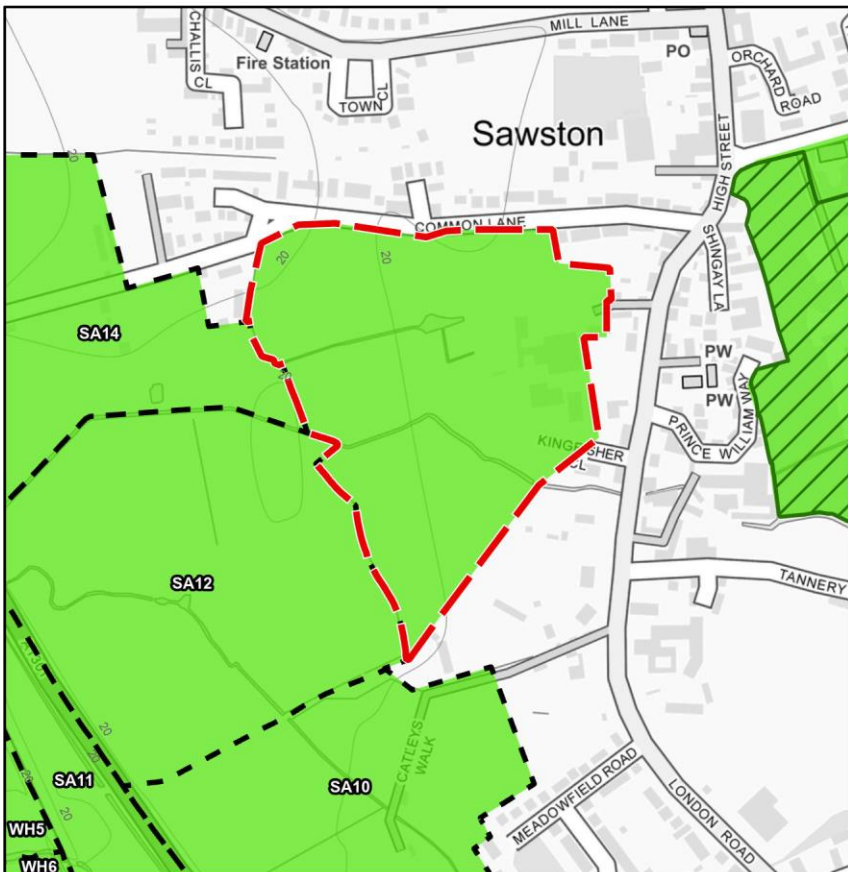
- Parcel SA12 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA13



-  SA13
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



SA13

Parcel location and openness

Parcel size: 9.84ha

The parcel is located to the west of Sawston and to the south of Common Lane. It is dominated by arable land and contains a farm with several agricultural buildings to the east.

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

Distinction between parcel and inset area

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

SA13

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Sawston, meaning it has some relationship with the inset area. However, it predominantly comprises open farmland meaning it has some rural character. To the east the parcel fronts on to part of the linear historic core of the village, which is marked by Sawston Conservation Area. As such, it allows an appreciation of the rural character and setting of Cottenham in proximity to some of the more intact and historic parts of the village (including the High Street), which in turn makes some contribution to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

SA13

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor

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

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

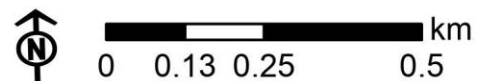
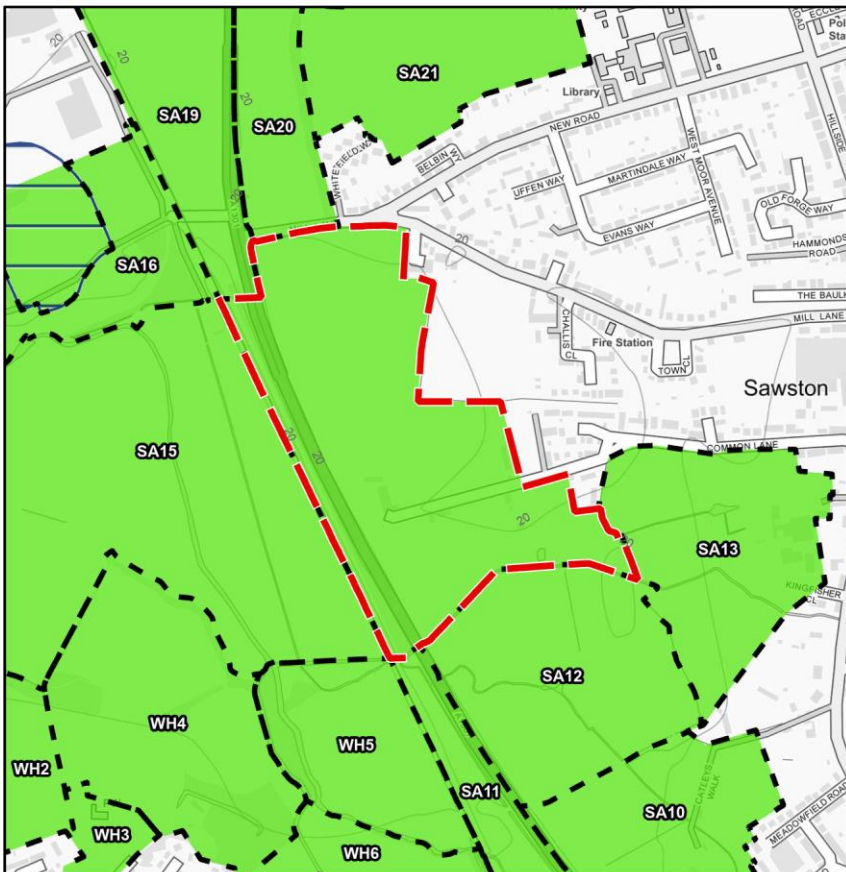
- Parcel SA13 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate high.

Moderate High

SA14



-  SA14
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



SA14

Parcel location and openness

Parcel size: 19.89ha

The parcel is located to the east of Sawston and is contained by the railway line and the A1301 to the west. It is comprised predominantly of arable land, and contains Common Lane and Sawston Riding School to the south.

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

Distinction between parcel and inset area

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

SA14

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 Sawston. 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 Sawston, meaning it has some relationship with the inset area. However, it predominantly comprises open farmland meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the city along the A1301 from the south. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

SA14

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would reduce the narrow settlement gap between Sawston and Whittlesford, although the A1301, railway line, River Cam and tree cover retain strong separation 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 south from the settlement.

The release and development of land within this parcel would not have an impact on the contribution of land to the west or east to Green Belt purposes due to separation by the railway line, the A1301 and tree cover, respectively.

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


Overall harm of Green Belt release

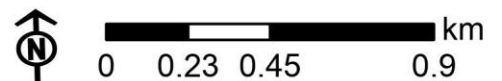
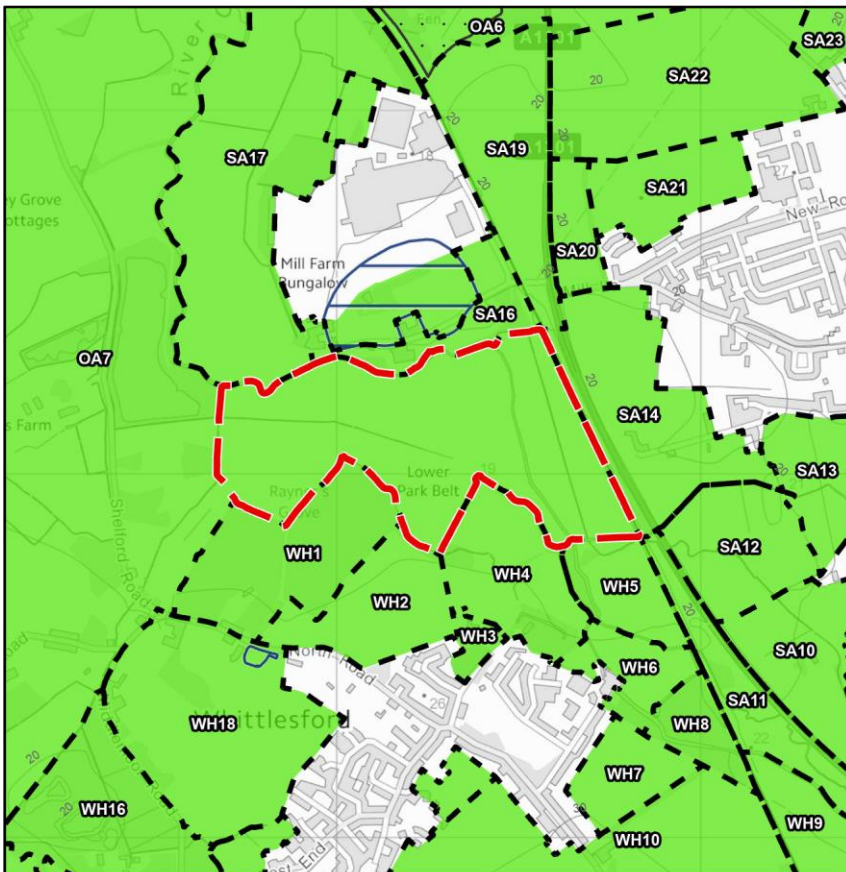
- Parcel SA14 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate high.

Moderate High

SA15



-  SA15
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



SA15

Parcel location and openness

Parcel size: 42.01ha

The parcel is located to the west of Sawston and to the south of Sawston Business park. It contains arable land and is crossed by the River Cam, which also forms a significant part of the northern border. The railway line and A1301 form the eastern boundary.

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 and is not contained by inset development, with no urbanising visual influence. The River Cam to the north and the railway line and A1301 to the east are strong boundary features creating separation between the parcel and Sawston Business Park. The landform and land cover within the parcel do not create any additional distinction from Sawston Business Park. Overall, there is strong distinction between the parcel and the inset area.

SA15

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

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

Contribution: Moderate

Land comprises open farmland that has a very strong distinction from the edge of Sawston Business Park. It therefore has a strong rural character that contributes to the quality of Cambridge's setting. 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 is open and lies in a moderate gap between Sawston Business Park and Whittlesford, but the tree lines and woodland belts are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

SA15

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Moderate

The release and development of the whole of this parcel would significantly reduce the narrow settlement gap between Sawston and Whittlesford. It would also leave land to the southeast, southwest and to the west more closely contained by the inset edge and the railway line to the east and Shelford Road to the west.

Any partial release of land within this parcel would reduce the additional impact on the settlement gap between Sawston Business Park and Whittlesford but would weaken the boundary distinction and increase urbanising visual impact on land in the remainder of the parcel.

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

Overall harm of Green Belt release

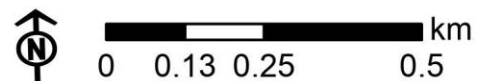
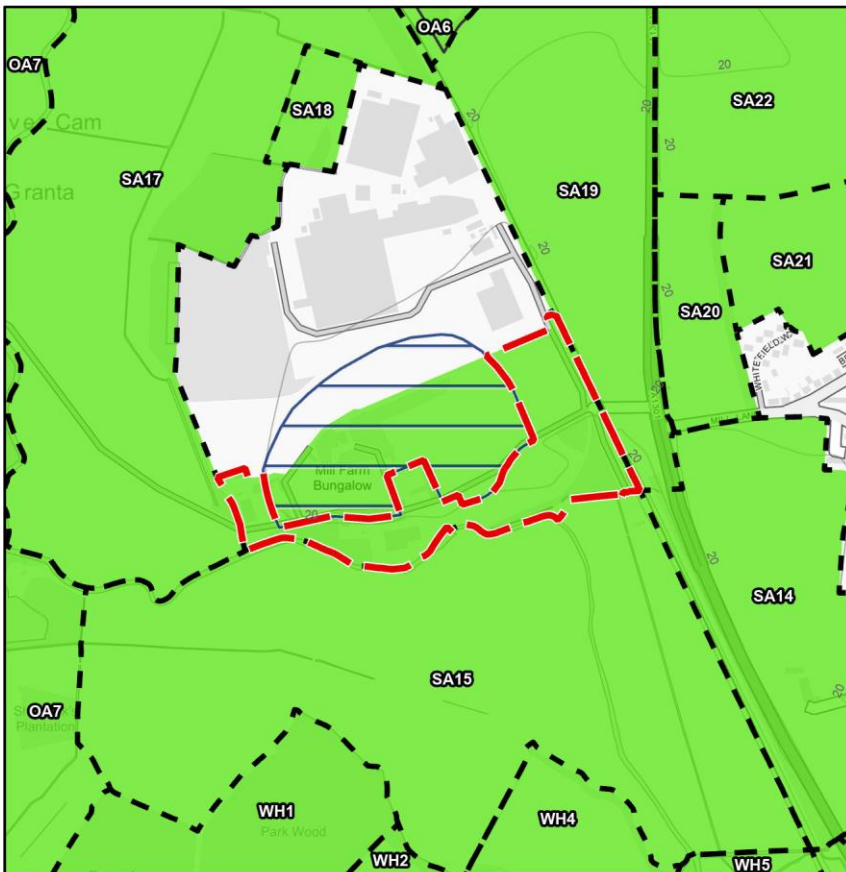
- Parcel SA15 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA16



-  SA16
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



SA16

Parcel location and openness

Parcel size: 7.4ha

The parcel is located to the west of Sawston, and to the south of Sawston Business Park, and contains arable land and agricultural buildings to the south. The parcel surrounds a Scheduled Monument (Borough Hill), and is contained by the River Cam to the south.

