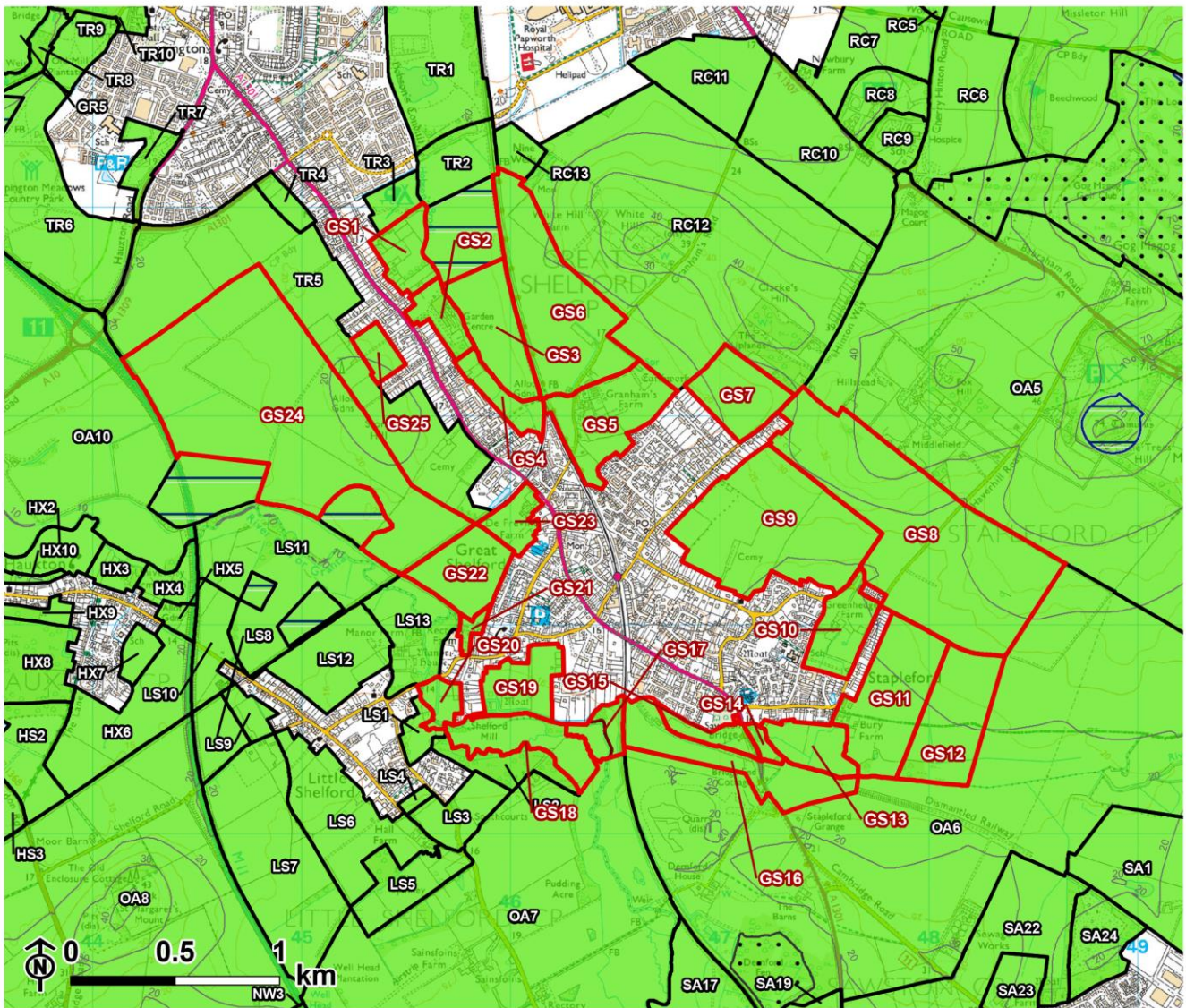


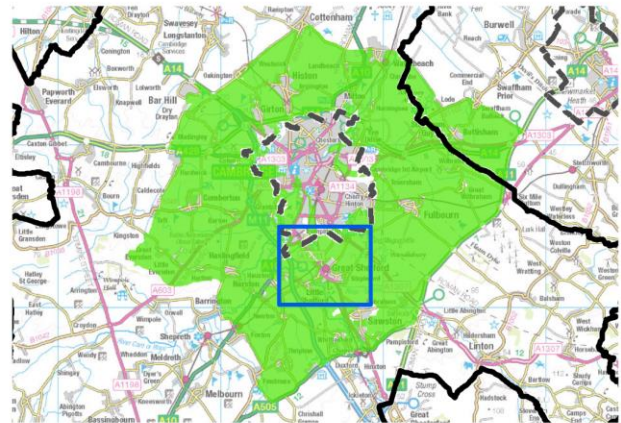
Great Shelford



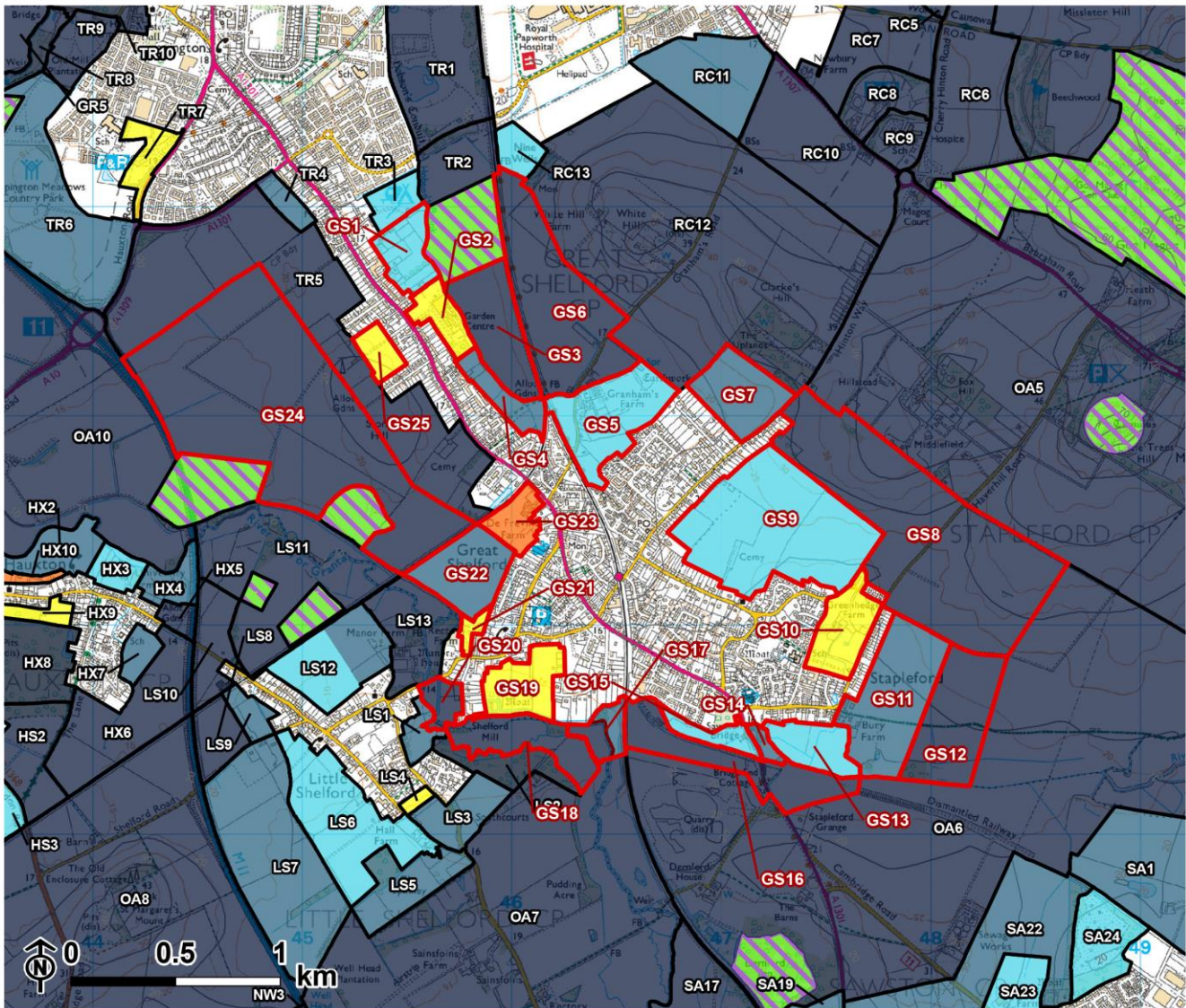
- - - Local Authority boundary
- Great Shelford parcel
- Division between parcel sub-areas
- Neighbouring parcel
- Green Belt

Absolute constraints

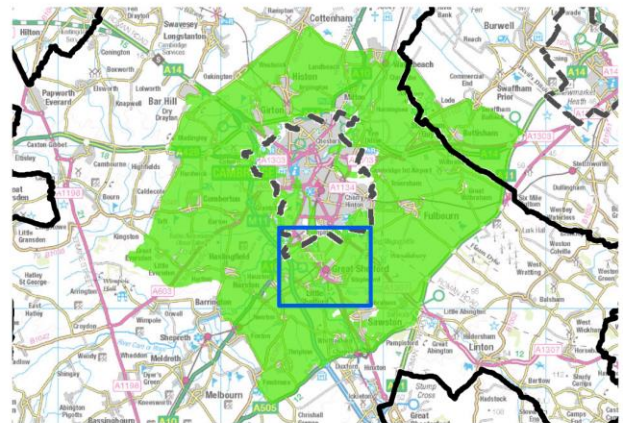
- Site of Special Scientific Interest
- Scheduled monument



Great Shelford



- - - Local Authority
 - Great Shelford parcel
 - Division between parcel sub-areas
 - 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.

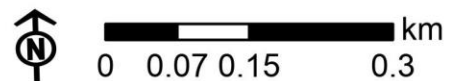
Overall harm of Green Belt release

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.

GS1



-  GS1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



GS1

Parcel location and openness

Parcel size: 7.89ha

The parcel is located to the northwest of Great Shelford in close proximity to Cambridge (Trumpington), adjacent to ribbon development along the A1301. The parcel is comprised of several small paddocks with some residential properties located in the northwest and west of the parcel.

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

Distinction between parcel and inset area

The tree cover at the inset edge to the west provides some boundary separation, but this boundary feature has been breached by development within the parcel. The parcel lies in close proximity to the inset area, but the tree cover at the inset edge minimises views of urban development. The parcel has some degree of urban containment due to urban development within Cambridge lying to the north as well as development lying to the west. The landform and land cover within the parcel do not create any additional distinction from the urban area. Overall, there is moderate distinction between the parcel and the urban area.

GS1

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

Land is open and is adjacent to the main urban area of Cambridge. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

The parcel comprises open farmland that has a moderate distinction from the edge of Great Shelford, meaning it has some rural character. It also forms the immediate setting of a Scheduled Monument to the east 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

Land is open and lies in a wide gap between Cambridge (Trumpington) and Great Shelford, but urbanising development between the two reduces the perceived separation. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor

The release of this land would increase urbanising visual impacts on land to the northeast and east.

The adjoining land to the northwest 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

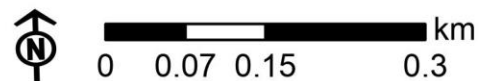
- Parcel GS1 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's 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 Great Shelford, would be moderate-high.

Moderate High

GS2



-  GS2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



GS2

Parcel location and openness

Parcel size: 5.76ha

The parcel is located to the northwest of Great Shelford, adjacent to an area of ribbon development from the main urban area of Cambridge and on the eastern side of the A1301. The parcel comprises of Scotsdales Garden Centre and is contained by Hobson's Brook to the east.

Land has a significant amount of urbanising development within it, including Scotsdales Garden Centre.

Distinction between parcel and inset area

The parcel is not contained by urban development, but it does contain Scotsdales Garden Centre. Views of urban development are therefore present within the parcel, but are limited to an extent by the countryside associated uses of the buildings. The parcel lies in close proximity to the inset area and there is no boundary separation from Great Shelford. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

GS2

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

The parcel contains a significant amount of urbanising development associated with Scotsdales Garden Centre. The parcel is close to the main urban area of Cambridge. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to preserving Cambridge's compact character.

- 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 Great Shelford/Stapleford, meaning it has some relationship with the inset area. However, it contains development (Scotsdales Garden Centre) that weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall, the parcel makes no contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

The developed nature of the parcel limits any contribution it makes to Cambridge Purpose 3.

GS2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor

The release of this land would increase urbanising containment on land to the south and the north, but strong boundary hedgerows and the extent to which the parcel is already developed would limit the extent of impact on adjacent Green Belt. The release would not impact land to the east, given the boundary separation that tree cover and Hobson's Brook provides.





Overall harm of Green Belt release

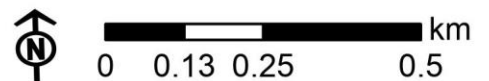
- Parcel GS2 makes a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Great Shelford, would be low.

Low

GS3



-  GS3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



GS3

Parcel location and openness

Parcel size: 15.39ha

The parcel is located to the northwest of Great Shelford, adjacent to an area of ribbon development from the main urban area of Cambridge and on the eastern side of the A1301.

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

Distinction between parcel and inset area

Hobson's Brook on the western boundary of the parcel creates a moderate degree of separation between the parcel and the urban area. The parcel is not contained by urban development, and extends a significant distance from the inset area, which means that views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is strong distinction between the parcel and the urban area.

GS3

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Land lies in the outer parts of the Vicar's Brook and Hobson's Brook green corridor, at some distance from the historic core and separated from it by intervening development. The land is open and has a strong distinction from the edge of Great Shelford/Stapleford, and therefore also contributes to a characteristic rural setting on the edge of the city as experienced on approach from the south, including along the railway line connecting Cambridge with London. Land also forms the immediate setting of a Scheduled Monument to the north 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 Significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a wide gap between Cambridge (Trumpington) and Great Shelford, but urbanising development between the two reduces perceived separation. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GS3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Moderate

In regard to Cambridge Purpose 2, the release of this land would slightly diminish the role of land to the north, by partially isolating this part of the Vicar's Brook and Hobson's Brook green corridor. This would have a limited impact on its function as a green corridor.

In regard to Cambridge Purpose 3, the release of this land would have an impact on narrowing of the gap between Cambridge (Trumpington) and Great Shelford.

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

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

Overall harm of Green Belt release

- Parcel GS3 makes a significant contribution to preserving Cambridge's compact character, 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 the city. 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 Great Shelford, would be very high.

Very High

GS4



-  GS4
-  Neighbouring parcel
-  Green Belt



0 0.07 0.15 0.3 km

GS4

Parcel location and openness

Parcel size: 5.99ha

The parcel is located to the northwest of Great Shelford, adjacent to an area of ribbon development from the main urban area of Cambridge. Hobson's Brook encloses the parcel to the east and Scotsdales Garden Centre lying in the adjacent parcel to the northwest. The parcel comprises of back gardens and a small paddock in the north, as well as three further paddocks and allotments in the south of the parcel.

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

Distinction between parcel and inset area

Scotsdale Garden Centre is located to the northwest of the parcel, but does not create any significant urbanising containment, given its countryside associated uses. Although the parcel lies in close proximity to the inset area, views from the parcel are balanced between open countryside to the north and east and residential development to the west and south. The garden boundaries at the inset edge create little separation from the urban area and the landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

GS4

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

Land is open and is adjacent to ribbon development from the main urban area of Cambridge. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 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 Great Shelford/Stapleford, meaning it has a strong relationship with the inset area. However, it is open and largely agricultural meaning it has some rural character. A small area to the south comprises allotment gardens. 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 wide gap between Cambridge (Trumpington) and Great Shelford, but urbanising development between the two reduces perceived separation. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land will have some impact on narrowing the gap between Cambridge (Trumpington) and Great Shelford.

The release will result in land to the east forming the Green Belt adjacent to the inset edge and will therefore increase urbanising visual impact on this area.

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

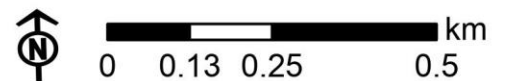
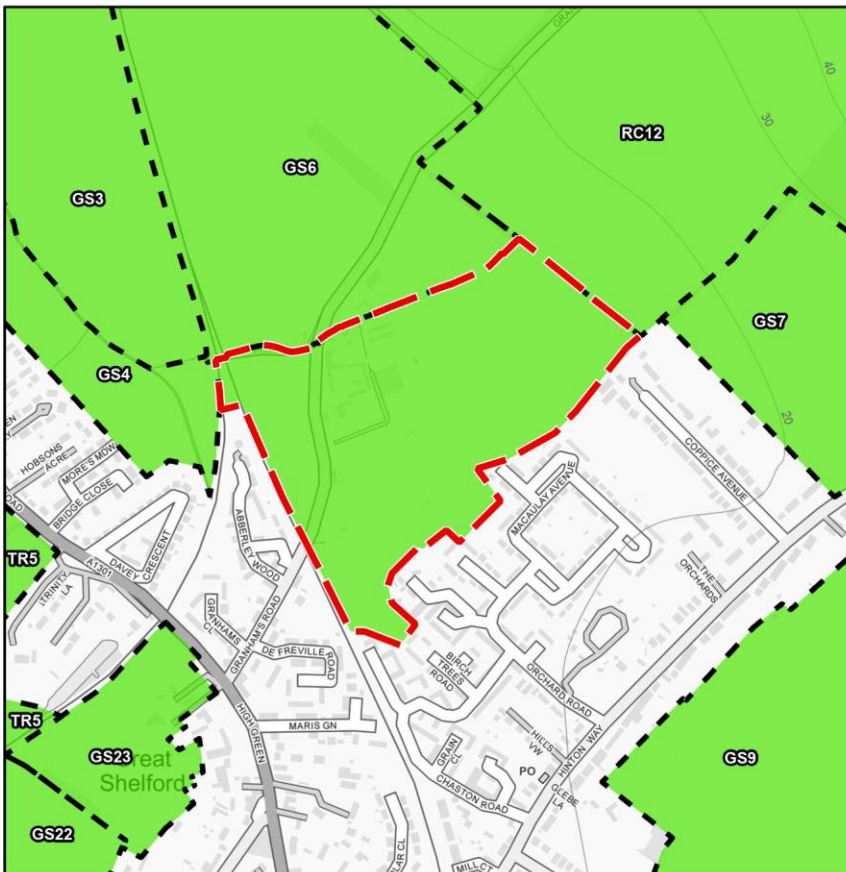
- Parcel GS4 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's 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 Great Shelford, would be high.

High

GS5



-  GS5
-  Neighbouring parcel
-  Green Belt



GS5

Parcel location and openness

Parcel size: 18.29ha

The parcel is located to the north of Great Shelford, comprising of agricultural fields and some residential properties in the north. Granham's Road passes through the western side of the parcel and the railway line lies to the east

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

Distinction between parcel and inset area

The garden boundaries at the inset edge to the south provide little separation from the inset area. The parcel is subject to a degree of urban containment due to the urban area lying to the west and south, which means that neither the countryside nor the urban area dominates views from the parcel. The landform and land cover within the parcel do not create any additional distinction from Great Shelford. Overall, there is moderate distinction between the parcel and the urban area.

GS5

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Great Shelford/Stapleford, meaning it has some relationship with the inset area. However, it is open and land use is not associated with the inset area, and therefore also makes some contribution to a characteristic rural setting as experienced on approach to the wider city from the south, including along the railway line connecting Cambridge with London. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Cambridge (Trumpington) and Great Shelford, but urbanising development between the two reduces perceived separation. The parcel has some relationship with the urban area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

In regard to Cambridge Purpose 3, the release of this land would have an impact on narrowing the gap between Great Shelford and Cambridge (Trumpington).

The release would also weaken the boundary separation of the land to the north from Great Shelford.





Overall harm of Green Belt release

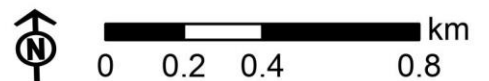
- Parcel GS5 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The 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 Great Shelford, would be moderate-high.

