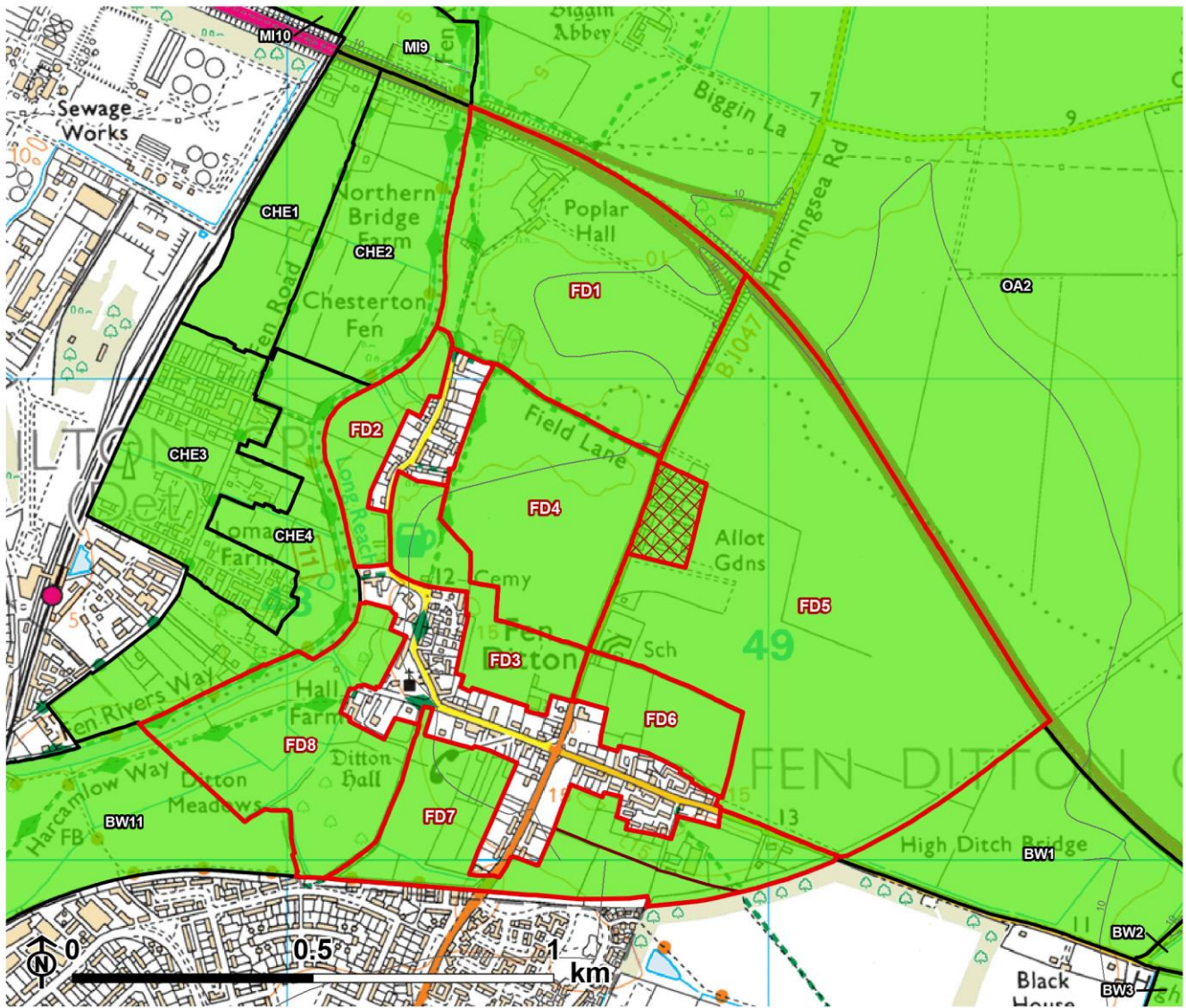
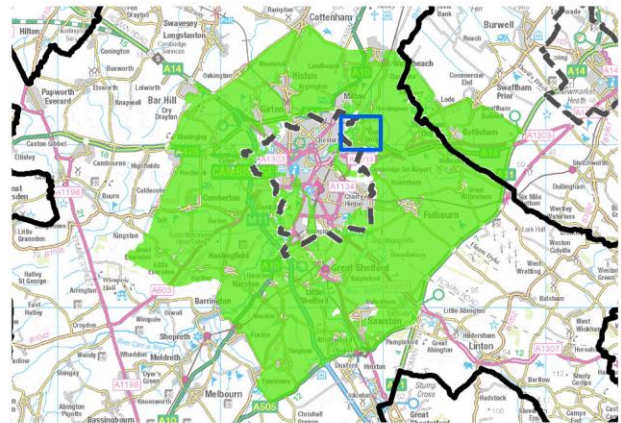


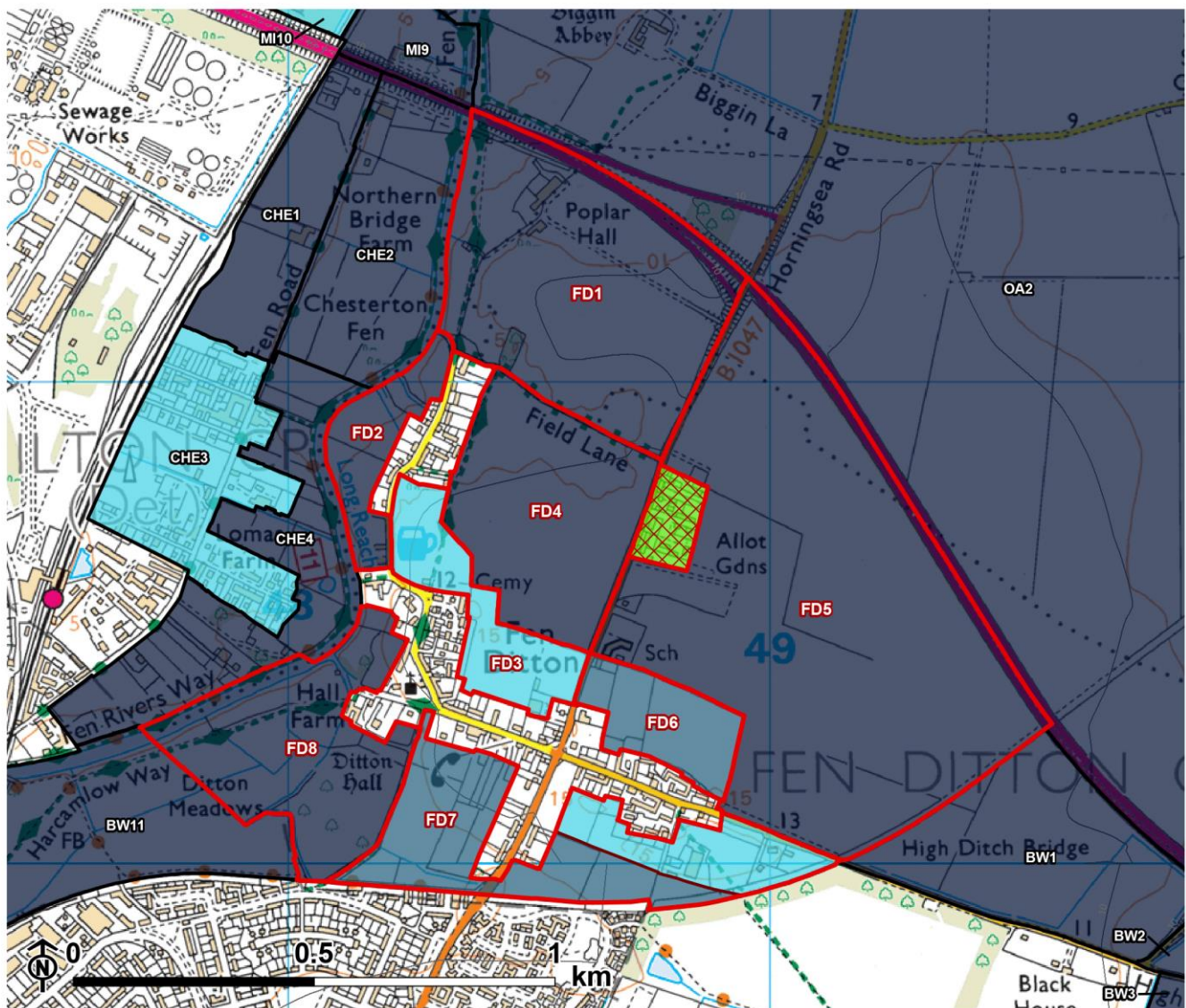
Fen Ditton



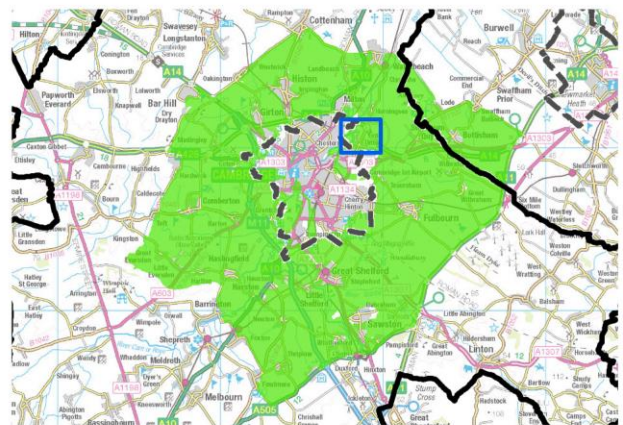
- - - Local Authority
- Fen Ditton parcel
- Division between parcel sub-areas
- Neighbouring parcel
- No openness
- Green Belt



Fen Ditton



- - - Local Authority
 - Fen Ditton parcel
 - Division between parcel sub-areas
 - Neighbouring parcel
 - No openness
 - Green Belt
- 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.

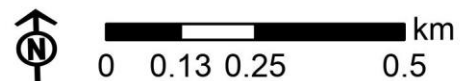
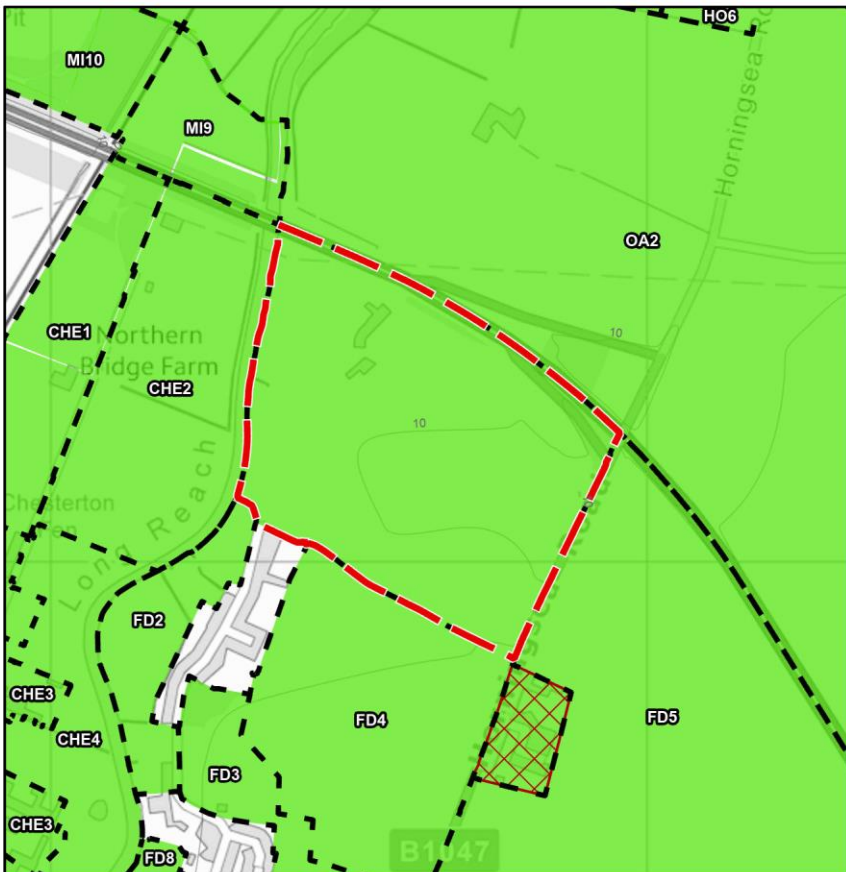
Overall harm of Green Belt release

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.

FD1



-  FD1
-  Neighbouring parcel
-  No openness
-  Green Belt



FD1

Parcel location and openness

Parcel size: 27.62ha

The parcel is located to the north of Fen Ditton and is predominantly comprised of arable land. The parcel is contained by the A14 transport corridor to the north, Horningsea Road to the east, and the River Cam to the west.

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

Distinction between parcel and inset area

The parcel extends a significant distance from Fen Ditton and the treeline to the south is a moderate boundary feature between the parcel and the inset settlement. Land is not contained by inset development and open countryside dominates views. The landform and land cover within the parcel do not create any additional distinction from Fen Ditton and, overall, there is strong distinction between the parcel and the inset area.

FD1

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 Fen Ditton, which is nearly contiguous with Cambridge but which retains some 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: Relatively significant

To the west of the parcel land forms part of the River Cam corridor, a key defining element in the setting of Cambridge to the north-east, albeit at distance from the historic core and separated from it by intervening peripheral development. It comprises open agricultural land and meadows and therefore contributes to a characteristic rural landscape setting experienced on approach to the wider city from the north-east along the River Cam (including the Fen Rivers Way and Harcamlow Way) and Horningsea Road (B1047), creating positive perceptions of the city on arrival. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is peripheral to a very narrow gap between Fen Ditton and Horningsea. 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.

FD1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fen Ditton:

Rating: Minor-moderate

Although the release of land within this parcel would not result in a reduction of the settlement gap between Fen Ditton and Cambridge (Chesterton and Cambridge North) and the extent of existing development to the west would limit the additional impact caused by the release, the release of the parcel would increase frontage with the main urban area of Cambridge to the west.

In regard to Cambridge Purpose 2, release of the land within this parcel would slightly diminish the role that land to the south plays in the overall rural character of Fen Ditton as village close to but distinct from Cambridge.

The release would not have an impact on the contribution of land to the north of the parcel to Green Belt purposes due to the presence of the A14 transport corridor as a strong boundary feature.

The adjoining land to the southeast, southwest 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

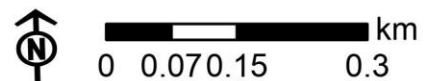
- Parcel FD1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be very high.

Very High

FD2



-  FD2
-  Neighbouring parcel
-  Green Belt



FD2

Parcel location and openness

Parcel size: 5.15ha

The parcel is located northwest of Fen Ditton and is comprised of arable land and the banks of the River Cam, which forms the parcel's western edge.

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

Distinction between parcel and inset area

The parcel is in close proximity to the inset area of Fen Ditton and has some degree of containment by inset development due to urbanising development located to the west. The garden hedgerows to the east create little boundary separation between the parcel and Fen Ditton and neither the countryside nor the inset settlement dominates views. The landform and land cover within the parcel do not create any additional distinction from Fen Ditton and, overall, there is weak distinction between the parcel and the inset area.

FD2

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

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

Contribution: Significant

The parcel forms part of shallow valley of the River Cam, a key topographical feature in the setting of Cambridge, which allows an appreciation of the wider topographical framework of the city. It is part of the River Cam corridor, a key defining element in the setting of Cambridge to the north-east, albeit at distance from the historic core and separated from it by intervening peripheral development. It comprises open agricultural land and meadows and therefore contributes to a characteristic rural landscape setting experienced on approach to the wider city from the north-east along the River Cam (including the Fen Rivers Way and Harcamlow Way), creating positive perceptions of the city on arrival. The parcel is also located within Fen Ditton Conservation Area, for which it contributes to the character and special qualities. Land allows an appreciation of the rural character and setting of the more intact and historic parts of the village along Green End, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a gap which is very narrow but which maintains clear separation between Cambridge (Cambridge North) and Fen Ditton. Although the settlement gap is very fragile, there is weak distinction

FD2

between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

FD2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fen Ditton:

Rating: Moderate

The release of land within this parcel would result in the settlement gap between Fen Ditton and Cambridge (Chesterton and Cambridge North) to become very narrow. However, the extent of existing development to the west limits the additional impact caused by the release.

The release would not have an impact on the contribution of land to the north of the parcel to Green Belt purposes, nor on the contribution of land to the west and northwest of the parcel due to the River Cam as a strong boundary feature.

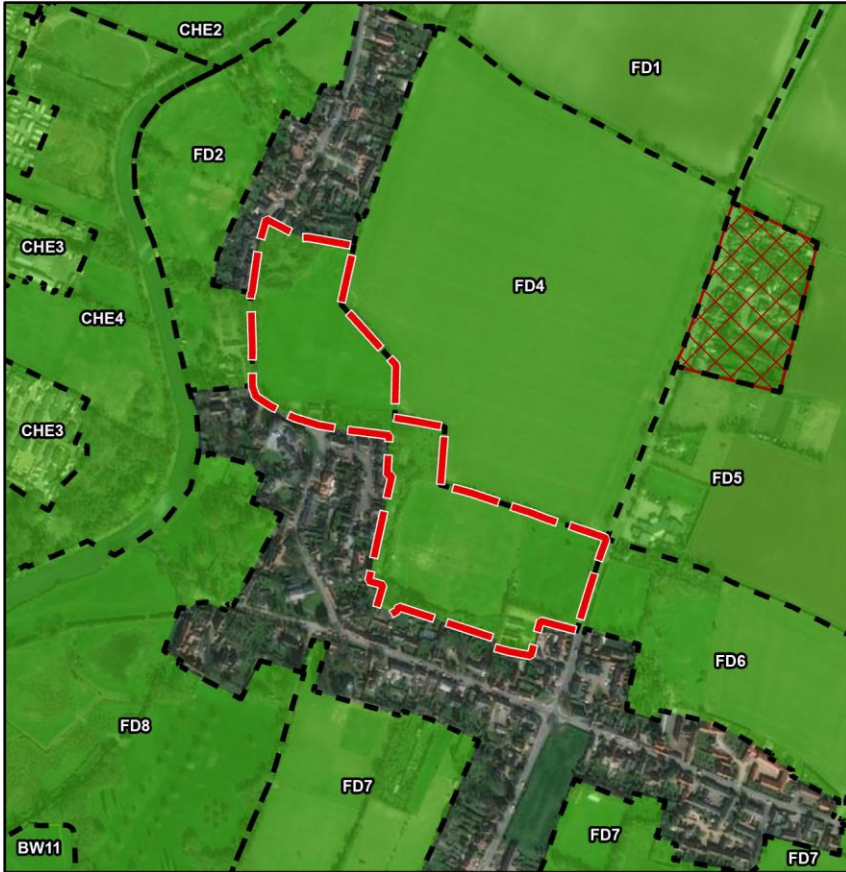
The adjoining land to the east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

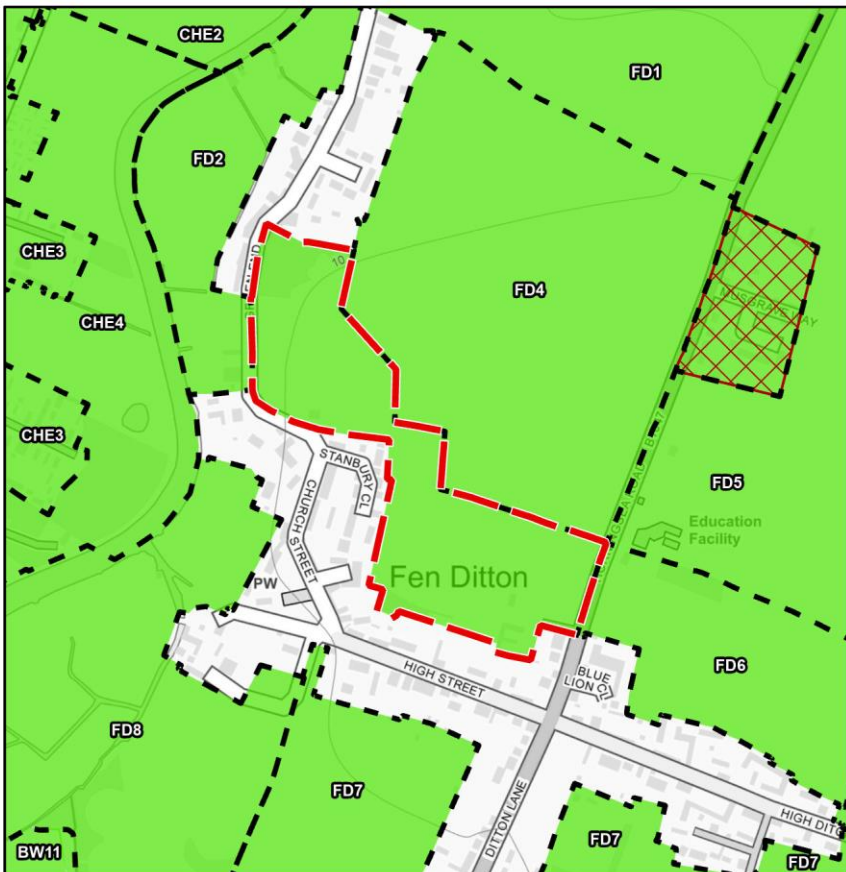
- Parcel FD2 makes a significant contribution to maintaining and enhancing the quality of Cambridge's setting, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to preserving Cambridge's compact character. 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 Fen Ditton, would be very high.