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

Distinction between parcel and inset area

Land is in close proximity to the inset area of Sawston Business Park and there is some urbanising visual influence. However, the parcel is not contained by inset development and the treeline and Scheduled Monument absolute constraint to the north are a moderate boundary feature between the parcel and Sawston. The field within the south of the parcel has stronger separation from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Sawston Business Park. Overall, there is moderate distinction between the parcel and the inset area.

SA16

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 Sawston. 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 predominantly comprises open farmland that has a moderate distinction from the edge of Sawston Business Park, meaning it has some rural character. This forms part of the immediate setting of a 'Borough Hill' (Scheduled Monument) and 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. Overall the parcel makes a relatively limited 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 Sawston Business Park and Whittlesford, but there are some significant separating features including the River Cam and woodland belts. 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.

SA16

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor

The release and development of the whole of this parcel would weaken the boundary distinction of land directly south from the existing development within the parcel, however, the additional impact is reduced as it is limited to a small frontage.

Any partial release of land that is limited to the north eastern field within this parcel would weaken the boundary distinction of the remainder of the parcel, so the additional impact would be at least minor.

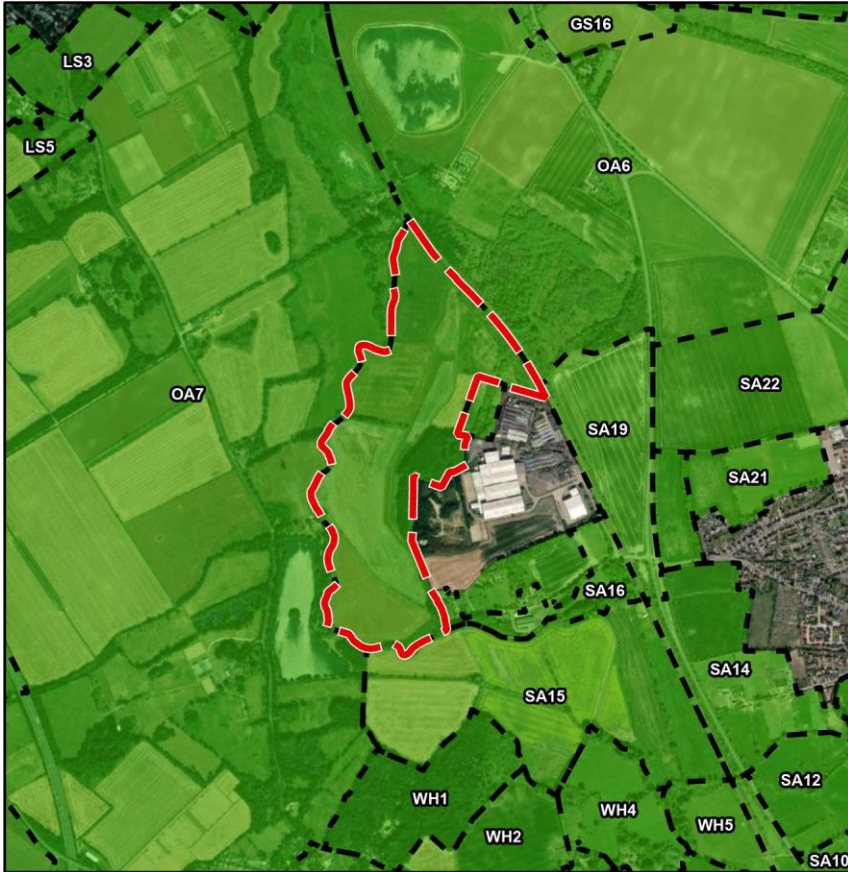
The release and development of land within this parcel would not have an impact on the contribution of land to the east or west to Green Belt purposes due to a small frontage, and tree cover and the railway line, respectively.

Overall harm of Green Belt release

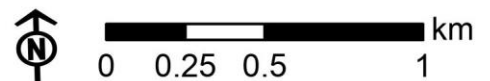
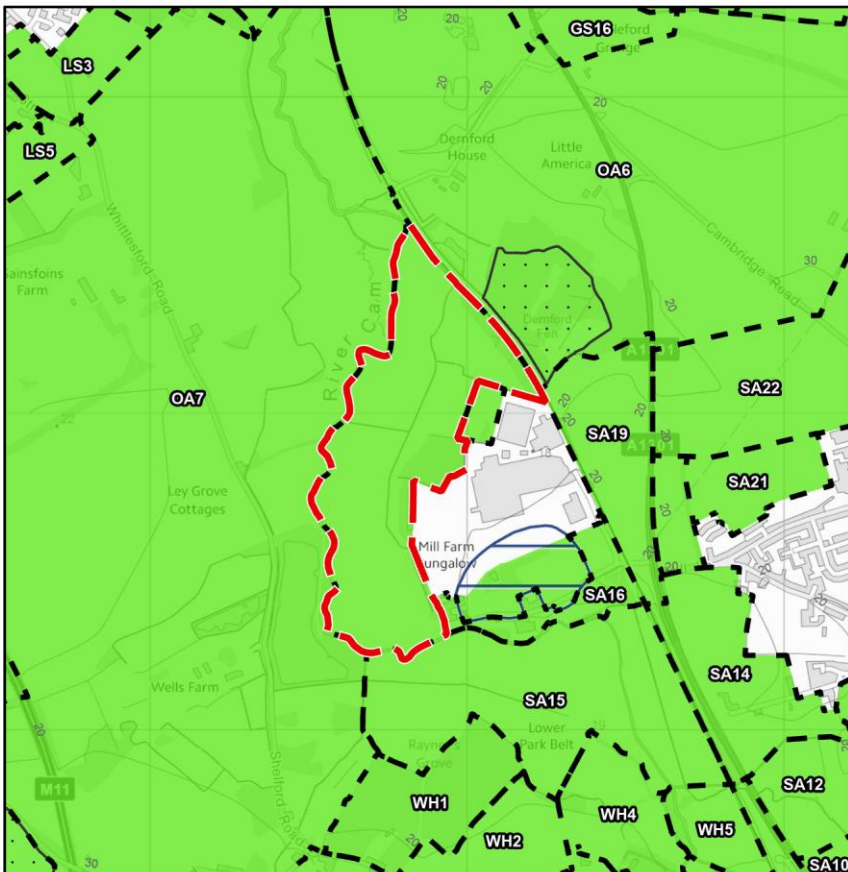
- Parcel SA16 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate.

Moderate

SA17



- SA17
- Neighbouring parcel
- Green Belt
- Scheduled monument
- Site of Special Scientific Interest



SA17

Parcel location and openness

Parcel size: 43.27ha

The parcel is located to the west of Sawston and Sawston Business Park. It is comprised predominantly of arable land, and woodland blocks to the east. The River Cam forms the western edge of the parcel, while the railway line forms the northeastern edge. Dernford Fen SSSI is located to the northeast.

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

Distinction between parcel and inset area

Land extends a significant distance from Sawston Business Park and is not contained by inset development. The tree belt to the east is a moderate boundary feature between the parcel and Sawston Business Park so there is no urbanising visual influence. The parcel is within the Cam river corridor, which provides some additional distinction from Sawston Business Park. Overall, there is strong distinction between the parcel and the inset area.

SA17

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

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

Contribution: Moderate

Land comprises open farmland and woodland that has a strong distinction from the edge of Sawston Business Park, 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 also lies adjacent to Dernford Fen (SSSI), forming part of its wider setting. 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 is open and lies in a moderate gap between Sawston Business Park and Little Shelford, but the River Cam and woodland belts are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

SA17

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the west from the settlement due to the removal of tree cover that is adjacent to the inset settlement.

The release would also significantly reduce the settlement gap between Sawston Business Park and Great Shelford and remove tree cover within the parcel that is an important visual separating feature.

The adjoining land to the northeast, south 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

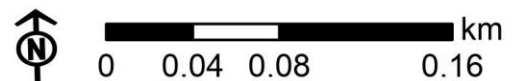
- Parcel SA17 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be very high.

Very High

SA18



-  SA18
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



SA18

Parcel location and openness

Parcel size: 1.84ha

The parcel is located to the west of Sawston and to the north of Sawston Business Park. It is comprised of a small arable field and an area of woodland. The River Cam is located to the west and Dernford Fen is located to the north.

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

Distinction between parcel and inset area

Land is in close proximity to Sawston Business Park and there is some limited containment by the inset area to the south, so there is some urbanising visual influence. However, the woodland belt to the east is a moderate boundary feature between the parcel and Sawston Business Park and the tree cover within the parcel is relatively prominent, which provides some distinction from the settlement. Overall, there is moderate distinction between the parcel and the inset area.

SA18

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

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

Contribution: Moderate

Land is open and lies in a moderate gap between Sawston Business Park and Little Shelford, but there are some significant separating features including woodland belts. 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.

SA18

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on land to the west from the settlement due to the removal of tree cover, which is also an important separating feature within the moderate settlement gap between Sawston Business Park and Great Shelford.

Overall harm of Green Belt release

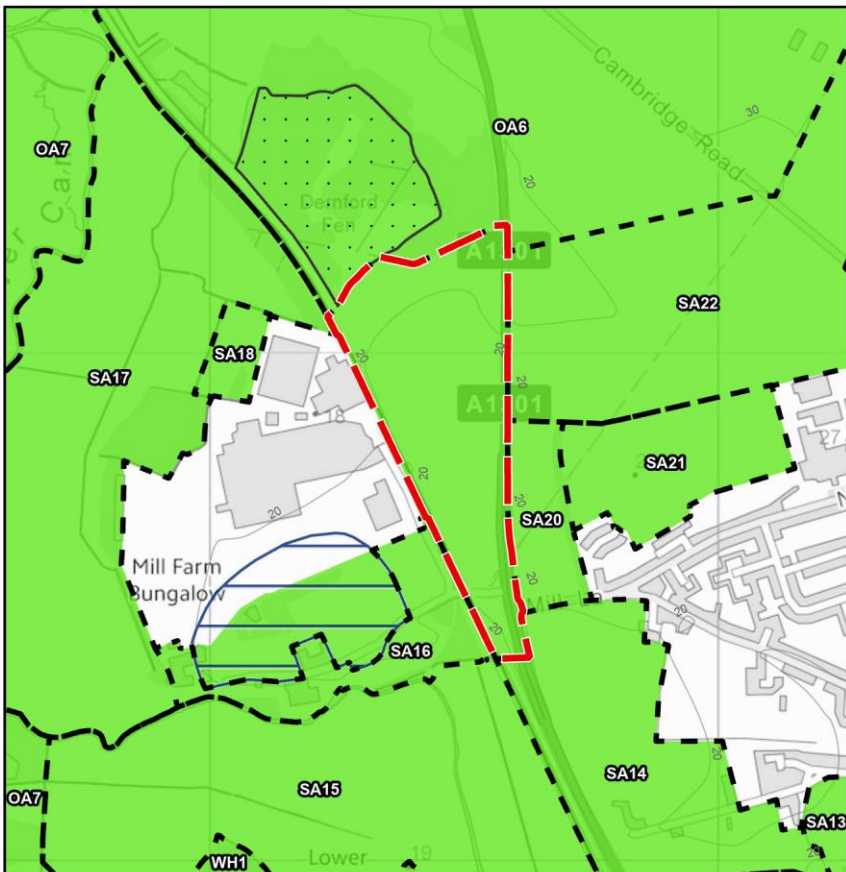
- Parcel SA18 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate high.

Moderate High

SA19



-  SA19
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



SA19

Parcel location and openness

Parcel size: 17.24ha

The parcel is located to the northwest of Sawston and to the east of Sawston Business Park, and contains arable land. It is contained by the railway line to the west and the A1301 to the east. Dernford Fen SSSI is located to the north.

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

Distinction between parcel and inset area

Although the parcel is not contained by inset development and the A1301 transport corridor is a strong boundary feature creating separation between the parcel and Sawston, and the railway line is a strong boundary feature between the parcel and Sawston Business Park, there is some urbanising visual influence due to the proximity of Sawston Business Park to the west. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is strong distinction between the parcel and the inset area.

SA19

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Sawston Business Park, meaning it has a strong rural character. This forms part of the immediate setting of Dernford Fen (SSSI) and contributes to a rural landscape setting experienced on approach to the city from the south along the A1301 and the railway line connecting Cambridge with London. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

SA19

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

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

The release and development of land within this parcel would not have an impact on the contribution of land to the north to Green Belt purposes due to strong boundary separation by woodland and Dernford Fen SSSI.