Moderate High

GS6



-  GS6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



GS6

Parcel location and openness

Parcel size: 34.83ha

The parcel is located to the north of Great Shelford and south of Cambridge (Trumpington), and is crossed near its southern edge by Granham's Road. The parcel is comprised of agricultural fields and there is one residential property in the south of the parcel. The railway line lies to the west.

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

Distinction between parcel and inset area

The parcel extends a significant distance from the urban areas of Great Shelford and Cambridge, and therefore views are dominated by open countryside. The treeline and adjacent parcels to the south provide a moderate degree of separation from the inset area and the parcel is not contained by urban development. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is strong distinction between the parcel and the urban area.

GS6

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

Land has a strong distinction from the edges of both Great Shelford and Cambridge, meaning it has a weak relationship with the inset area. It is also open and land use is not associated with the inset area, and therefore it also contributes to a characteristic rural setting as experienced on approach to the wider city from the south, including along the railway line connecting Cambridge with London. Overall, the parcel makes a Moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Cambridge (Trumpington) and Great Shelford. Existing inset development already links the settlements, but Great Shelford retains a separate character. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GS6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of either Cambridge or Great Shelford:

Rating: Moderate

In regard to Cambridge Purpose 3, the release of this land would result in relatively significant narrowing of the gap between Cambridge (Trumpington) and Great Shelford.

The release would weaken the boundary separation of land to the east from the urban area as well as increasing the urbanising visual impact in these areas. The release would also increase urbanising containment on land to the west, on the opposite side of the railway.

Land to the south and 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

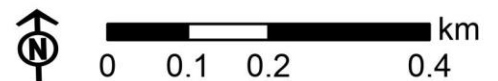
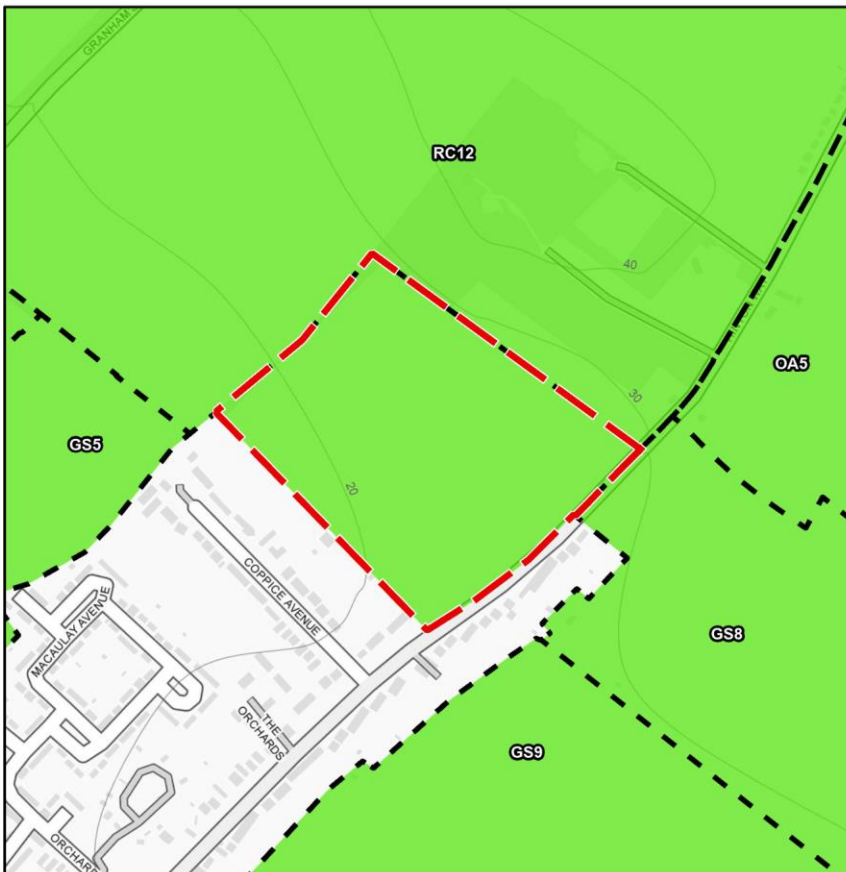
- Parcel GS6 makes a significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Great Shelford, would be very high.

Very High

GS7



-  GS7
-  Neighbouring parcel
-  Green Belt



GS7

Parcel location and openness

Parcel size: 12.31ha

The parcel lies to the north of Great Shelford with Hinton Way enclosing the southeast of the parcel. The parcel is comprised of an agricultural field.

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

Distinction between parcel and inset area

The sloping landform within the parcel provides some distinction from the urban area of Great Shelford. The size of the parcel limits any urbanising containment influence that development to the south and southeast has, but views are balanced between these urban areas and open countryside to the north. The garden boundaries at the inset edge provide little separation from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

GS7

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Great Shelford/Stapleford, meaning it has some relationship with the inset area. However, it is also open and land use is not associated with the inset area, 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

The parcel is open and lies in a wide gap between Cambridge (Trumpington) and Great Shelford. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

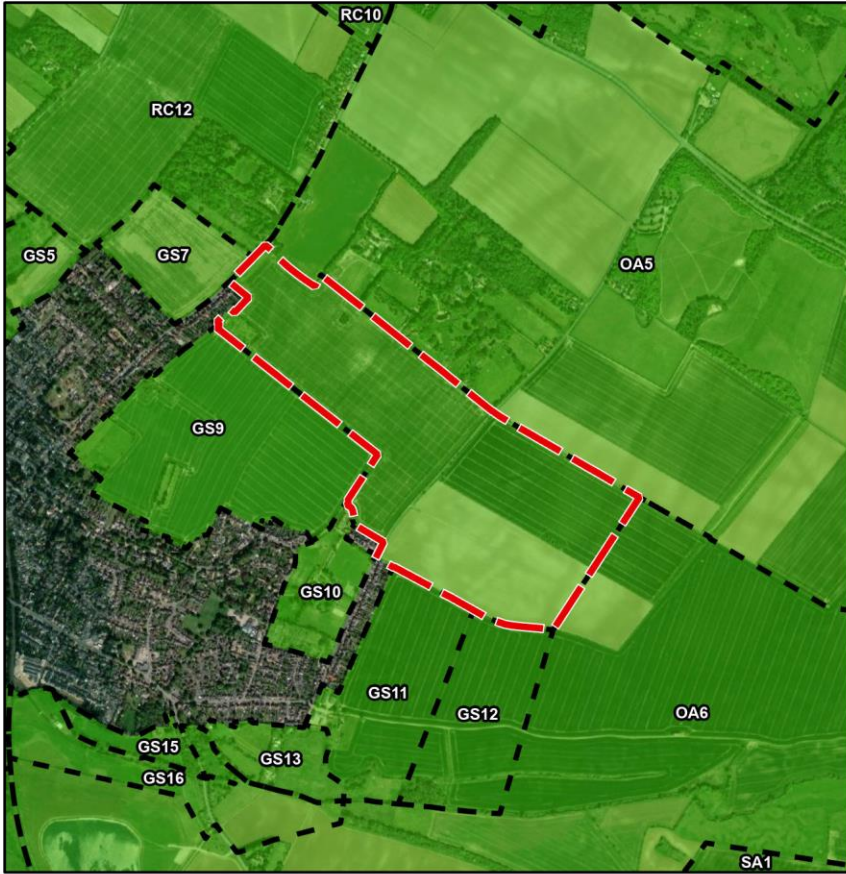
The release of this land would increase urbanising visual impact on land to the west and northwest. Land to the northeast is comprised of tree cover acting as strong boundary feature and therefore would not be impacted by the release of this land. The parcel only shares a short frontage with land to the east and therefore would not impact this land in the event of a release.

Overall harm of Green Belt release

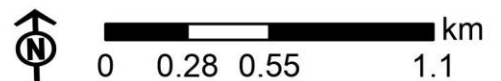
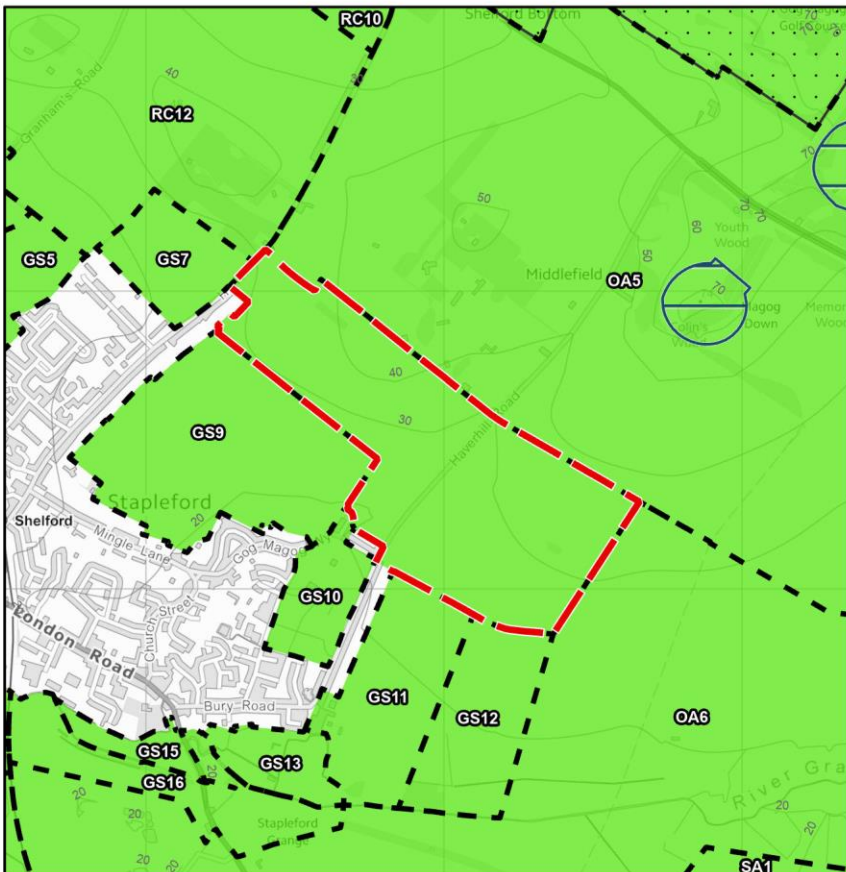
- Parcel GS7 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The 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 Great Shelford would be high

High

GS8



- GS8
- Neighbouring parcel
- Green Belt
- Scheduled monument
- Site of Special Scientific Interest



GS8

Parcel location and openness

Parcel size: 72.42ha

The parcel is located to the northeast of Great Shelford, and comprises of parts of large agricultural fields. Haverhill Road bisects the central region of the parcel.

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

Distinction between parcel and inset area

The garden boundaries to the west and southwest of the parcel at the inset edge provide little boundary separation from Great Shelford. However, despite this lack of significant boundaries features, views are balanced with open countryside to the north and east and the sloping landform within the parcel provides additional distinction from the inset area. The parcel is not contained by urban development and extends a significant distance from the urban area. Overall, there is strong distinction between the parcel and the urban area.

GS8

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

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 Great Shelford/Stapleford. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Great Shelford and Cambridge (Cherry Hinton), with wooded areas and the Gog Magog Hills acting as significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land would increase urbanising visual impacts on land to the northeast and east. The release would also decrease the landform distinction (Gog Magog Hills) of these areas from Great Shelford as new development would be occupying the same slope.

Woodland land cover occupying land to the northwest means that the release would not impact that contribution of this area to Green Belt purposes.

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

Overall harm of Green Belt release

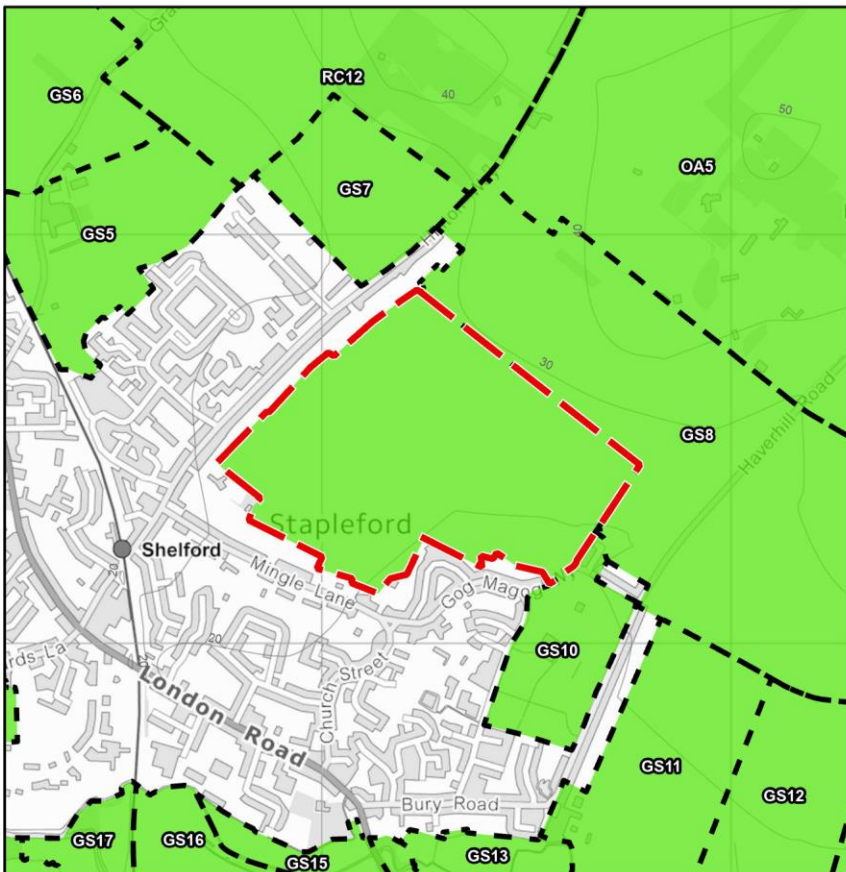
- Parcel GS8 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. 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 Great Shelford, would be very high.

Very High

GS9



-  GS9
-  Neighbouring parcel
-  Green Belt



GS9

Parcel location and openness

Parcel size: 43.91ha

The parcel is located on the northern edge of Great Shelford, with development along Hinton Way enclosing the parcel to the west. Stapleford Cemetery is located in the south of the parcel. The parcel is comprised of part of an agricultural field.

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

Distinction between parcel and inset area

The parcel is subject to a degree of urban containment as residential development within Great Shelford lies to the south and west of the parcel, which results in views being balanced between urban development and open countryside. The garden boundaries at the inset edge create little separation from Great Shelford and the landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area .

GS9

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Great Shelford/Stapleford, meaning it has some relationship with the inset area.

However, it is also open and land use is not associated with the inset area, 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: Limited/No contribution

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

GS9

Impact on contribution of adjacent Green Belt

- Release of land an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land would decrease the landform distinction of land to the northeast from Great Shelford, as development would be occupying the start of the same slope. The release would also increase urbanising visual impacts from this agricultural field, given that the slope would focus views towards new development.

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


Overall harm of Green Belt release

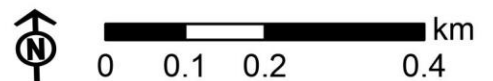
- Parcel GS9 makes a moderate contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Shelford, would be moderate-high.

Moderate High

GS10



-  GS10
-  Neighbouring parcel
-  Green Belt



GS10

Parcel location and openness

Parcel size: 10.1ha

The parcel is located on the northeast edge of Great Shelford, comprising of allotments in the south, sports pitches in the north east and small paddocks in the remainder of the parcel as well as a residential property in the central region. Haverhill Road lies to the east of the parcel.

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

Distinction between parcel and inset area

The parcel is almost entirely contained by residential development within the inset settlement of Great Shelford and the garden boundaries at the inset edge provide little separation from the urban area. The whole of the parcel lies in close proximity to the inset area and, given its enclosed nature, views are dominated by urban development. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the urban area.

GS10

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

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

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Great Shelford/Stapleford, meaning it has a strong relationship with the inset area. However, it is open and land use within the majority of the parcel is not associated with the urban area, and therefore has some rural character. It has a use to the north-east (Stapleford/Jubilee Pavilion) and south (allotments) that associate with the inset area and weaken its 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 limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is too closely contained by the settlement of Great Shelford to contribute to its separation from Cambridge.

GS10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Negligible

The parcel only shares a short frontage with land to the northwest and therefore would not impact this land in the event of a release.

Overall harm of Green Belt release

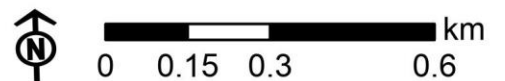
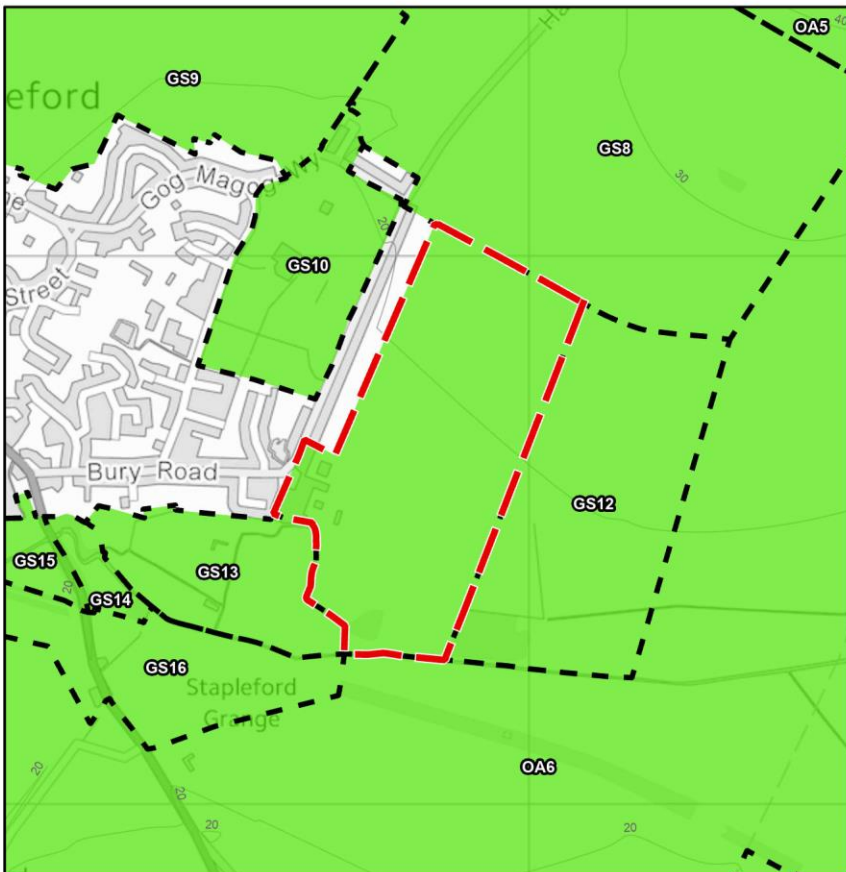
- Parcel GS10 makes a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be low.

Low

GS11



-  GS11
-  Neighbouring parcel
-  Green Belt



GS11

Parcel location and openness

Parcel size: 23.63ha

The parcel is located to the east of Great Shelford and comprises of part of a large agricultural field. There are some agricultural and commercial use buildings in the southeast of the parcel.

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

Distinction between parcel and inset area

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

GS11

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Great Shelford/Stapleford, meaning it has some relationship with the inset area. However, it is also open and land use is not associated with the inset area, 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 Great Shelford and Sawston, with the River Granta acting as a significant separating feature. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land would increase urbanising visual impacts on land to the east and northeast.

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

Overall harm of Green Belt release

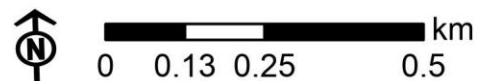
- Parcel GS11 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. 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 Great Shelford, would be high.

High

GS12



-  GS12
-  Neighbouring parcel
-  Green Belt



GS12

Parcel location and openness

Parcel size: 20.06ha

The parcel is located to the east of Great Shelford and comprises of part of a large agricultural field. The River Granta lies to the south of the parcel.