Very High

FD3



-  FD3
-  Neighbouring parcel
-  No openness
-  Green Belt



FD3

Parcel location and openness

Parcel size: 7.01ha

The parcel is located in the centre of Fen Ditton and forms part of a Green Belt corridor that crosses the settlement. It contains Fen Ditton Recreation Ground and paddock fields. Horningsea Road borders the parcel to the east.

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

Distinction between parcel and inset area

The parcel is in close proximity to Fen Ditton and is largely contained by inset development, and although it is less contained to the southeast, there is some urbanising development to the northeast. The treelines to the north and east of the parcel are moderate boundary features between the parcel and Fen Ditton. However, the boundary features to the southeast of the parcel create less separation from the inset area. Neither the countryside nor the inset settlement dominates views and neither the landform nor land cover within the parcel create any additional distinction from Fen Ditton. Overall, there is weak distinction between the parcel and the inset area.

FD3

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

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

Contribution: Relatively significant

The parcel predominantly comprises open farmland, although to the northwest has a use (Fen Ditton Recreation Ground) that associates with the inset area. It lies within Fen Ditton Conservation Area, for which it makes a contribution to the character and special qualities, and fronts onto some of the more intact and historic parts of the village along Green End, Church Street and High Street. It therefore contributes to the open rural character and setting of Fen Ditton that is fundamental to its identity as distinct from Cambridge. To the east land also makes some contribution to the rural landscape setting experienced when approaching the wider city along Horningsea Road (B1047) from the north-east, creating positive perceptions of the city on arrival. 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: Limited/No contribution

The land is contained within Fen Ditton and there is no other settlement close enough to be considered neighbouring. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FD3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fen Ditton:

Rating: Minor

In regard to Cambridge Purpose 2, release of land within this parcel would slightly diminish the role that land to the east and to the west plays in the overall character of Fen Ditton as village close to but distinct from Cambridge.

The release would not have an impact on the contribution of land to the north, west and east of the parcel to Green Belt purposes.

Overall harm of Green Belt release

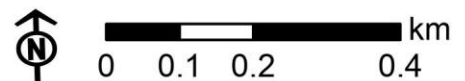
- Parcel FD3 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting and a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be moderate high.

Moderate High

FD4



-  FD4
-  Neighbouring parcel
-  No openness
-  Green Belt



FD4

Parcel location and openness

Parcel size: 16.42ha

The parcel is located to the northeast of Fen Ditton and is comprised of an arable field. Horningsea Road forms the eastern edge.

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

Distinction between parcel and inset area

Although it extends a significant distance from Fen Ditton, the parcel has some degree of containment by inset development to the west and south and the garden hedgerow boundaries to the northwest create little separation between the parcel and Fen Ditton. Neither the countryside nor the inset settlement dominates views. The landform and land cover within the parcel do not create any additional distinction from Fen Ditton. Overall, there is moderate distinction between the parcel and the inset area.

FD4

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 Fen Ditton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also 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 significant

Land comprises open farmland that has a strong distinction from the edge of Fen Ditton, meaning it contributes to an open rural setting that is fundamental to the character and identity of the village. Land also contributes to the rural landscape setting experienced when approaching the wider city along Horningsea Road (B1047) from the north-east, creating positive perceptions of the city on arrival. 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: Limited/No contribution

The land is adjacent to Fen Ditton but there is no other settlement close enough to be considered neighbouring. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FD4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fen Ditton:

Rating: Moderate

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

In regard to Cambridge Purpose 2, release of land within this parcel would slightly diminish the role that land to the south and southwest plays in the overall rural character of Fen Ditton as village close to but distinct from Cambridge.

The release would not have an impact on the contribution of land to the east of the parcel to Green Belt purposes due to the presence of the A14 transport corridor as a strong boundary feature.

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

Overall harm of Green Belt release

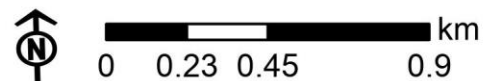
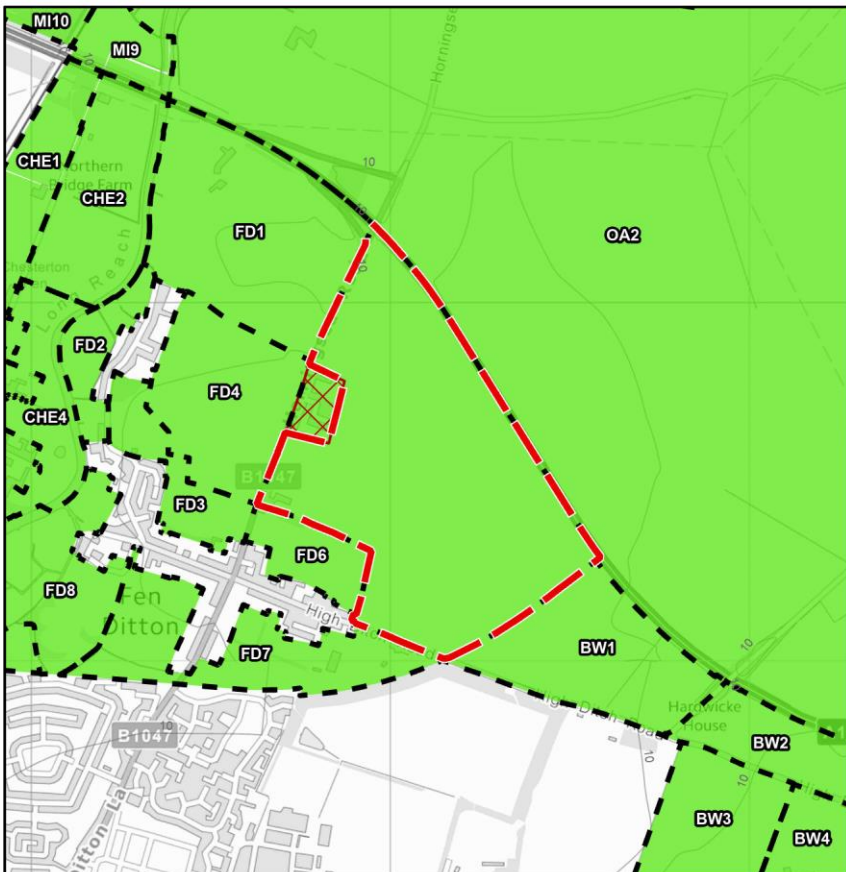
- Parcel FD4 makes a relatively significant contribution to preserving Cambridge's compact character and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be very high.

Very High

FD5



-  FD5
-  Neighbouring parcel
-  No openness
-  Green Belt



FD5

Parcel location and openness

Parcel size: 56.14ha

The parcel is located to the northeast of Fen Ditton. It is comprised predominantly of arable land and contains Fen Ditton Community Primary School and Musgrove Way residential area. Horningsea Road and the A14 transport corridor form the western and northern edges of the parcel, respectively.

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

Distinction between parcel and inset area

Land is not contained by inset development and although the hedgerows to the south of the parcel are relatively weak boundary features individually, in combination they create moderate separation between the parcel and Fen Ditton. The parcel extends a significant distance from the inset area and neither the countryside nor the inset settlement dominates views. The landform and land cover within the parcel do not create any additional distinction from Fen Ditton and, overall, there is strong distinction between the parcel and the inset area.

FD5

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 Fen Ditton, which is nearly contiguous with Cambridge but which retains some 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: Relatively significant

Land comprises open farmland that has a strong distinction from the edge of Fen Ditton, meaning it contributes to an open rural setting that is fundamental to the character and identity of the village. Land also contributes to the rural landscape setting experienced when approaching the wider city along the A14 from the east and along Horningsea Road (B1047) from the north-east, creating positive perceptions of the city on arrival. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Fen Ditton and Stow cum Quy, with the A14 transport corridor as a significant separating feature. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FD5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fen Ditton:

Rating: Minor-moderate

Release and development of the whole of this parcel would result in urbanising containment on land to the east of the former railway line. The partial release and development of land within this parcel would create a weak boundary and result in increased urbanising visual impact on the remainder of the parcel, so additional impact on the adjacent Green Belt would be at least minor.

In regard to Cambridge Purpose 2, release of land within this parcel would slightly diminish the role that land to the southwest plays in the overall rural character of Fen Ditton as village close to but distinct from Cambridge.

Additional harm may be caused by the release of land within this parcel as a result of a reduction in the settlement gap between Fen Ditton and Stow cum Quy, particularly if development were to occur to the north of the existing development within this area of the Green Belt.

The release would not have an impact on the contribution of land to the north of the parcel to Green Belt purposes due to the presence of the A14 transport corridor as a strong boundary feature

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

Overall harm of Green Belt release

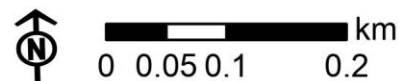
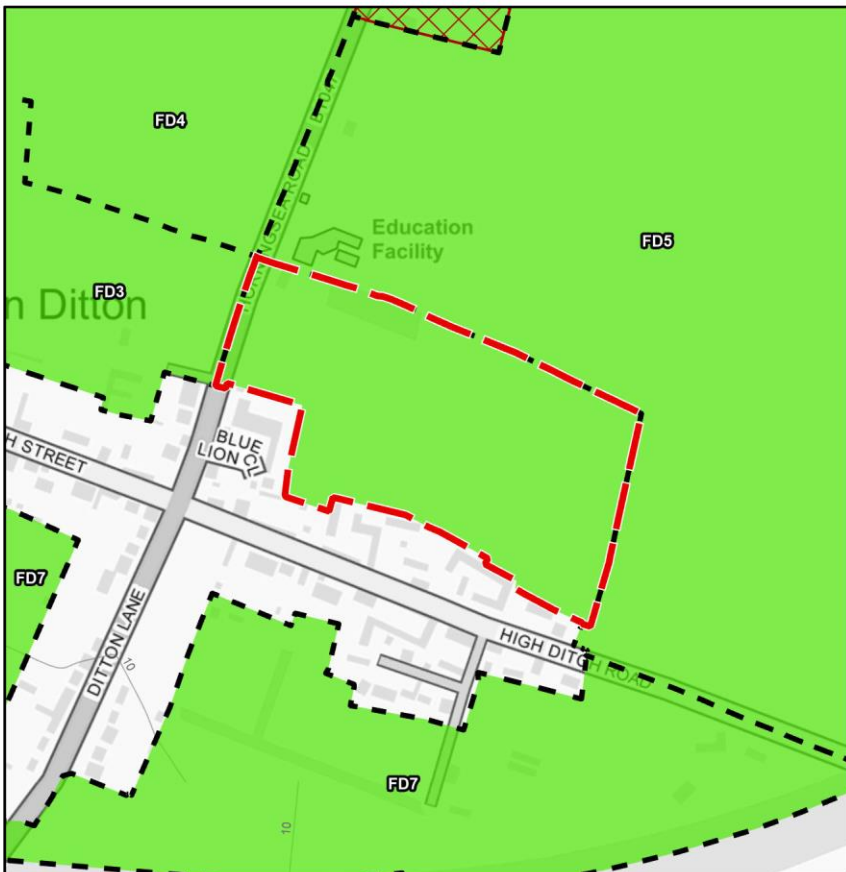
- Parcel FD5 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be very high.

Very High

FD6



-  FD6
-  Neighbouring parcel
-  No openness
-  Green Belt



FD6

Parcel location and openness

Parcel size: 5.57ha

The parcel is located to the east of Fen Ditton and contains arable land. High Ditch Road is located to the south and Horningsea Road forms the western edge.

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

Distinction between parcel and inset area

Land is not contained by inset development and neither the countryside nor the inset settlement dominates views. However, the garden boundaries to the south create little separation from the inset area of Fen Ditton. The landform and land cover within the parcel do not create any additional distinction from Fen Ditton and, overall, there is moderate distinction between the parcel and the inset area.

FD6

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 Fen Ditton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also 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 significant

The parcel lies within Fen Ditton Conservation Area, for which it makes a contribution to the character and special qualities, and fronts onto some of the more intact and historic parts of the village along High Ditch Road. It therefore contributes to the open rural character and setting of Fen Ditton that is fundamental to its identity as distinct from Cambridge. To the west land also makes some contribution to the rural landscape setting experienced when approaching the wider city along Horningsea Road (B1047) from the north-east, creating positive perceptions of the city on arrival. 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: Limited/No contribution

Land is too closely contained by the settlement of Fen Ditton to contribute to its separation from Stow cum Quy. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FD6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fen Ditton:

Rating: Minor-moderate

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

However, due to existing development within the Green Belt to the north, the additional impact caused by this release is limited.

In regard to Cambridge Purpose 2, release of land within this parcel would slightly diminish the role that land to the west plays in the overall rural character of Fen Ditton as village close to but distinct from Cambridge.

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

Overall harm of Green Belt release

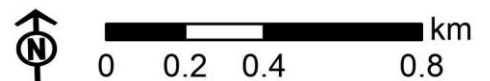
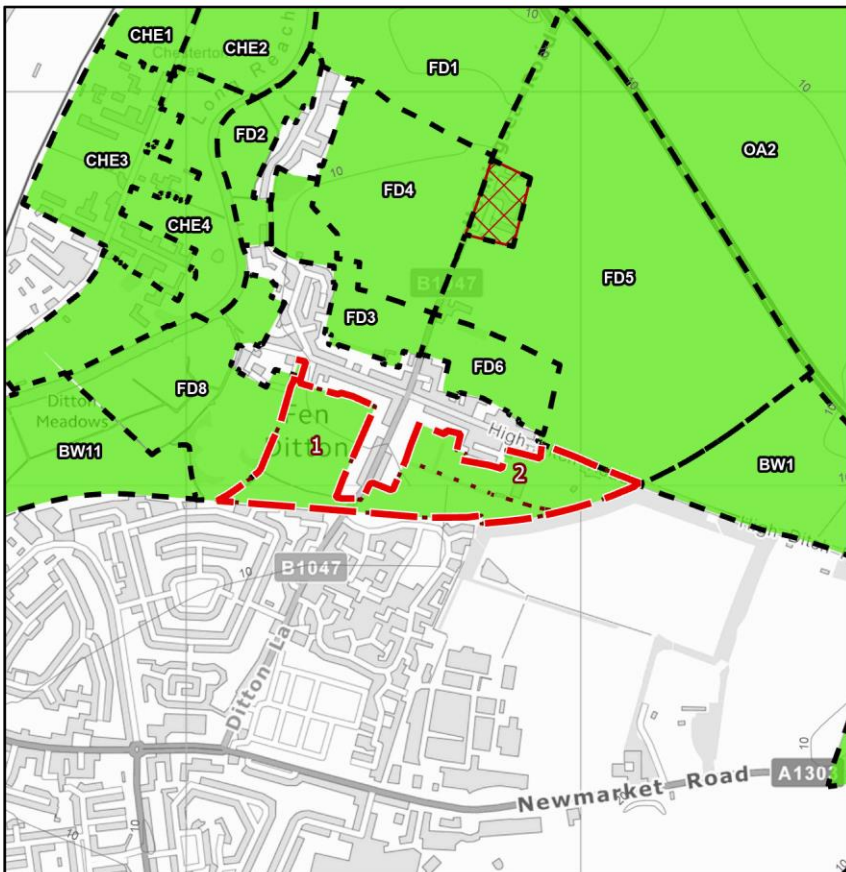
- Parcel FD6 makes a moderate contribution to preserving Cambridge's compact character and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact or the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be high.

High

FD7



-  FD7
-  Harm scenario
-  Neighbouring parcel
-  No openness
-  Green Belt



FD7

Parcel location and openness

Parcel size: 16.43ha

The parcel is located to the southeast of Fen Ditton and contains arable land and some residential development. The parcel is crossed by Ditton Road and is located to the south of High Ditch Road.

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

Distinction between parcel and inset area

The parcel is in close proximity to Fen Ditton and is largely contained by inset development to the north and the urban area to the south. Although neither the countryside nor the inset area dominates views in the southern and western areas of the parcel, the hedgerows to the north create little boundary separation between the parcel and Fen Ditton. The landform and land cover within the parcel do not create any additional distinction from Fen Ditton. Overall, there is weak distinction between the parcel and the inset area.

FD7

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Moderate

Land has a weak distinction from the edge of Fen Ditton/Cambridge (Barnwell), meaning it has a strong relationship with the inset/urban area. However, it comprises open farmland meaning it has some rural character. To the south it makes some contribution to the rural landscape setting experienced when approaching the wider city along Ditton Lane (B1047) from the north-east, creating positive perceptions of the city on arrival. Land lies partly within Fen Ditton Conservation Area to the west, making some contribution to its character and special qualities. It also allows some appreciation of the rural character and setting of some of the more intact and historic parts of the village along High Street and High Ditch Road, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is peripheral to a very narrow gap between Cambridge (Cambridge North) and Fen Ditton. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FD7

Impact on contribution of adjacent Green Belt

- Release of land extending into the western and southern parts of the parcel (map areas 1 and 2), as an expansion of Fen Ditton:

Rating: Minor-moderate

The release of land within this parcel would result in the complete removal of the settlement gap between Fen Ditton and Cambridge (Barnwell). However, the existing gap is very narrow and is reliant on a treeline rather than any significant area of open land, which limits the additional impact that would be caused by the release.

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

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

- Release of the just the northeastern part of the parcel (map area 2) as an expansion of Fen Ditton:

Rating: Minor

The release of land within only the northeastern part of this parcel would still result in the removal of the settlement gap between Fen Ditton and Cambridge (Barnwell). However, the presence of existing built development in this area, and the strength of the tree belt boundary adjacent to the inset but as yet undeveloped Cambridge East site, limits the additional impact caused by the release.