The adjoining land to the 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

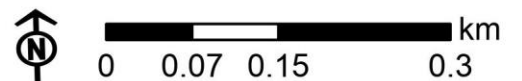
- Parcel SA19 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be high.

High

SA20



-  SA20
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



SA20

Parcel location and openness

Parcel size: 4.45ha

The parcel is located to the east of Sawston and consists of an arable field. It is contained by the A1301 to the west and Mill Lane to the south.

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

Distinction between parcel and inset area

Land is not contained by inset development and the tree line to the southeast is a moderate boundary feature between the parcel and Sawston, with some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is moderate distinction between the parcel and the inset area.

SA20

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Sawston and therefore has a strong rural character. This contributes to a rural landscape setting experienced on approach to the city from the south along the A1301. 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 Sawston and Whittlesford. 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 relatively limited contribution to Cambridge Purpose 3.

SA20

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor

The release and development of land within this parcel would weaken the boundary distinction of land to the north. However, the additional impact is limited due to the small frontage.

The release of land within this parcel would also increase urbanising containment of land to the west, however, the extent of existing urbanising development to the southeast and within Sawston Business Park limits the additional impact.

The adjoining land to the south, 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

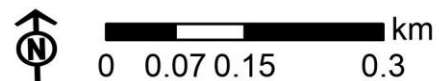
- Parcel SA20 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate.

Moderate

SA21



-  SA21
-  Neighbouring parcel
-  Green Belt



SA21

Parcel location and openness

Parcel size: 8.83ha

The parcel is located to the northwest of Sawston and to the west of Sawston Village College. It contains an arable field to the west and an area of Sawston Village College sports grounds to the east.

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

Distinction between parcel and inset area

Land has some degree of containment by inset development and the sparse hedgerow to the east between the parcel and Sawston Village College creates little boundary separation between the parcel and the inset settlement, so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Sawston. Overall, there is moderate distinction between the parcel and the inset area.

SA21

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 Sawston. 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 Sawston, meaning it has some relationship with the inset area. However, it has a use (sports pitches) to the east that associates it with the inset area and weakens its rural character. It does not form or contain any features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Sawston and Great Shelford, but there are some significant separating features including woodland belts and the River Granta. 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.

SA21

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

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 west to Green Belt purposes due to separation by tree lines.

Overall harm of Green Belt release

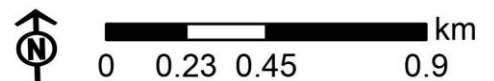
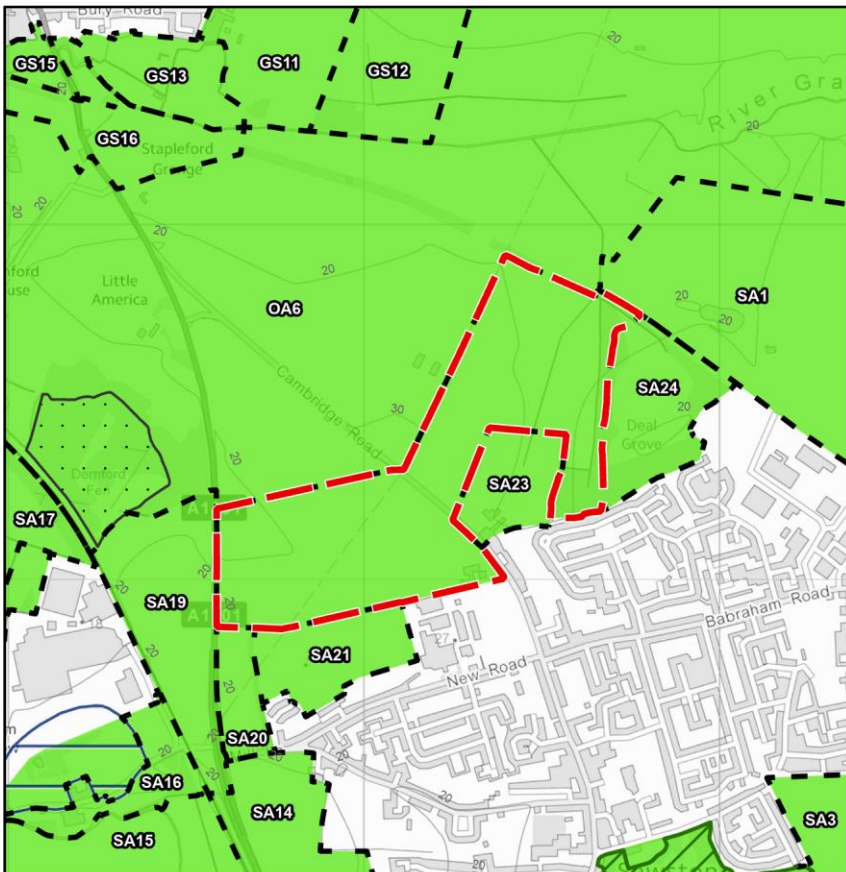
- Parcel SA21 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Sawston, would be low.

Low

SA22



-  SA22
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  Registered park & garden



SA22

Parcel location and openness

Parcel size: 50.14ha

The parcel is located to the northeast of Sawston and to the north of Sawston Village College. It contains a wooded area to the southeast but is dominated by arable land. The parcel is crossed by Cambridge Road, and bordered by the A1301 to the west. Dernford Fen SSSI is located to the northwest.

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

Distinction between parcel and inset area

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

SA22

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

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

Contribution: Moderate

Land comprises open farmland and woodland that has a strong distinction from the edge of Sawston, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the city along Cambridge Road and the A1301 from the south. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Sawston and Great Shelford, but there are some significant separating features including woodland belts and the River Granta. 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.

SA22

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on the field to the northwest and would leave this land more closely contained by the inset edge, the A1301 and Cambridge Road which separates it from the wider Green Belt.

The release would also reduce the moderate settlement gap between Sawston and Great Shelford.

The adjoining land to the south, 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

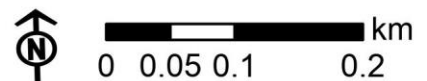
- Parcel SA22 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be high.

High

SA23



-  SA23
-  Neighbouring parcel
-  Green Belt



SA23

Parcel location and openness

Parcel size: 7.12ha

The parcel is located to the northwest of Sawston and contains arable land and Deal Farm agricultural buildings.

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

Distinction between parcel and inset area

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

SA23

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 Sawston. 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 Sawston, and largely comprises open farmland, meaning it has some rural character. It does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Sawston and Great Shelford, but there are some significant separating features including woodland belts and the River Granta. 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.

SA23

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction of land to the north and west from the settlement.

The release would also reduce the moderate settlement gap between Sawston and Great Shelford.




Overall harm of Green Belt release

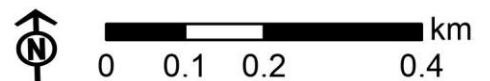
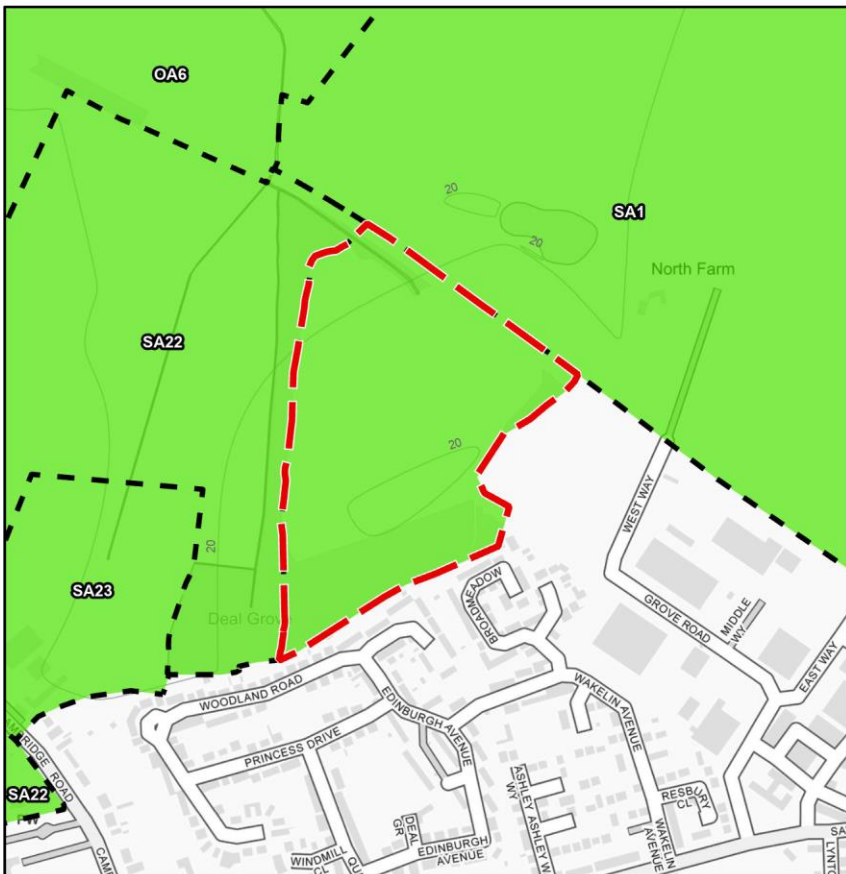
- Parcel SA23 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate high.

Moderate High

SA24



-  SA24
-  Neighbouring parcel
-  Green Belt



SA24

Parcel location and openness

Parcel size: 11.92ha

The parcel is located to the north of Sawston and is comprising largely of grassland adjacent to Cambridge Science Park which lies to the southeast. There is a woodland block adjacent to the inset edge in the south of the parcel.

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

Distinction between parcel and inset area

The woodland block to the south provides a strong degree of separation between the parcel and the inset area of Sawston. However, tree cover is more sparse to the southeast adjacent to Cambridge Science Park and only offers a moderate degree of separation. The parcel is not contained by inset development and there is little urbanising visual influence within the parcel, given the tree cover at the inset edge. The woodland land cover to the south of the parcel provides some additional distinction from Sawston. Overall, there is strong distinction between the parcel and the inset area.

SA24

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 Sawston. 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 and has a strong distinction from the edge of Sawston. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Sawston and Great Shelford, but the River Ganta acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

SA24

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Sawston:

Rating: Minor

The release and development of land within this parcel would reduce the moderate settlement gap between Sawston and Great Shelford.

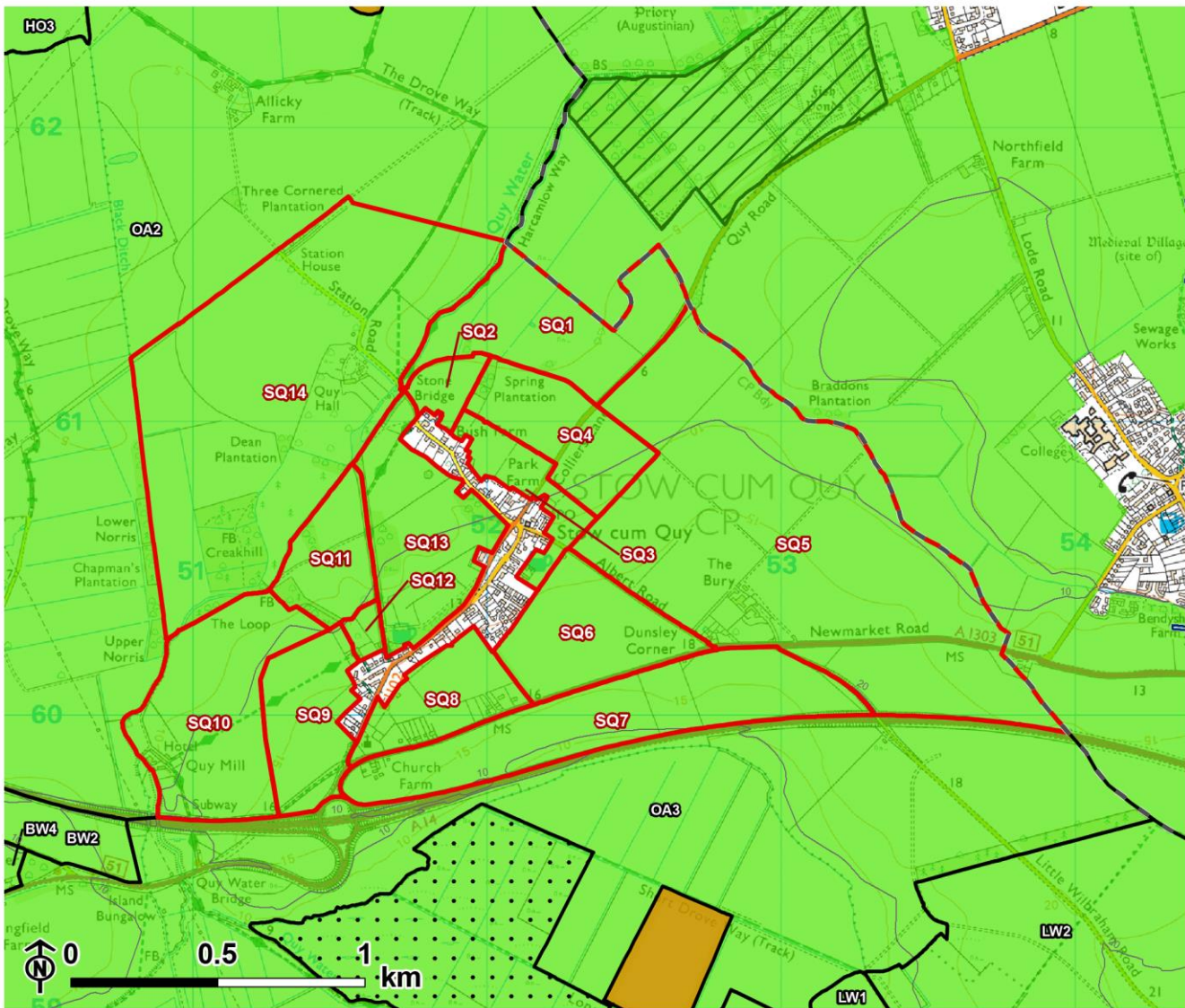
The adjoining land to the east and to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel SA24 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate high.