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

Distinction between parcel and inset area

Beyond the settlement edge, there are no significant boundary features close to the east edge of Great Shelford, which means that there is a gradual weakening of the influence of the inset settlement with distance. Given this distance from the inset edge, views from the parcel are dominated by open countryside and the parcel is not contained by urban development. The landform and land cover within the parcel do not create any additional distinction from the urban area. Overall, there is strong distinction between the parcel and the urban area.

GS12

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

Land is open and is close to Great Shelford, which is contiguous with Cambridge but which retains a degree of distinction from it. It has strong distinction from the urban area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

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 Great Shelford/Stapleford. 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 Great Shelford and Sawston, with the River Granta acting as significant separating feature. It has strong distinction from the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GS12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the gap between Great Shelford and Sawston. Release of part of the field could reduce impacts on the settlement gap, but would create a weak boundary and lead to increased urbanising visual impacts on the remainder of the field.

The release would also increase urbanising visual impacts on land to the east. The woodland block to the southwest prevents impacts to the contribution of land beyond this.

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

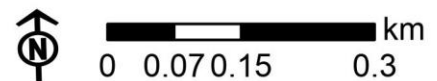
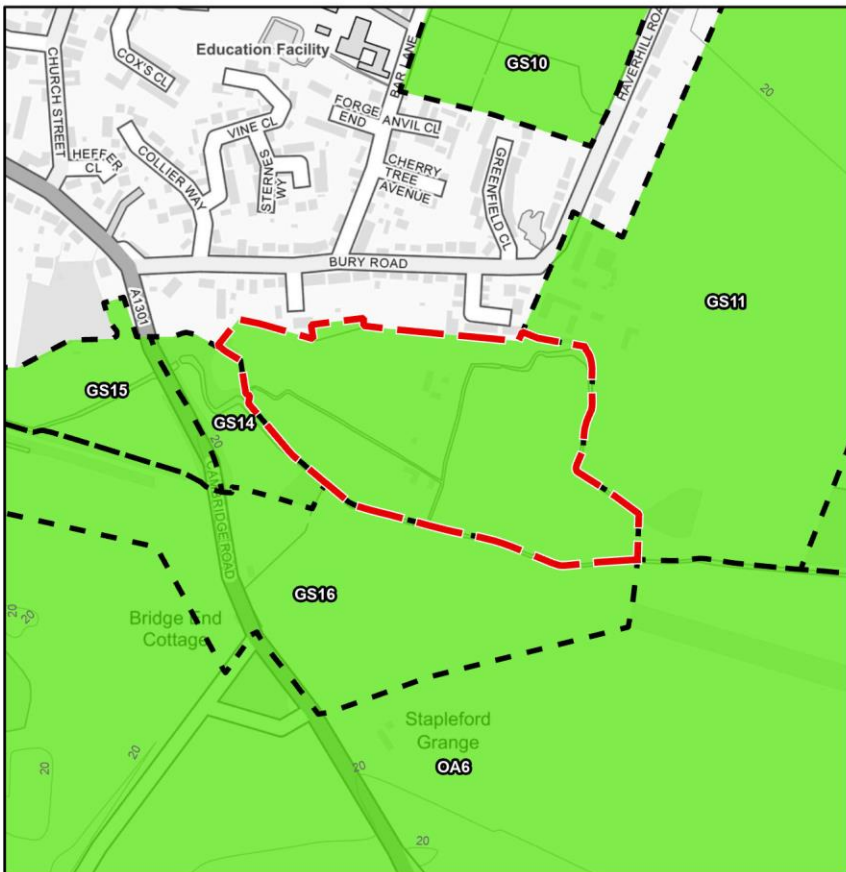
- Parcel GS12 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, there harm resulting from its release, as an expansion of Great Shelford, would be very high.

Very High

GS13



-  GS13
-  Neighbouring parcel
-  Green Belt



GS13

Parcel location and openness

Parcel size: 8.25ha

The parcel is located to the southeast of Great Shelford and is comprised of agricultural fields and agricultural use buildings.

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

Distinction between parcel and inset area

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

GS13

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

- 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 Great Shelford/Stapleford, meaning it has some relationship with the inset area. However, it is open and land use is not associated with the inset area, 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 Great Shelford and Sawston, but the River Granta acts as a significant separating feature. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS13

Impact on contribution of adjacent Green Belt

- Release of land as expansion of Great Shelford:

Rating: Minor

The release of this land would weaken the strong boundary distinction of land to the south from the settlement of Great Shelford. The release would not have an impact on land to the west given the presence of linear tree cover.

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


Overall harm of Green Belt release

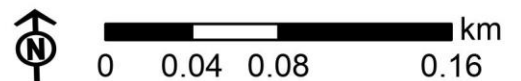
- Parcel GS13 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate-high.

Moderate High

GS14



-  GS14
-  Neighbouring parcel
-  Green Belt



GS14

Parcel location and openness

Parcel size: 1.56ha

The parcel is located to the southeast of Great Shelford, comprising of a small paddock adjacent to the River Granta. The A1301 lies to the immediate west of the parcel.

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

Distinction between parcel and inset area

The wooded land cover in the north of the parcel prevents views of the urban area and creates strong boundary separation from Great Shelford. The River Granta also contributes to the parcel's boundary separation. The parcel is not contained by urban development. Overall, there is strong distinction between the parcel and the urban area.

GS14

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland and woodland that has a strong distinction from the edge of Great Shelford/Stapleford. 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 Great Shelford and Sawston, with Cambridge Road acting as a significant separating feature. The parcel has strong distinction from the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GS14

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor

The release of this land would weaken the strong boundary distinction of land to the southeast from the settlement.

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


Overall harm of Green Belt release

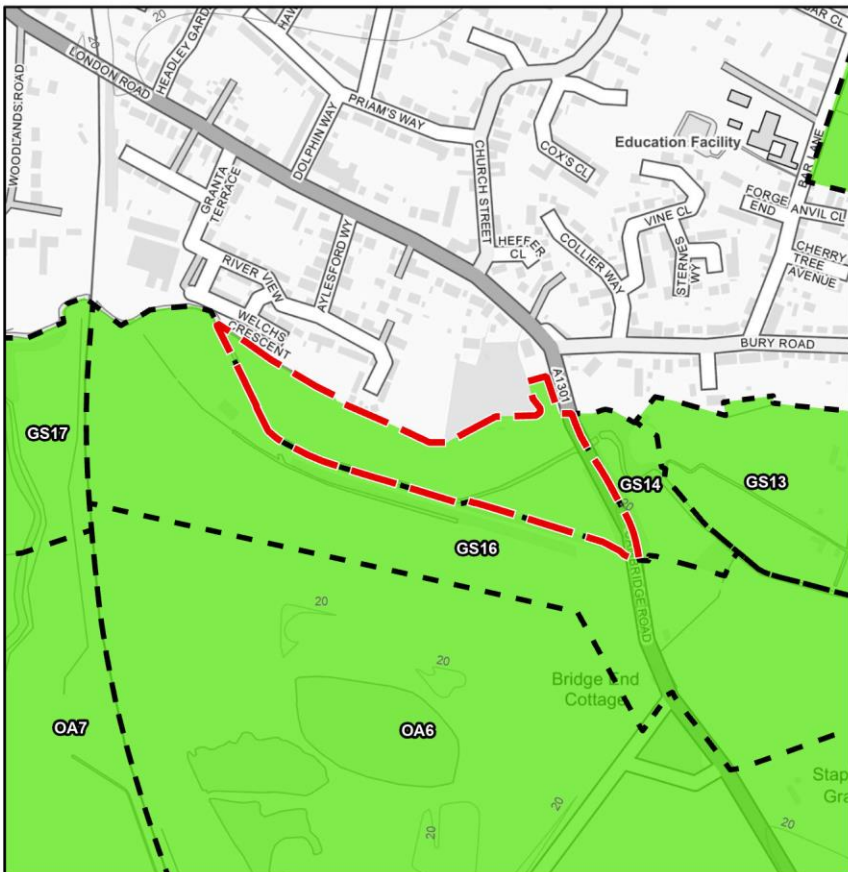
- Parcel GS14 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

GS15



-  GS15
-  Neighbouring parcel
-  Green Belt



GS15

Parcel location and openness

Parcel size: 4.26ha

The parcel is located to the south of Great Shelford, comprising of grassland adjacent to the River Granta. The A1301 lies to the east of the parcel.

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

Distinction between parcel and inset area

The tree cover along the northern boundary of the parcel provides a moderate degree of separation from Great Shelford and prevents views of the urban area. The parcel lies in close proximity to the inset area but is not contained by urban development. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

GS15

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Great Shelford/Stapleford, meaning it has some relationship with the inset area. However, it is open and land use is not associated with the inset area, 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 Cambridge and Sawston, with the River Granta and Dernford Lake acting as significant separating features. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS15

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor

The release of this land would increase urbanising visual impacts on land to the south. Dense tree cover and the A1301 to the east would prevent any impacts on land to the east if the land were to be released.





Overall harm of Green Belt release

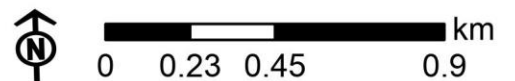
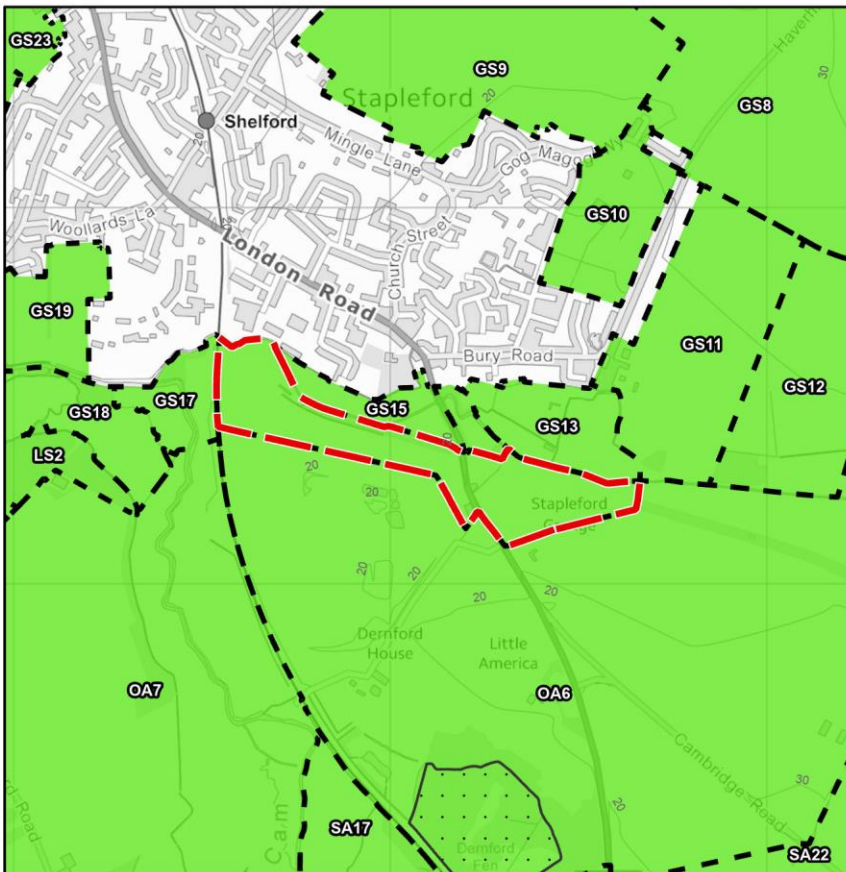
- Parcel GS15 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Great Shelford, would be moderate-high.

Moderate High

GS16



-  GS16
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



GS16

Parcel location and openness

Parcel size: 17.14ha

The parcel is located to the south of Great Shelford and comprises of an agricultural field. The railway line lies to the west and the A1301 lies to the east of the parcel.

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

Distinction between parcel and inset area

The River Granta and tree cover to the north of the parcel create a strong degree of separation between the parcel and Great Shelford. The tree cover at the inset edge to the north prevents views of the urban area and the parcel is not contained by urban development. Although the landform and land cover within the parcel do not create any additional distinction, there is strong distinction between the parcel and the urban area.

GS16

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land comprises open farmland and woodland that has a strong distinction from the edge of Great Shelford/Stapleford, meaning it has a strong rural character. This makes some contribution to a rural landscape setting experienced on approach to the city from the south along the railway line connecting Cambridge with London. 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 Great Shelford and Sawston, with Dernford Lake and the A1301 acting as significant separating features. The parcel has strong distinction from the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GS16

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Moderate

The release of this land would have a relatively significant impact on narrowing the gap between Great Shelford and Sawston to the south as the River Granta would no longer be a significant separating feature between the two settlements.

The release would significantly weaken the strong boundary distinction of land to the south from the settlement and would increase urbanising visual impacts on this area.

Land to the west 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

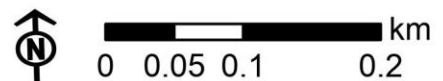
- Parcel GS16 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Great Shelford, would be very high.

Very High

GS17



-  GS17
-  Harm scenario
-  Neighbouring parcel
-  Green Belt



GS17

Parcel location and openness

Parcel size: 4.81ha

The parcel is located to the south of Great Shelford and is comprised of agricultural land adjacent to the River Cam. The railway line lies to the east of the parcel.

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

Distinction between parcel and inset area

The tree cover in the northeast of the parcel provides a moderate degree of separation, whilst the southeast of the parcel lies on the opposite side of the River Cam and is therefore strongly separated from Great Shelford. The tree cover at the inset edge prevents views of urban development and the riverside, low lying landform within the parcel provides some distinction from higher ground within the inset area. The parcel is not contained by urban development. Overall, there is strong distinction between the parcel and the urban area.

GS17

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land has a strong distinction from the edge of Great Shelford/Stapleford, meaning it has a weak relationship with the inset area. It also comprises agricultural land and woodland, meaning it has a strong rural character. This makes some contribution to a rural landscape setting experienced on approach to the city from the south along the railway line connecting Cambridge with London. Overall the parcel makes a moderate contribution to Cambridge Purpose 2. The parcel is also located adjacent to the River Cam or Granta, a tributary of the River Cam, which allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open is peripheral to a narrow gap between Great Shelford and Little Shelford, but a large woodland belt acts as a significant separating feature. The parcel has strong distinction from the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS17

Impact on contribution of adjacent Green Belt

- Release of land extending to the south of the River Cam (map areas 1 and 2) as an expansion of Great Shelford:

Rating: Moderate

The release of this land would have some impact on narrowing the gap Great Shelford and Little Shelford as development would cross the River Cam, which currently acts as a significant separating feature.

Similarly, the release would significantly weaken the strong boundary distinction of land to the southwest, which is currently separated from Great Shelford by the River Cam and would also increase urbanising visual impacts on adjacent land. The railway line would form a strong boundary feature but there would still be some increased containment and urbanising visual influence on land to the east.

- Release of land on the north/east side of the River Cam (map area 2) as an expansion of Great Shelford:

Rating: Minor-moderate

If the release of land does not extend across the River Cam there will be less impact on the strength of the adjacent Green Belt.

Overall harm of Green Belt release

- Parcel GS17 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel (map areas 1 and 2) would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

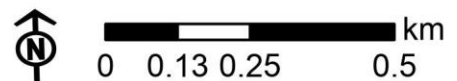
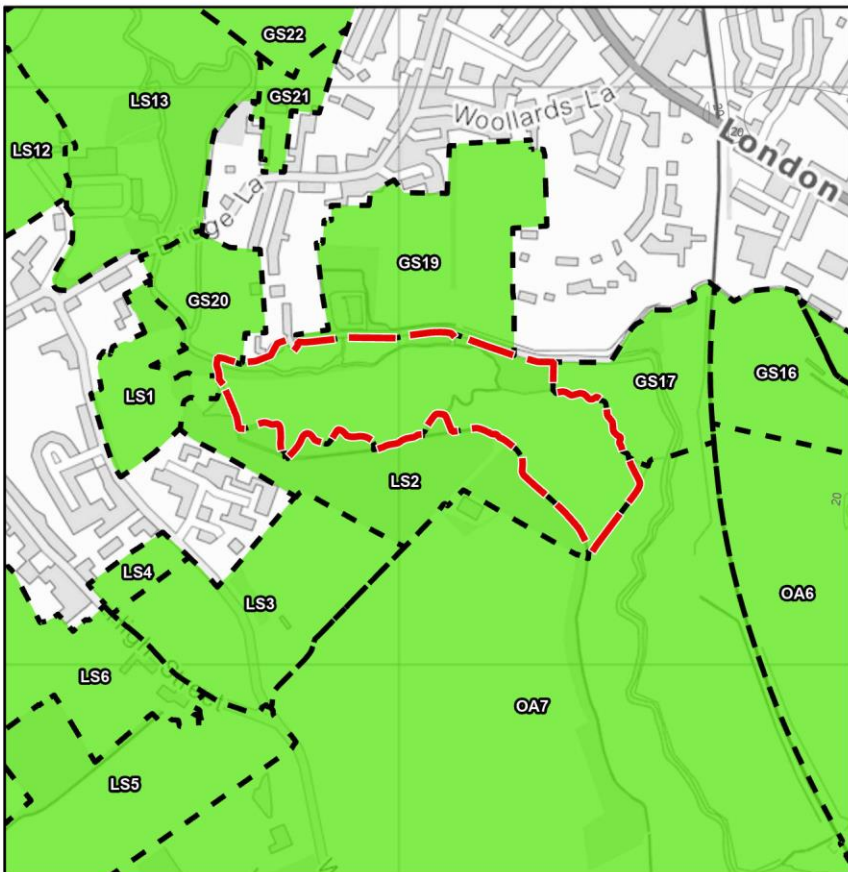
Very High

GS17

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

High

GS18



GS18

Parcel location and openness

Parcel size: 12ha

The parcel is located to the southwest of Great Shelford and is comprised of agricultural land adjacent to the River Cam.

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

Distinction between parcel and inset area

The River Cam provides a strong degree of boundary separation between the parcel and the urban area of Great Shelford to the north and the woodland belt to the south provides a strong degree of separation from Little Shelford. Tree cover to the north and south of the parcel prevents views of the urban area and the size of the parcel limits any urbanising containment from the inset areas lying to the north and southwest. Although the landform and land cover within the parcel do not create any additional distinction, there is strong distinction between the parcel and the urban area.

GS18

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land has a strong distinction from the edge of Great Shelford/Stapleford, meaning it has a weak relationship with the inset area. It is also open and agricultural, meaning it has a strong rural character. It is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. The parcel also fronts onto Great Shelford Conservation Area, for which it contributes to the character and special qualities. 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 Great Shelford and Little Shelford. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

GS18

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Moderate

The release of this land would result in narrowing of gap the gap between Great Shelford and Little Shelford and the loss of the River Cam as a significant separating feature.

The release would also cause urbanising containment on the western side of the woodland block to the southwest of the parcel.