Overall harm of Green Belt release

- Parcel FD7 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a 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 (map areas 1 and 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be high.

FD7

High

- 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. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be moderate high.

Moderate High

FD8



-  FD8
-  Neighbouring parcel
-  Green Belt



FD8

Parcel location and openness

Parcel size: 15.97ha

The parcel is located to the southwest of Fen Ditton and is comprised of Ditton Meadows and the banks of the River Cam, which forms the parcel's northern edge.

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

Distinction between parcel and inset area

Land has some degree of containment by inset development and the hedgerows to the northeast create little boundary separation between the parcel and Fen Ditton. Neither the countryside nor the inset settlement dominates views and although the parcel slopes towards the River Cam in the northeast, neither the landform nor land cover within the parcel create any additional distinction from Fen Ditton. Overall, there is moderate distinction between the parcel and the inset area.

FD8

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

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

Contribution: Significant

Land forms part of Ditton Meadows and lies adjacent to the River Cam, a key topographical feature in the setting of Cambridge. It is part of the River Cam corridor, a key defining element in the setting of Cambridge to the north-east, albeit at distance from the historic core and separated from it by intervening peripheral development. It contributes to a characteristic rural landscape setting as experienced on approach to Cambridge from the north-east along the River Cam (including the Fen Rivers Way and Harcamlow Way), creating positive perceptions of the city on arrival. The open nature of the land also allows some glimpsed views towards the city, with certain landmark features (including the chimney at Cambridge Museum of Technology in the middle ground) visible beyond peripheral development. Land lies entirely within Fen Ditton Conservation Area, contributing to its character and special qualities. To the north it fronts onto the historic core of the village on High Street and Church Street, and forms parts of the immediate setting of the Church of St Mary Virgin (Grade II* listed building). As such, it allows an appreciation of the rural character and setting of Fen Ditton in proximity to 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 significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a gap which is very narrow but which maintains clear

FD8

separation between Cambridge (Cambridge North) and Fen Ditton. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

FD8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fen Ditton:

Rating: Moderate-major

The release of land within this parcel would result in the removal of the settlement gap between Fen Ditton and Cambridge (Barnwell). However, the existing gap is already very narrow, which limits the additional impact caused by the release.

In regard to Cambridge Purpose 2, the release of land within this parcel would diminish the role of land to the southwest, by partially isolating this part of the River Cam green corridor from the wider countryside to the north and north-east. This would impact its function as a green corridor.

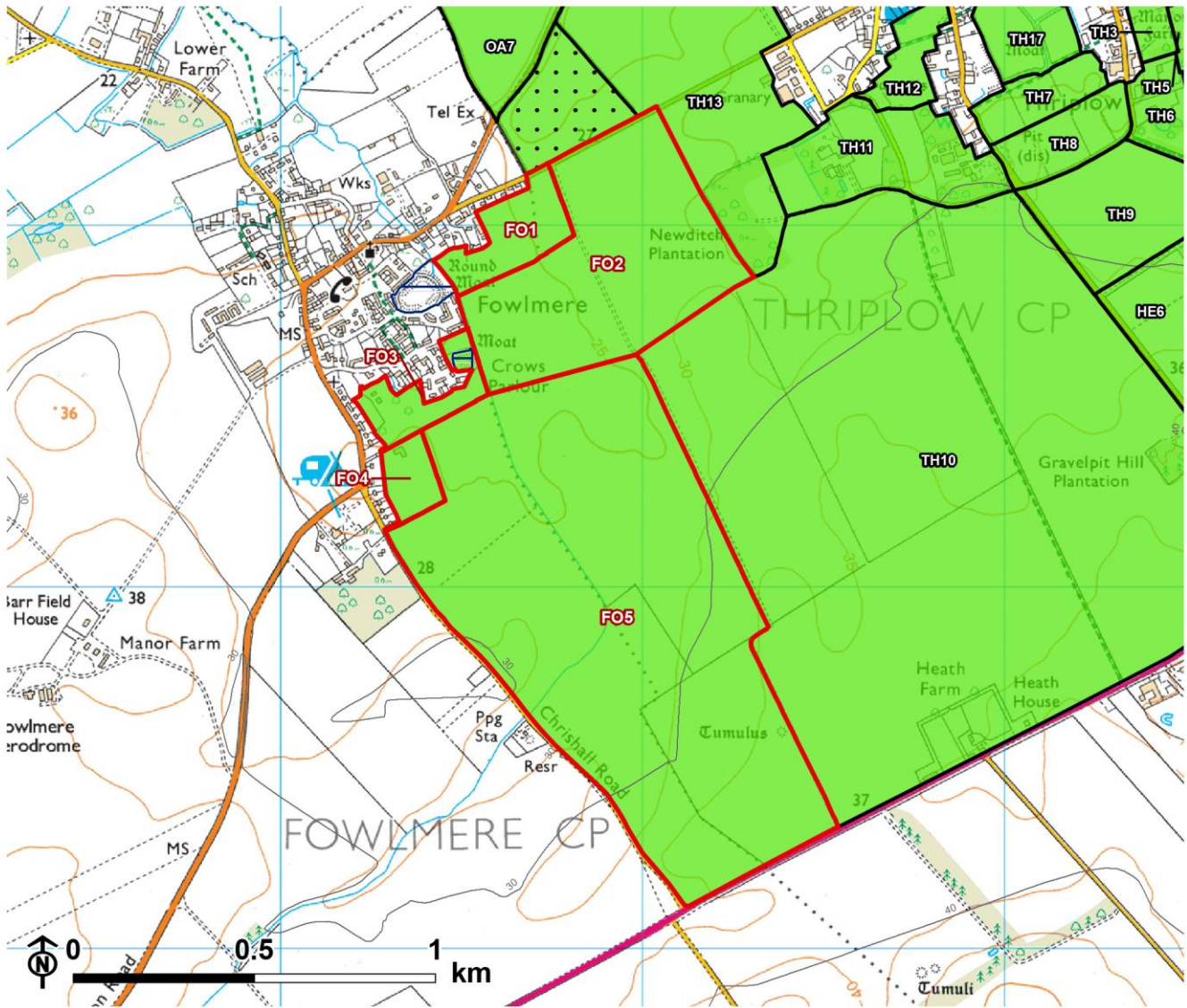
The adjoining land to the east, southwest and northwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel FD8 makes a relatively significant contribution to preserving Cambridge's compact character, a significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a 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-major. Therefore, the harm resulting from its release, as an expansion of Fen Ditton, would be very high.

Very High

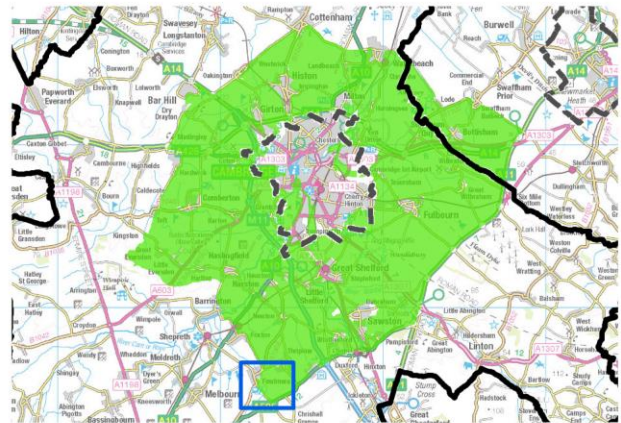
Fowlmere



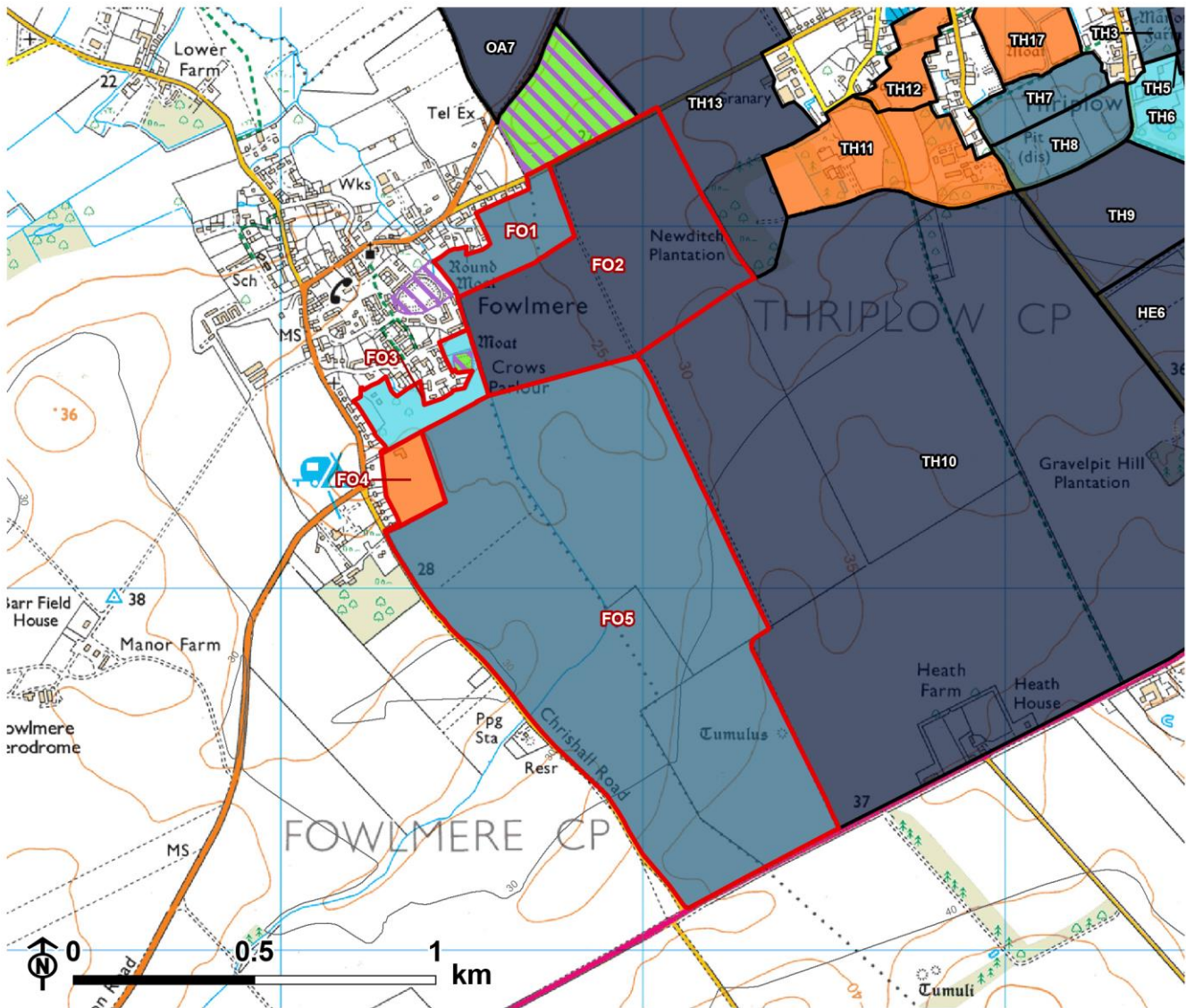
- - - Local Authority
- Fowlmere parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

- Site of Special Scientific Interest
- Scheduled monument



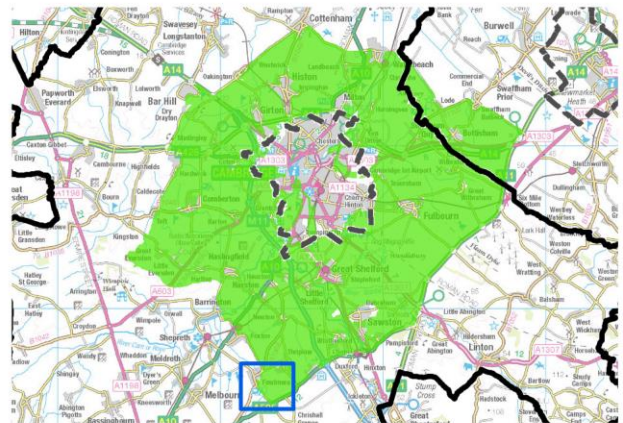
Fowlmere



- - - Local Authority
- Fowlmere 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.

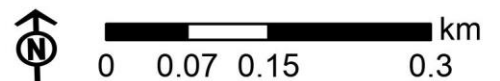
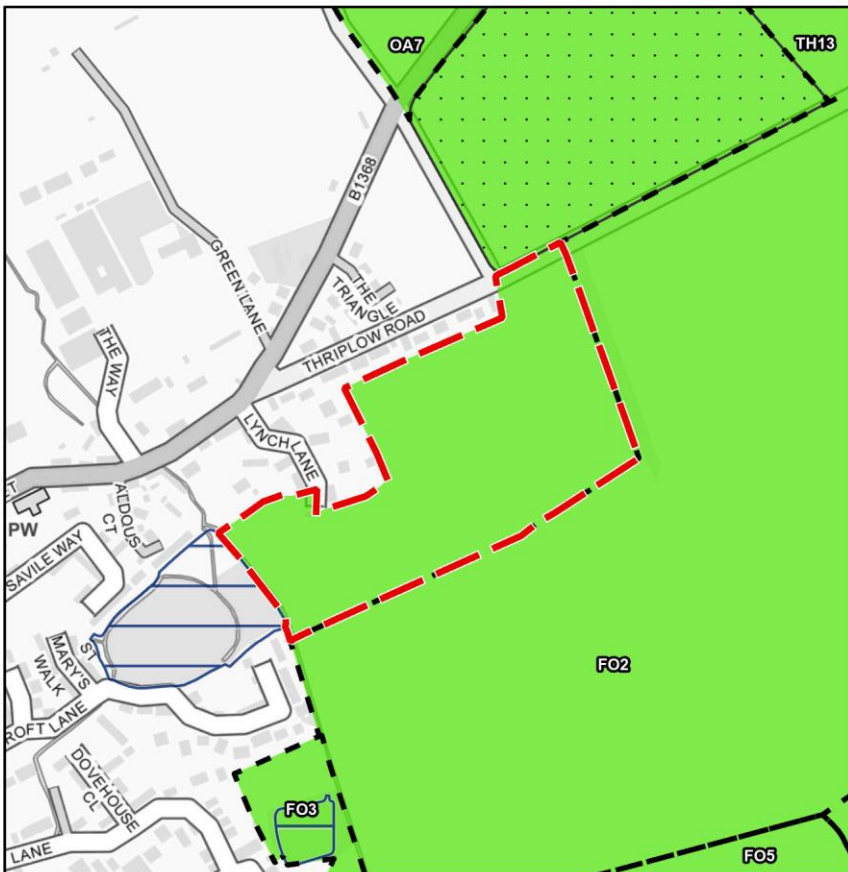
Overall harm of Green Belt release

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.

FO1



-  FO1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



FO1

Parcel location and openness

Parcel size: 6.13ha

The parcel is located on the eastern edge of Fowlmere and it is comprised of agricultural land and some residential gardens in the north of the parcel.

Thriplow Road lies to the north of the parcel a Scheduled Monument lies to the west (Ringwork, known as 'The Round Moat' and associated earthworks 175m south east of St Mary's Church). Additionally, Whittlesford - Thriplow Hummocky Fields SSSI lies to the northeast of the parcel.

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

Distinction between parcel and inset area

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

FO1

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

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

Contribution: Relatively limited

Land comprises open farmland that has a moderate distinction from the edge of Fowlmere, meaning it has some rural character. This forms part of the immediate setting of a Scheduled Monument ('The Round Moat') and lies adjacent to a SSSI (Whittlesford-Thriplow hummocky fields), and therefore makes some positive contribution to the character of the landscape and quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a narrow gap between Fowlmere and Thriplow, and has no significant separating features. The parcel has some relationship with the settlement, but also has a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

FO1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fowlmere:

Rating: Minor

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

Overall harm of Green Belt release

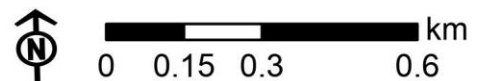
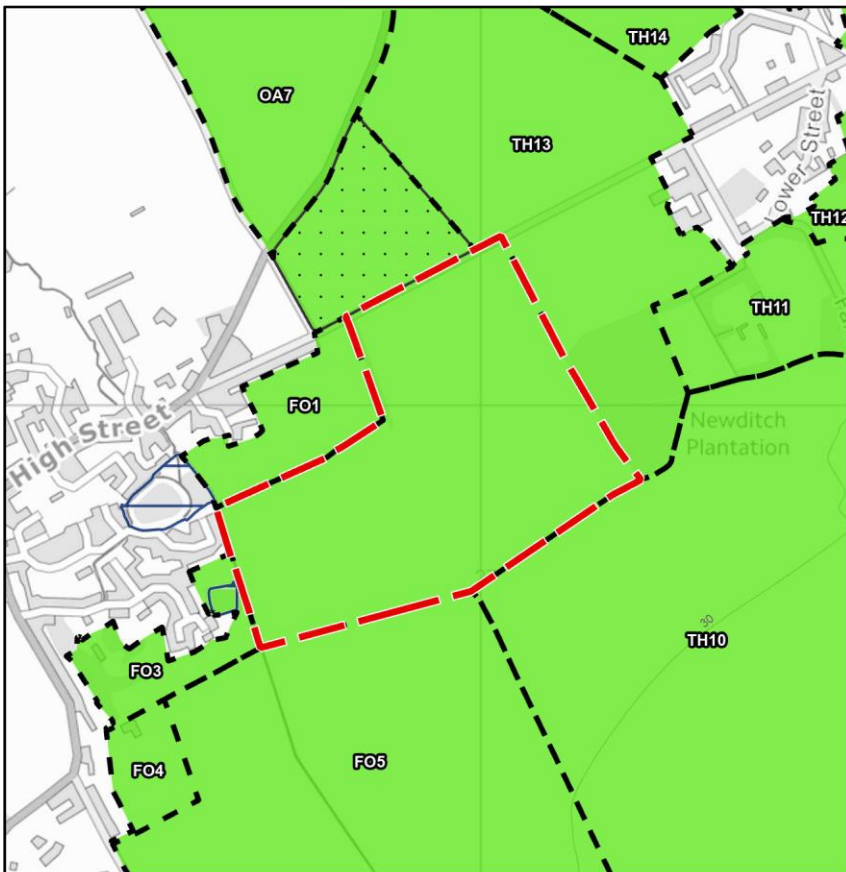
- Parcel FO1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Fowlmere, would be high.

High

FO2



-  FO2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



FO2

Parcel location and openness

Parcel size: 32.89ha

The parcel is located to the east of Fowlmere and is comprised of agricultural land. Fowlmere Road forms the northern boundary of the parcel and Whittlesford - Thriplow Hummocky Fields SSSI lies beyond this.

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

Distinction between parcel and inset area

Whilst the east of the parcel is more separated from Fowlmere by some linear tree cover perpendicular to Fowlmere Road, the west of the parcel is only separated from the settlement by garden boundaries at the settlement edge.

As a result, there is some urbanising visual influence within the parcel.

However, the parcel extends a significant distance from the settlement and is not contained by development. The landform and land cover within the parcel do not create any additional distinction from Fowlmere. Overall, there is moderate distinction between the parcel and Fowlmere.