Moderate High

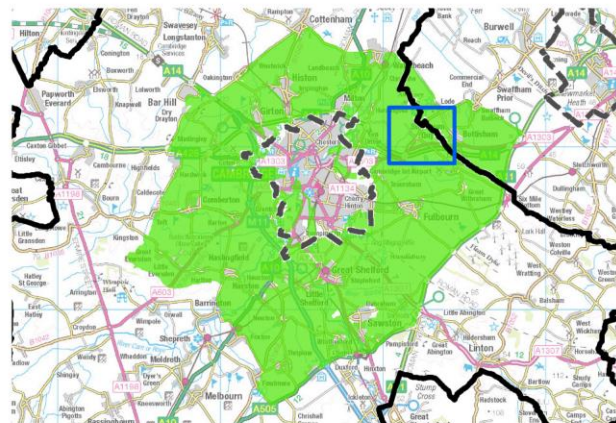
Stow-cum-Quy



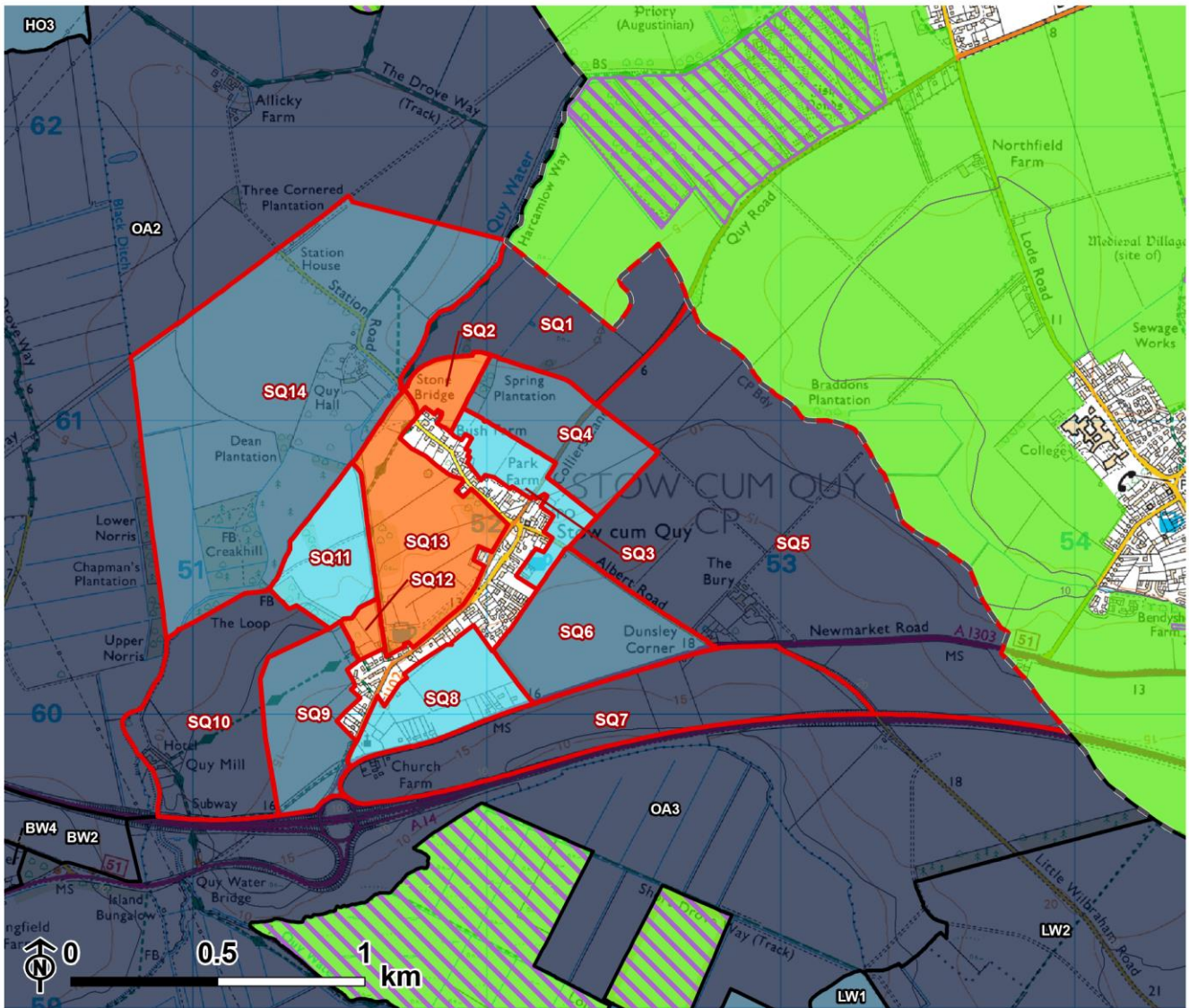
- - - Local Authority
- Stow-cum-Quy parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

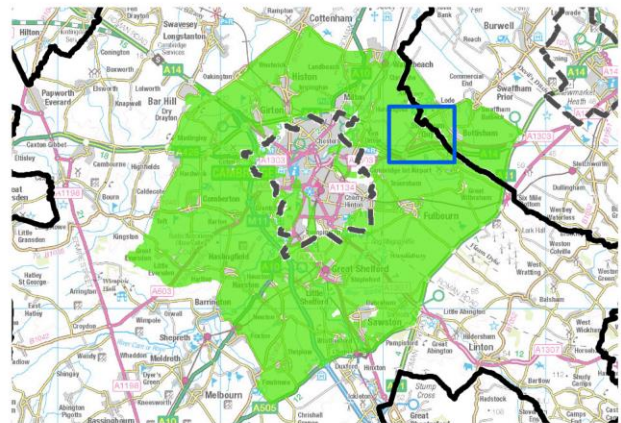
- Site of Special Scientific Interest
- CRoW Registered Common Land
- Scheduled monument
- Registered park & garden



Stow-cum-Quy



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



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt






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

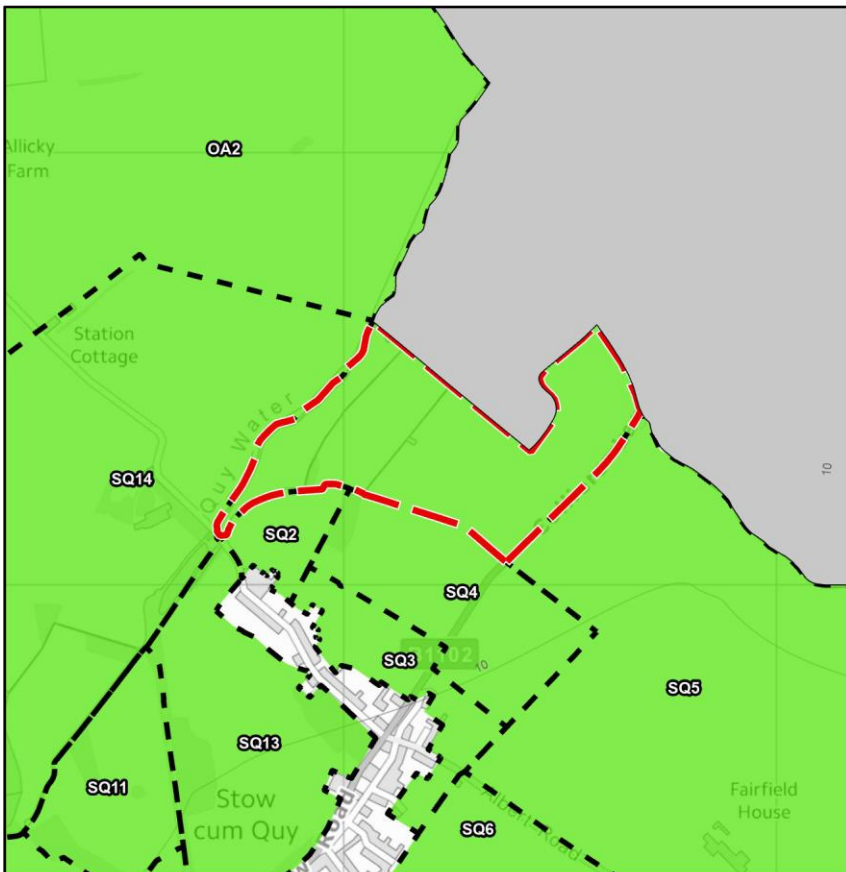
Overall harm of Green Belt release

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

SQ1



-  SQ1
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Registered park & garden



SQ1

Parcel location and openness

Parcel size: 24.92ha

The parcel is located to the north of Stow-cum-Quy and contains arable land. Quy Water forms the north western edge of the parcel, while Colliers Lane forms the eastern edge.

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

Distinction between parcel and inset area

Land extends a significant distance from Stow-cum-Quy and is not contained by inset development. The hedgerows to the south are weak boundary features individually, but in combination they create moderate separation between the parcel and Stow-cum-Quy. There is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy and, overall, there is strong distinction between the parcel and the inset area.

SQ1

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 Stow-cum-Quy. 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 Stow cum Quy. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Stow-cum-Quy and Lode, but the Anglesey Abbey parkland, an absolute constraint to development, 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.

SQ1

Impact on contribution of adjacent Green Belt

- The release of land as an expansion of Stow-cum-Quy:

Rating: Moderate

The release and development of land within the eastern part of the parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the north from the settlement. It would also increase urbanising visual impact on land to the southeast of the parcel.

The release and development of land within the parcel would also significantly reduce the moderate settlement gap between Stow-cum-Quy and Lode, as perceived from Colliers Lane.

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




Overall harm of Green Belt release

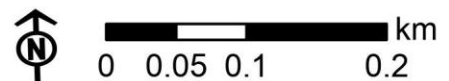
- Parcel SQ1 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be very high.

Very High

SQ2



-  SQ2
-  Neighbouring parcel
-  Green Belt



SQ2

Parcel location and openness

Parcel size: 4.24ha

The parcel is located to the north of Stow-cum-Quy and is comprised of an arable field. Sation Road is located to the southwest 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

There is no boundary feature to create separation between the parcel and Stow-cum-Quy and there is some urbanising visual influence from the south, but the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy and, overall, there is strong distinction between the parcel and the inset area.

SQ2

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

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

Contribution: Moderate

Land is open and lies in a moderate gap between Stow-cum-Quy and Lode, but Anglesey Abbey absolute constraint 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 moderate contribution to Cambridge Purpose 3.