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

Overall harm of Green Belt release

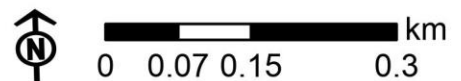
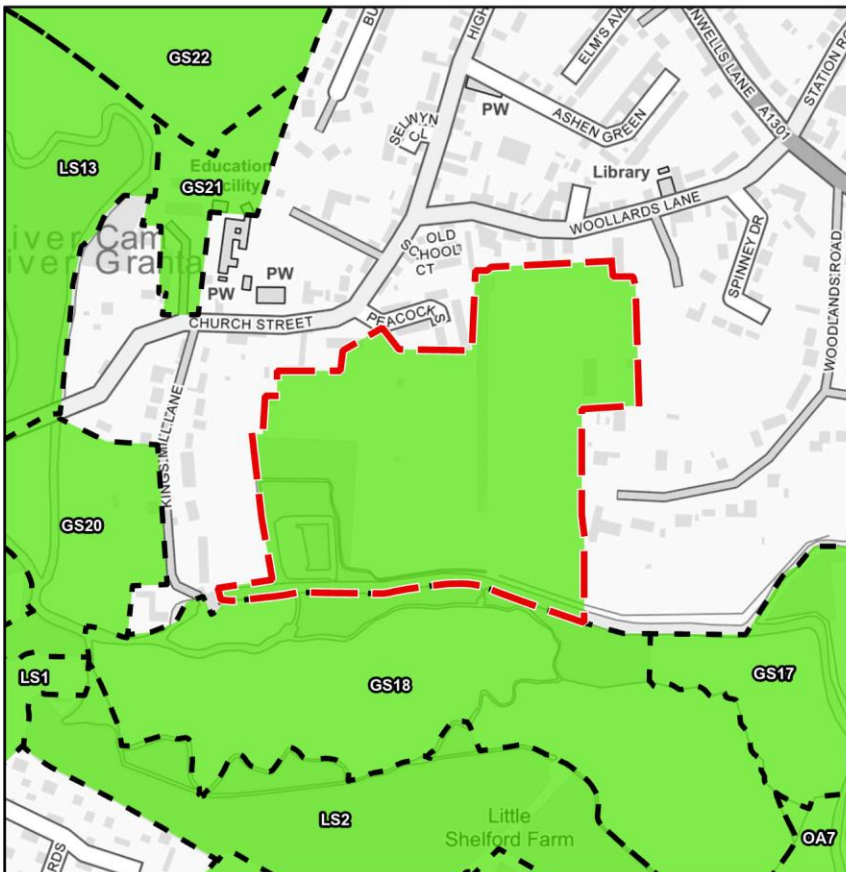
- Parcel GS18 makes a relatively significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very-high.

Very High

GS19



-  GS19
-  Neighbouring parcel
-  Green Belt



GS19

Parcel location and openness

Parcel size: 10.06ha

The parcel is located on the southwest edge of Great Shelford and is comprised of sports pitches in the east and two small paddocks in the west. The River Cam lies to the south of the parcel.

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

Distinction between parcel and inset area

The parcel is largely contained by the urban area of Great Shelford, but tree cover in the west reduces some views of the urban area. Despite this tree cover in the west, the garden boundaries to the northeast provide little boundary separation and there is no boundary feature between residential development in Peacocks Close to the northwest and the parcel. Overall, there is weak distinction between the parcel and the urban area.

GS19

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Great Shelford/Stapleford, meaning it has a strong relationship with the inset area. It also has a use to the east (Great Shelford Recreation and Sports Pavilion) that associates with the inset area and weakens its rural character. However, to the south the land is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. The parcel also lies within Great Shelford Conservation Area, for which it contributes to the character and special qualities. It fronts directly on to the historic core of the village along Woollards Lane and Church Street to the north, and as such it allows an appreciation of the rural character and setting of Great Shelford in proximity to some of the more intact and historic parts of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a narrow gap between Great Shelford and Little Shelford, but a large woodland belt acts as a significant separating feature. There is weak distinction between the parcel and the urban area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively

GS19

limited contribution to Cambridge Purpose 3.

GS19

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Negligible

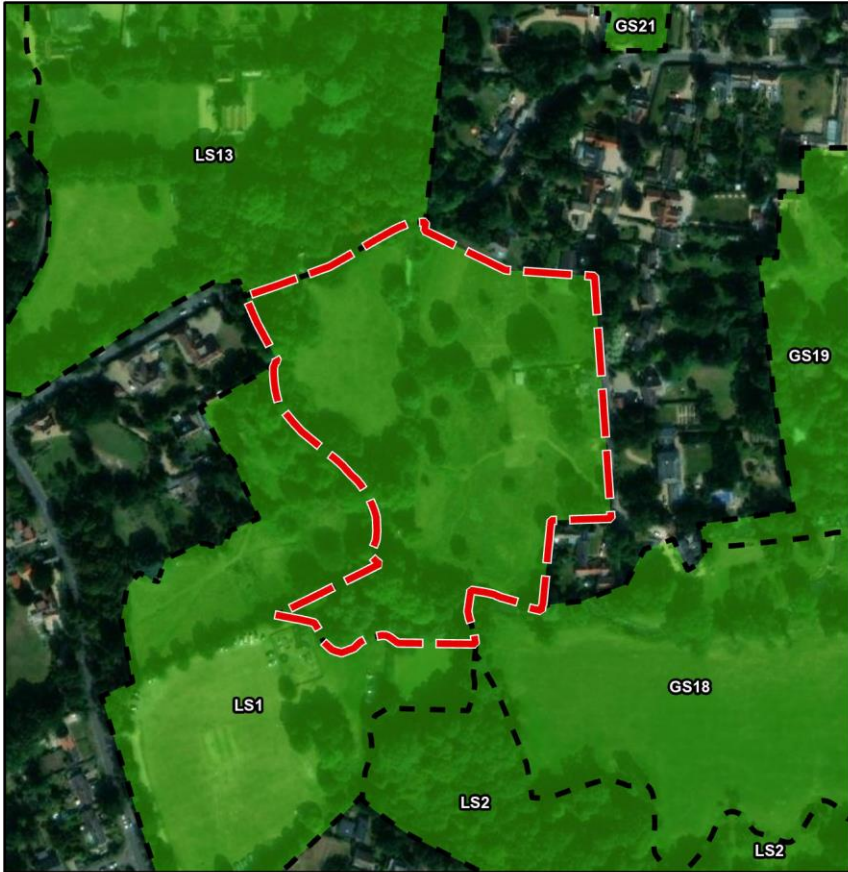
Dense tree cover and the River Cam to the south would prevent any impacts on adjacent Green Belt in the event of a release.



Overall harm of Green Belt release

- Parcel GS19 makes a relatively limited contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Great Shelford would be low.

Low

GS20



-  GS20
-  Neighbouring parcel
-  Green Belt



GS20

Parcel location and openness

Parcel size: 3.61ha

The parcel is located to the southwest of Great Shelford and comprises of grassland adjacent to the River Cam, which passes through the parcel.

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

Distinction between parcel and inset area

The parcel is subject to a degree of urban containment due to the inset area of Little Shelford lying to the west and Great Shelford lying to the east, which means that views are balanced between urban development and open countryside. The parcel lies in close proximity to the inset area and Kings Mill Lane to the east provides little boundary separation from the settlement. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the urban area.

GS20

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Great Shelford/Stapleford and Little Shelford, meaning it has a strong relationship with the inset areas. However, it is open and land use is not associated with the inset areas, and therefore has some rural character. The land is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. The parcel also lies partly within Great Shelford Conservation Area and Little Shelford Conservation Area, for which it contributes to the character and special qualities. It lies close to the historic core of both villages, and as such it allows an appreciation of their rural character and setting in proximity to the more intact and historic parts of the villages. This in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a gap which is very narrow but which maintains clear separation between Great Shelford and Little Shelford. Although the settlement gap is very fragile, 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

GS20

parcel makes a relatively significant contribution to Cambridge Purpose 3.

GS20

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Moderate-major

The release of this land would result in closing of a very narrow gap between Great Shelford and Little Shelford, diminishing their character as separate settlements. Tree cover and the River Cam to the south and tree cover to the north would prevent the release of this land from impacting land to the south.

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



Overall harm of Green Belt release

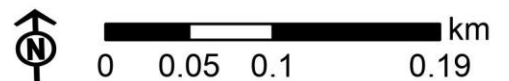
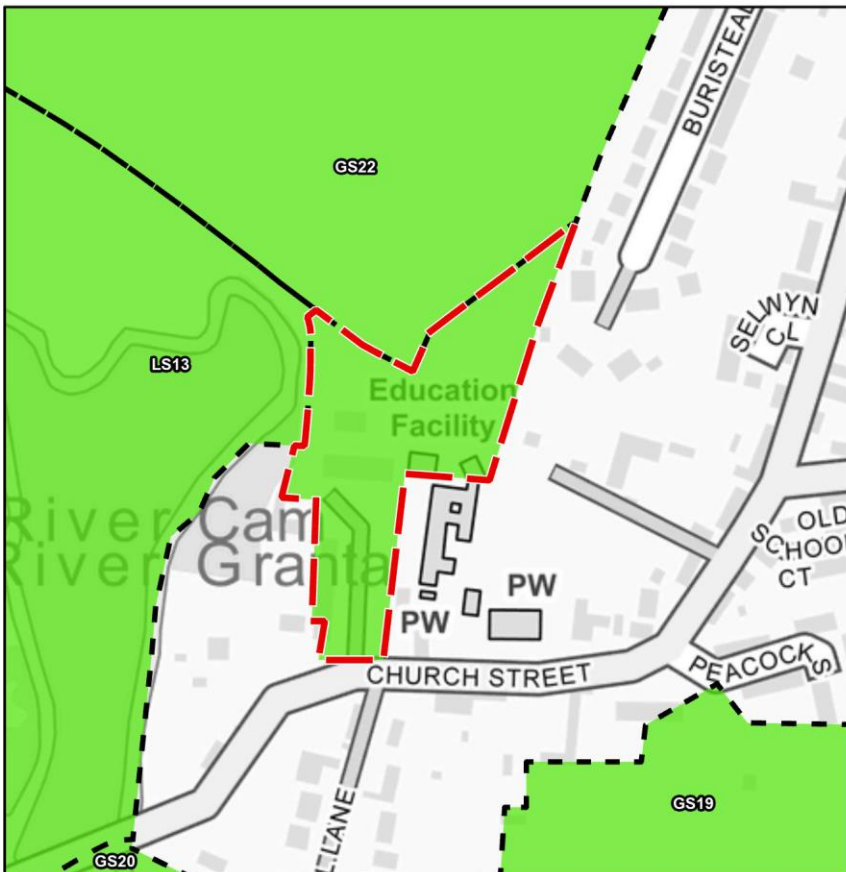
- Parcel GS20 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major.. Therefore, the harm resulting from its release, as an expansion of Great Shelford would be very high.

Very High

GS21



-  GS21
-  Neighbouring parcel
-  Green Belt



GS21

Parcel location and openness

Parcel size: 1.61ha

The parcel is located to the west of Great Shelford and is comprised of residential properties and agricultural use buildings. The River Cam lies to the west of the parcel.

Development density is low, so land is considered relatively open.

Distinction between parcel and inset area

The parcel lies in close proximity to the inset area and development has breached into the parcel, reducing any boundary separation that Church Street would provide. The developed nature of the parcel means that views are dominated by urban development. The parcel is largely contained by the inset area to the southwest, south and east. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the urban area.

GS21

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 adjacent to Great Shelford which is contiguous with Cambridge but which retains some distinction from the main City area. The parcel contains some urbanising development within it, and has weak distinction from the inset settlement, which reduces the extent to which development would be perceived as further diminishing Cambridge's compact character. Overall, the parcel makes a limited contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Great Shelford/Stapleford, meaning it has a strong relationship with the inset area. It also contains some development and has a use to the northeast (school playing fields) that weakens its rural character. However, land to the southwest comprises an open agricultural field and therefore retains some rural character. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is too closely contained by the settlement of Great Shelford to contribute to its separation from Little Shelford.

GS21

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Negligible

The parcel's containment and partially developed nature reduce any impact that its release would have on land to the north.





Overall harm of Green Belt release

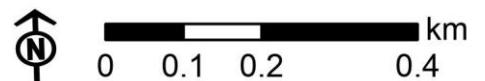
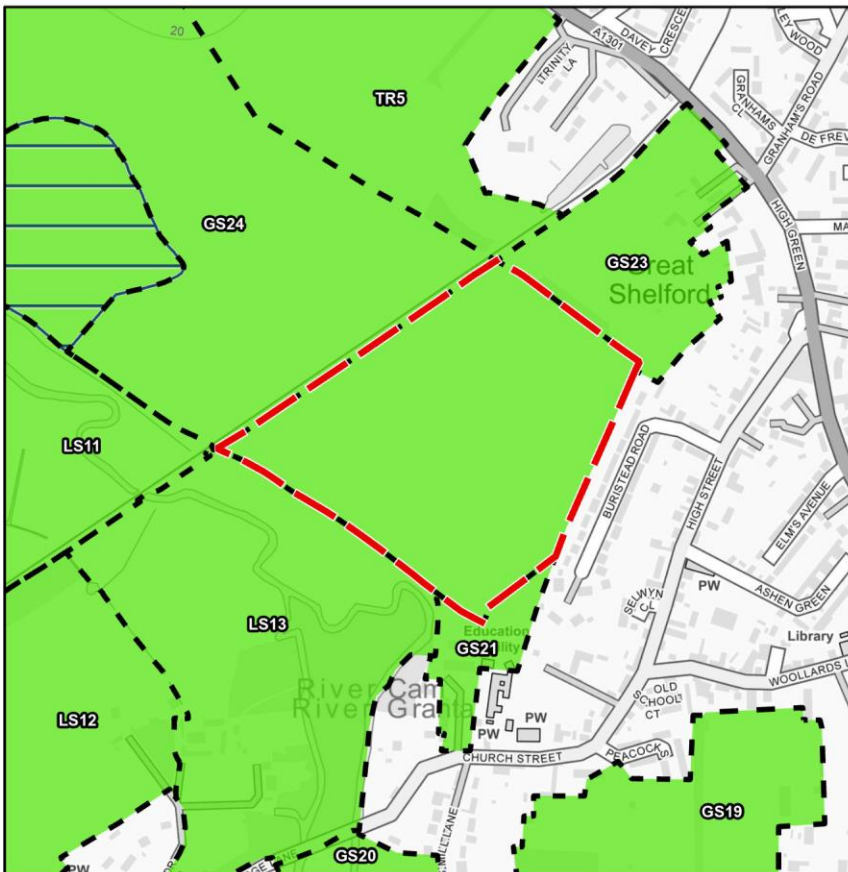
- Parcel GS21 makes a limited/no contribution to all of the Cambridge Green Belt purposes. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be low.

Low

GS22



-  GS22
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



GS22

Parcel location and openness

Parcel size: 12.89ha

The parcel is located to the west of Great Shelford and is comprised of an agricultural field. The railway line passes along the northern boundary of the parcel.

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

Distinction between parcel and inset area

The garden boundaries at the inset edge to the east provide little boundary separation from Great Shelford. Views are balanced between urban development to the southeast, east and northeast and open countryside to the west. Urban development to the north does not create significant containment on the parcel given its size. The landform and land cover within the parcel do not create any additional distinction from the urban area. Overall, there is moderate distinction between the parcel and the urban area.

GS22

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land comprises open farmland that has a moderate distinction from the edge of Great Shelford/Stapleford, meaning it has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Land also lies adjacent Great Shelford Conservation Area, for which it makes some contribution to the character and special qualities. It allows some appreciation of the rural character and setting of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

GS22

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land would increase urbanising containment on land to the southwest and would also increase urbanising visual impacts on this area. The railway line to the northwest of the parcel provides a strong boundary and would prevent impacts on land beyond this in the event of the release of the parcel.

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


Overall harm of Green Belt release

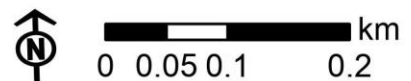
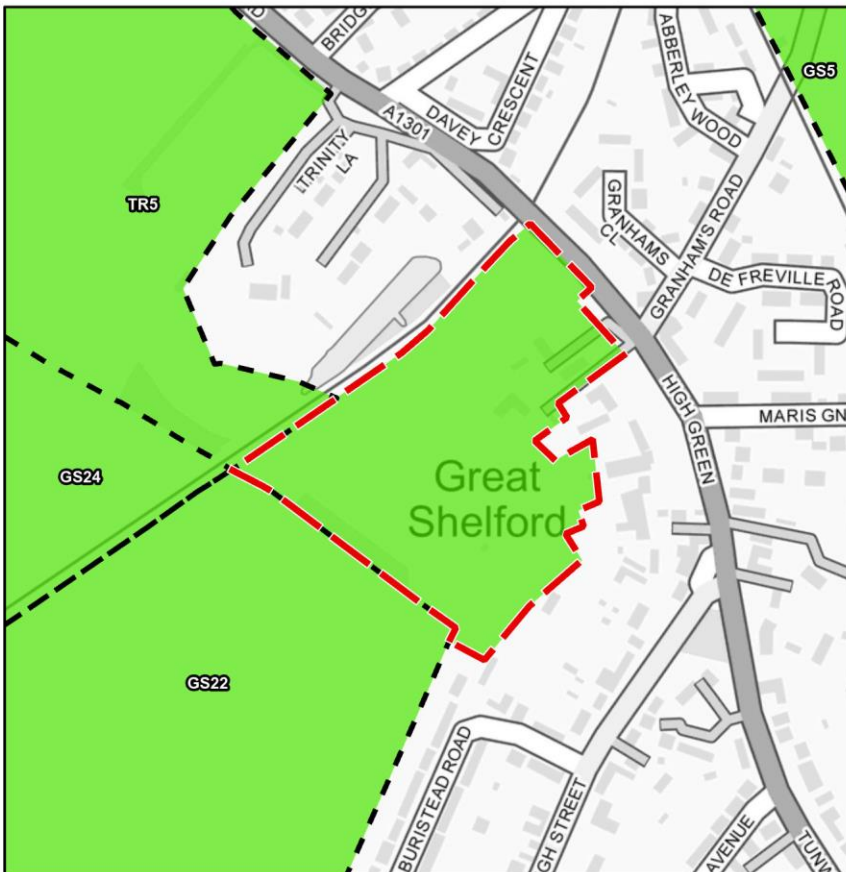
- Parcel GS22 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. 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 Great Shelford, would be high.

High

GS23



-  GS23
-  Neighbouring parcel
-  Green Belt



GS23

Parcel location and openness

Parcel size: 5.43ha

The parcel is located on the northwest edge of Great Shelford, and is comprised of agricultural land with some residential properties in the northeast of the parcel. The A1301 lies to the northeast and the railway line lies to the northwest.

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 largely contained by urban development, but there are still views of open countryside to the southwest. The parcel lies in close proximity to the inset area and the garden boundaries to the east provide little boundary separation from Great Shelford. The A1301 to the northeast and the railway line to the northwest are stronger boundary features but these have been breached by residential development in the parcel. The landform and land cover within the parcel do not create any additional distinction from the urban area. Overall, there is weak distinction between the parcel and the urban area.

GS23

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Great Shelford/Stapleford, meaning it has a strong relationship with the inset area. However, it is largely open and land use is not associated with the urban area, and therefore has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. The parcel also lies partly within Great Shelford Conservation Area, for which it contributes to the character and special qualities. It allows some appreciation of the rural character and setting of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a moderate gap between Great Shelford and Little Shelford, but the River Cam acts as a significant separating feature. The parcel has weak distinction from the urban 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.

GS23

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor

The release of this land would increase urbanising containment on land to the southwest. The railway line and tree cover to the west of the parcel provides a strong boundary and would prevent impacts on land in this direction if the parcel were to be released.

Overall harm of Green Belt release

- Parcel GS23 makes a relatively limited contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Great Shelford, would be moderate.

Moderate

GS24

Parcel location and openness

Parcel size: 94.97ha

The parcel lies to the northwest of Great Shelford and is comprised of agricultural fields with the M11 lying to the west. Two Scheduled Monuments (Settlement Complex N of Hauxton and Causewayed enclosure at Great Shelford) are adjacent to the southern boundary of the parcel.

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

Distinction between parcel and inset area

The garden boundaries at the inset edge to the east provide little separation from the urban area and the landform and land cover within the parcel do not create any additional distinction from the inset area. However, the parcel extends a significant distance from Great Shelford to the southeast, from Cambridge to the north and from ribbon development to the east. The size of the parcel limits any urbanising containment from these inset areas, but some views of the urban area are still present due to large buildings within Cambridge (Trumpington) to the north. Overall, there is strong distinction between the parcel and the urban area.

GS24

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Great Shelford/Stapleford, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the wider city from the southwest along the railway line connecting Cambridge with London. Land also forms part of the immediate setting of Scheduled Monuments to the west (Settlement complex N of Hauxton) and south (Causewayed enclosure at Great Shelford) and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

Land has a strong distinction from the edge of Great Shelford/Stapleford, meaning it has a weak relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has a strong rural character. It also forms part of an open agricultural landscape visible on the edge Cambridge in distant elevated views from the south and south-east (including from St Margaret's Mound and Chapel Hill). 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 Cambridge (Trumpington) and Great Shelford. The parcel has strong distinction from the urban

GS24

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.