FO2

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 Fowlmere. 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 Fowlmere, meaning it has some relationship with the inset area. However, it predominantly comprises open agricultural land and therefore has some rural character. To the north the parcel lies adjacent to a SSSI (Whittlesford-Thriplow hummocky fields), forming part of its wider setting. It 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: Significant

Land is open and lies in a narrow gap between Fowlmere and Thriplow, and has no significant separating features. The parcel has some relationship with the settlement, but also has a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

FO2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fowlmere:

Rating: Minor-moderate

Release of this land would reduce the gap between the Fowlmere and Thriplow and would therefore constitute minor-moderate additional impact on the adjacent Green Belt. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel. The release would also increase urbanising visual influence on land to the south.





Overall harm of Green Belt release

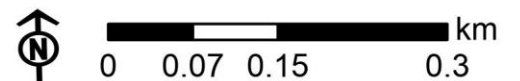
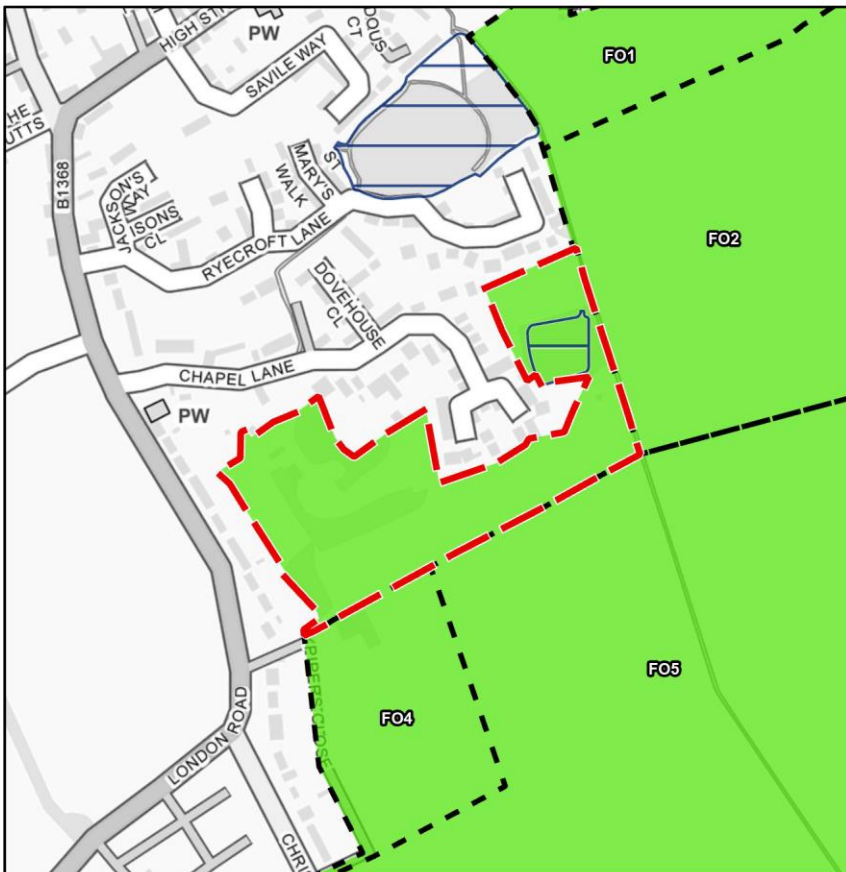
- Parcel FO2 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fowlmere, would be very high.

Very High

FO3



-  FO3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FO3

Parcel location and openness

Parcel size: 4.46ha

The parcel is located on the southeast edge of Fowlmere and is comprised of some residential gardens and some areas of tree cover and grassland. The eastern half of the parcel encloses a Scheduled Monument (Moated site, known as 'Crows Parlour').

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

Distinction between parcel and inset area

Although there are gaps in coverage, tree cover to the north and west of the parcel provides a moderate degree of boundary separation from the settlement. The parcel lies in close proximity to Fowlmere and is largely contained by the settlement, which means that, despite the tree cover, there is some urbanising visual influence within the parcel. The tree cover within the parcel provides some additional distinction from Fowlmere. Overall, there is moderate distinction between the parcel and the settlement.

FO3

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 Fowlmere. 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 Fowlmere, meaning it has some relationship with the inset area. However, it comprises open farmland and woodland and therefore has some rural character. This forms part of the immediate setting of a Scheduled Monument ('Crows Parlour' moated site) 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 limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a narrow gap between Fowlmere and Thriplow. The parcel has some relationship with the settlement, but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

FO3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fowlmere:

Rating: Minor

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

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

Overall harm of Green Belt release

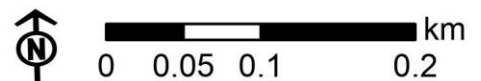
- Parcel FO3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Fowlmere, would be moderate-high.

Moderate High

FO4



-  FO4
-  Neighbouring parcel
-  Green Belt



FO4

Parcel location and openness

Parcel size: 2.91ha

The parcel is located to the south of Fowlmere and is comprised of grass sports pitches, hard tennis courts in the northeast and Fowlmere Village Hall and the associated car park in 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 not contained by development but lies in close proximity to residential development within Fowlmere to the west. The garden boundaries to the west provide little separation from the settlement and the parcel is enclosed by tree cover to the east and south, which means that views of the settlement dominate within the parcel. The landform and land cover within the parcel do not create any additional distinction from Fowlmere. Overall, there is weak distinction between the parcel and the settlement.

FO4

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

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Fowlmere, meaning it has a strong relationship with the inset area. It also has a use (recreation ground) that associates it with the inset area. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a narrow gap between Fowlmere and Thriplow. The parcel has weak distinction from the settlement, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FO4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fowlmere:

Rating: Minor

Despite the tree cover around the boundary of this area, its release and development may have some urbanising visual influence on land to the east and south.

Overall harm of Green Belt release

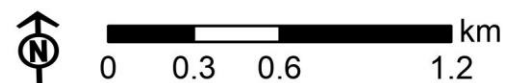
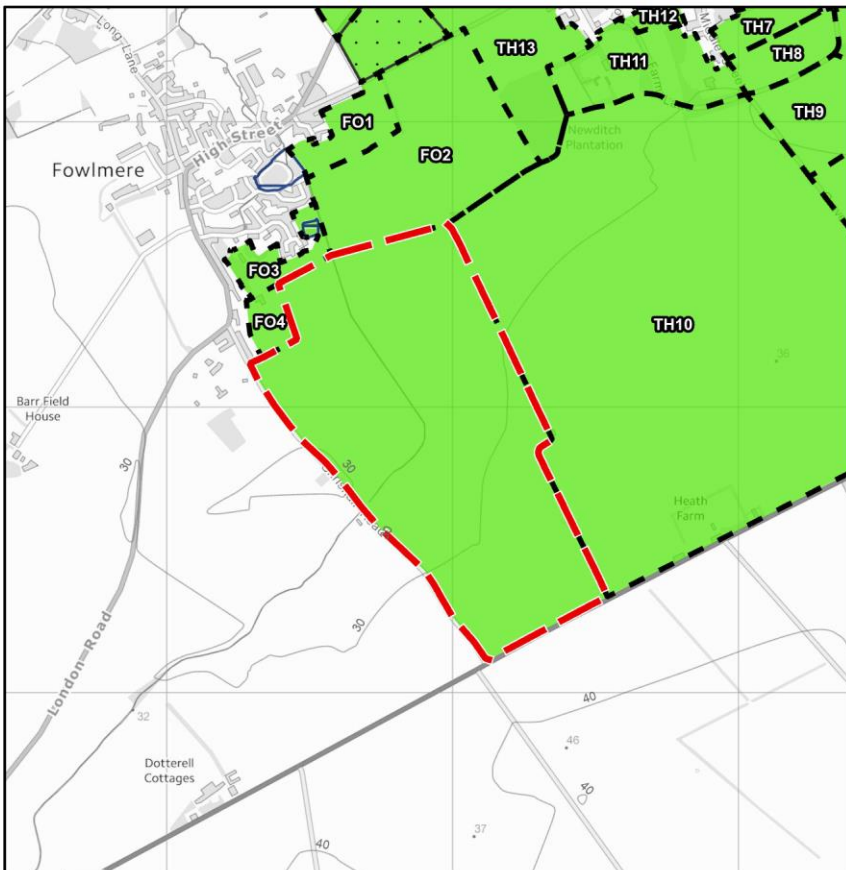
- Parcel FO4 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Fowlmere, would be moderate.

Moderate

FO5



-  FO5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



FO5

Parcel location and openness

Parcel size: 98.1ha

The parcel is located to the southeast of Fowlmere and is comprised of agricultural land. The A505 lies to the south and Chrishall Road lies to the west of the parcel.

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

Distinction between parcel and inset area

There are no significant boundary features close to the beyond tree cover at the southeast edge of Fowlmere, which means that there is a gradual weakening of the influence of the settlement with distance. The tree cover to the northwest at the edge of the settlement provides a moderate degree of separation and prevents urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Fowlmere, overall there is strong distinction between the parcel and the settlement.

FO5

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

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Fowlmere. 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 the north of the parcel lies in a moderate gap between Fowlmere and Thriplow, but tree cover around the southwest of Thriplow acts a significant separating feature. The parcel has strong distinction from the settlement, 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.

FO5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fowlmere:

Rating: Minor-moderate

The release and development of this land would broaden the frontage of Fowlmere in relation to the settlement gap with Thriplow.

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

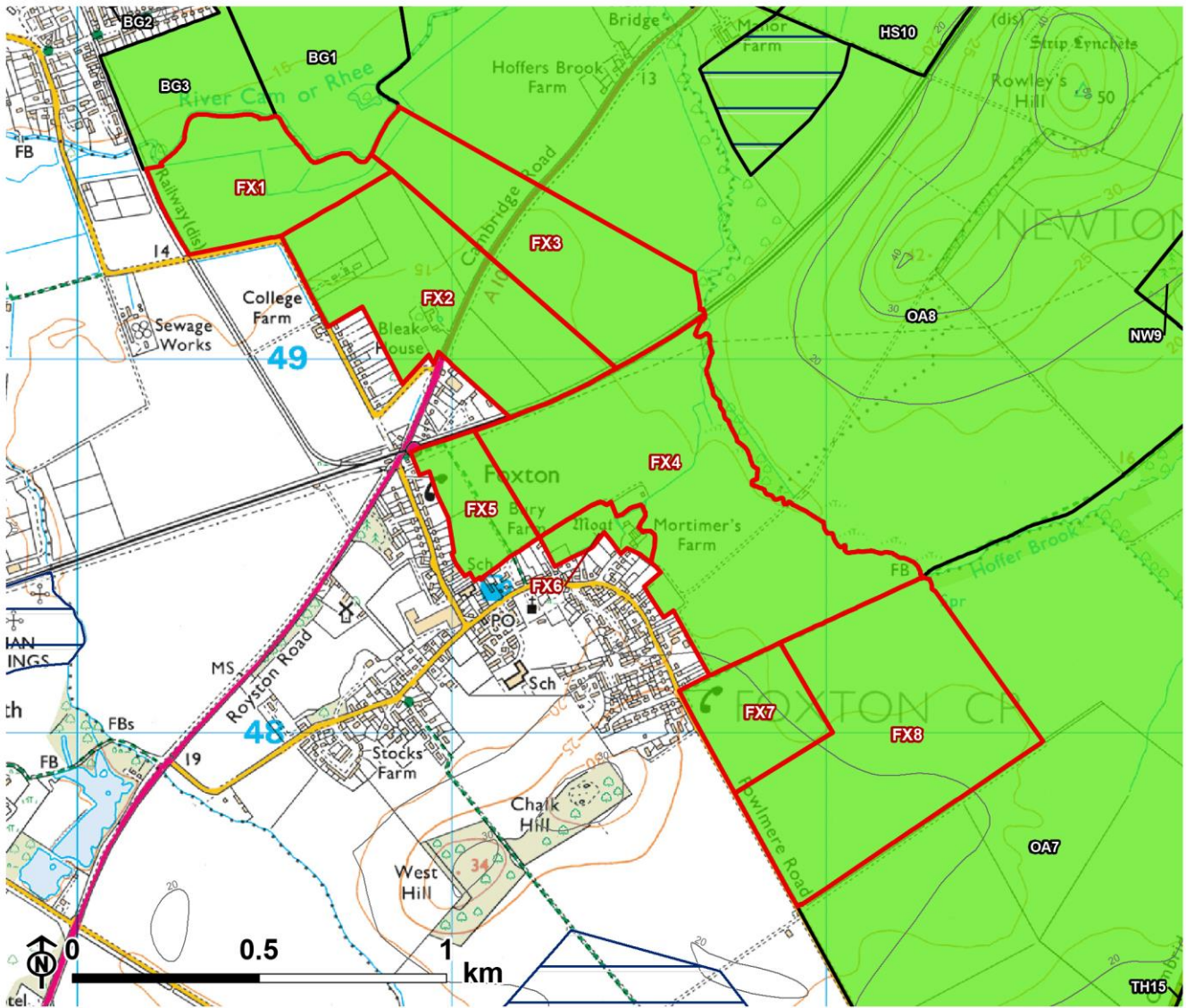
The adjoining land to the northwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel FO5 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 Fowlmere, would be high.

High

Foxton



- - - Local Authority boundary

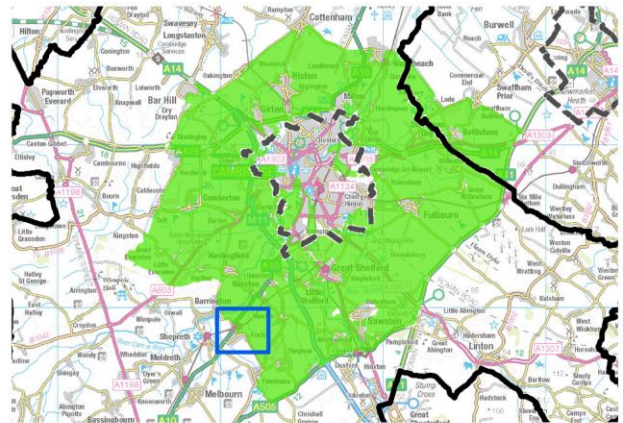
Foxton parcel

Neighbouring parcel

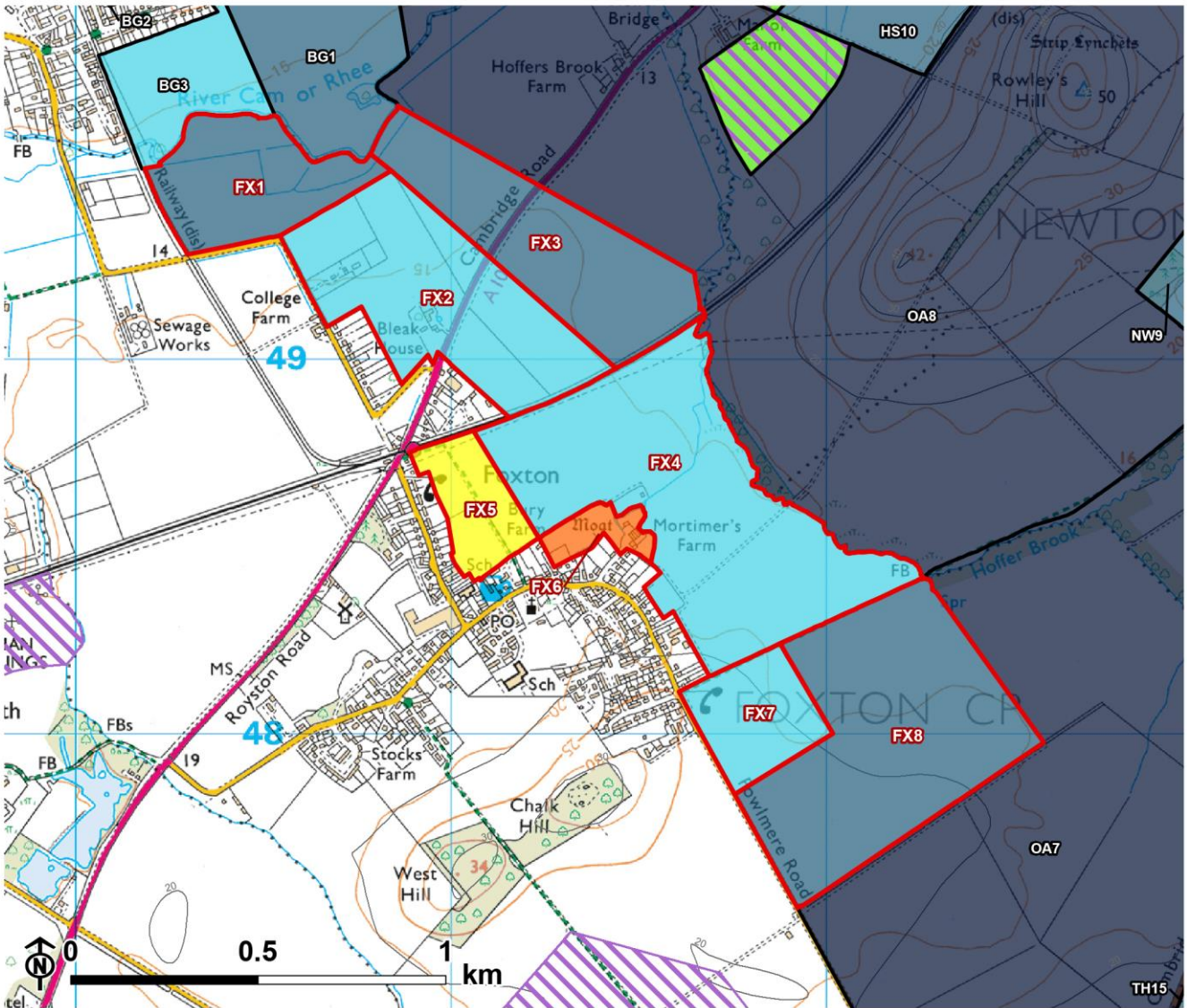
Green Belt

Absolute constraints

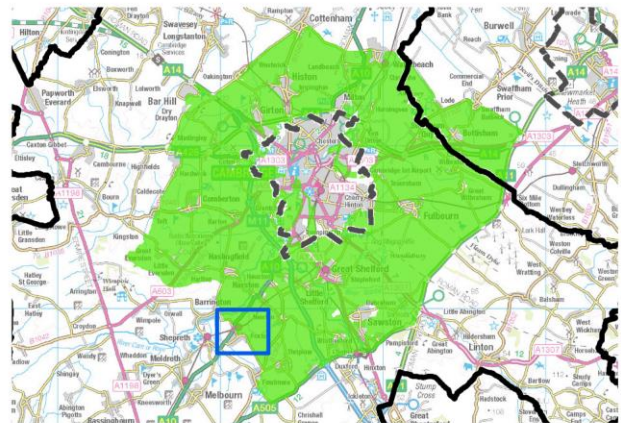
Scheduled monument



Foxton



- - - Local Authority
 - Foxton 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.

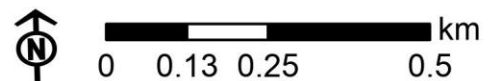
Overall harm of Green Belt release

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.

FX1



-  FX1
-  Neighbouring parcel
-  Green Belt



FX1

Parcel location and openness

Parcel size: 14.27ha

The parcel is located to the north of Foxton and contains arable land and an area of the Cam river corridor. The railway line forms the western edge of the parcel while the River Cam forms the northern edge.