SQ2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor

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

The release and development of land within this parcel would not have an impact on the contribution of land to the 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

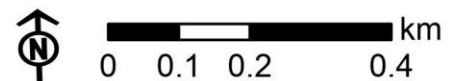
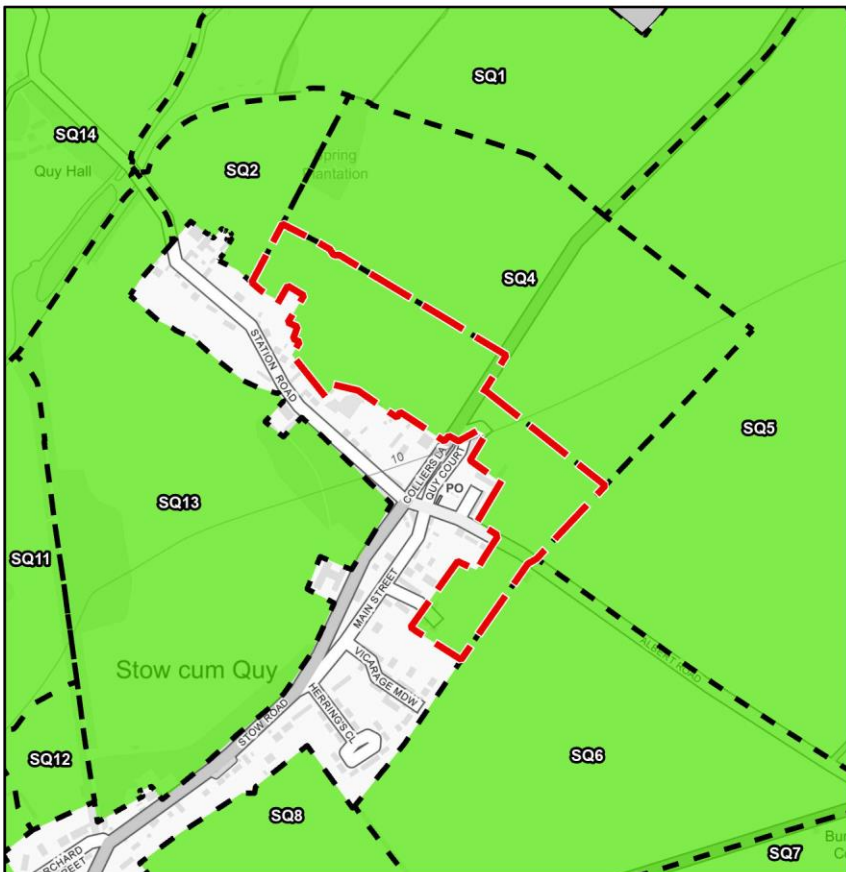
- Parcel SQ2 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be moderate.

Moderate

SQ3



-  SQ3
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



SQ3

Parcel location and openness

Parcel size: 8.77ha

The parcel is located to the east and north of Stow-cum-Quy. to either side of Colliers Lane, and contains paddock fields.

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

Distinction between parcel and inset area

Land is in close proximity to the inset area and is not contained by inset development. The garden hedgerow boundaries create little separation from Stow-cum-Quy and there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy. Overall, there is moderate distinction between the parcel and the inset area.

SQ3

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 Stow-cum-Quy. 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 Stow cum Quy, meaning it has a strong relationship with the inset area. Whilst it is open, the land has a use to the north (Quy Recreation Ground) that associates it with the inset area. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

SQ3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor

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

The development on Minter Close within the southwest of the parcel does not make a contribution to Green Belt purposes.





Overall harm of Green Belt release

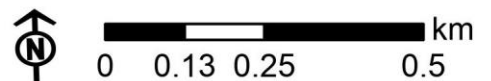
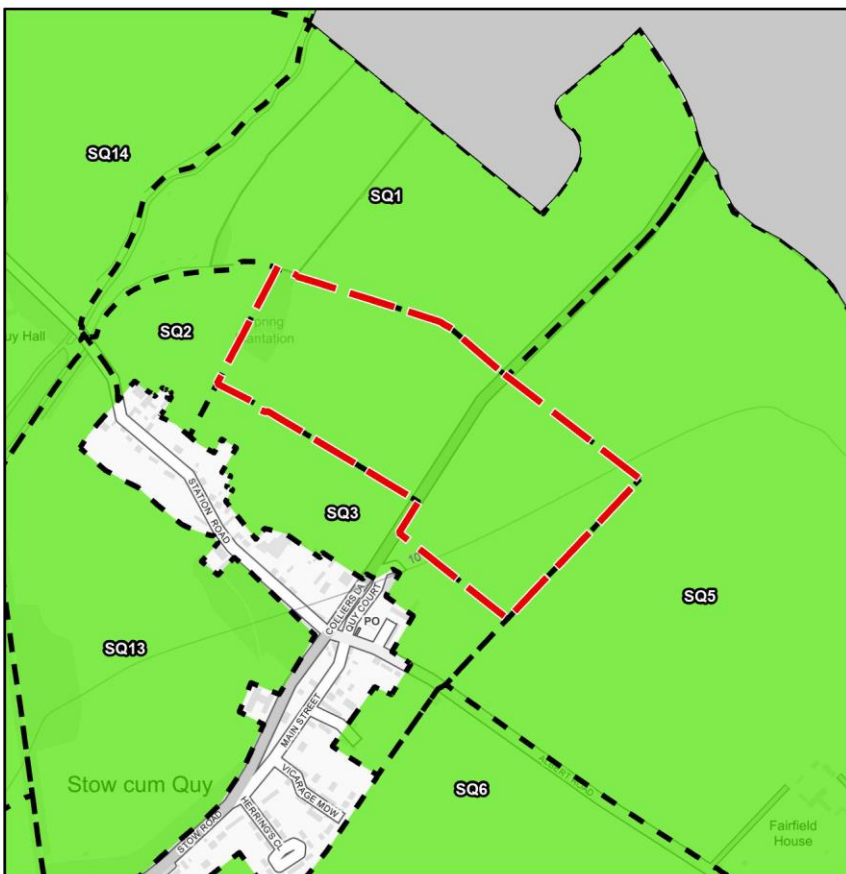
- Parcel SQ3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be moderate high.

Moderate High

SQ4



-  SQ4
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



SQ4

Parcel location and openness

Parcel size: 16.35ha

The parcel is located to the north of Stow-cum-Quy, to either side of Colliers Lane. It is comprised of arable fields.

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

Distinction between parcel and inset area

The garden hedgerows to the south create little boundary separation between the parcel and Stow-cum-Quy and there is some urbanising visual influence. However, the parcel extends a significant distance from the inset area and is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy. Overall, there is moderate distinction between the parcel and the inset area.

SQ4

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 Stow-cum-Quy. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land comprises open farmland that has a moderate distinction from the edge of Stow cum Quy, meaning it has some rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Stow-cum-Quy and Lode. The wooded Anglesey Abbey parkland is a significant separating feature, but Colliers Lane provides a direct road link. 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.

SQ4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor-moderate

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

The release would reduce the settlement gap between Stow-cum-Quy and Lode along the B1102 (Colliers Lane and Quy Road), which is a connecting feature between the two settlements.

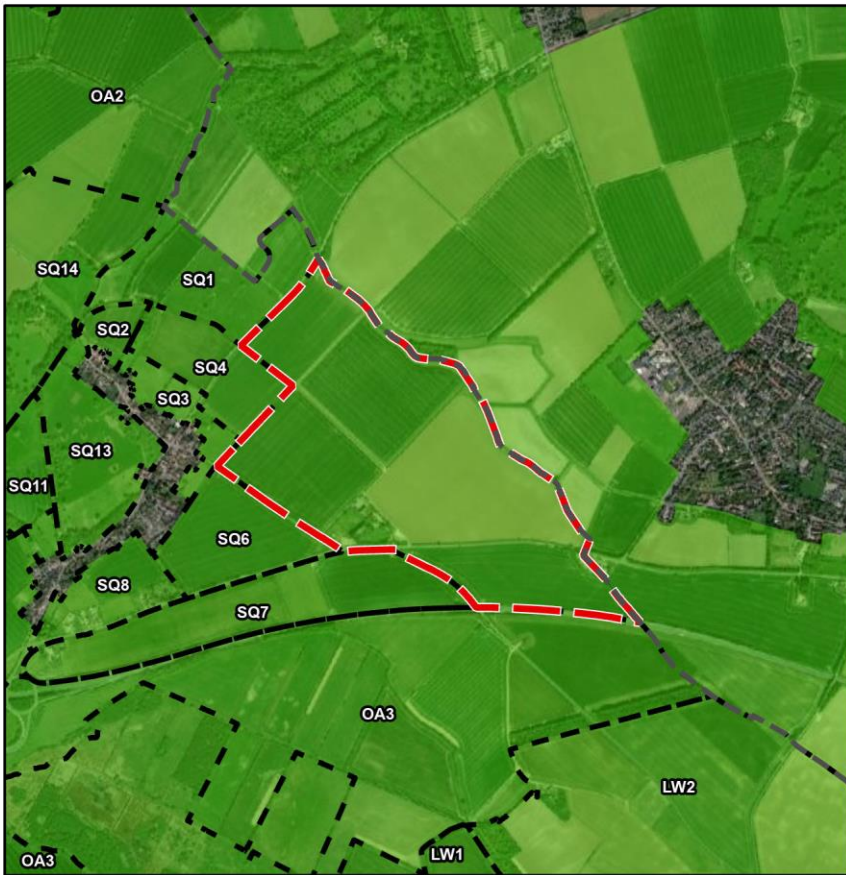
The adjoining land to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.









Overall harm of Green Belt release

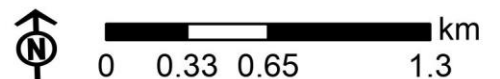
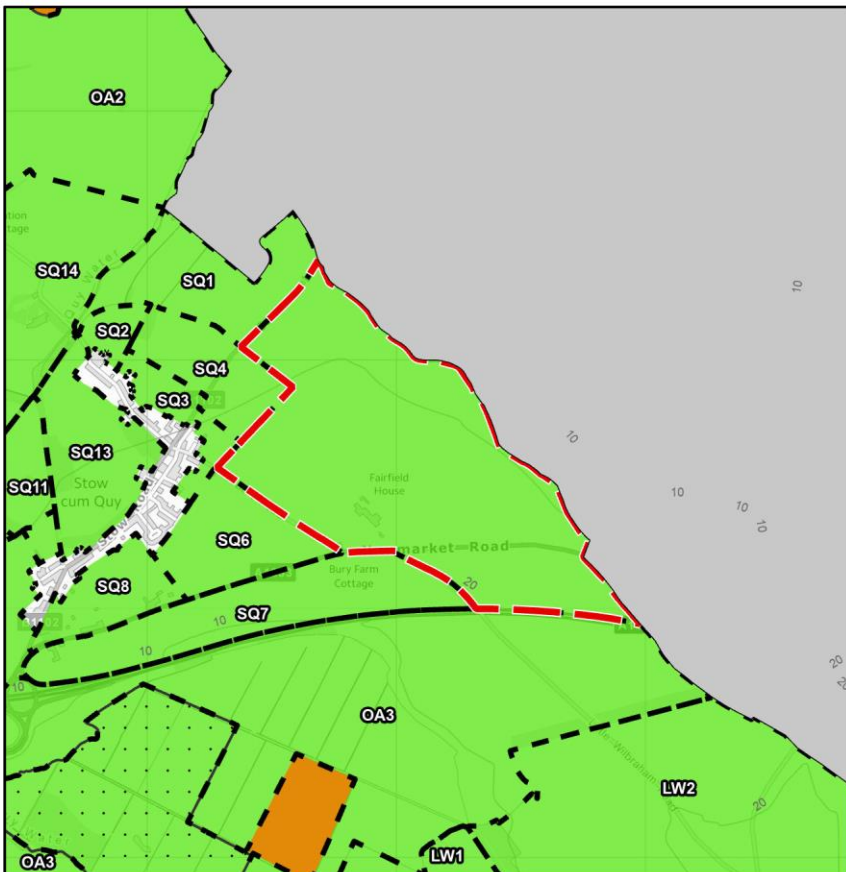
- Parcel SQ4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be high.

High

SQ5



-  SQ5
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



SQ5

Parcel location and openness

Parcel size: 108.46ha

The parcel is located to the east of Stow-cum-Quy and contains 'The Bury' business park, but is dominated by arable land. The parcel is crossed by Newmarket Road, and is bordered by Colliers Lane to the northwest and the A14 transport corridor to the southeast.

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

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance from the inset area. Although the hedgerow to the west creates little boundary separation between the parcel and Stow-cum-Quy, there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy. Overall, there is strong distinction between the parcel and the inset area.

SQ5

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 Stow-cum-Quy. 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 Stow cum Quy. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Stow-cum-Quy and Bottisham, but with no significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

SQ5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

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 east from the settlement. It would also leave an area of this land more closely contained by the inset edge and the hedgerows that separate it from the wider Green Belt. Any partial release of this parcel would result in at least minor-moderate additional impact due to weakening of the boundary distinction and urbanising visual impact on the remainder of the parcel.

Any release of land within this parcel would result in a significant reduction the moderate settlement gap between Stow-cum-Quy and Bottisham, causing at least an additional minor harm.