GS24

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge and Great Shelford:

Rating: Moderate

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

The release would increase urbanising visual impacts on land to the southwest as well as resulting in this area forming the Green Belt adjacent to the inset edge.

The adjoining land to the southeast and 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

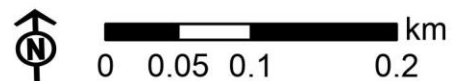
- Parcel GS24 makes a significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other and with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Great Shelford and Cambridge, would be very high.

Very High

GS25



-  GS25
-  Neighbouring parcel
-  Green Belt



GS25

Parcel location and openness

Parcel size: 3.78ha

The parcel is located to the northwest of Great Shelford, adjacent to ribbon development from Cambridge along the A1301. The parcel is comprised of agricultural land.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the inset area and is largely contained by residential development, which results in views being dominated by the urban area. The garden boundaries at the inset edges of the parcel provide little separation from this area of ribbon development between Great Shelford and Cambridge and the landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the urban area.

GS25

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Great Shelford, meaning it has a strong relationship with the inset area. However, it is open and land use is not associated with the inset area, and therefore has some rural character. 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 lies in a moderate gap between Great Shelford and Little Shelford, with the River Cam acting as a significant separating feature. The parcel has weak distinction from the urban 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.

GS25

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Negligible

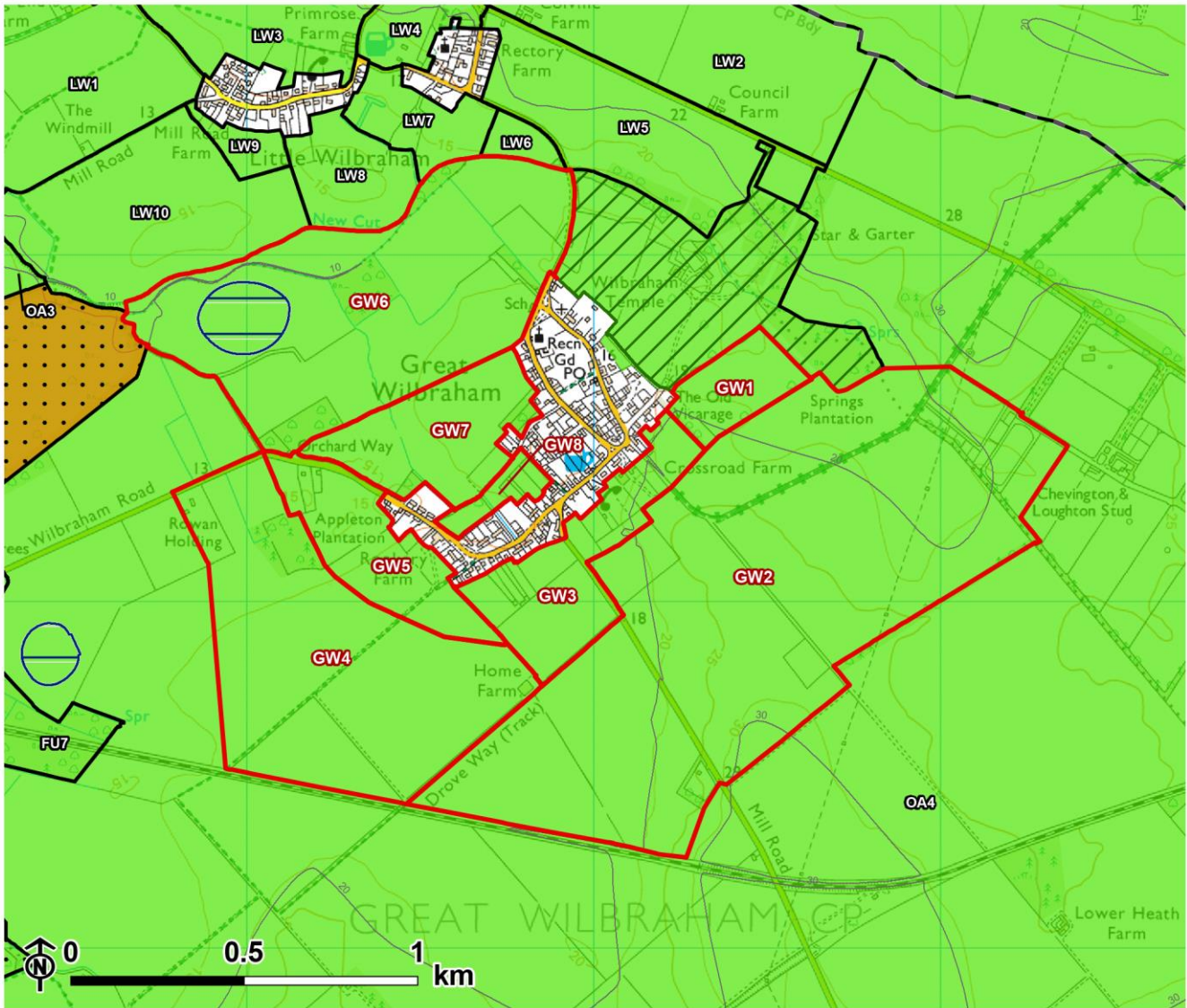
The release of this land would not impact the contribution of land to the southwest, given that it is largely contained and would be infill development.

Overall harm of Green Belt release

- Parcel GS25 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environment of Cambridge from merging with the city. 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 Great Shelford, would be low

Low

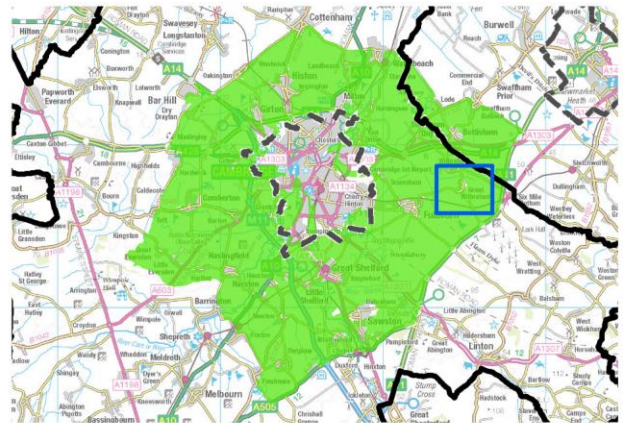
Great Wilbraham



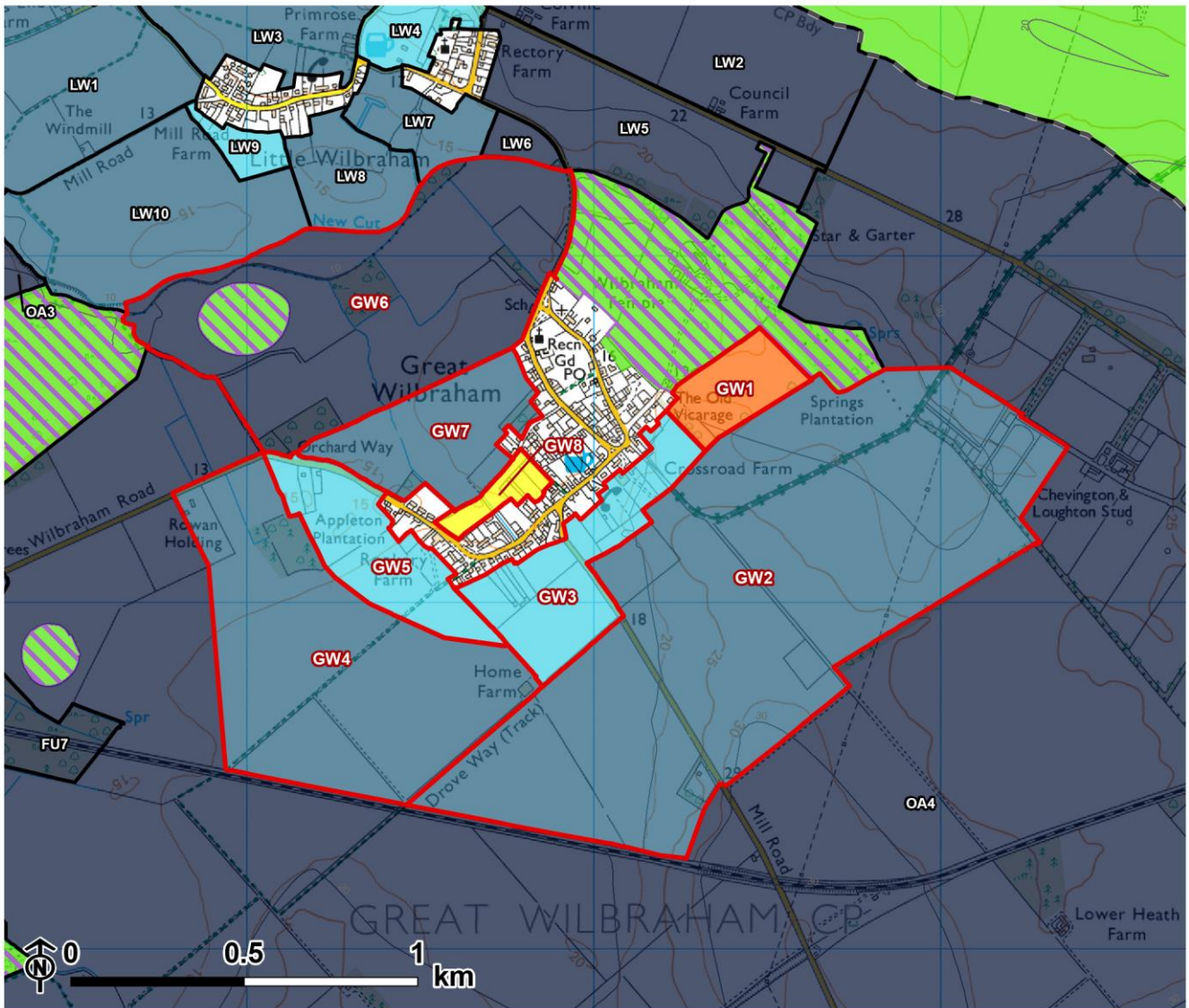
- - - Local Authority
- Great Wilbraham parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

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



Great Wilbraham



- - - Local Authority boundary

Great Wilbraham parcel

Neighbouring parcel

Green Belt

Absolute constraint(s)

Harm rating

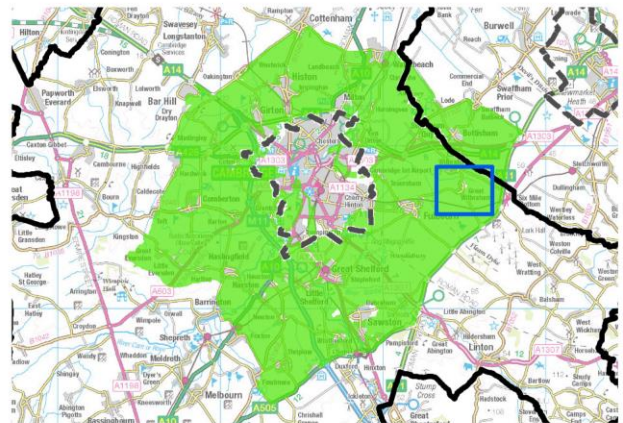
Very high

High

Moderate high

Moderate

Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt





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

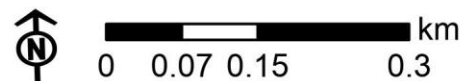
Overall harm of Green Belt release

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

GW1



-  GW1
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



GW1

Parcel location and openness

Parcel size: 7.13ha

The parcel is located to the east of Great Wilbraham and is comprised of an agricultural field. Wilbraham Temple, a Registered Park and Garden, is located to the north of the parcel.

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

Distinction between parcel and inset area

Apart from a gap where there is one residential property, the parcel is largely separated from the inset area of Great Wilbraham by tree cover to the southwest, which provides a moderate degree of separation and minimises urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Great Wilbraham, overall there is strong distinction between the parcel and the inset area.

GW1

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland and woodland that has a strong distinction from the edge of Great Wilbraham, meaning it has a strong rural character. To the west land lies adjacent to Great Wilbraham Conservation Area, fronting on to part of the historic core along Temple End. Land also adjoins Wilbraham Temple (Grade II RPG) to the north and forms part of its wider setting. As such, land allows an appreciation of the rural character and setting of the more intact and historic parts of Great Wilbraham and 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: Moderate

Land is open and lies in a wide gap between the settlement of Great Wilbraham and the outer edge of the Green Belt, with multiple field boundaries acting 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 moderate contribution to Cambridge Purpose 3.

GW1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Minor

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

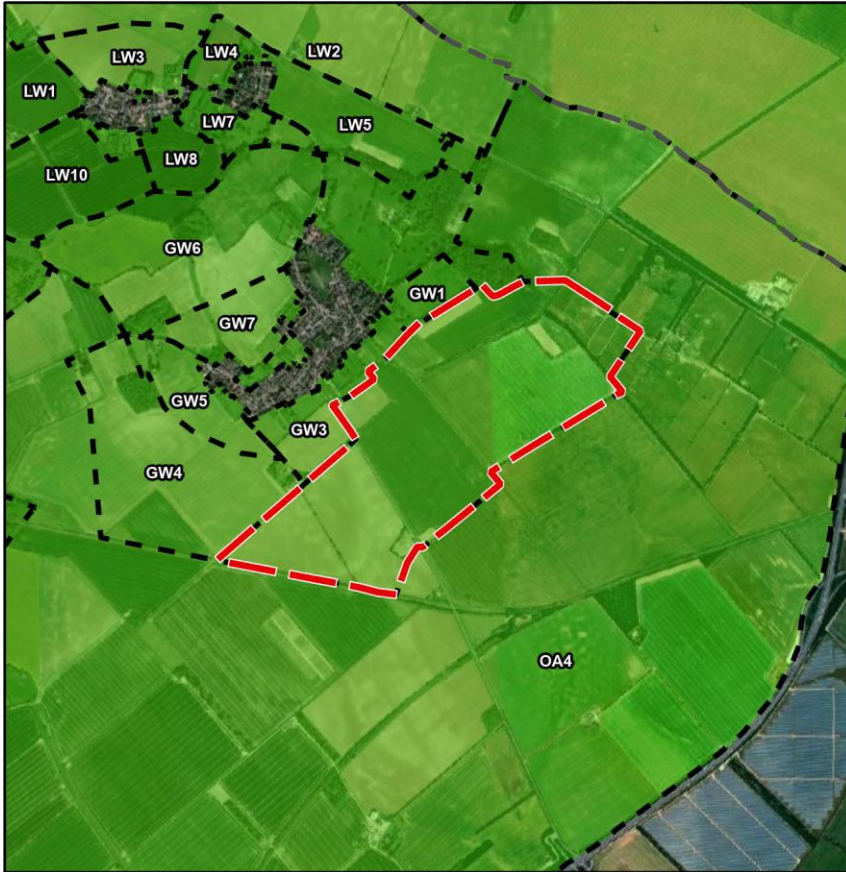
The woodland belt to the south would prevent impacts on land beyond in this in the event of a release.









Overall harm of Green Belt release

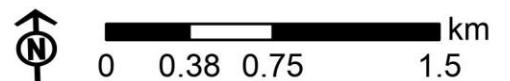
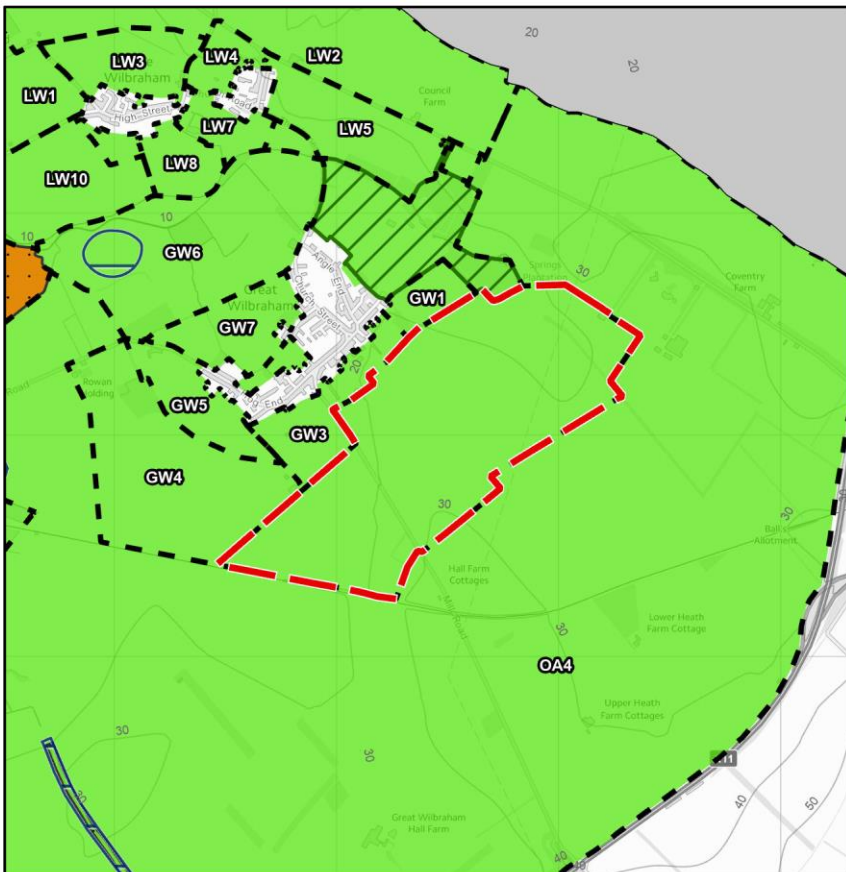
- Parcel GW1 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be moderate.

Moderate

GW2



-  GW2
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



GW2

Parcel location and openness

Parcel size: 120.66ha

The parcel is located to the east of Great Wilbraham and is comprised of agricultural land. Tree cover associated with Wilbraham Temple, a Registered Park and Garden, lies to the northeast of the parcel.

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

Distinction between parcel and inset area

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

GW2

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel adjoins Wilbraham Temple (Grade II RPG) to the northeast, forming part of its wider setting. It comprises open farmland that has a strong distinction from the edge of Great Wilbraham, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the wider city from the east along the railway line connecting Cambridge with Ipswich. 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 Great Wilbraham and the outer edge of the Green Belt, with multiple field boundaries and the railway line acting 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 moderate contribution to Cambridge Purpose 3.

GW2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Minor-moderate

Although the railway line to the south acts as a significant separating feature, the release of this land would have some impact on narrowing the gap between the settlement of Great Wilbraham and the outer edge of the Green Belt.

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

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

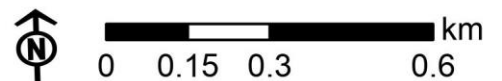
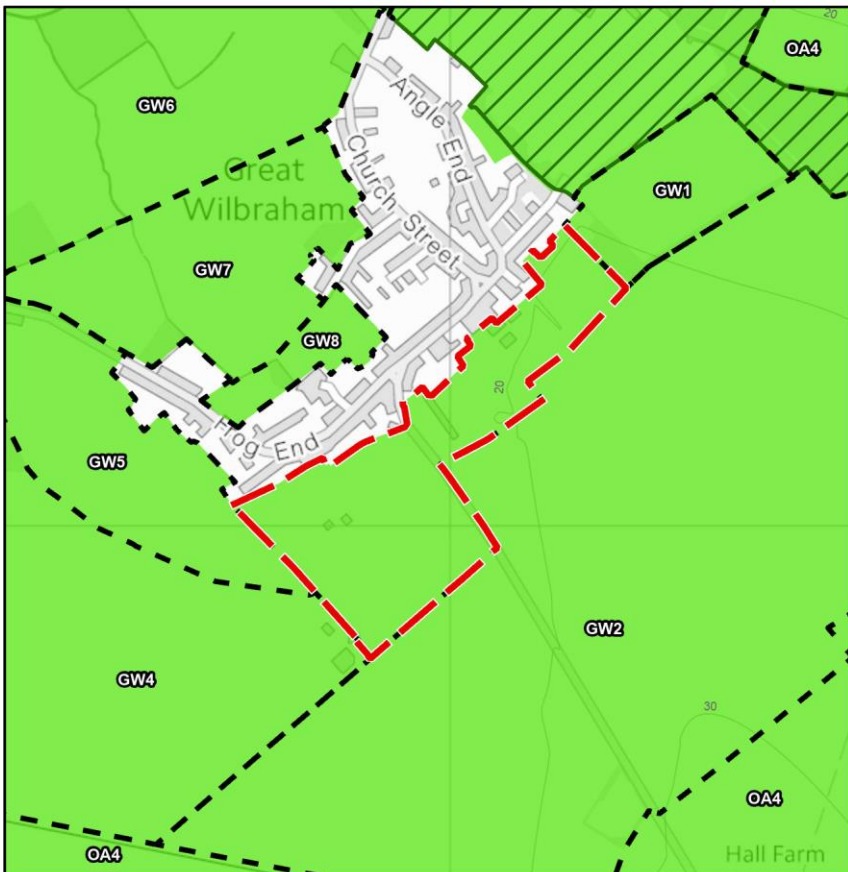
- Parcel GW2 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be high.