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

Distinction between parcel and inset area

Land extends a significant distance from the settlement and is not contained by development. Barrington Road and the associated tree lines are a moderate boundary feature between the parcel and Foxton, so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Foxton. Overall, there is strong distinction between the parcel and the settlement.

FX1

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 Foxton. 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 Foxton, meaning it has a strong rural character. Land is located adjacent to the River Cam or Rhee, a tributary of the River Cam, which allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Foxton and Harston. Although the settlement gap is robust, there is strong distinction between the parcel and the settlement, 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.

FX1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of either Foxton or Barrington:

Rating: Minor-moderate

The release and development of land within this parcel as an expansion of either Foxton to the south or Barrington to the north would increase urbanising visual impact on land to the east from the settlement and would leave this land more closely contained by the inset edge and the wider Green Belt to the east.

The release would also reduce the settlement gap between Foxton and Barrington; however, this gap is protected by adjacent Green Belt land, so the additional impact is limited.

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

The adjoining land to the southeast 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

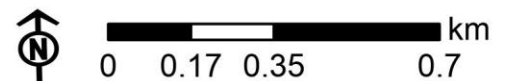
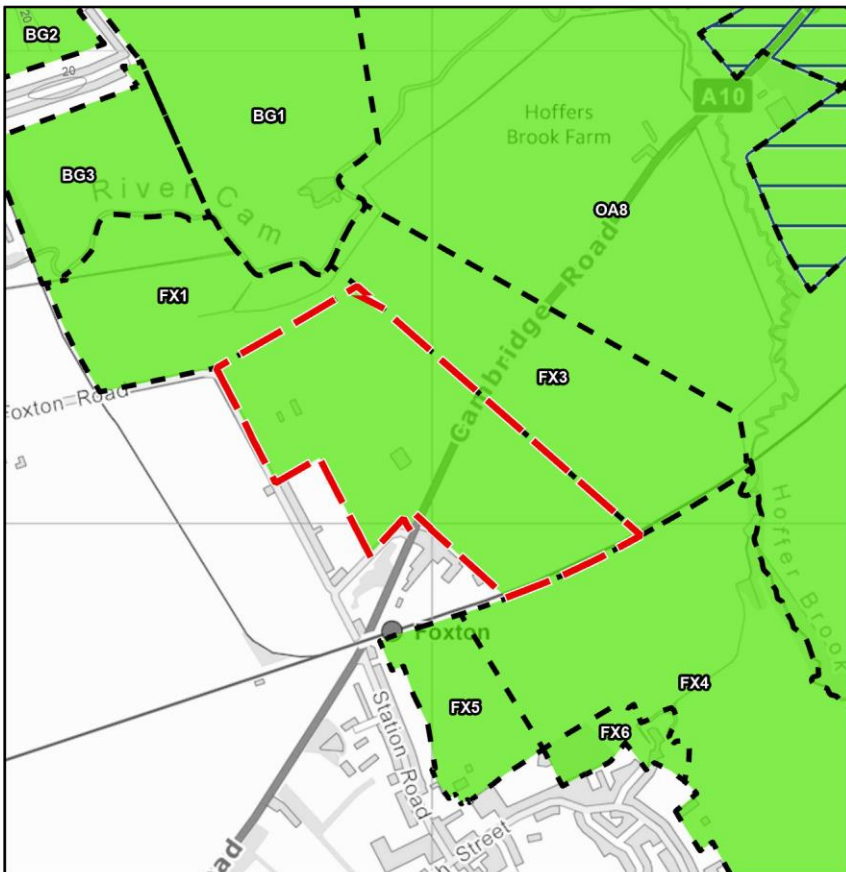
- Parcel FX1 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of either Foxton or Barrington, would be High.

High

FX2



-  FX2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FX2

Parcel location and openness

Parcel size: 26.88ha

The parcel is located to the north of Foxton and contains a residential building as well as Meads Farm Campsite, but is dominated by arable land. The parcel is crossed by the A10 and is bordered by the railway line to the southeast.

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

Distinction between parcel and inset area

Land extends a significant distance from the settlement and is not contained by development. However, the garden hedgerows to the southwest create little boundary separation between the parcel and Foxton and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Foxton. Overall, there is moderate distinction between the parcel and the settlement.

FX2

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 Foxton. 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 Foxton, meaning it has some relationship with the settlement. However, it predominantly comprises open farmland and therefore has some rural character. This makes some contribution to a rural landscape setting experienced on approach to Cambridge from the southwest along Royston Road/Cambridge Road (A10) and the railway line connecting Cambridge with London. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Foxton and Harston, but there are some significant separating features including the A10 and the River Cam. The parcel has some relationship with the settlement, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FX2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Foxton:

Rating: Minor-moderate

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

It would also increase the urbanising visual impact on land to the northeast and leave this land more closely contained by the inset edge and the wider Green Belt to the north.

The release of land within this parcel would reduce the wide settlement gap between Foxton and Harston.

The release would not have an impact on the contribution of land to the southeast to Green Belt purposes due to separation by the railway line.





Overall harm of Green Belt release

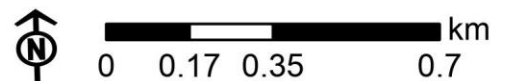
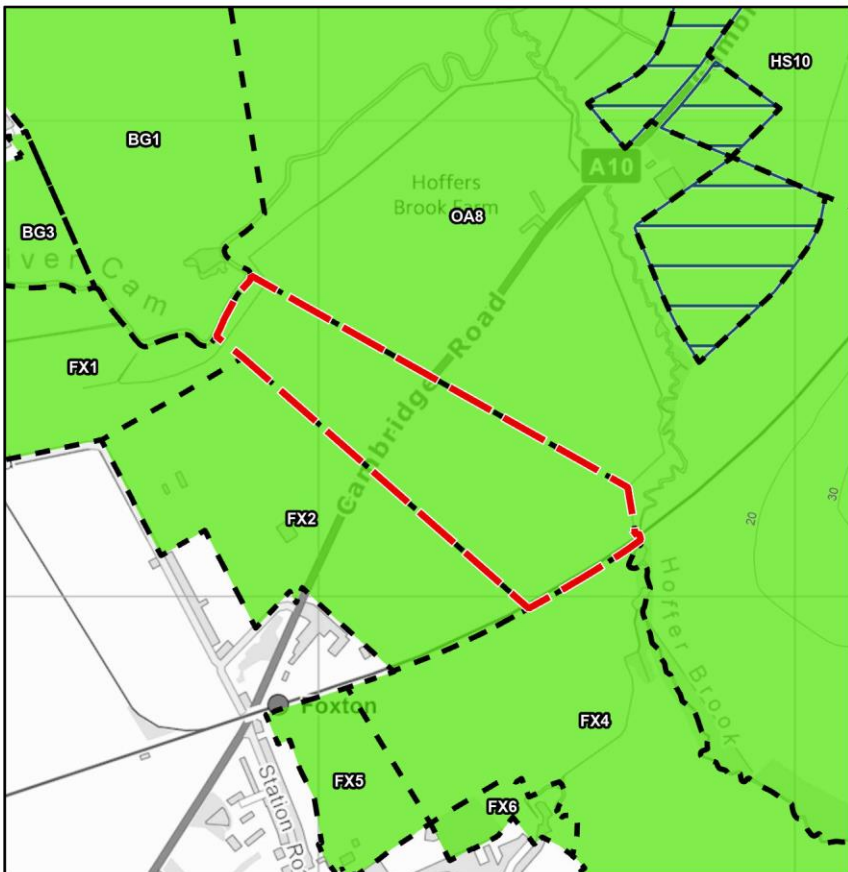
- Parcel FX2 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Foxton, would be Moderate High.

Moderate High

FX3



-  FX3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FX3

Parcel location and openness

Parcel size: 22.4ha

The parcel is located to the north of Foxton and is comprised of arable land. It is crossed by the A10 and the railway line forms the southeastern 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 development but, the hedgerows to the southwest create little boundary separation between the parcel and Foxton and so there is some urbanising visual influence. There are no significant boundary features close to the north eastern edge of Foxton, which means that there is a gradual weakening of the influence of the settlement with distance. The landform and land cover within the parcel do not create any additional distinction from Foxton. Overall, there is strong distinction between the parcel and the settlement.

FX3

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 Foxton. 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 Foxton, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to Cambridge from the southwest along Royston Road/Cambridge Road (A10) and the railway line connecting Cambridge with London. To the north land is also located adjacent to the River Cam or Rhee, a tributary of the River Cam, which allows some appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Foxton and Harston, but there are some significant separating features including the A10 and the River Cam. There is strong distinction between the parcel and the settlement, 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.

FX3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Foxton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and significantly increase urbanising visual impact on land to the north from the settlement, leaving the field to the northeast more closely contained by the inset edge and the woodland block beyond that, which separates it from the wider Green Belt.

The release of land within this parcel would also reduce the wide settlement gap between Foxton and Harston.

The adjoining land to the south, 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

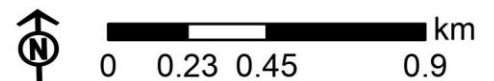
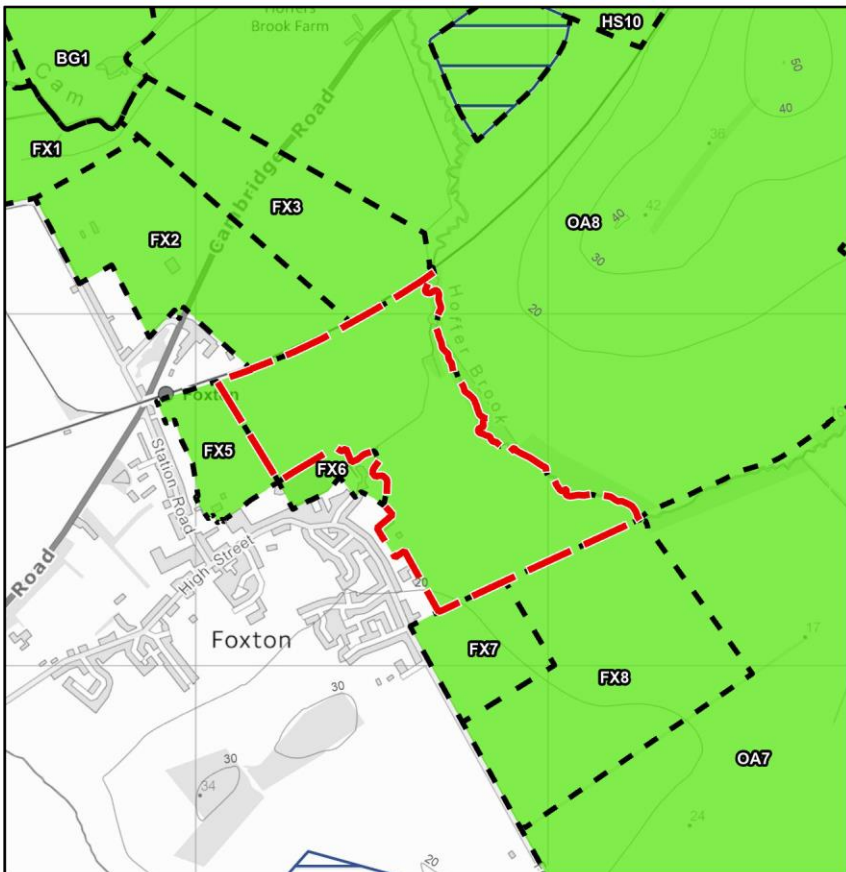
- Parcel FX3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Foxton, would be High.

High

FX4



-  FX4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FX4

Parcel location and openness

Parcel size: 43.96ha

The parcel is located to the northeast of Foxton and is comprised of arable land. Hoffer Brook and associated tree lines form the parcel's northeastern edge, while the railway line forms the northwestern edge.

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

Distinction between parcel and inset area

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

FX4

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

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

Contribution: Relatively limited

Land comprises open agricultural land that has a moderate distinction from the edge of Foxton 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. To the west the parcel fronts onto Foxton Conservation Area, and as such contributes to the rural character and setting the more intact and historic parts of the village along High Street and Fowlmere Road, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Foxton and Newton, but there are some significant separating features including Hoffer brook and associated tree lines, and no connecting features such as roads. The parcel has some relationship with the settlement, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

FX4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Foxton:

Rating: Minor

The release and development of land within this parcel would leave the field to the east more closely contained by the inset edge and the woodland belt beyond that, which separates it from the wider Green Belt.

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

The release would not have an impact on the settlement gap between Foxton and Harston due to strong screening by the tree belt and Hoffer Brook to the east.

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




Overall harm of Green Belt release

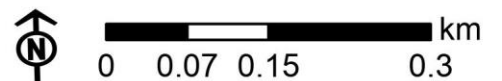
- Parcel FX4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Foxton, would be Moderate High.

Moderate High

FX5



-  FX5
-  Neighbouring parcel
-  Green Belt



FX5

Parcel location and openness

Parcel size: 6.95ha

The parcel is located to the north of Foxton and contains arable land and an agricultural building to the south. The railway line forms the northern edge of the parcel.

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

Distinction between parcel and inset area

The garden hedgerow boundaries create little separation between the parcel and Foxton and land is largely contained by development to the north, south and east so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Foxton. Overall, there is weak distinction between the parcel and the settlement.

FX5

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

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

Contribution: Moderate

Land has a weak distinction from the edge of Foxton, meaning it has some relationship with the settlement. However, it comprises open agricultural land 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. To the south the parcel also lies partly within Foxton Conservation Area, and as such contributes to the rural character and setting the more intact and historic parts of the village along High Street, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Foxton and Harston, with some significant separating features including Hoffer Brook and associated tree lines. There is weak distinction between the parcel and the settlement, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

FX5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Foxton:

Rating: Negligible

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




Overall harm of Green Belt release

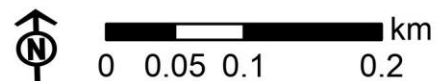
- Parcel FX5 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Foxton, would be Low.

Low

FX6



-  FX6
-  Neighbouring parcel
-  Green Belt



FX6

Parcel location and openness

Parcel size: 2.92ha

The parcel is located to the north of Foxton and contains woodland and several residential buildings.

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

Distinction between parcel and inset area

The parcel is in close proximity to the settlement and has some degree of containment by development, so there is some urbanising visual influence. However, the tree cover within the parcel is relatively prominent, which provides some distinction from Foxton and is a moderate boundary feature between the parcel and Foxton. The parcel is largely fronting onto an area that is partially contained by development, so the tree cover does not form a significant boundary feature. Overall, there is moderate distinction between the parcel and the settlement.

FX6

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Foxton, meaning it has some relationship with the settlement. However, the land predominantly comprises open farmland and woodland and therefore has some rural character. The parcel lies partially within Foxton Conservation Area to the east, and as such contributes to the rural character and setting the more intact and historic parts of the village along High Street, Mortimers Lane and Fowlmere Road, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

FX6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Foxton:

Rating: Minor

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

Overall harm of Green Belt release

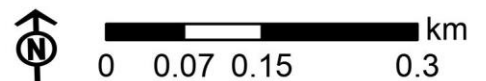
- Parcel FX6 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Foxton, would be Moderate.

Moderate

FX7



-  FX7
-  Neighbouring parcel
-  Green Belt



FX7

Parcel location and openness

Parcel size: 8.95ha

The parcel is located to the southeast of Foxton and contains an area of arable land. Fowlmere Road forms the western edge of the parcel.

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

Distinction between parcel and inset area

The garden hedgerow boundary to the northwest creates little boundary separation between the parcel and Foxton and there is some urbanising visual influence from the outer edge of the Green Belt to the west. However, the parcel extends a significant distance from the settlement and is not contained by development. The landform and land cover within the parcel do not create any additional distinction from Foxton. Overall, there is moderate distinction between the parcel and the settlement.

FX7

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

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

Contribution: Relatively limited

The parcel comprises open farmland that has a moderate distinction from the edge of Foxton and therefore has some rural character. It contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Foxton and Newton and a wider gap between Foxton and Thriplow, but there are some significant separating features including Hoffer Brook and associated tree lines, and Cambridge Road, respectively. The parcel has some relationship with the settlement, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FX7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Foxton:

Rating: Minor-moderate

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

The release of this parcel would not have an impact on the contribution of land to the north to Green Belt purposes due to separation by a hedgerow and a small frontage.





Overall harm of Green Belt release

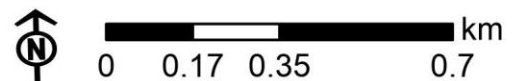
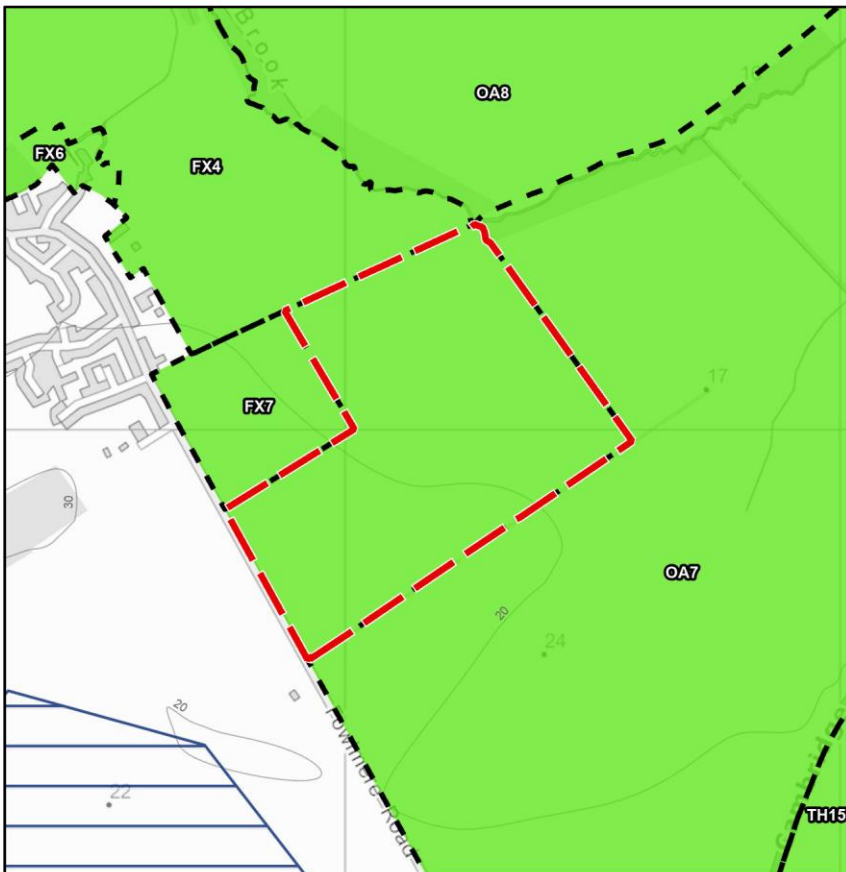
- Parcel FX7 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Foxton, would be Moderate High.

Moderate High

FX8



-  FX8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FX8

Parcel location and openness

Parcel size: 36.53ha

The parcel is located to the southeast of Foxton and is comprised of arable land. Fowlmere Road forms the south 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 garden hedgerow boundaries to the west create little separation between the parcel and Foxton, the parcel is not contained by development and there is no urbanising visual influence. Beyond the settlement edge, there are no significant boundary features close to the south eastern edge of Foxton, which means that there is a gradual weakening of the influence of the inset settlement with distance. The landform and land cover within the parcel do not create any additional distinction from Foxton. Overall, there is strong distinction between the parcel and the settlement.