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



Overall harm of Green Belt release

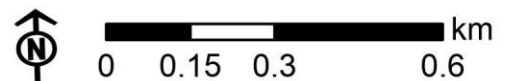
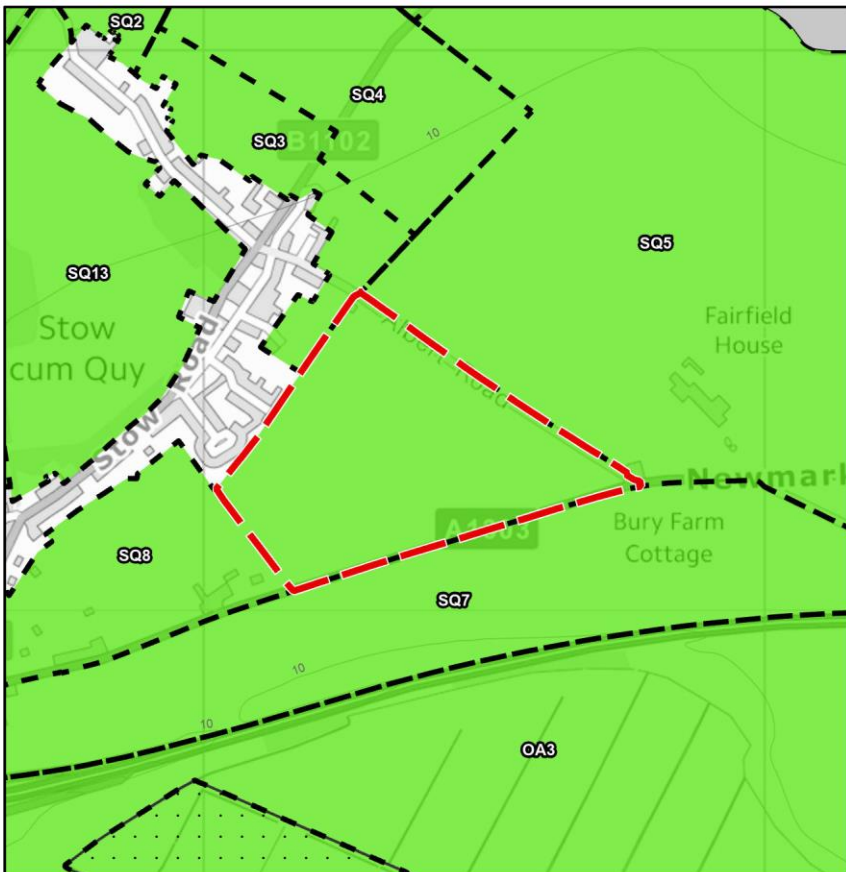
- Parcel SQ5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be very high.

Very High

SQ6



-  SQ6
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site of Special Scientific Interest



SQ6

Parcel location and openness

Parcel size: 19.91ha

The parcel is located to the east of Stow-cum-Quy and to the northwest of Newmarket Road. It is comprised of an arable field and 'The Bury' business park is located to the east.

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

Distinction between parcel and inset area

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

SQ6

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 Stow-cum-Quy. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a moderate distinction from the edge of Stow cum Quy, meaning it has some rural character. This makes some contribution to the rural setting experienced when approaching Cambridge along Newmarket Road (A1303) from the east. The slightly elevated topography to the south of the parcel (including around Newmarket Road) also affords some distant low-level views south-west towards Cambridge, albeit the views are generally of later development on the edge of the city in Barnwell and Cherry Hinton (including large scale development at Cambridge Airport). Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

SQ6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor-moderate

The release and development of land within this parcel would leave land to the south more closely contained by the inset edge and the A14 transport corridor, which separates it from the wider Green Belt.

Additional impact to the northeast and south is limited due to Newmarket Road, which is separating features.

The release of this parcel would significantly reduce the settlement gap between Stow-cum-Quy and Bottisham alongside Newmarket Road, which is a connecting 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 northeast to Green Belt purposes, due to boundary separation by Albert Road.

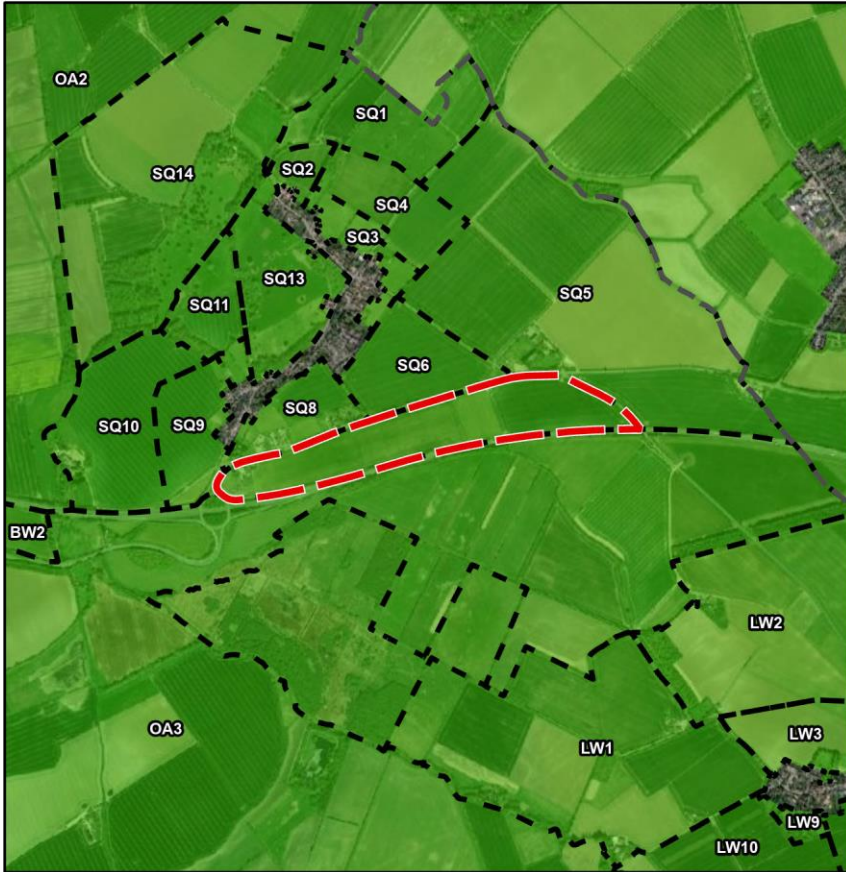
The adjoining land to the west and southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

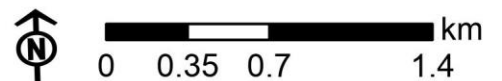
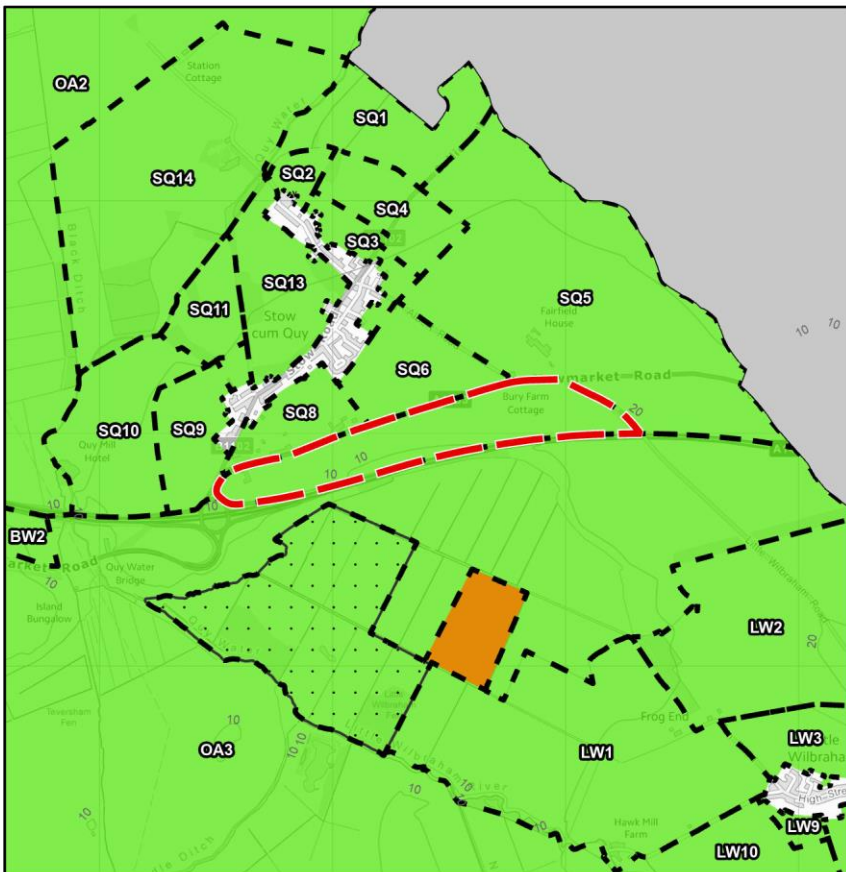
- Parcel SQ6 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be high.

High

SQ7



- SQ7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- CRoW registered common land
- Registered park & garden



SQ7

Parcel location and openness

Parcel size: 36.13ha

The parcel is located to the southeast of Stow-cum-Quy and is contained by Newmarket Road to the north, Little Wilbraham Road to the east, and the A14 transport corridor to the south. It is comprised of a large arable field.

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

Distinction between parcel and inset area

Although there is some urbanising visual influence, the parcel is not contained by inset development and extends a significant distance from the inset area. The hedgerows to the north and Newmarket Road combine to create strong separation between the parcel and the inset settlement and the sloping landform within the parcel provides some additional distinction from Stow-cum-Quy. Overall, there is strong distinction between the parcel and the inset area.

SQ7

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 Stow-cum-Quy. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Stow cum Quy, meaning it has a strong rural character. This contributes to the rural landscape setting experienced when approaching the wider city along the A14 and Newmarket Road (A1303) from the east. The slightly elevated topography to the north and northeast of the parcel (around Newmarket Road) also affords some distant low-level views south-west towards Cambridge, albeit the views are generally of later development on the edge of the city in Barnwell and Cherry Hinton (including large scale development at Cambridge Airport). Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a moderate gap between Stow-cum-Quy and Bottisham that lacks any significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

SQ7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on land to the east, leaving this area more closely contained by the inset edge, Newmarket Road and the wider Green Belt.

The release would also reduce the settlement gap between Stow-cum-Quy and Bottisham to the east, with Newmarket Road as a connecting feature. Any partial release of land within this parcel would be at least a minor-moderate additional impact in this respect, increasing with distance eastwards.

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 the A14 transport corridor as a strong separating feature.

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

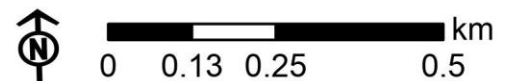
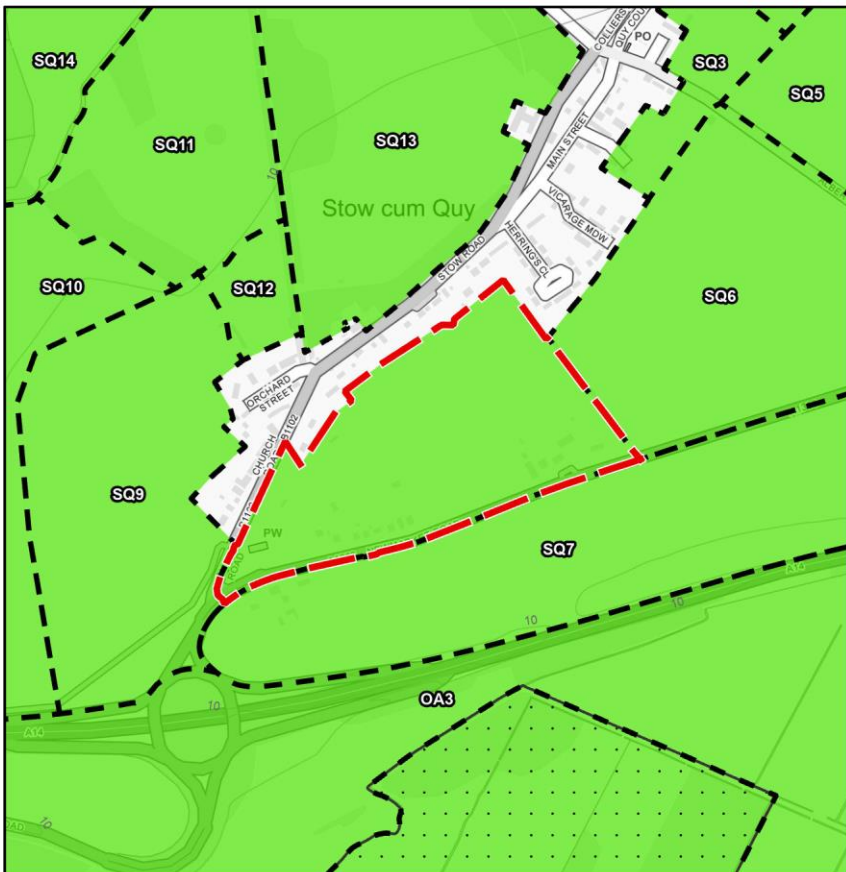
- Parcel SQ7 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be very high.

Very High

SQ8



-  SQ8
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



SQ8

Parcel location and openness

Parcel size: 13.35ha

The parcel is located to the south of Stow-cum-Quy and is comprised of arable land and St Mary's Church to the west. Newmarket Road forms the southern edge of the parcel.

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

Distinction between parcel and inset area

The parcel is partially contained by development including urbanising development within the parcel to the southeast and southwest. The garden hedgerow boundaries to the north create little separation between the parcel and Stow-cum-Quy and there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy. Overall, there is moderate distinction between the parcel and the inset area.