High

GW3



-  GW3
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



GW3

Parcel location and openness

Parcel size: 17.28ha

The parcel is located on the southern edge of Great Wilbraham and is comprised of agricultural land and some gardens of residential properties. There are some agricultural use buildings within the parcel. Mill Road passes through the southern end of the parcel.

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

Distinction between parcel and inset area

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

GW3

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Great Wilbraham, meaning it has a strong relationship with the inset area. However it predominantly comprises open farmland and therefore has some rural character. Land fronts onto Frog End and High Street, part of the village's linear historic core that includes some listed buildings, albeit much of it adjoins more recent development on Frog End/High Street. Land allows some appreciation of the rural character and setting of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Great Wilbraham and the outer edge of the Green Belt, with the railway line and multiple field boundaries acting as significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

GW3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Minor-moderate

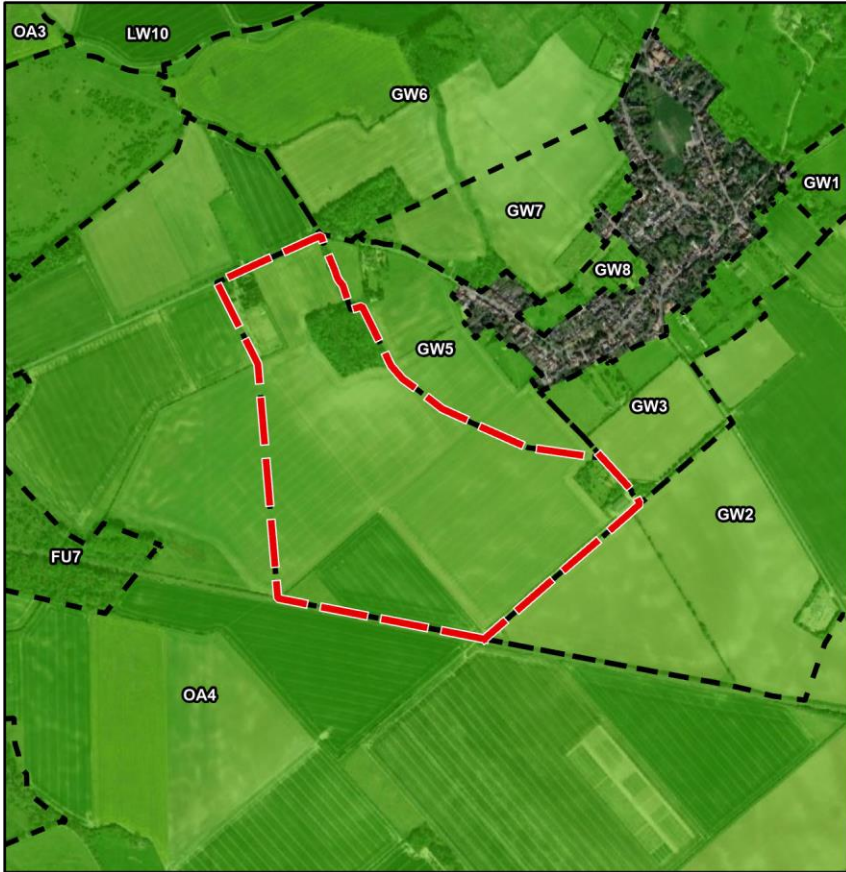
The release of this land would increase urbanising visual influence on land to the south, east and west. The release would weaken the boundary separation of land to the south and east from the settlement of Great Wilbraham.

Overall harm of Green Belt release

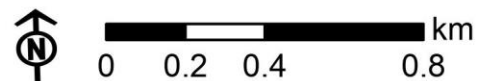
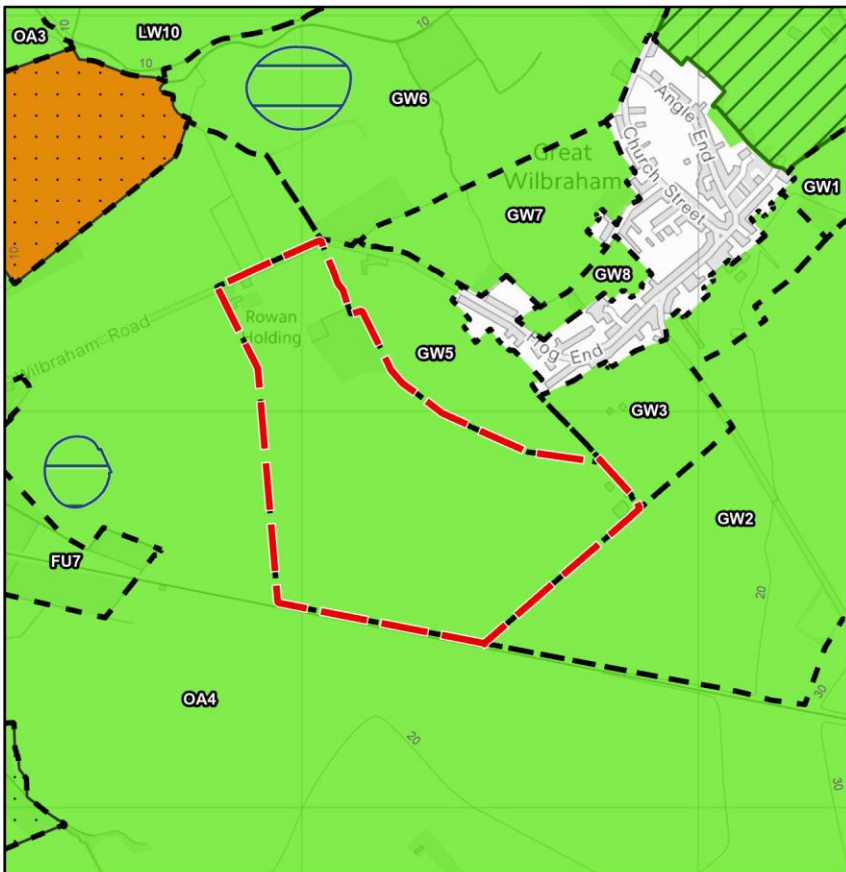
- Parcel GW3 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be moderate-high.

Moderate High

GW4



- GW4
- Neighbouring parcel
- Green Belt
- Scheduled monument
- Site of Special Scientific Interest
- CRoW registered common land
- Registered park & garden



GW4

Parcel location and openness

Parcel size: 52.84ha

The parcel is located to the west and southwest of Great Wilbraham and is comprised of agricultural land. Appleton Plantation is situated in the northern half of the parcel and the railway line is located to the south. There are some agricultural use buildings in the northwest and southeast 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

Beyond the settlement edge there are no significant boundary features close to the western edge of Great Wilbraham, which means that there is a gradual weakening of the influence of the inset settlement with distance. As a result, there is still some urbanising visual influence of the settlement to the east, but the parcel is not contained by inset development. However, the north of the parcel is more strongly separated from the inset area by a large woodland block (Appleton Plantation). Although the landform and land cover within the parcel do not create any additional distinction from Great Wilbraham, overall there is strong distinction between the parcel and the inset area.

GW4

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Great Wilbraham, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to the wider city from the east along the railway line connecting Cambridge with Ipswich. 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 Fulbourn and Great Wilbraham, but the railway line and a large woodland area act as some 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.

GW4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Minor-moderate

Although the woodland to the west acts as a significant separating feature, the release of this land would result in narrowing of the settlement gap between Great Wilbraham and Fulbourn.

The release of this land would increase urbanising visual impacts on land to the west and south.

The adjoining land to the northeast 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 GW4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be high.

High

GW5



-  GW5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



GW5

Parcel location and openness

Parcel size: 14.67ha

The parcel is located to the west and southwest of Great Wilbraham and is comprised of agricultural land. There are some residential properties in the northwest of the parcel. Station Road lies to the north of the parcel.

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

Distinction between parcel and inset area

The parcel extends a significant distance from Great Wilbraham and is not contained by inset development. However, the garden boundaries at the inset edge to the east provide little separation between the parcel and the inset area. There is some urbanising visual influence within the parcel from the settlement to the east, but this is balanced with open countryside to the southwest. The landform and land cover within the parcel do not create any additional distinction from Great Wilbraham. Overall, there is moderate distinction between the parcel and the inset area.

GW5

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Great Wilbraham, meaning it has a strong relationship with the inset area. However it comprises open farmland and therefore has some rural character. Land fronts onto Frog End, part of the village's linear historic core that includes some listed buildings. However, much of the parcel adjoins more recent development on Frog End. Land allows some appreciation of the rural character and setting of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Fulbourn and Great Wilbraham, but the railway line and a large wooded area act as significant separating features.

GW5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Minor-moderate

The release of this land would increase urbanising visual influence on land to the southwest. Tree cover to the northeast and northwest would prevent impacts on land beyond this in the event of a release.

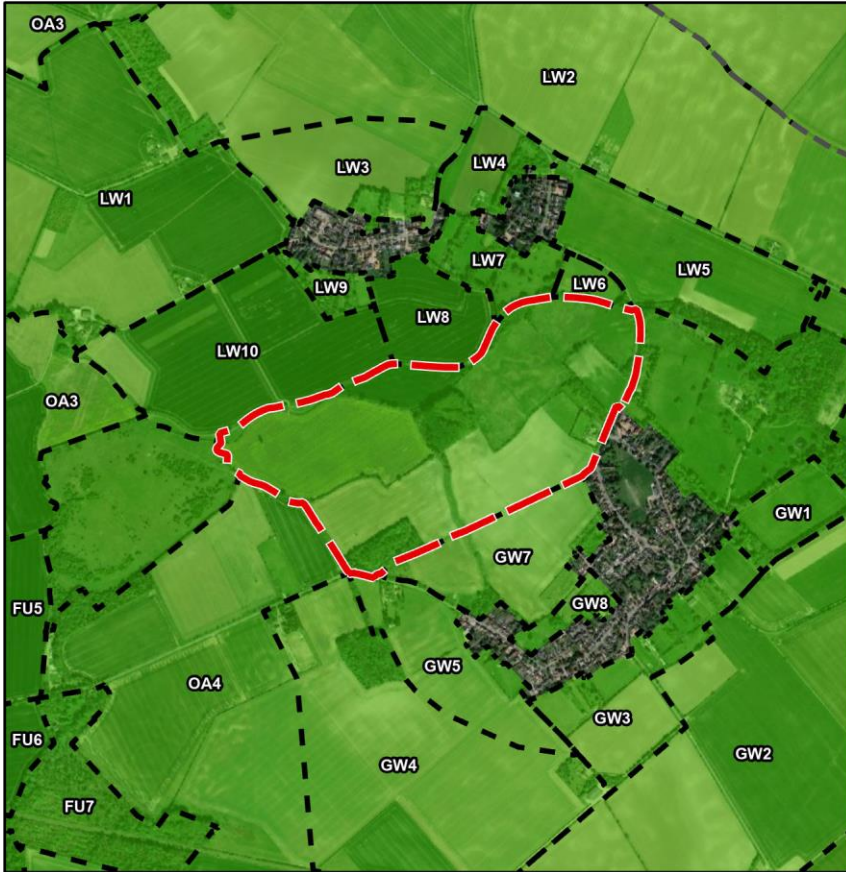
The adjoining land to the east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.






Overall harm of Green Belt release

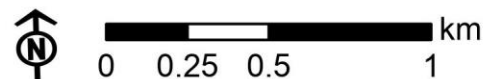
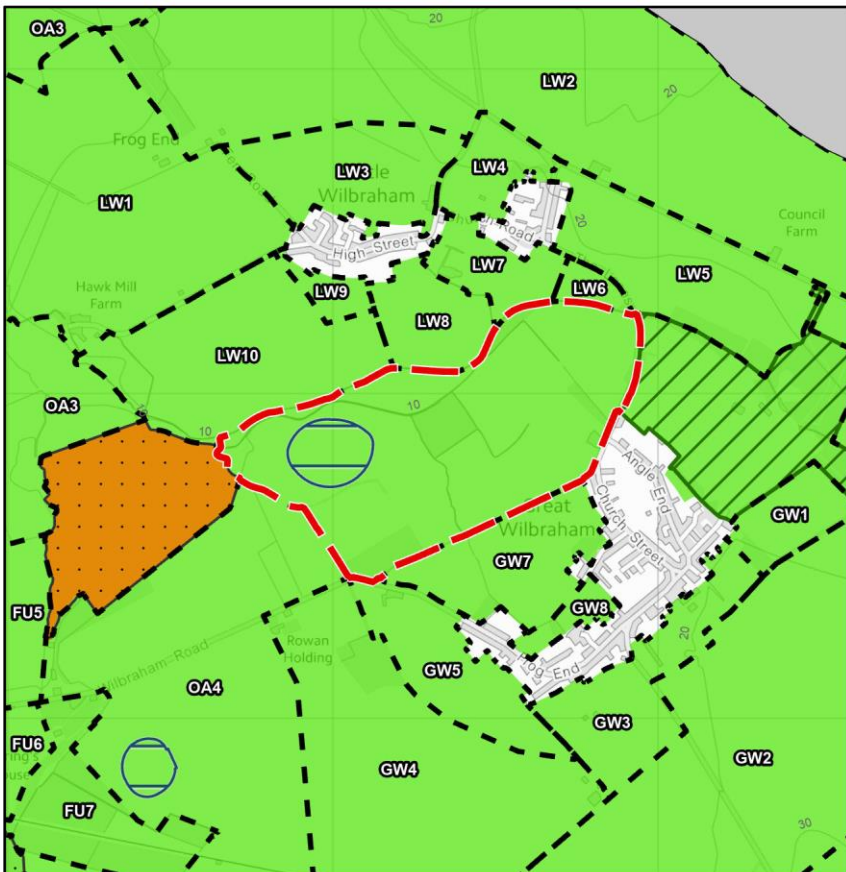
- Parcel GW5 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be moderate-high.

Moderate High

GW6



-  GW6
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land
-  Registered park & garden



GW6

Parcel location and openness

Parcel size: 59.89ha

The parcel is located to the northwest of Great Wilbraham and is comprised largely of agricultural land. There are woodland blocks in the southwest and north of the parcel and there is a Scheduled Monument (Causewayed enclosure 900m west of Great Wilbraham Parish Church) in the northwest. Great Wilbraham Road lies to the northeast of the parcel and Great Wilbraham Primary School lies within the southeast 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

Tree cover to the southeast and intervening land to the south provide a moderate degree of separation from the settlement of Wilbraham and there is little urbanising visual influence with the parcel, given the distance it extends from the inset area and the role tree cover plays in screening inset development. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Great Wilbraham, overall there is strong distinction between the parcel and the inset area.

GW6

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

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

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

Contribution: Significant

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

GW6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Minor-moderate

The release of this land would result in narrowing of the settlement gap between Great Wilbraham and Little Wilbraham. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel.

The release of this land would increase urbanising visual influence on land to the west, as well as weakening the boundary separation of this area from the settlement of Great Wilbraham.

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

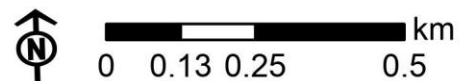
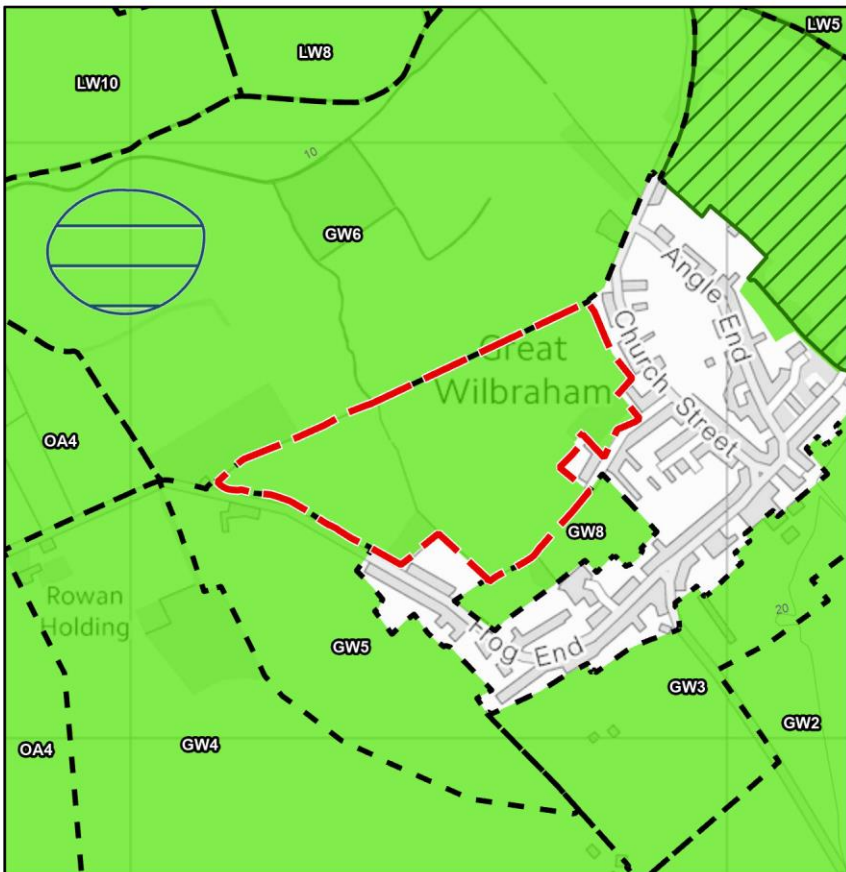
- Parcel GW6 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be very high.

Very High

GW7



-  GW7
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Registered park & garden



GW7

Parcel location and openness

Parcel size: 16.03ha

The parcel is located to the northwest of Great Wilbraham and is comprised of agricultural land. Station Road lies to the southwest of the parcel.

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

Distinction between parcel and inset area

The east of the parcel shares a short frontage with the inset edge where only garden boundaries provide separation from the inset area. However, the majority of the parcel is separated from Great Wilbraham by linear tree cover to the south and southwest. The parcel extends a significant distance from the inset area, but is contained to an extent by inset development to east and southwest, which results in some urbanising influence within the parcel. The landform and land cover within the parcel do not create any additional distinction from Great Wilbraham. Overall, there is moderate distinction between the parcel and the inset area.

GW7

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland and woodland that has a moderate distinction from the edge of Great Wilbraham, meaning it has some rural character. To the east land lies adjacent to Great Wilbraham Conservation Area, fronting on to part of the historic core of the village along Church Street/The Lanes. Land to the east also forms part of the immediate setting of the Church of St Nicholas (Grade II* listed building) and Wilbraham Temple (Grade II RPG). As such, it allows an appreciation of the rural character and setting of the more intact and historic parts of the village and 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: Moderate

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

GW7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Minor-moderate

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

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

Overall harm of Green Belt release

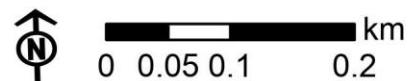
- Parcel GW7 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be high.