FX8

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

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Foxton. 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 Foxton and Newton and a wider gap between Foxton and Thriplow, but there are some significant separating features including Hoffer Brook and associated tree lines, and Cambridge Road, respectively. There is strong distinction between the parcel and the settlement, 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.

FX8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Foxton:

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 leave the remainder of this field more closely contained by the settlement edge and the hedgerows further east, which separate it from the wider Green Belt.

The release of land within this parcel would also reduce the wide settlement gap between Foxton and Thriplow to the southeast.

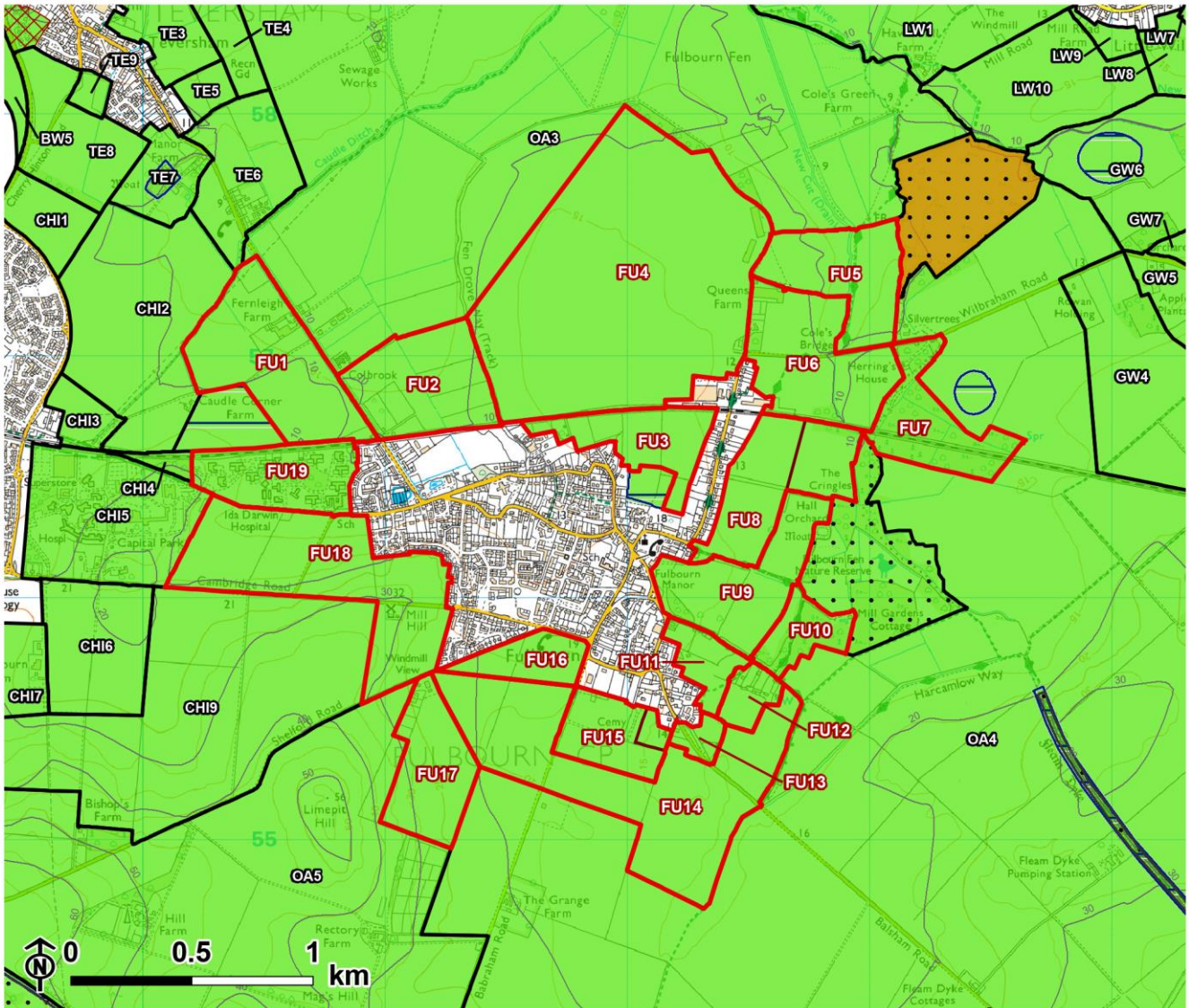
The adjoining land to the north and northwest not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

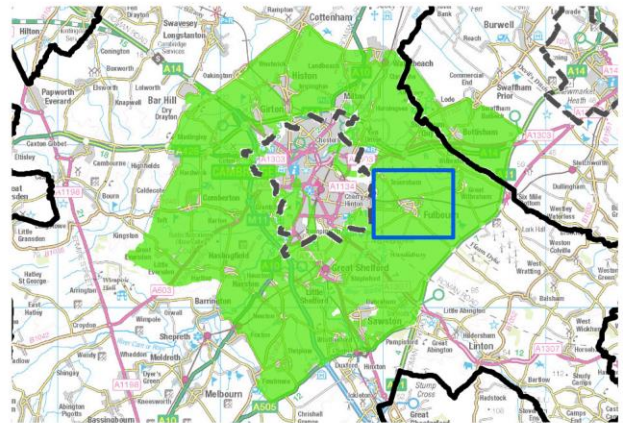
- Parcel FX8 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Foxton, would be High.

High

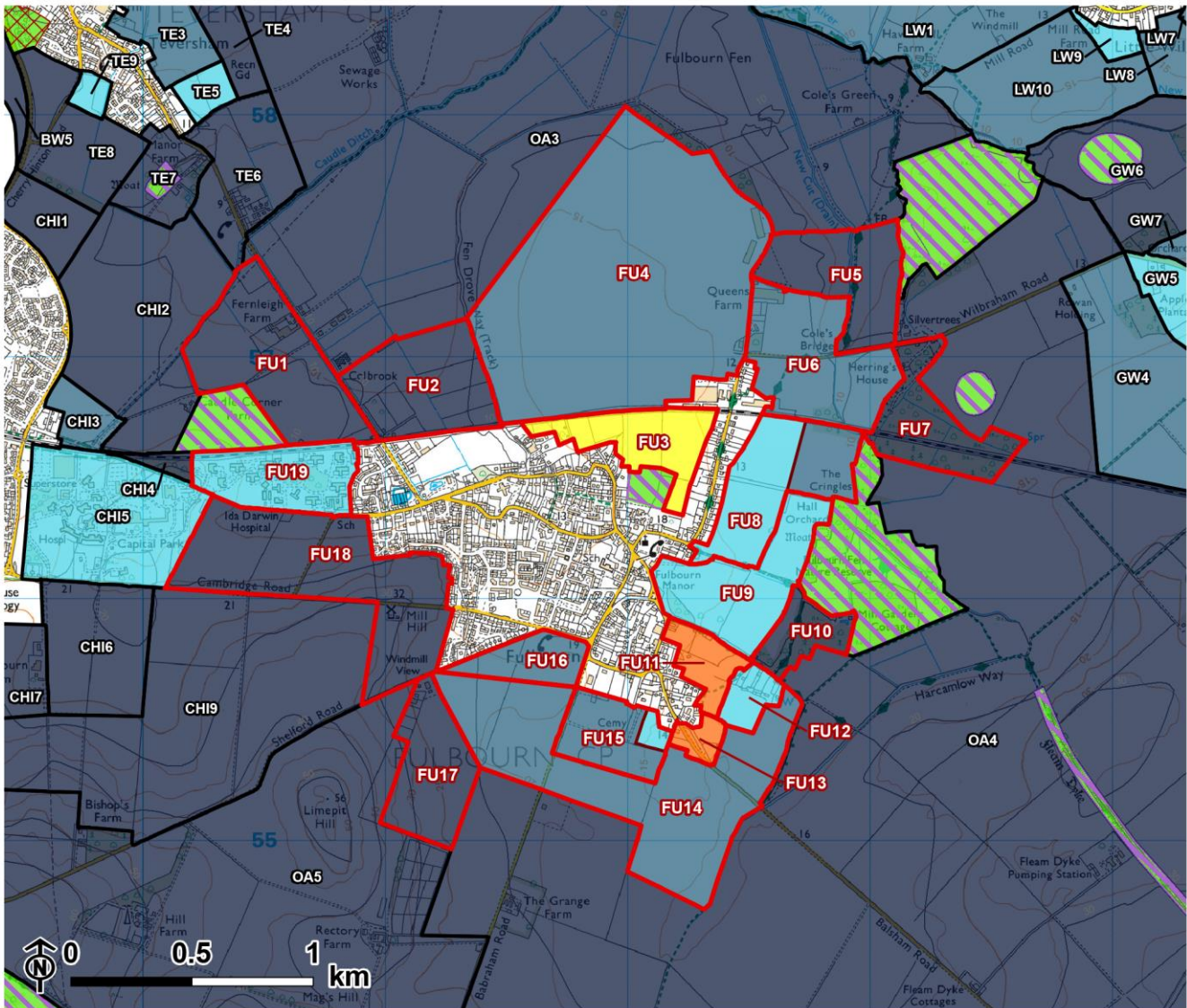
Fulbourn



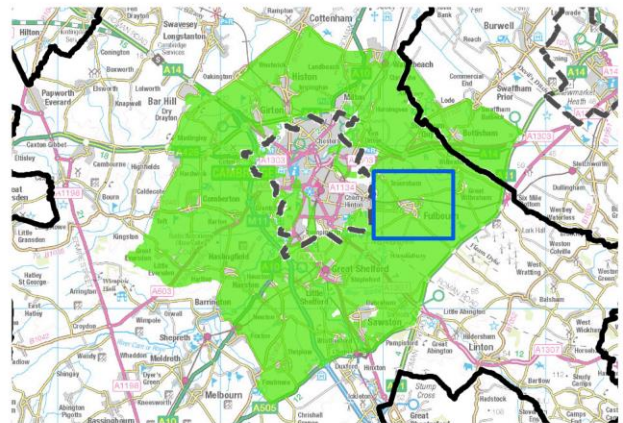
- - - Local Authority boundary
 - Fulbourn parcel
 - Division between parcel sub-areas
 - Neighbouring parcel
 - No openness
 - Green Belt
- Absolute constraints**
- Site of Special Scientific Interest
 - CRoW Registered Common Land
 - Scheduled monument



Fulbourn



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



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt

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

Overall harm of Green Belt release

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

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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.

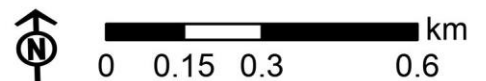
Overall harm of Green Belt release

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.

FU1



-  FU1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FU1

Parcel location and openness

Parcel size: 29.86ha

The parcel is located to the northwest of Fulbourn and contains arable land. Teversham Road is located to the east and a railway line forms the southern edge of the parcel. A Scheduled Monument (Settlement site by Caudle Corner Farm) is located to the west while Ferndale Children's Playground is located to the north.

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

Distinction between parcel and inset area

The railway line and associated treeline to the south is a strong boundary feature creating separation between the parcel and Fulbourn. The parcel is not contained by inset development and extends a significant distance from the inset area, with views that are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Fulbourn and, overall, there is strong distinction between the parcel and the inset area.

FU1

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 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 relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a strong distinction from the edge of Fulbourn, 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. Land also forms the immediate setting of a Scheduled Monument 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 lies in a moderate gap between Fulbourn and Cambridge (Cherry Hinton), but urbanising development between the two reduces perceived separation and increases the fragility of the gap. 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.

FU1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Moderate

The release and development of land within this parcel would increase urbanising containment and weaken the boundary distinction of land to the northwest from the settlement, as well as weaken the strong boundary distinction of land to the north from the settlement.

Although existing urbanising development to the southwest limits the additional impact, the release of this parcel would result in the settlement gap between Cambridge and Fulbourn to become narrow.

The adjoining land to the south 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

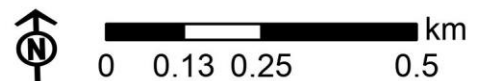
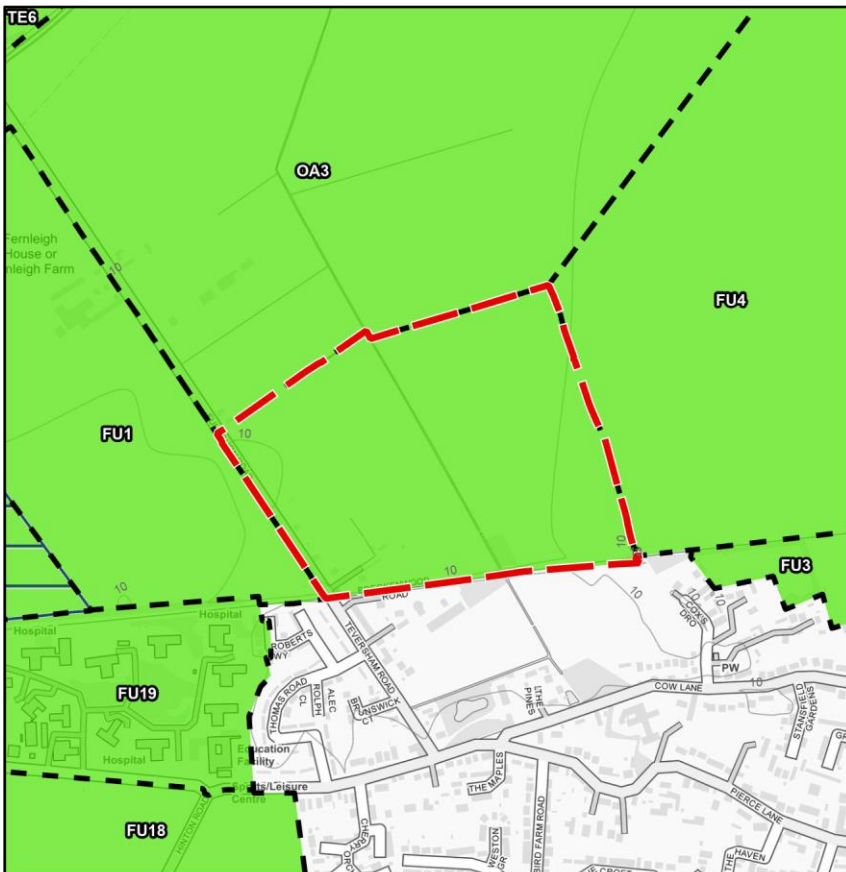
- Parcel FU1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be very high.

Very High

FU2



-  FU2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FU2

Parcel location and openness

Parcel size: 22.28ha

The parcel is located to the north of Fulbourn and is comprised predominantly of arable land. Teversham Road forms the parcel's western edge and the railway line forms the southern edge.

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

Distinction between parcel and inset area

Land is not contained by inset development at Fulbourn and the railway line and associated treeline to the south forms a strong boundary feature that creates separation between the parcel and the inset settlement. Land extends a significant distance from the inset area and views from the parcel are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is strong distinction between the parcel and the inset area.

FU2

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some 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

The parcel comprises open agricultural land that has a strong distinction from the edge of Fulbourn, 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

There is a moderate gap between Fulbourn and Teversham. Urbanising development on Teversham Road reduces gaps but Caudle Ditch is a significant separating feature. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

FU2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Moderate

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

Although existing urbanising development on Teversham Road to the north reduces gaps, the release of this parcel would result the settlement gap between Fulbourn and Teversham to become narrower.

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

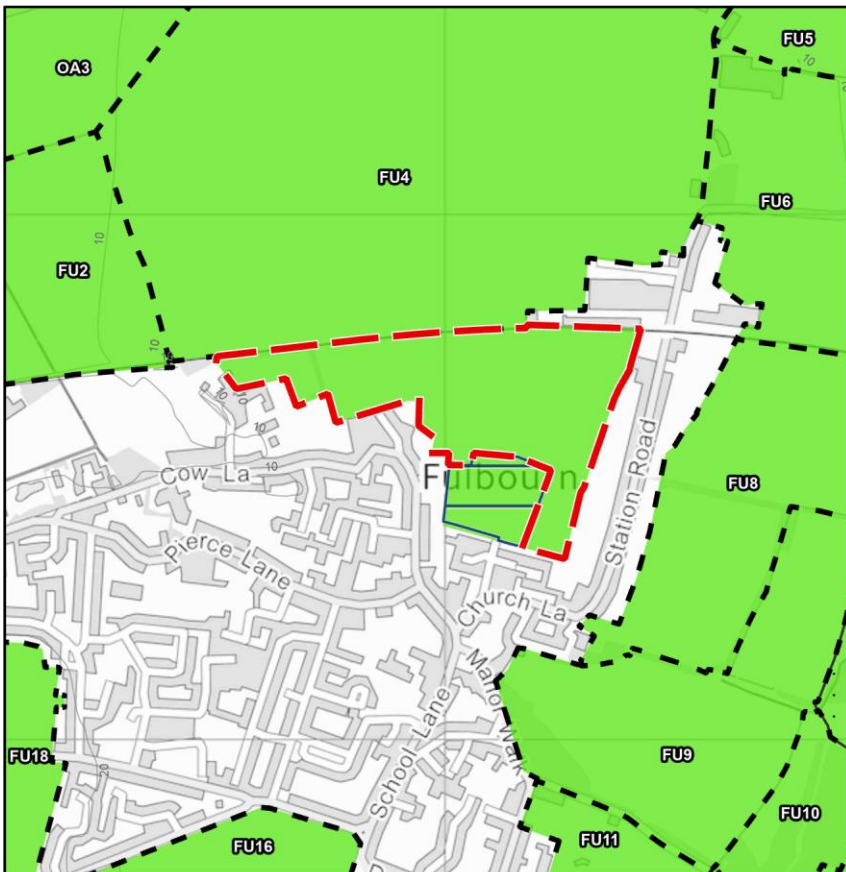
- Parcel FU2 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be very high.

Very High

FU3



-  FU3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



FU3

Parcel location and openness

Parcel size: 14.54ha

The parcel is located to the north of Fulbourn and is contained by the railway line to the north. The parcel consists of arable land, and a Scheduled Monument (Iron Age ritual enclosure) is located to the south and Station Road is located to the east.

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

Distinction between parcel and inset area

The parcel is largely contained by inset development and the garden hedgerows to the east and west create little boundary separation between the parcel and Fulbourn. The railway line to the north creates separation from the wider Green Belt. Neither the countryside nor the inset settlement dominates views and neither the landform nor land cover within the parcel create any additional distinction from Fulbourn. Overall, there is weak distinction between the parcel and the inset area.

FU3

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

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

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

Contribution: Moderate

Land has a weak distinction from the edge of Fulbourn, meaning it has a strong relationship with the inset area. However, it comprises open farmland and therefore has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the east along the railway line connecting Cambridge with Ipswich. The parcel also forms the immediate setting of a Scheduled Monument and lies immediately adjacent to Fulbourn Conservation Area, for which it contributes to the character and special qualities. It fronts directly on to the more intact and historic parts of the village (including High Street, Church Lane and Apthorpe Street), allowing an appreciation of its rural character and setting, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is peripheral to a moderate gap between Fulbourn and Teversham.

There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes no contribution to Cambridge Purpose 3.