SQ8

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 Stow-cum-Quy. 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 Stow cum Quy, meaning it has a strong relationship with the inset area. Whilst it comprises open farmland to the north, the parcel contains development along Newmarket Road to the south which weakens its rural character. However, to the west the parcel contains and forms the immediate setting of the Grade II* listed Church of St Mary and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. The slightly elevated topography to the south of the parcel (including around Newmarket Road) also affords some distant low-level views south-west towards Cambridge, albeit the views generally are of later development on the edge of the city in Barnwell and Cherry Hinton (including large scale development at Cambridge Airport). Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to moderate gaps between Stow-cum-Quy and both Bottisham and Cambridge. The A14 and the A1303 Newmarket Road are significant connecting features that reduce perceived separation. 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.

SQ8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor

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

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 Newmarket Road and Church Road as separating features.





Overall harm of Green Belt release

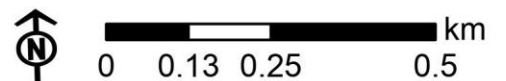
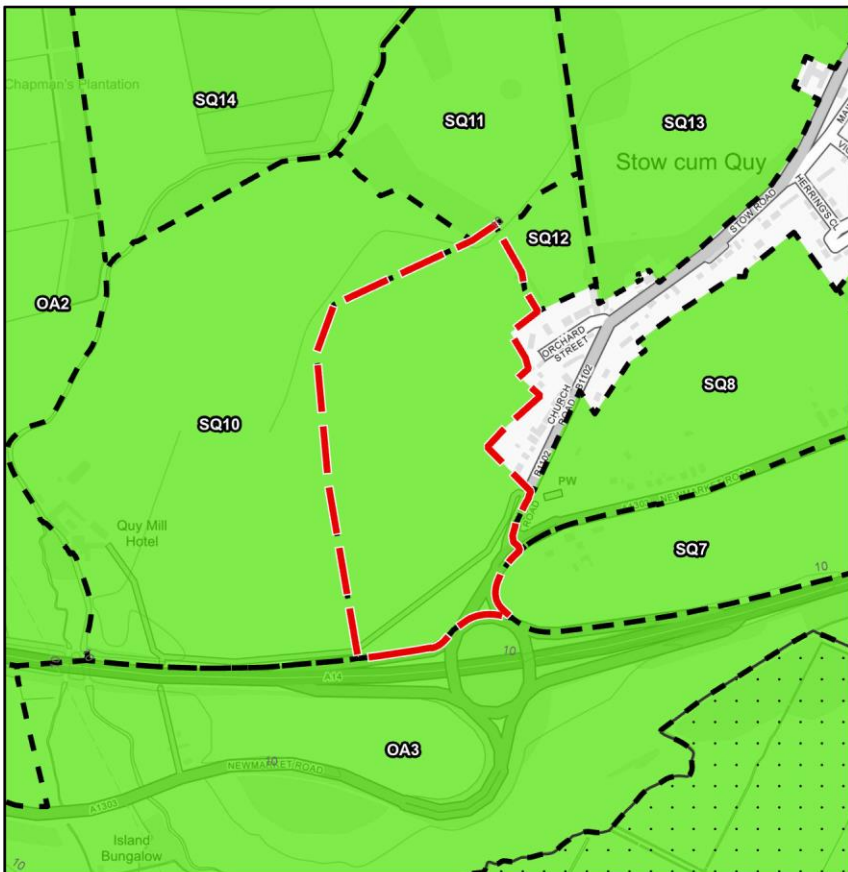
- Parcel SQ8 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be moderate-high.

Moderate High

SQ9



-  SQ9
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



SQ9

Parcel location and openness

Parcel size: 15.88ha

The parcel is located to the southwest of Stow-cum-Quy and is comprised of arable land. The A14 transport corridor is located to the south.

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

Distinction between parcel and inset area

Land extends a significant distance from the inset area and is not contained by inset development. However, the garden hedgerows to the east create little boundary separation between the parcel and Stow-cum-Quy resulting in some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy. Overall, there is moderate distinction between the parcel and the inset area.

SQ9

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

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Stow-cum-Quy and Cambridge (Barnwell), but the A14 and the A1303 Newmarket Road are significant connecting features that reduce perceived separation. 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.

SQ9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor-moderate

The release and development of land within this parcel would significantly increase urbanising visual impact on land to the west and reduce the wide settlement gap between Stow-cum-Quy and Fen Ditton.

The release and development of land within this parcel would not have an impact on the contribution of land to the southeast to Green Belt purposes, as Newmarket Road would form a clear boundary.

The adjoining land to the east and 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

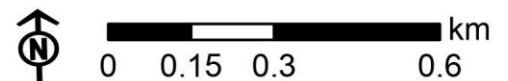
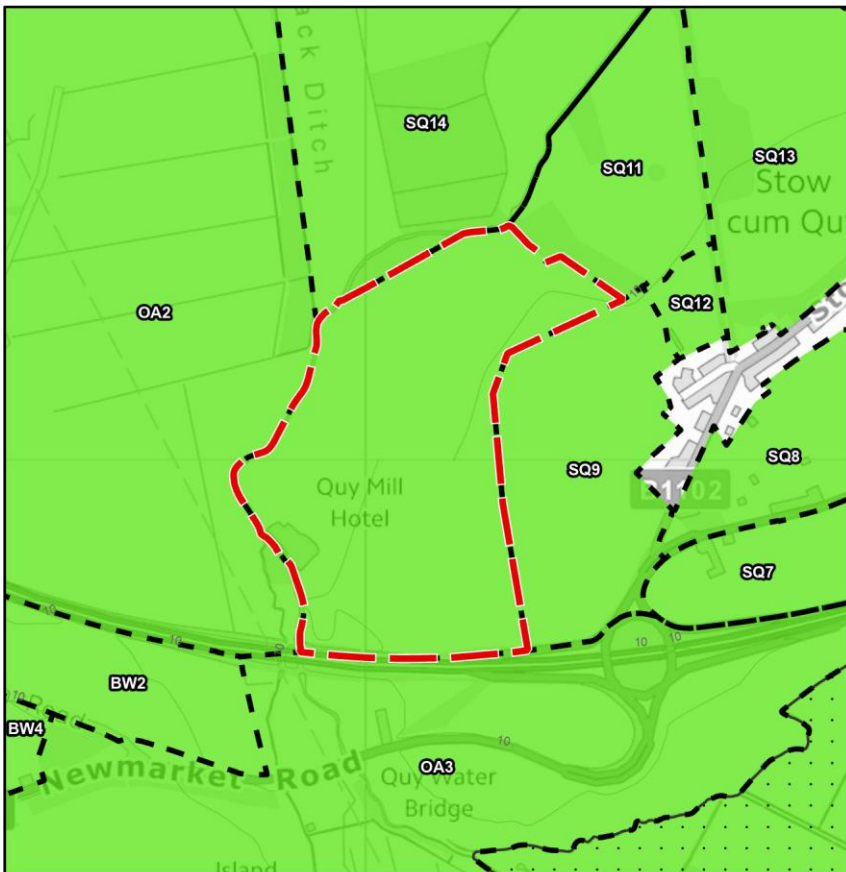
- Parcel SQ9 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be high.

High

SQ10



-  SQ10
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



SQ10

Parcel location and openness

Parcel size: 30.41ha

The parcel is located to the southwest of Stow-cum-Quy and is comprised of arable land. Quy Water forms the parcel's western and northern edge, while the A14 transport corridor forms the southern edge.

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

Distinction between parcel and inset area

Although the garden hedgerow boundaries to the east create little separation between the parcel and Stow-cum-Quy, the parcel extends a significant distance from the inset area and is not contained by inset development, resulting in no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy. Overall, there is strong distinction between the parcel and the inset area.

SQ10

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 Stow-cum-Quy. 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 Stow cum Quy. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Stow-cum-Quy and Cambridge (Barnwell), but the A14 and the A1303 Newmarket Road are significant connecting features that reduce perceived separation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

SQ10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor-moderate

The release and development of land within this parcel would significantly reduce the wide settlement gap between Stow-cum-Quy and Fen Ditton.

The release would also weaken the strong boundary distinction and increase urbanising visual impact on land to the west and leave this area of land more closely contained by the inset edge and Low Fen Drove Way, which separates it from the wider Green Belt.

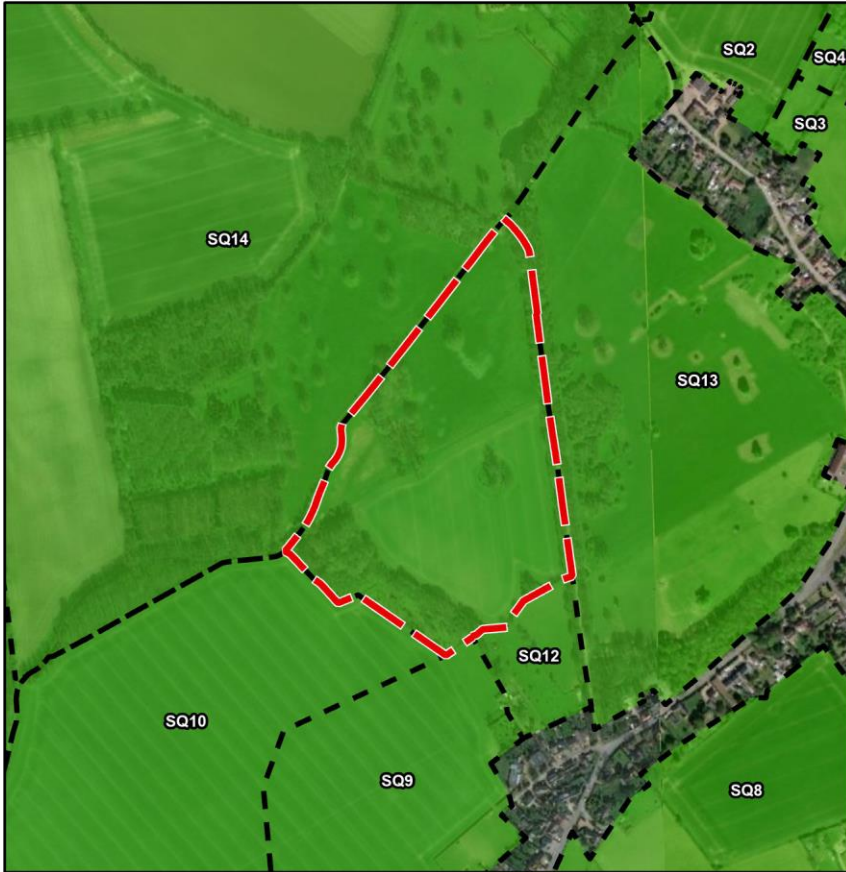
The adjoining land to the north and east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.




Overall harm of Green Belt release

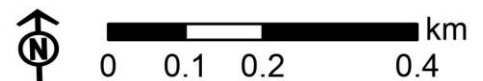
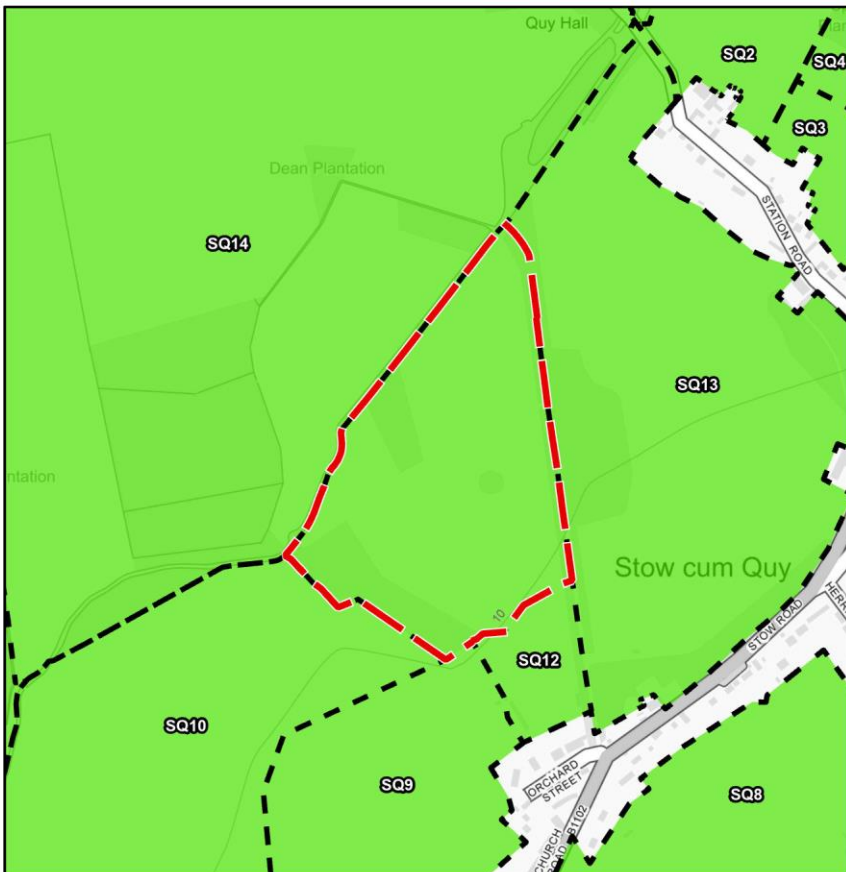
- Parcel SQ10 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be very high.