High

GW8



-  GW8
-  Neighbouring parcel
-  Green Belt



GW8

Parcel location and openness

Parcel size: 2.83ha

The parcel is located on the western side of Great Wilbraham and is comprised of gardens of residential properties and a paddock in the southwest. Station Road lies to the southwest of the parcel in the inset area.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge and is largely contained by the settlement of Great Wilbraham to the west, south and east. As a result, there is a strong urbanising visual influence within the parcel. Furthermore, the garden boundaries at the inset edge provide little separation from the inset area. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the inset area.

GW8

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 Great Wilbraham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Great Wilbraham, meaning it has a strong relationship with the inset area. However it predominantly comprises open farmland and therefore has some rural character. Land fronts onto part of the village's linear historic core on Frog End that contains a number of listed buildings. However, much of the parcel is separated from the more intact and historic parts of the village by later development High Street. Land allows some appreciation of the rural character and setting of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

GW8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Wilbraham:

Rating: Negligible

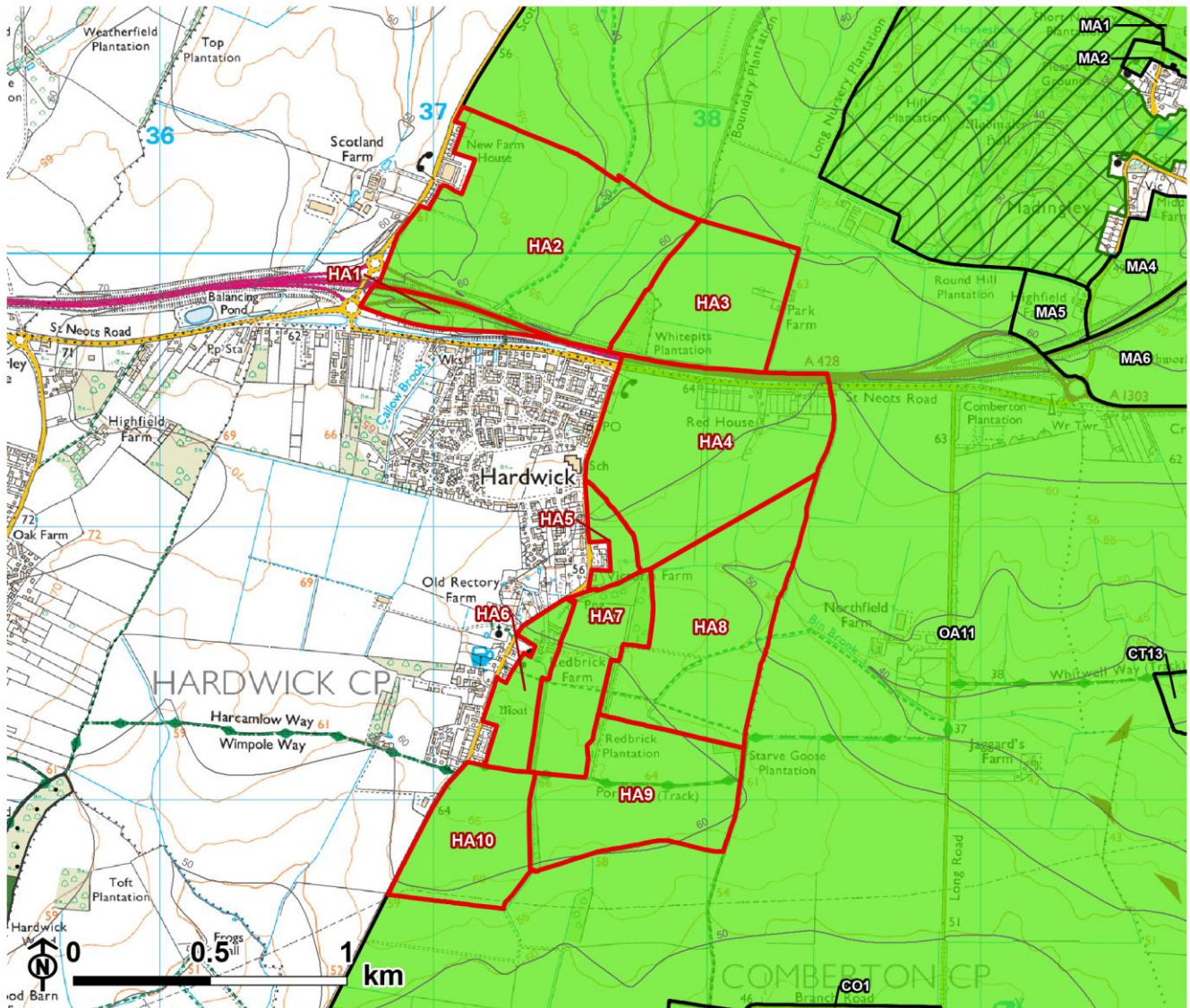
The parcel is largely contained by the settlement of Great Wilbraham and therefore its release would have limited impact on land to the northwest.

Overall harm of Green Belt release

- Parcel GW8 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Great Wilbraham, would be low.

Low

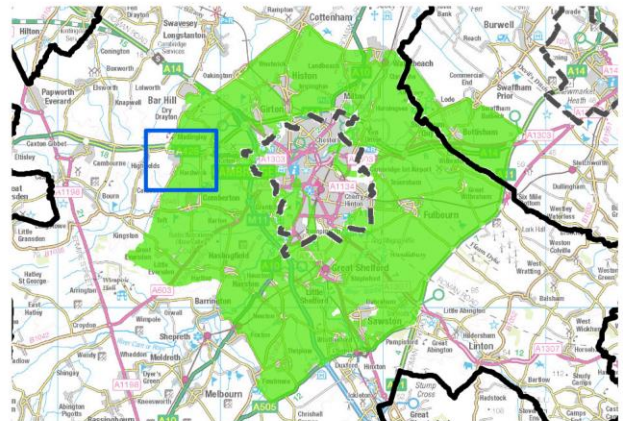
Hardwick



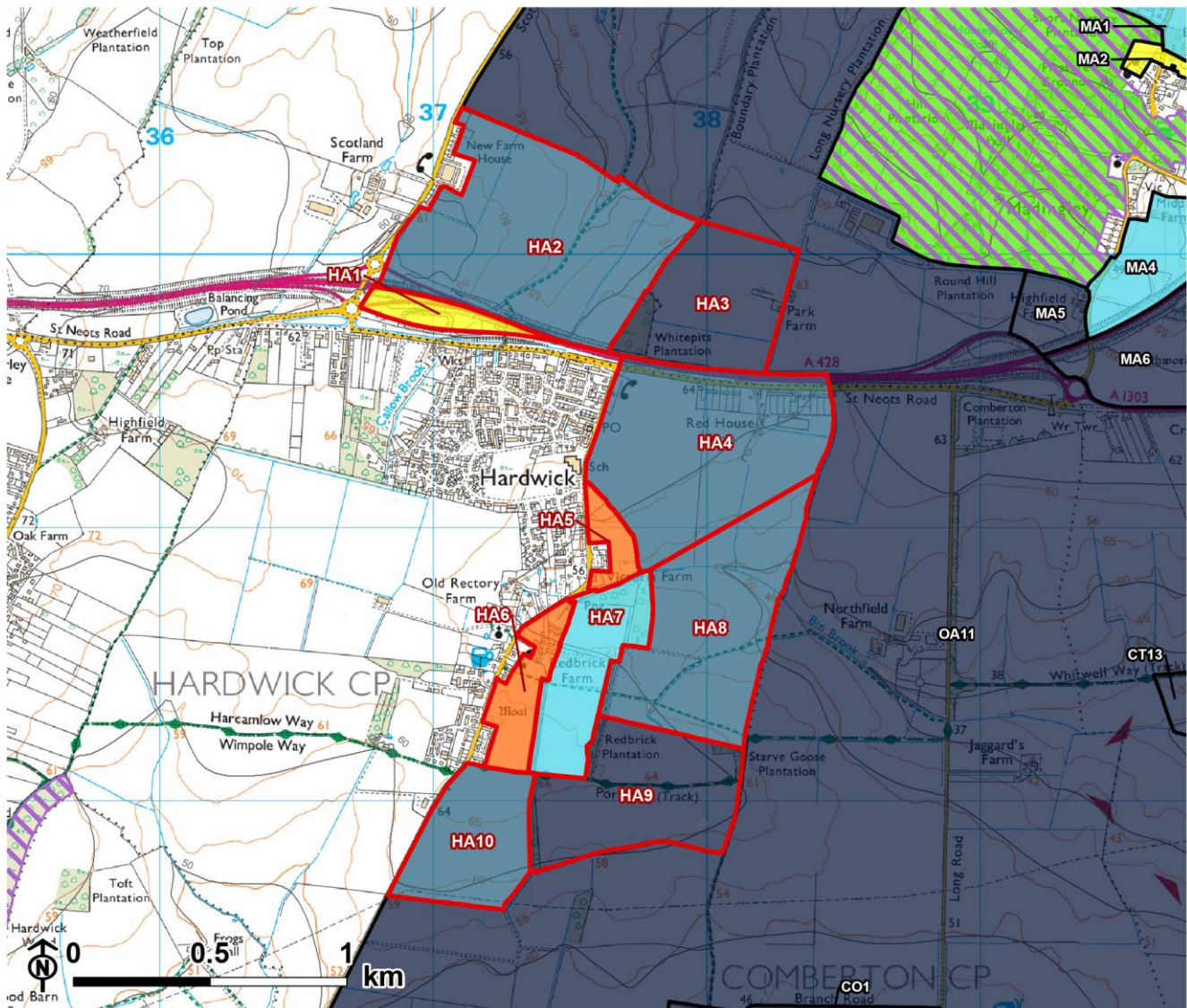
- - - Local Authority
- Hardwick parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

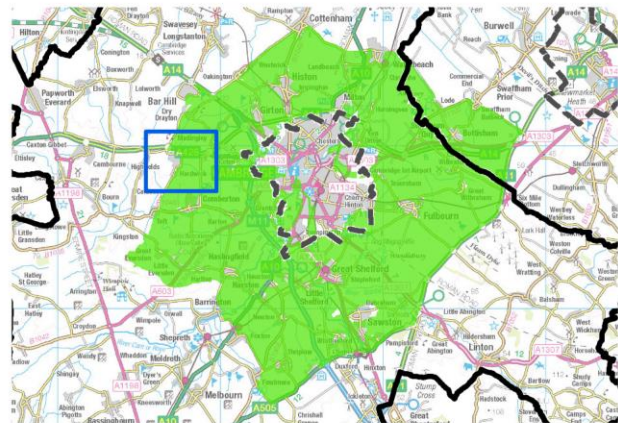
- Site of Special Scientific Interest
- Ancient woodland inventory
- Registered park & garden



Hardwick



- - - Local Authority
 - Hardwick 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.

HA1



-  HA1
-  Neighbouring parcel
-  Green Belt



HA1

Parcel location and openness

Parcel size: 5.25ha

The parcel is located to the northwest of Hardwick and north of St Neots Road. It consists of a balancing pond and associated grassland and the A428 forms the northern edge of the parcel.

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

Distinction between parcel and inset area

The parcel is in close proximity to the inset area and although there are no views of the inset settlement, containment by the A428 and the junction to the west have some urbanising visual influence. However, St Neots Road and the thick tree line to the south are a strong boundary feature creating separation between the parcel and Hardwick. The landform and land cover within the parcel do not create any additional distinction from Hardwick. Overall, there is moderate distinction between the parcel and the inset area.

HA1

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 Comberton. 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 Hardwick, meaning it has some relationship with the inset area. Land also contains development (highways engineering associated with the A428 junction) which weakens its rural character. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Hardwick and Dry Drayton and is peripheral to a moderate gap between Hardwick and Madingley, with the A428 as a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HA1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

Rating: Minor

Although there is strong containment by the A428 and junction roads, the release and development of land within this parcel would breach St Neots Road which is a consistent boundary.





Overall harm of Green Belt release

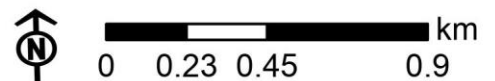
- Parcel HA1 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be Low.

Low

HA2



-  HA2
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



HA2

Parcel location and openness

Parcel size: 56.45ha

The parcel is located to the north of Hardwick and to the east of Scotland Farm Industrial Estate. The parcel is dominated by agricultural land, with Callow Brook passing through it, and the A428 forms the southern edge.

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

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area and is not contained by inset development. The A428 and associated tree line is a strong boundary feature creating separation between the parcel and Hardwick. As such, there is no urbanising visual influence. The sloping landform within the parcel is part of a valley towards the northeast, which provides some additional distinction from Hardwick. Overall, there is strong distinction between the parcel and the inset area.

HA2

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

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

Contribution: Moderate

Land has a very strong distinction from the edge of Hardwick, meaning it has a weak relationship with the inset area. Whilst it contains development to the south (highways engineering associated with the A428 junction), the majority of the parcel comprises open farmland and therefore has a strong rural character. The parcel also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Hardwick and Dry Drayton and is peripheral to a moderate gap between Hardwick and Madingley, with Madingley Road, hedgerows, and Madingley Hall Park and Garden as significant separating features, respectively. 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.

HA2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

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 north and land to the east from the settlement.

The release would also reduce the wide settlement gap between Hardwick and Dry Drayton, as well as the moderate settlement gap between Hardwick and Madingley. However, the additional impact is limited due to tree belts and differences in ground elevation which retain separation.

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





Overall harm of Green Belt release

- Parcel HA2 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 Hardwick, would be High.

High

HA3



-  HA3
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



HA3

Parcel location and openness

Parcel size: 25ha

The parcel is located to the northeast of Hardwick and contains agricultural land. The A428 forms the southern edge of the parcel.

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

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area and is not contained by inset development. The A428 and associated tree line is a strong boundary feature creating separation between the parcel and Hardwick, and so there is no urbanising visual influence. The elevated landform within the parcel provides some additional distinction from Hardwick. Overall, there is very strong distinction between the parcel and the inset area.

HA3

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

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

Contribution: Moderate

The parcel comprises open agricultural land and woodland that has a very strong distinction from the edge of Hardwick, meaning it has a strong rural character. This makes some contribution to a rural landscape setting experienced when approaching the wider city along the A428 from the west. The parcel also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

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

HA3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

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 north and land to the east from the settlement.

The release would also weaken the moderate settlement gap between Hardwick and Madingley. However, the additional impact is limited due to tree belts and differences in ground elevation which retain separation.

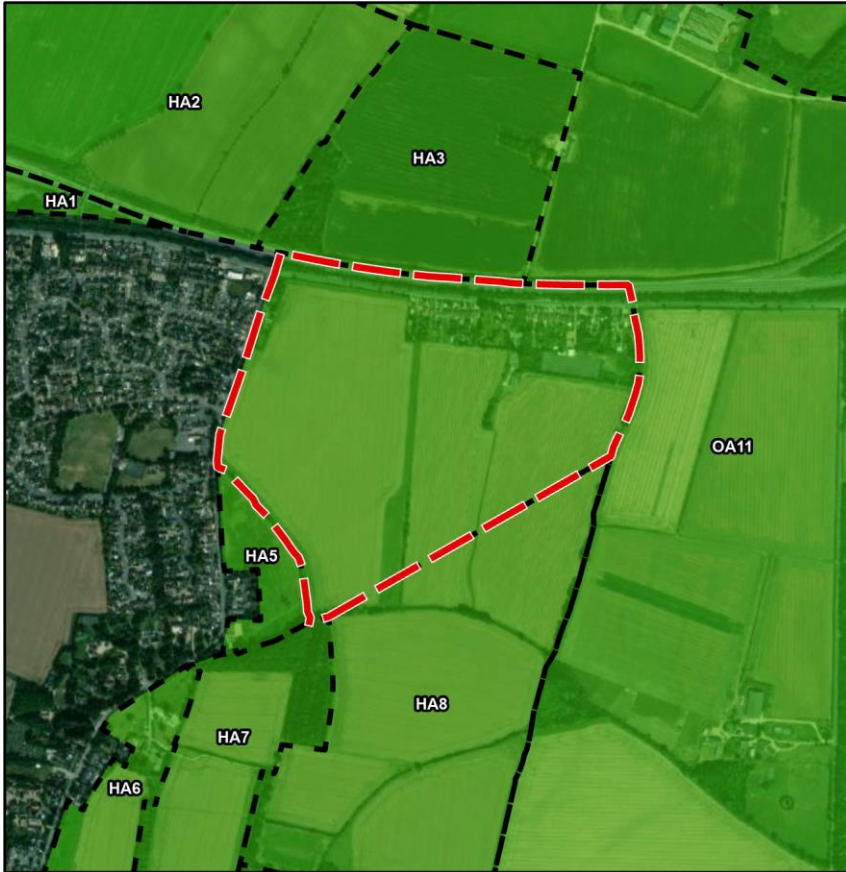
The adjoining land to the west and to the south does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

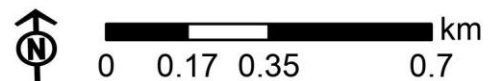
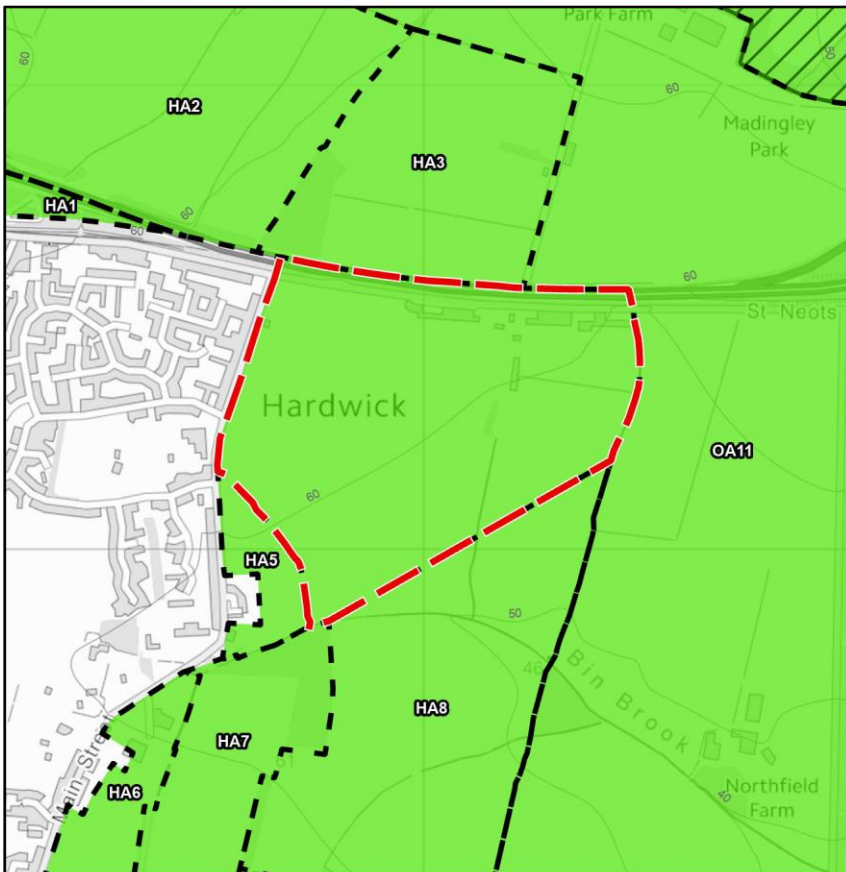
- Parcel HA3 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be Very High.

Very High

HA4



-  HA4
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



HA4

Parcel location and openness

Parcel size: 47.11ha

The parcel is located to the northeast of Hardwick and is dominated by agricultural fields. An area of residential development is located to the northeast on St Neots Road which, along with the A428, forms the northern edge of the parcel.

Land is mostly open, with an area of low openness development to the northeast.

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance to the east from the inset area. Although there is some urbanising visual influence from existing development within the northeast of the parcel, Cambridge Road and the associated vegetation to the west is a moderate boundary feature between the parcel and Hardwick. The landform within the parcel slopes down to the east from the elevated plateau of Hardwick, providing some additional distinction from Hardwick. Overall, there is strong distinction between the parcel and the inset area.