FU3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Negligible

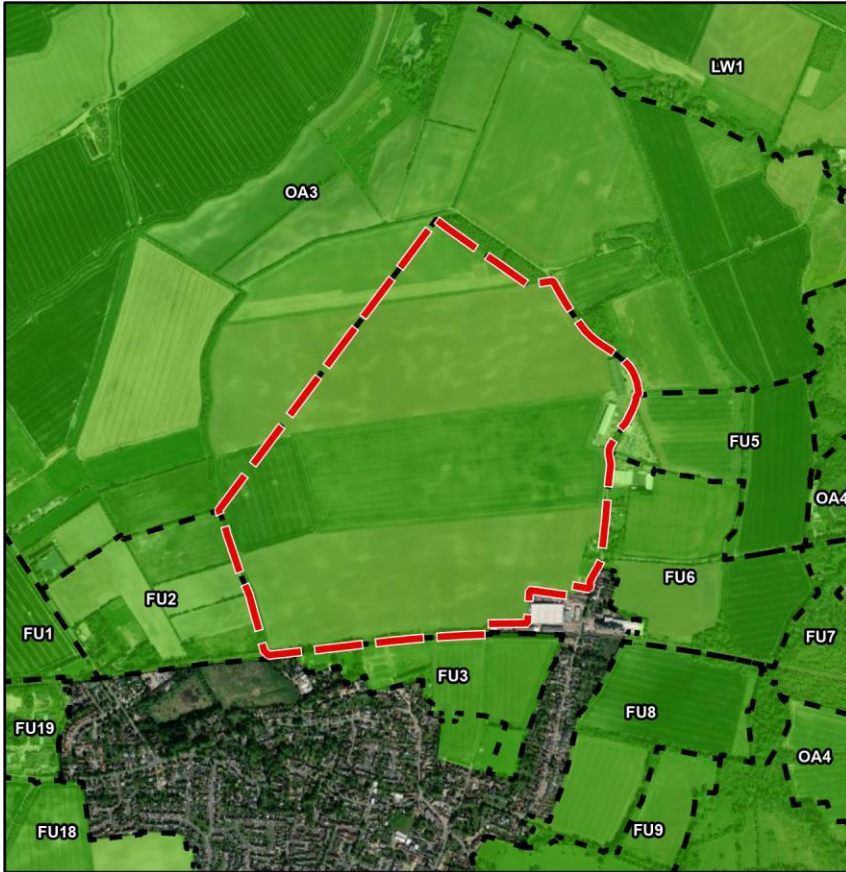
The release would not have an impact on the contribution of land to the north of the parcel to Green Belt purposes due to the presence of the railway line as a strong boundary feature.







Overall harm of Green Belt release

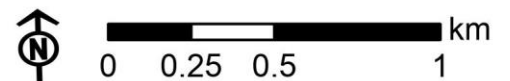
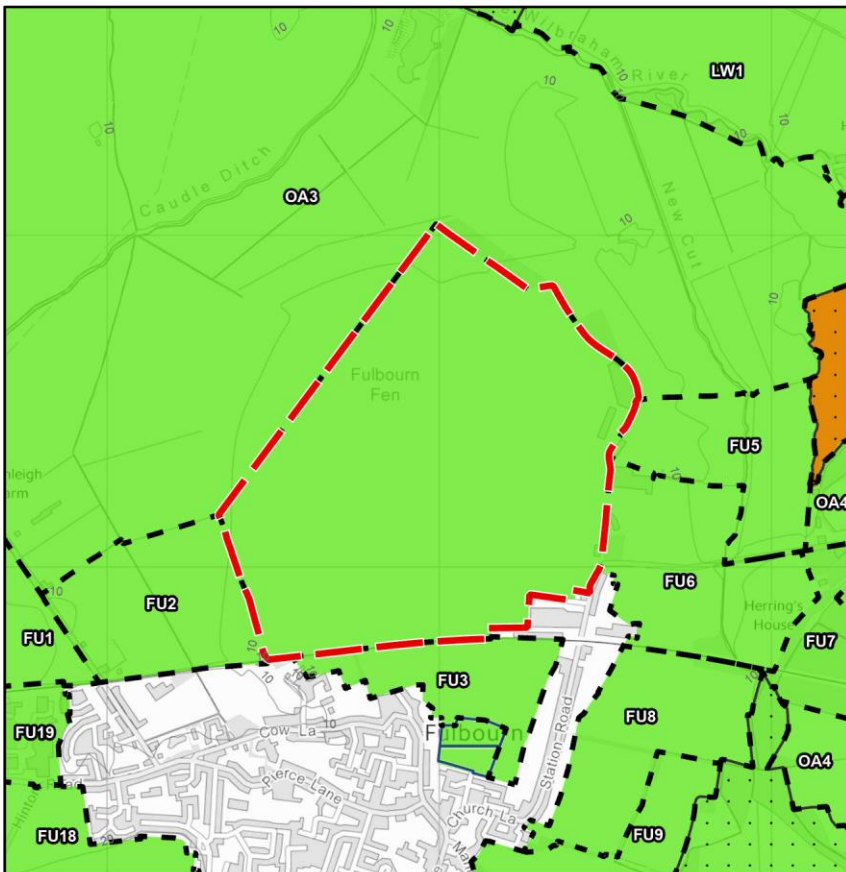
- Parcel FU3 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be low.

Low

FU4



-  FU4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



FU4

Parcel location and openness

Parcel size: 105.8ha

The parcel is located to the north of Fulbourn and the railway line, and to the northwest of Wilbraham Road Industrial Estate.

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

Distinction between parcel and inset area

The railway line to the south of the parcel is a strong boundary feature, but its role in creating separation between the parcel and Fulbourn has been diminished by Station Road and Wilbraham Road Industrial Estate. Land extends a significant distance from Fulbourn and is not contained by inset development, with views that are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Fulbourn and, overall, there is strong distinction between the parcel and the inset area.

FU4

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some 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

The parcel comprises open agricultural land that has a strong distinction from the edge of Fulbourn, 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 peripheral to a moderate gap between Fulbourn and Teversham. 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.

FU4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

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

Although existing urbanising development on Teversham Road to the north reduces gaps, the release of this parcel would reduce the settlement gap between Fulbourn and Teversham.

The adjoining land to the south 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

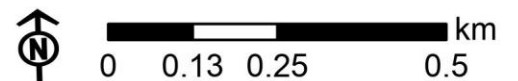
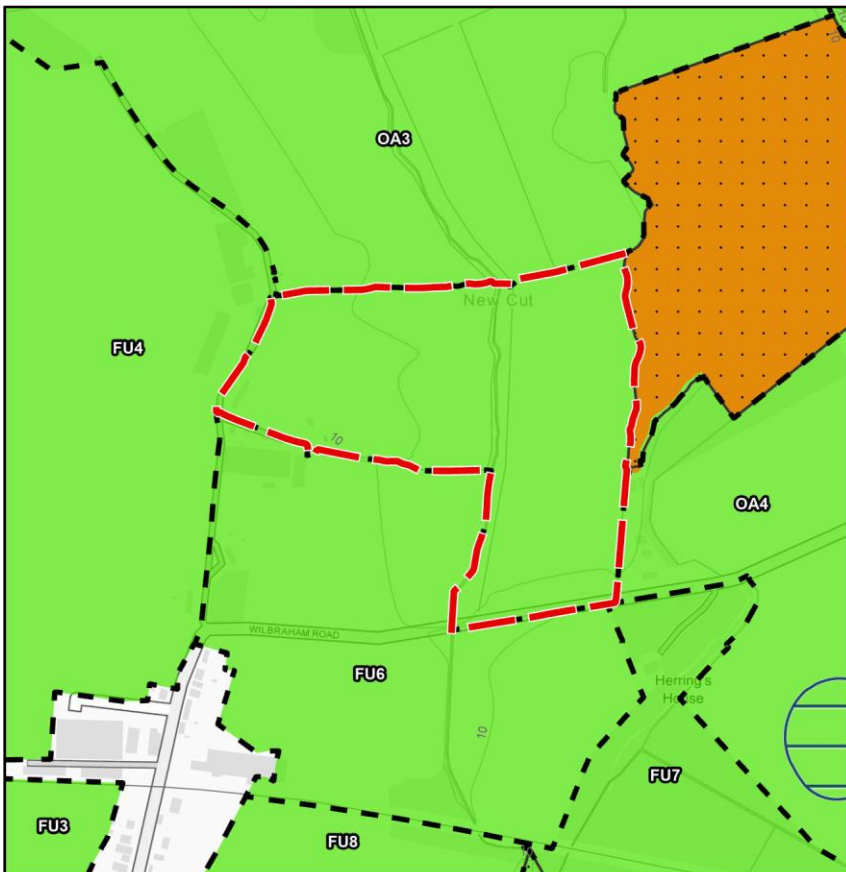
- Parcel FU4 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. 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 Fulbourn, would be high.

High

FU5



-  FU5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



FU5

Parcel location and openness

Parcel size: 19.77ha

The parcel is located to the northeast of Fulbourn and is comprised predominantly of arable land. Great Wilbraham Common is located to the northeast, while Wilbraham Road forms the southern edge of the parcel.

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

Distinction between parcel and inset area

The hedgerows and Wilbraham Road to the southwest are relatively weak boundary features individually, but in combination they create moderate separation between the parcel and Fulbourn. The parcel extends a significant distance from the inset area and is not contained by inset development, with views that are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is strong distinction between the parcel and the inset area.

FU5

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some 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 comprises open farmland that has a strong distinction from the edge of Fulbourn, meaning it has a strong rural character. It is also closely associated with the adjacent Great Wilbraham Common (SSSI and Registered Common Land), forming part of its wider setting, meaning it contributes positively to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a moderate gap between Fulbourn and Great Wilbraham, but there are some significant separating features including bands of woodland and Great Wilbraham Common. 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.

FU5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact and significantly weaken the strong boundary distinction of land to the north from the settlement and would result in an area of land to the north, which is separated from the wider Green Belt by hedgerows, forming the Green Belt adjacent to the inset edge.

The release of this parcel would also result in the settlement gap between Fulbourn and Great Wilbraham to become narrower

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







Overall harm of Green Belt release

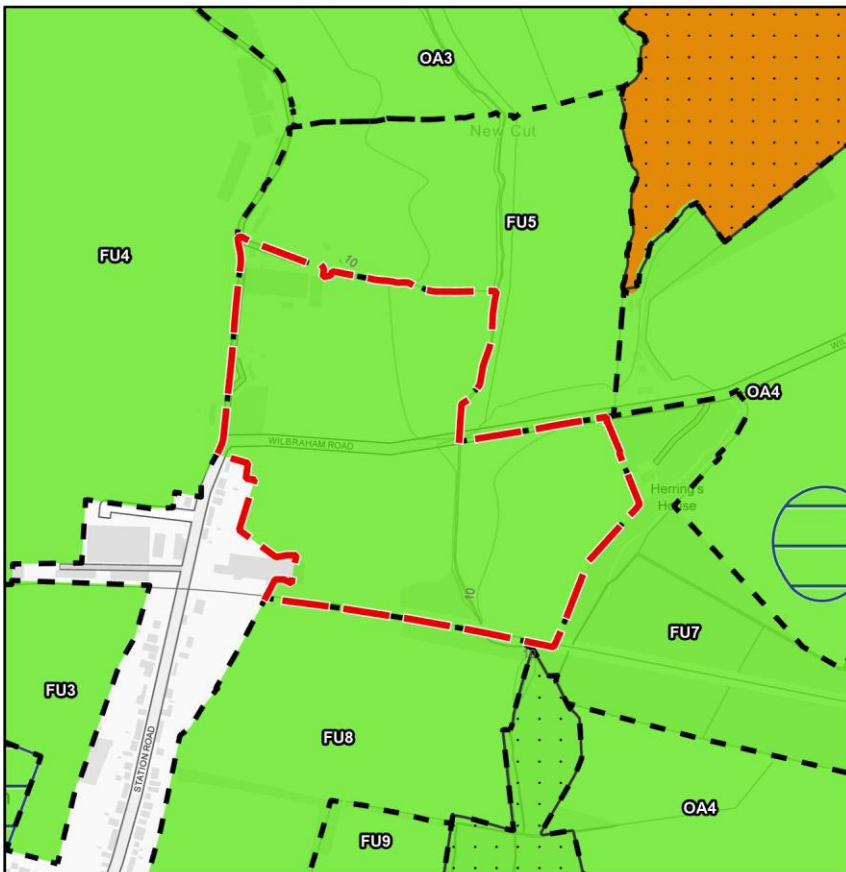
- Parcel FU5 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be very high.

Very High

FU6



-  FU6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



FU6

Parcel location and openness

Parcel size: 26.33ha

The parcel is located to the northeast of Fulbourn, to the north of the railway line, and is comprised of arable land. The parcel contains Queens Farm to the northeast and is crossed by Wilbraham Road.

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

Distinction between parcel and inset area

Although the hedgerow to the southwest creates little boundary separation between the parcel and Fulbourn, land extends a significant distance from the inset area and is not contained by inset development. Neither the countryside nor the inset settlement dominates views from the parcel as existing development within the parcel to the northwest has some adverse visual impact since it includes some industrial uses. Neither the landform nor land cover within the parcel create any additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU6

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

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

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

Contribution: Relatively limited

The parcel predominantly comprises open agricultural land that has a moderate distinction from the edge of Fulbourn, meaning it has some rural character. There is some industrial development at Queens Farm to the northwest that slightly weakens its rural character. Land makes some contribution 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 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 lies in a moderate gap between Fulbourn and Great Wilbraham, but there are some significant separating features including bands of woodland and Great Wilbraham Common. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FU6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would reduce the settlement gap between Fulbourn and Great Wilbraham. It would increase urbanising visual impact and weaken the boundary distinction of land to the north from the settlement and would also create some additional urbanising containment of land in the large field to the west.

The release of land within this parcel only to the south of Wilbraham Road would reduce any additional impact on land to the north and west, but overall would still result in a minor-moderate additional impact.

Woodland forms a strong boundary to the east, preventing any impact on land beyond

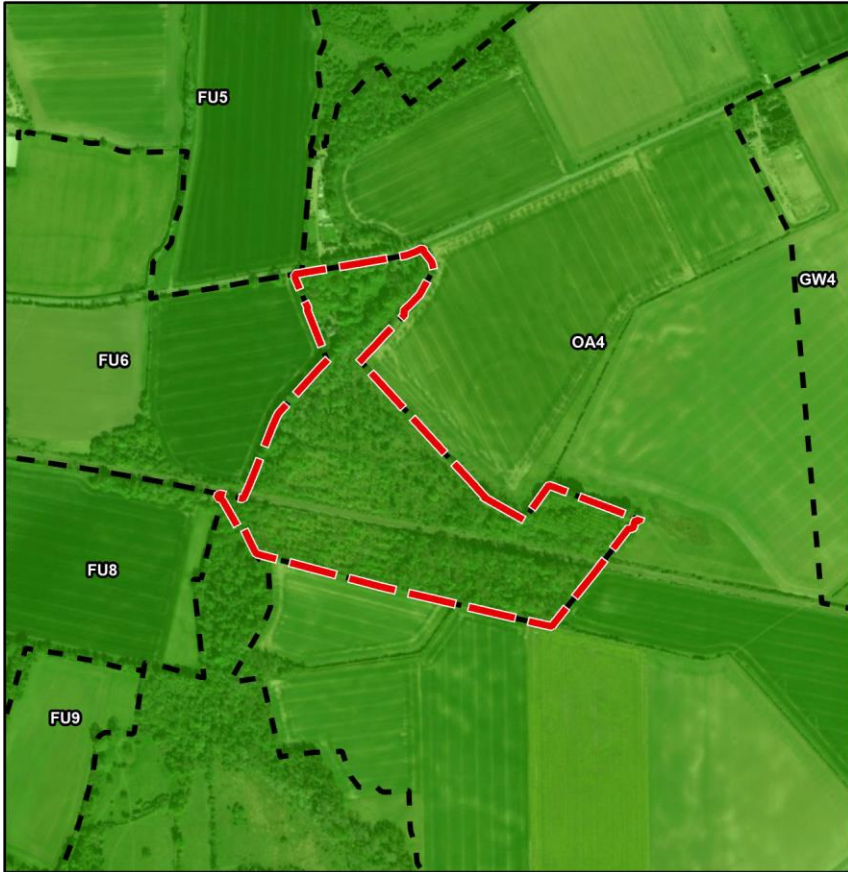
The adjoining land to the south does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.







Overall harm of Green Belt release

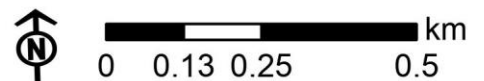
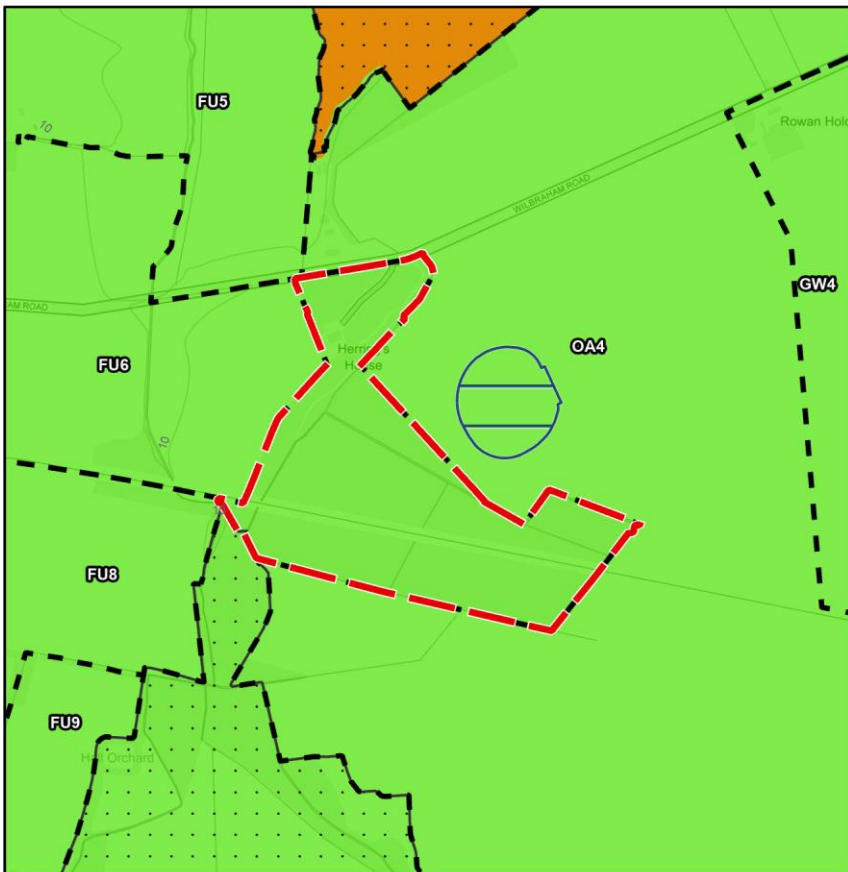
- Parcel FU6 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be high.

High

FU7



-  FU7
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



FU7

Parcel location and openness

Parcel size: 16.45ha

The parcel is located to the northeast of Fulbourn and is dominated by woodland. It contains Herring's House to the northwest and is crossed by the railway line. The parcel is located to the southwest of a Scheduled Monument and to the south of Wilbraham Road.

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

Distinction between parcel and inset area

Land is not contained by inset development and is dominated by views of open countryside. The tree cover within the parcel and railway line to the southeast are strong boundary features creating separation between the parcel and Fulbourn. The woodland within the parcel is very prominent, creating additional distinction from Fulbourn. Overall, there is very strong distinction between the parcel and the inset area.