Very High

SQ11



-  SQ11
-  Neighbouring parcel
-  Green Belt



SQ11

Parcel location and openness

Parcel size: 11.77ha

The parcel is located to the west of Stow-cum-Quy and contains arable land and an area of parkland. Quy Water forms the northern edge of the parcel and Creakhill woodland is located to the west.

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

Distinction between parcel and inset area

Land extends a significant distance from the inset area and is not contained by inset development, with no urbanising visual influence. The sparse tree cover of the parkland within the parcel is relatively prominent, which provides some distinction from Stow-cum-Quy. The parkland tree cover to the east and south form a moderate boundary feature between the parcel and Stow-cum-Quy. Overall, there is strong distinction between the parcel and the inset area.

SQ11

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 Stow-cum-Quy. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a [moderate] distinction from the edge of Stow cum Quy, meaning it has some rural character. It forms a remnant part of the former parkland setting associated with Quy Hall and therefore makes some positive contribution to the character of the landscape and 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 Stow-cum-Quy and Horningsea, with some significant separating features including Creakhill Woodland and the old 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.

SQ11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor

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

The release and development of land within this parcel would not have an impact on the contribution of land to the southwest to Green Belt purposes, due to a strong tree belt boundary.

The adjoining land to the east 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

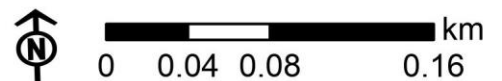
- Parcel SQ11 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be moderate high.

Moderate High

SQ12



-  SQ12
-  Neighbouring parcel
-  Green Belt



SQ12

Parcel location and openness

Parcel size: 1.89ha

The parcel is located to the west of Stow-cum-Quy and to the north of Orchard Street. The parcel is comprised of paddock fields.

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

Distinction between parcel and inset area

There is no boundary feature to create separation between the parcel and Stow-cum-Quy, resulting in some urbanising visual influence. However, the parcel extends a significant distance from the inset area and is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Stow-cum-Quy. Overall, there is moderate distinction between the parcel and the inset area.

SQ12

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 Stow-cum-Quy. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land comprises open farmland that has a moderate distinction from the edge of Stow cum Quy, meaning it has some rural character. The northeast of the parcel forms a small remnant part of the former parkland setting associated with Quy Hall and therefore makes some positive contribution to the character of the landscape and quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a moderate gap between Stow-cum-Quy and Cambridge (Barnwell). 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.

SQ12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor

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

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

Overall harm of Green Belt release

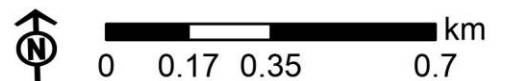
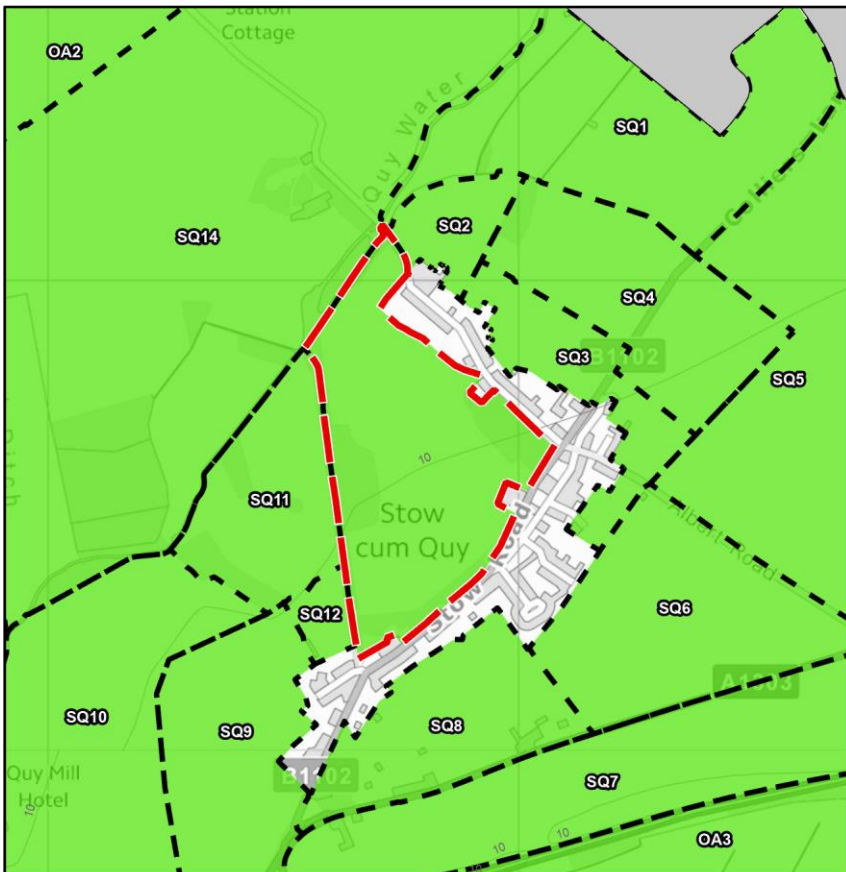
- Parcel SQ12 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be moderate.

Moderate

SQ13



-  SQ13
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



SQ13

Parcel location and openness

Parcel size: 23.89ha

The parcel is located to the west of Stow-cum-Quy and Stow Road forms its southern and eastern edges. It contains paddock fields and parkland.

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. The parcel has some degree of containment by inset development but the tree lines bordering the parcel are a moderate boundary feature between the parcel and Stow-cum-Quy, and there is no urbanising visual influence. The sparse tree cover of the parkland within the parcel is relatively prominent, which provides some distinction from Stow-cum-Quy. Overall, there is strong distinction between the parcel and the inset area.

SQ13

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 Stow-cum-Quy. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a moderate distinction from the edge of Stow cum Quy, meaning it has some rural character. It forms a remnant part of the former parkland setting associated with Quy Hall and therefore makes some positive contribution to the character of the landscape and quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Stow-cum-Quy and Cambridge (Barnwell). 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.

SQ13

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Negligible

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 containment by strong tree belt boundary features.

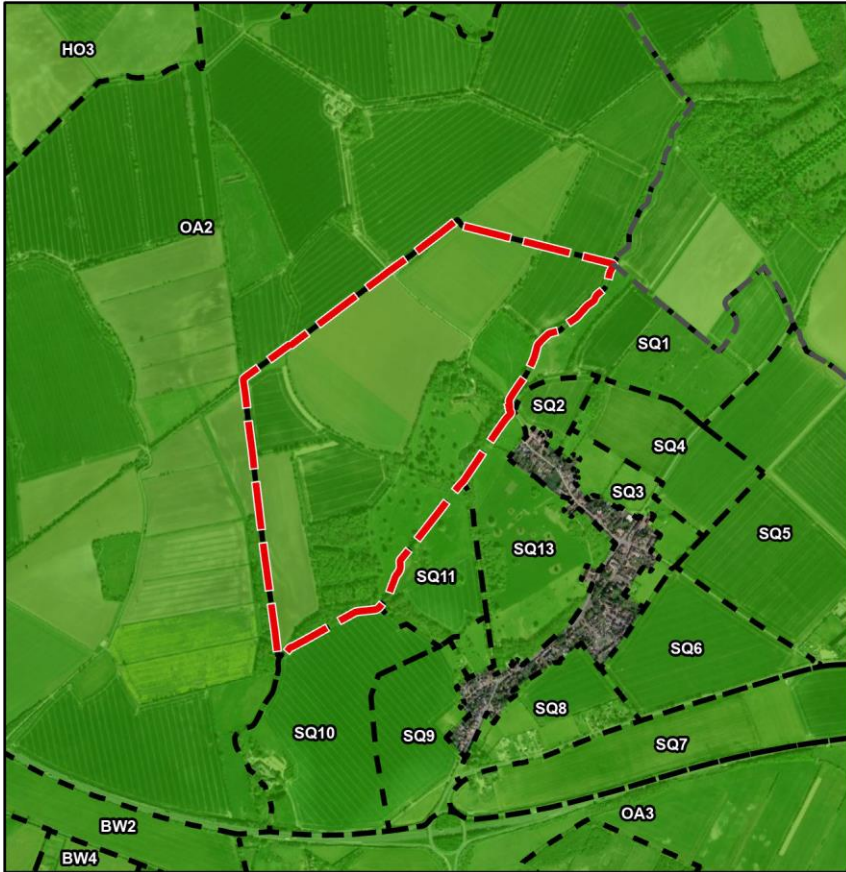
The adjoining land to the northeast, west and south does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.








Overall harm of Green Belt release

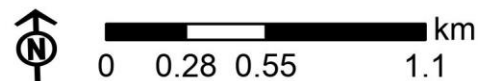
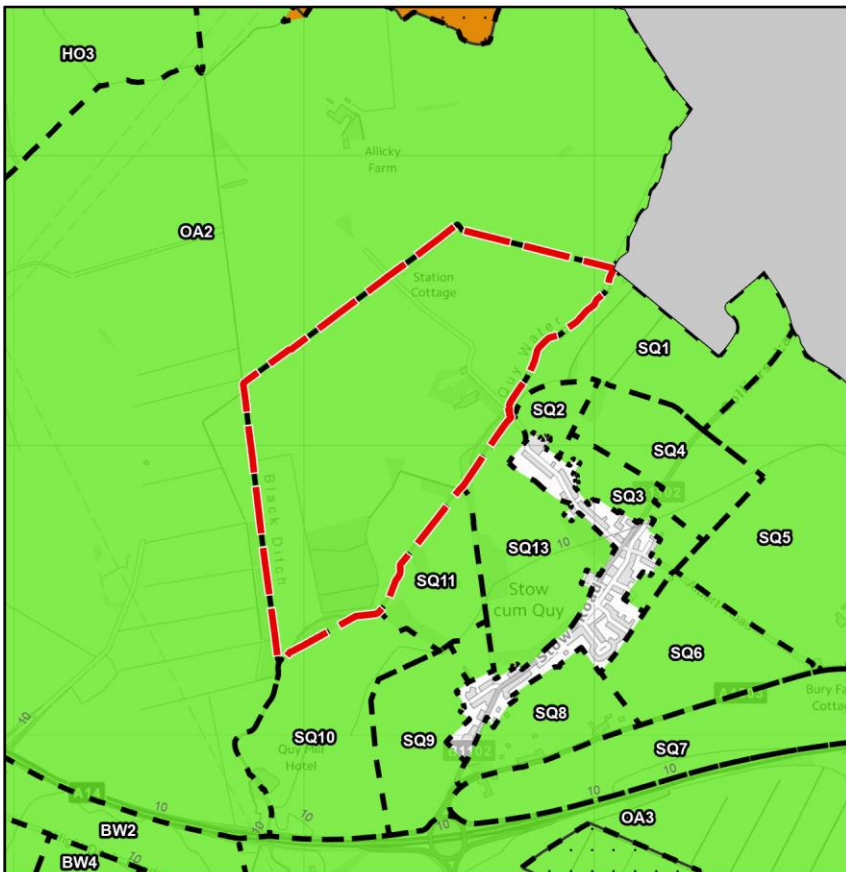
- Parcel SQ13 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Stow-cum-Quy, would be moderate.

Moderate

SQ14



-  SQ14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



SQ14

Parcel location and openness

Parcel size: 94.64ha

The parcel is located to the northwest of Stow-cum-Quy and contains parkland in the south, Creakhill woodland to the southwest and arable land to the north and northeast. The parcel is crossed by Station Road, and Quy Water forms the eastern and southern edges 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 extends a significant distance from the inset area and is not contained by inset development. The parkland and woodland within the south of the parcel is relatively prominent, which provides some distinction from Stow-cum-Quy to the area of arable land to the north. The tree cover to the south combines to create strong separation between the parcel and Stow-cum-Quy and there is no urbanising visual influence. Overall, there is inset distinction between the parcel and the inset area.

SQ14

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 Stow-cum-Quy. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a very strong distinction from the edge of Stow cum Quy, meaning it has a strong rural character. It contains the Grade II* listed Quy Hall and several associated Grade II listed structures, and forms a remnant part of its former parkland setting. Land therefore contributes positively to the character of the landscape and quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a wide gap between Stow-cum-Quy and Horningsea, with some significant separating features including the old 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 relatively significant contribution to Cambridge Purpose 3.

SQ14

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Stow-cum-Quy:

Rating: Minor-moderate

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

The adjoining land to the south, 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 SQ14 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 Stow-cum-Quy, would be high.

High