HA4

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

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Hardwick, meaning it has a strong rural character. The parcel also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is mostly open, with an area of low openness development to the northeast. It lies in a moderate gap between Hardwick and Coton, and between Hardwick and Madingley, but features including differences in ground elevation and tree belts retain 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 relatively significant contribution to Cambridge Purpose 3.

HA4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

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.

The release would also weaken the moderate settlement gap between Hardwick and Madingley. However, the additional impact is limited due to tree belts and differences in ground elevation which retain separation.

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

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

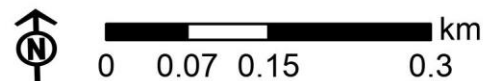
- Parcel HA4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be High.

High

HA5



-  HA5
-  Neighbouring parcel
-  Green Belt



HA5

Parcel location and openness

Parcel size: 4.14ha

The parcel is located to the east of Hardwick and is comprised of a paddock field. Cambridge Road forms part of the western edge of the parcel.

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

Distinction between parcel and inset area

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

HA5

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 Hardwick. 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 Hardwick, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. Whilst it lies partly within Hardwick Conservation Area to the southwest it is separated from the more intact and historic parts of the village along High Street by modern more modern development. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Hardwick and Coton, with some significant separating features including differences in ground elevation and tree belts. 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.

HA5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

Rating: Minor

The release and development of land within this parcel would breach Cambridge Road, which is largely unbreached, and therefore increase urbanising visual impact on land to the northeast from the settlement. However, the tree line to the northeast retains some boundary distinction. The release would not have an impact on the contribution of land to the south to Green Belt purposes due to separation which is retained by woodland.

Overall harm of Green Belt release

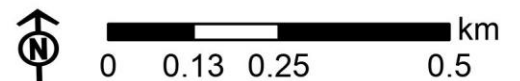
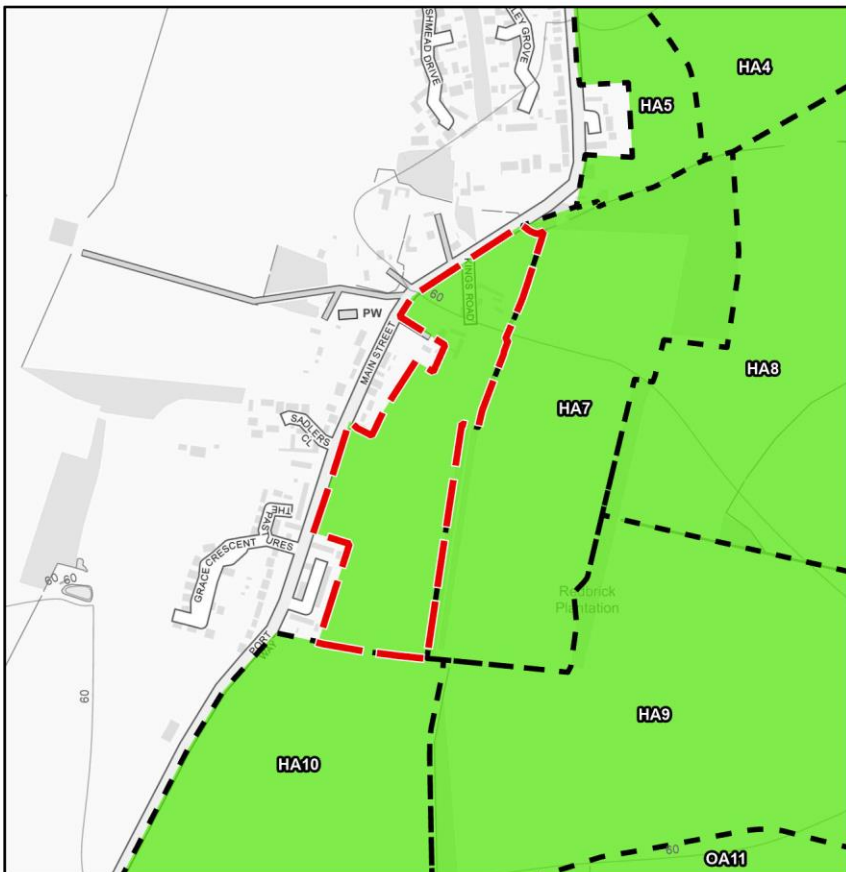
- Parcel HA5 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be Moderate.

Moderate

HA6



-  HA6
-  Neighbouring parcel
-  Green Belt



HA6

Parcel location and openness

Parcel size: 9ha

The parcel is located to the south of Hardwick and to the east of Main Street. It contains an agricultural field to the south, and commercial and residential buildings 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 land is not contained by inset development, it is in close proximity to the inset area and the garden hedgerow boundary to the west creates little separation between the parcel and Hardwick. Therefore, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hardwick. Overall, there is moderate distinction between the parcel and the inset area.

HA6

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

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

Contribution: Moderate

Land predominantly comprises open farmland that has a moderate distinction from the edge of Hardwick, meaning it has some rural character. The parcel contains the Grade II listed Victoria Farm Cottage and lies partly within Hardwick Conservation Area to the north. It therefore allows some appreciation of the rural character and setting of the more intact and historic parts of the village on Main Street, which in turn makes some contribution to the quality of Cambridge's setting. The parcel also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Hardwick and Coton, with some significant separating features including differences in ground elevation and tree belts. 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.

HA6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

Rating: Minor

The release and development of land within this parcel would leave land with the fields to the east more closely contained by the inset edge and the tree belts further east, which separates it from the wider Green Belt. The release would not have an impact on the contribution of land to the south to Green Belt purposes due to a small frontage.

Overall harm of Green Belt release

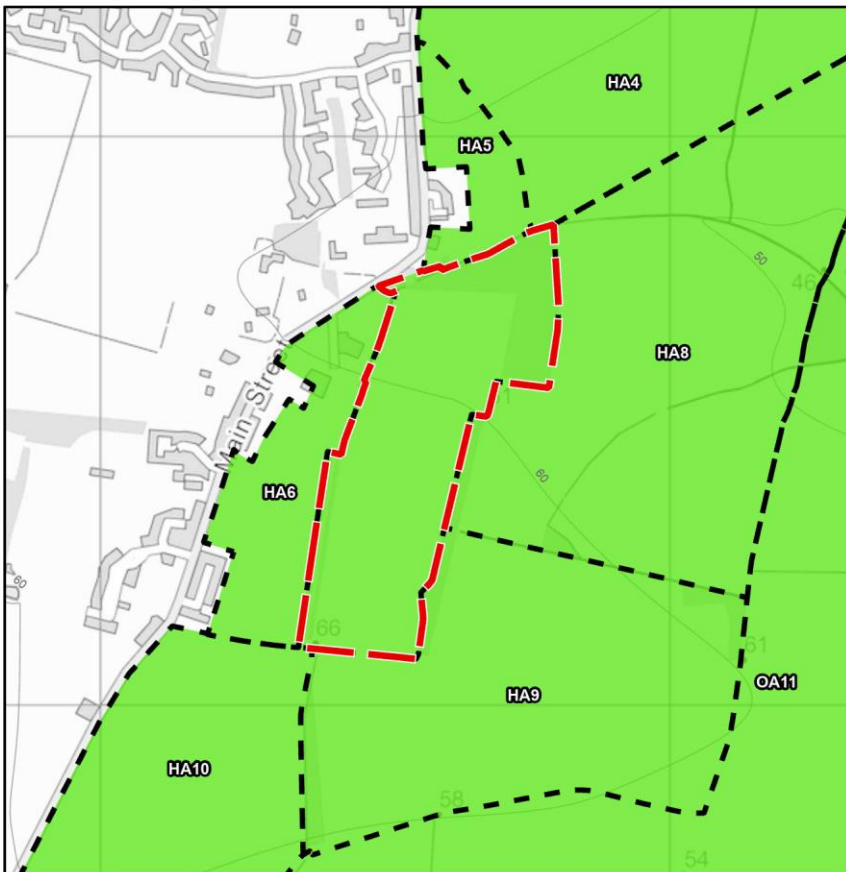
- Parcel HA6 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be Moderate.

Moderate

HA7



-  HA7
-  Neighbouring parcel
-  Green Belt



0 0.15 0.3 0.6 km

HA7

Parcel location and openness

Parcel size: 17.33ha

The parcel is located to the southeast of Hardwick and is mainly comprised of agricultural fields. An area of woodland is contained within the northeast of the parcel.

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

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance from Hardwick. The tree line to the west and woodland to the north are moderate boundary features between the parcel and Hardwick so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hardwick. Overall, there is strong distinction between the parcel and the inset area.

HA7

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

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Hardwick, meaning it has a strong rural character. It also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Hardwick and Coton, with some significant separating features including differences in ground elevation and tree belts. 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.

HA7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

Rating: Minor

The release and development of land within this parcel would weaken the boundary distinction and increase urbanising visual impact on land within the fields to the south from the settlement, and would leave this land more closely contained by the inset edge and the hedgerows further south, which separate it from the wider Green Belt.

The release would not have an impact on the contribution of land to the east to Green Belt purposes due to relatively strong boundary of tree cover.

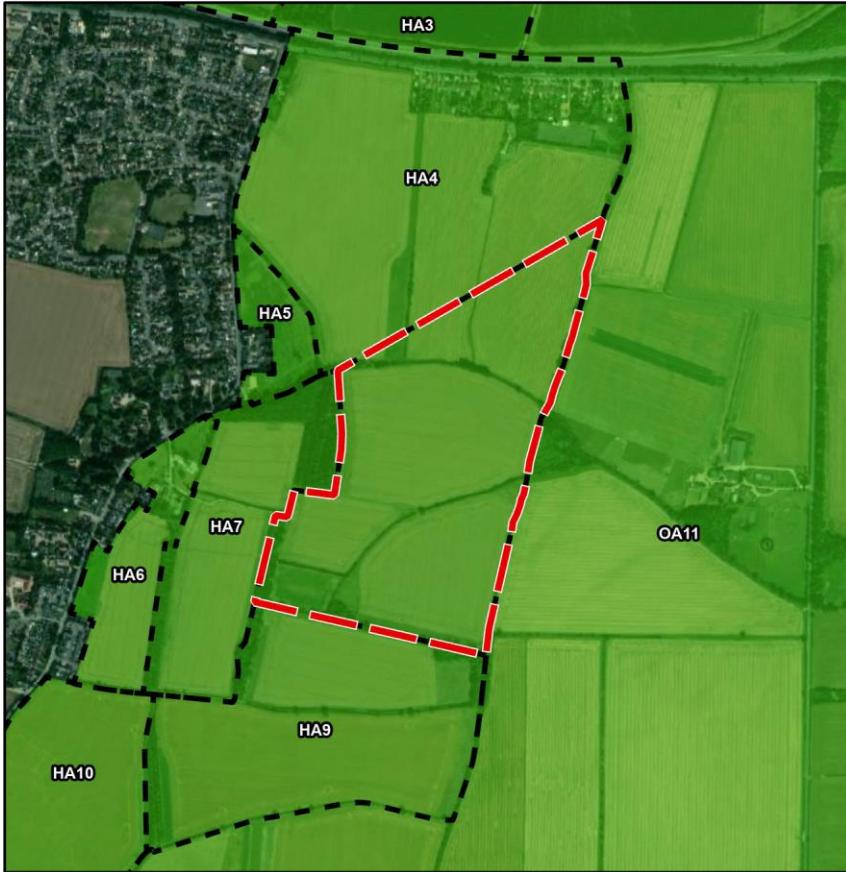
The adjoining land to the north and to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

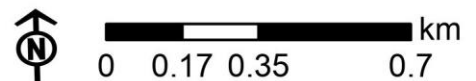
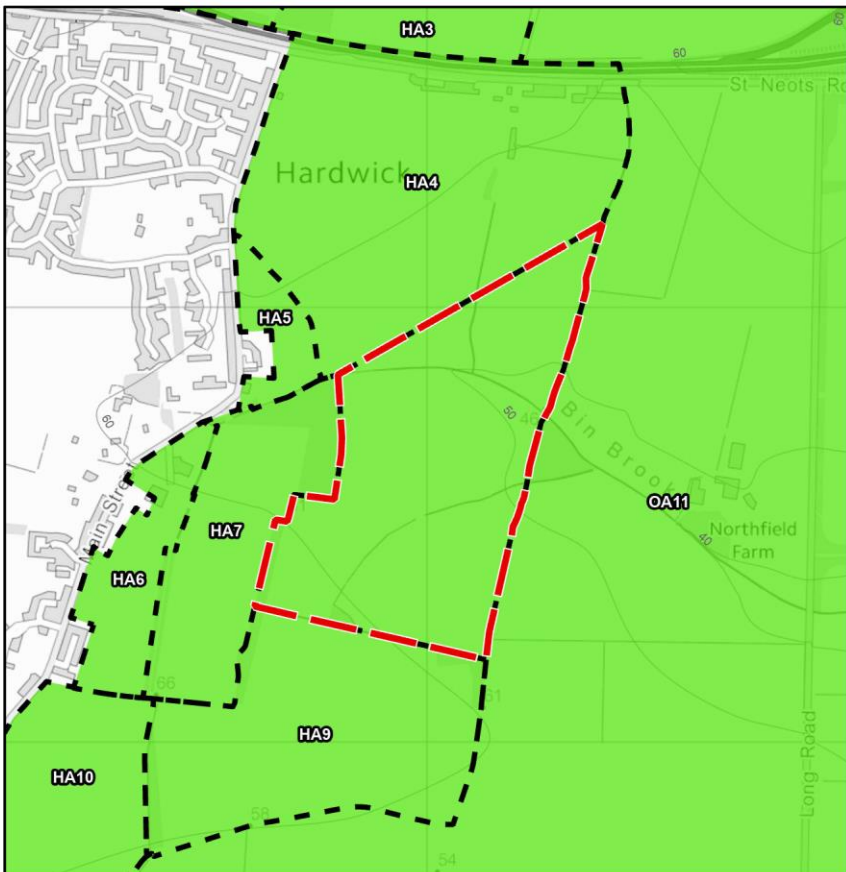
- Parcel HA7 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be Moderate High.

Moderate High

HA8



-  HA8
-  Neighbouring parcel
-  Green Belt



HA8

Parcel location and openness

Parcel size: 38.99ha

The parcel is located to the east of Hardwick and is dominated by agricultural land.

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

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area and is not contained by inset development. The tree belts and woodland to the west are a strong boundary feature creating separation between the parcel and Hardwick and so there is no urbanising visual influence. The landform within the parcel provides some additional distinction from Hardwick. Overall, there is strong distinction between the parcel and the inset area.

HA8

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

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

Contribution: Moderate

The parcel comprises open farmland that has a very strong distinction from the edge of Hardwick, meaning it has a strong rural character. It also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a wide gap between Hardwick and Coton, with some significant separating features including differences in ground elevation and tree cover. 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.

HA8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

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 and would reduce the landform distinction of this lower ground due to the release of part of the southward slope.

The release would also reduce the wide settlement gap between Hardwick and Coton and would release part of the downward slope towards lower ground which forms part of a key separating feature between the two settlements.

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

The adjoining land to the north 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

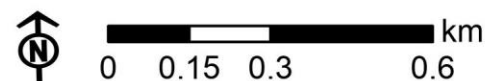
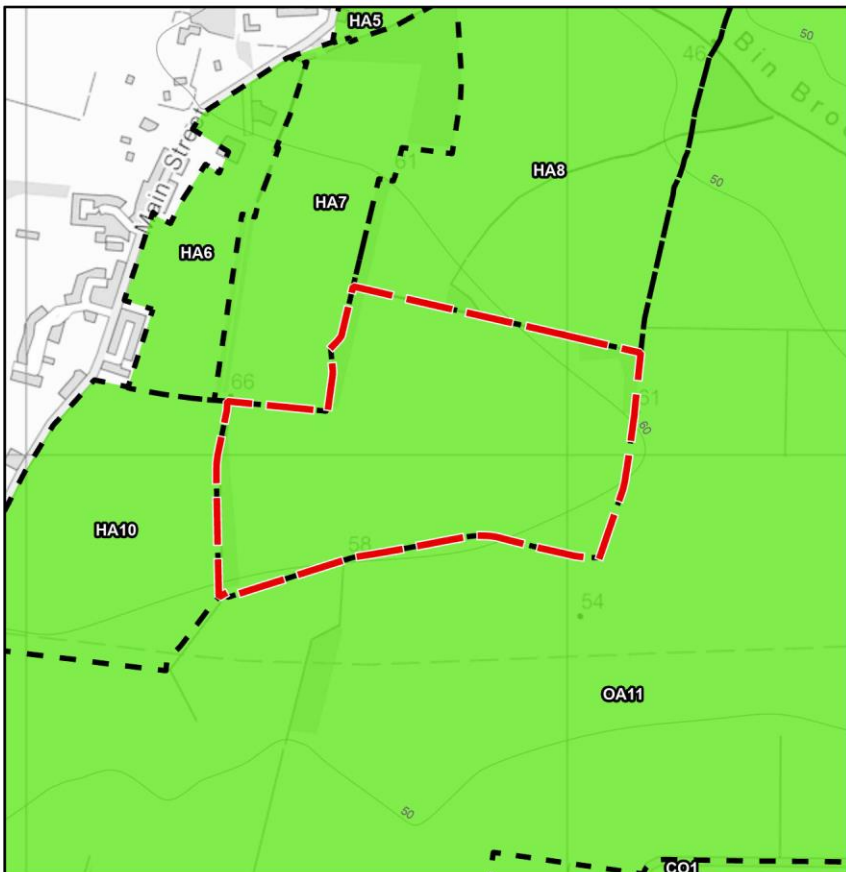
- Parcel HA8 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be High.

High

HA9



-  HA9
-  Neighbouring parcel
-  Green Belt



HA9

Parcel location and openness

Parcel size: 29.98ha

The parcel is located to the southeast of Hardwick and is comprised of agricultural fields.

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

Distinction between parcel and inset area

Land is not contained by inset development and although the tree lines to the northeast are a moderate boundary feature between the parcel and Hardwick, there is strong boundary separation from most of the settlement. Therefore, there is no urbanising visual influence. There are no significant boundary features close to the southwest edge of Hardwick which means that there is a gradual weakening of the influence of the inset settlement with distance. The landform within the parcel slopes down to the south from the elevated plateau on which Hardwick is located and provides some additional distinction from the inset settlement. Overall, there is very strong distinction between the parcel and the inset area.

HA9

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

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

Contribution: Moderate

The parcel comprises open farmland that has a very strong distinction from the edge of Hardwick, meaning it has a strong rural character. It also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Hardwick and Coton, and between Hardwick and Comberton, but there are some significant separating features including differences in elevation and tree belts.

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.

HA9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

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 south from the settlement and would reduce the landform distinction of this lower ground due to the release of part of the southward slope.

The release would significantly reduce the moderate settlement gap between Hardwick and Comberton and would release part of the southward slope towards lower ground which forms part of a key separating feature between the two settlements.

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



Overall harm of Green Belt release

- Parcel HA9 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 Hardwick, would be Very High.

Very High

HA10



-  HA10
-  Neighbouring parcel
-  Green Belt



HA10

Parcel location and openness

Parcel size: 19.41ha

The parcel is located to the south of Hardwick and is comprised of an agricultural field. Main Street forms the western edge of the parcel.

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

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance to the south from the inset area. The hedgerow boundary to the north creates little separation between the parcel and Hardwick so there is no urbanising visual influence. The landform within the parcel slopes to the south, away from the plateau on which Hardwick is located, and provides some additional distinction from Hardwick. Overall, there is strong distinction between the parcel and the inset area.

HA10

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 Hardwick. 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 Hardwick, meaning it has a strong rural character. Land also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Hardwick and Coton, but there are some significant separating features including differences in elevation and tree belts. 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.

HA10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the south from the settlement and would reduce the landform distinction of this lower ground due to the release of part of the southward slope.

The release would reduce the moderate settlement gap between Hardwick and Comberton.

The release would not have an impact on the contribution of land to the east to Green Belt purposes due to relatively strong tree 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 HA10 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 Hardwick, would be High.

High