FU7

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some 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

The parcel comprises woodland that has a strong distinction from the edge of Fulbourn, 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. Land also lies immediately adjacent to Fulbourn Fen (SSSI) and a henge monument (Scheduled Monument), forming part of their wider setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a moderate gap between Fulbourn and Great Wilbraham, but there are some significant separating features including bands of woodland and Great Wilbraham Common. 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.

FU7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Moderate

The release of land within this parcel would weaken the strong boundary distinction of land to the east and south from the settlement and would result in an area of land to the east and south forming the Green Belt adjacent to the inset edge.

The release of this parcel would also result in the settlement gap between Fulbourn and Great Wilbraham to become narrow and remove an area of woodland that forms a key separating feature between the two settlements

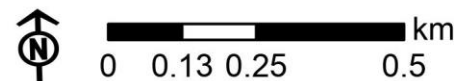
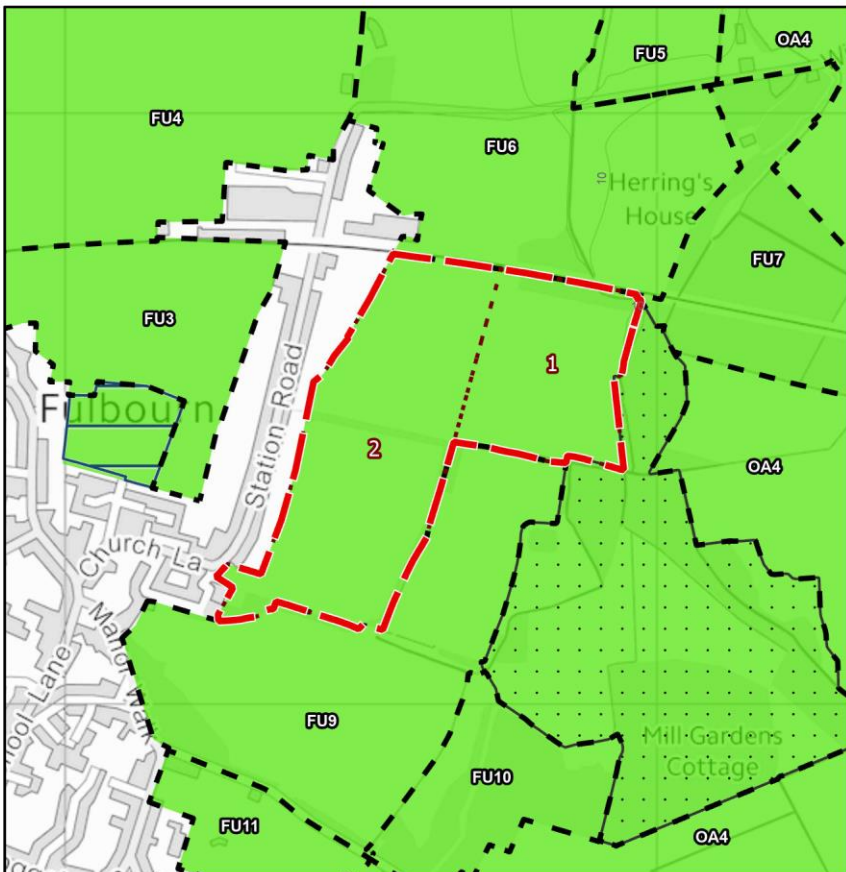
The adjoining land to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel FU7 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be very high.

Very High

FU8



FU8

Parcel location and openness

Parcel size: 22.62ha

The parcel is located to the northeast of Fulbourn and is comprised of arable land. Station Road is located to the west and the railway line forms the northern edge of the parcel. Fulbourn Fen SSSI is located to the southeast.

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

Distinction between parcel and inset area

Although the parcel extends a significant distance from the Fulbourn and is not contained by inset development, the garden hedgerow boundaries to the west create little separation between the parcel and the inset settlement.

Neither the countryside nor the inset settlement dominates views and the landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU8

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Fulbourn, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. This makes some contribution to a rural landscape setting experienced on approach to the wider city from the east along the railway line connecting Cambridge with Ipswich, Land lies immediately adjacent to Fulbourn Fen (SSSI), forming part of its wider setting. It also fronts on to some of the more intact and historic parts of the village on Station Road, allowing some appreciation of its rural character and setting, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a wide gap between Fulbourn and Great Wilbraham, with some significant separating features including Fulbourn Fen SSSI, the railway line and woodland bands. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

FU8

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release and development of land within this parcel would result in some urbanising containment of land to the south, in particular the field to the southeast between the parcel and Fulbourn Fen.

Although release would reduce the settlement gap between Fulbourn and Great Wilbraham, the impact is limited as these arable fields are contained by the railway line to the north and woodland within Fulbourn Fen to the east.

The release would not have an impact on the contribution to the Green Belt purposes of land to the north, beyond the strong railway boundary, or land to the east in Fulbourn Fen, which is protected from development by its SSSI status.

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

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

Rating: Minor

Limiting the release to the smaller field to the south together with just the western half of the larger field would avoid urbanising containment of the field to the southeast between the parcel and Fulbourn Fen.

Overall harm of Green Belt release

- Parcel FU8 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel (map areas 1 and 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be high.

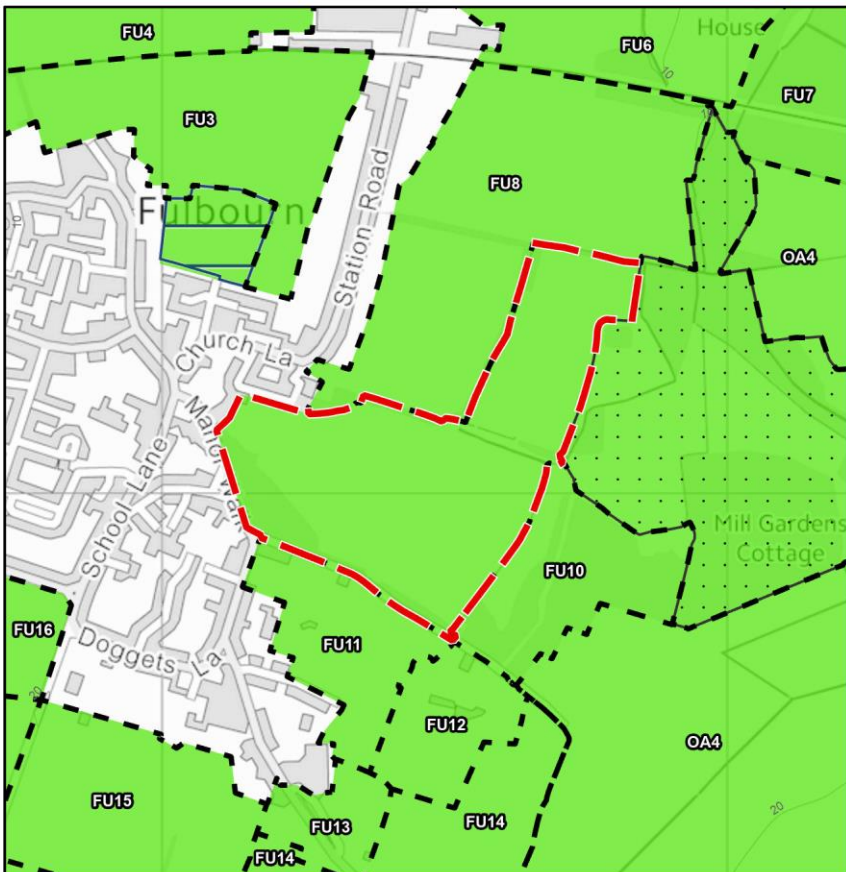
FU8

High

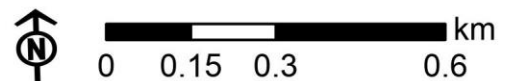
- The additional impact on the adjacent Green Belt of the release of just the western part of the parcel (map area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be moderate-high.

Moderate High

FU9



-  FU9
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



FU9

Parcel location and openness

Parcel size: 21.88ha

The parcel is located to the east of Fulbourn and to the north of Stonebridge Lane. It contains arable land to the north and an area of parkland to the south. Fulbourn Fen SSSI is located to the east of the parcel.

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

Distinction between parcel and inset area

Although there is lower boundary separation between the inset settlement and the southern area of the parcel, the treeline to the west of the northern area of the parcel is a moderate boundary feature between the parcel and Fulbourn. The parcel extends a significant distance from the inset area, is not contained by inset development and views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is strong distinction between the parcel and the inset area.

FU9

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some 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 comprises open farmland that has a strong distinction from the edge of Fulbourn, meaning it has a strong rural character. To the southwest land comprises the former parkland setting of Fulbourn Manor and lies partly within Fulbourn Conservation Area, for which it contributes to the character and special qualities. It fronts directly on to the more intact and historic parts of the village (including the High Street and Church Lane), allowing some appreciation of its rural character and setting, which in turn contributes to the quality of Cambridge's setting. Land also lies immediately adjacent to Fulbourn Fen (SSSI), forming part of its wider setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Fulbourn and Great Wilbraham, with some significant separating features including Fulbourn Fen SSSI, the railway line and woodland bands. 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.

FU9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor

The release of land within this parcel would weaken the strong boundary distinction of land to the east from the settlement and would result in an area of land to the east, which is separated from the wider Green Belt to the east by Fulbourn Fen SSSI, forming the Green Belt adjacent to the inset edge.

The adjoining land to the north 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

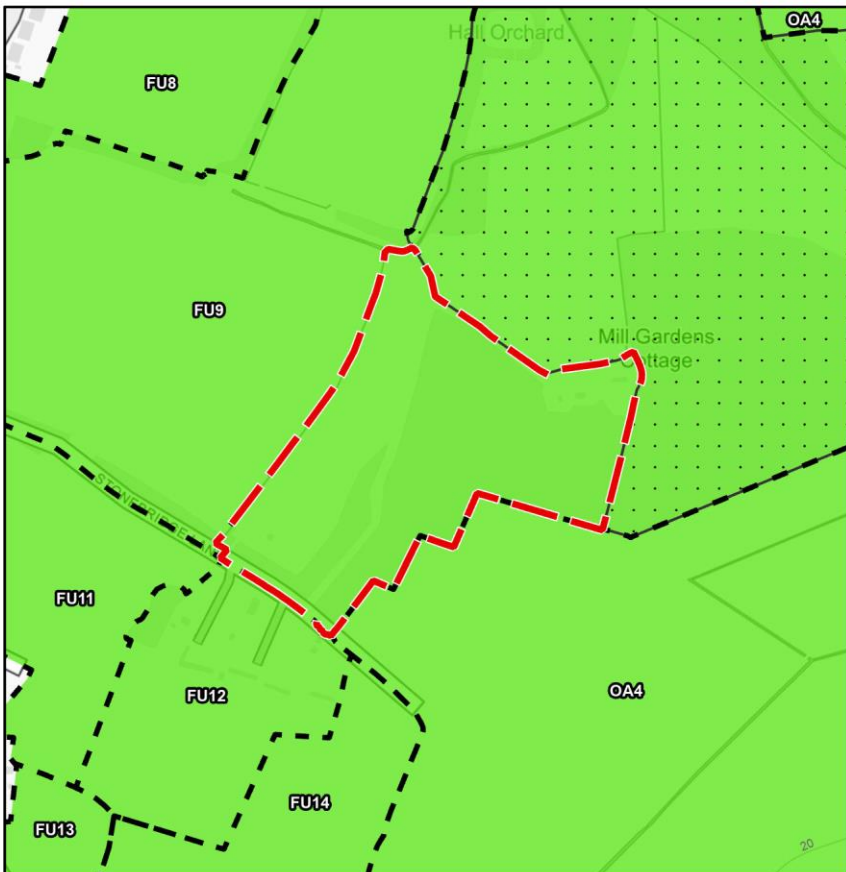
- Parcel FU9 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. 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 Fulbourn, would be moderate high.

Moderate High

FU10



-  FU10
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



FU10

Parcel location and openness

Parcel size: 7.86ha

The parcel is located to the east of Fulbourn and contains an area of woodland. Fulbourn Fen SSSI is located to the north and Stonebridge Lane forms the parcel's southern edge.

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

Distinction between parcel and inset area

The parcel is not contained by inset development and extends a significant distance from Fulbourn, with views that are dominated by open countryside. The tree cover within the parcel and treelines to the west combine to create strong separation between the parcel and Fulbourn. The woodland within the parcel is very prominent, creating additional distinction from the inset area. Overall, there is very strong distinction between the parcel and the inset area.

FU10

Contribution to the Green Belt purposes

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

Contribution: Significant

Land is open and is adjacent to Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. It has very 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 a wooded area that has a very strong distinction from the edge of Fulbourn, meaning it has a strong rural character. [Land also lies immediately adjacent to Fulbourn Fen (SSSI), forming part of its wider setting]. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Fulbourn and Great Wilbraham, with some significant separating features including Fulbourn Fen SSSI, the railway line and woodland bands. Although the settlement gap is robust, there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FU10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact and weaken the strong boundary distinction of land to the southeast from the settlement. Release of this parcel would also leave the arable field to the southeast more closely contained by the inset edge and the moderate tree line boundary features that surround the field.

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





Overall harm of Green Belt release

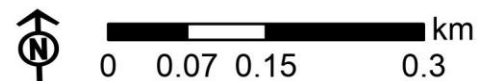
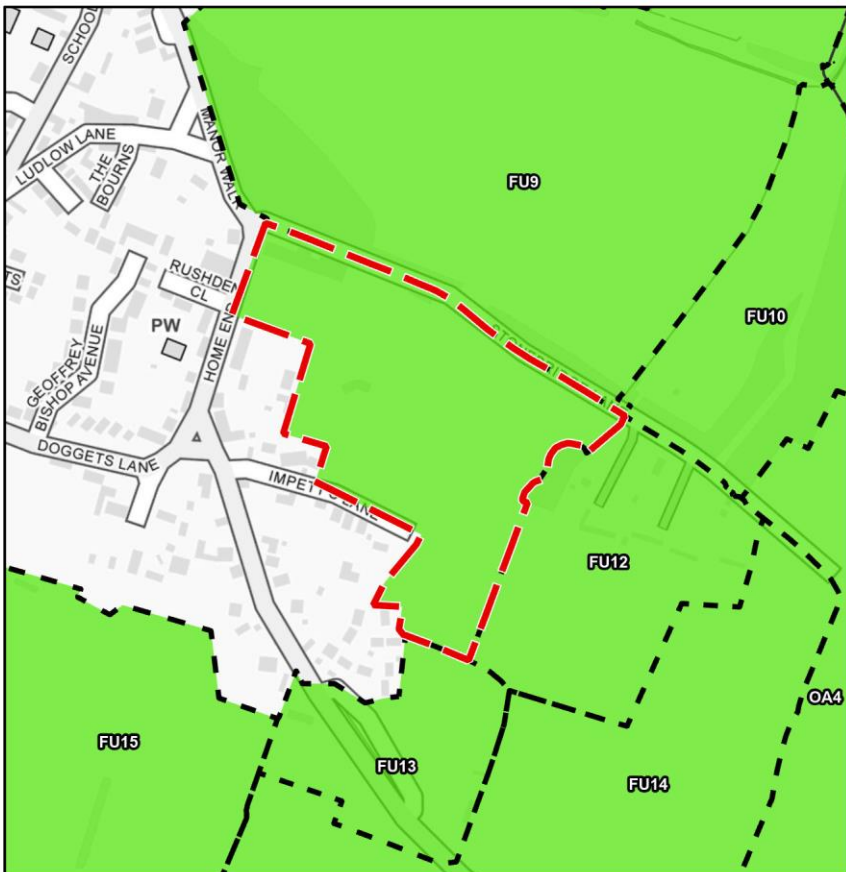
- Parcel FU10 makes a significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional 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 Fulbourn, would be very high

Very High

FU11



-  FU11
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



FU11

Parcel location and openness

Parcel size: 6.72ha

The parcel is located to the east of Fulbourn and contains Fulbourn Recreation Grounds. Stonebridge Lane forms the northern edge of the parcel.

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

Distinction between parcel and inset area

Land has some degree of containment by inset development and the sparse vegetation to the southwest creates little boundary separation between the parcel and Fulbourn. Neither the countryside nor the inset settlement dominates views and the landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU11

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

The parcel has some relationship with the urban area but also 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: Limited/No contribution

Land has a moderate distinction from the edge of Fulbourn, meaning it has some relationship with the inset area. Whilst it is open, the land has a use (sports pitches) which weakens its rural character. The parcel contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a wide gap between Fulbourn and Great Wilbraham, with some significant separating features including Fulbourn Fen SSSI, the railway line and woodland bands. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

FU11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor

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

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

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




Overall harm of Green Belt release

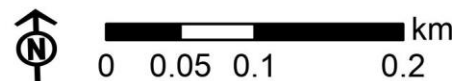
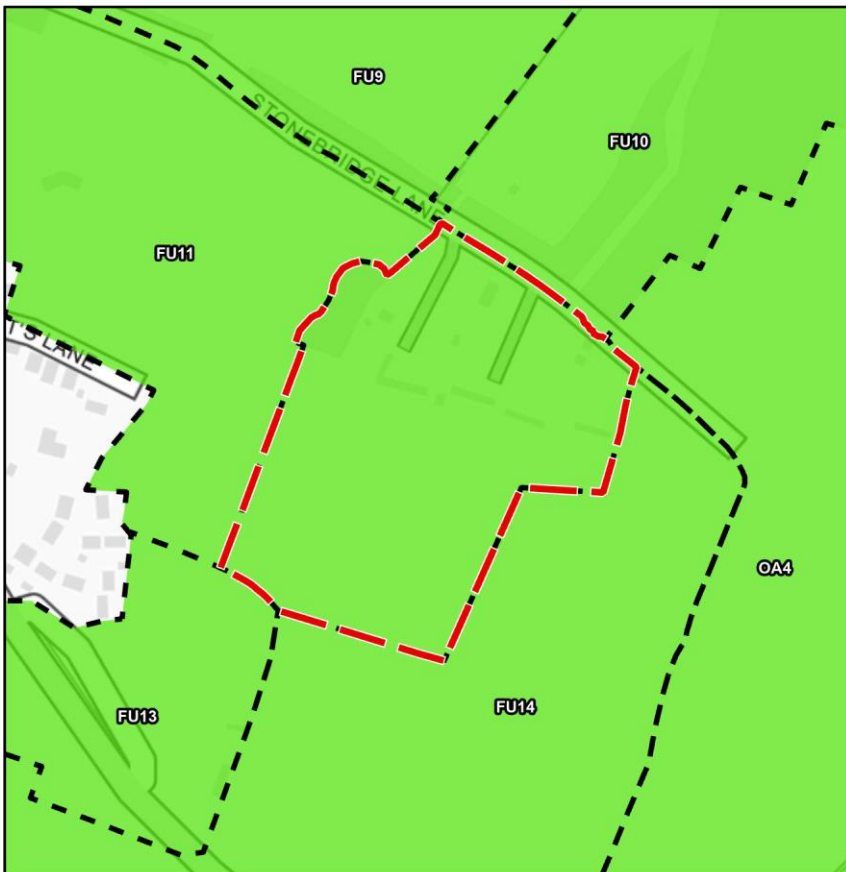
- Parcel FU11 makes a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be moderate.

Moderate

FU12



-  FU12
-  Neighbouring parcel
-  Green Belt



FU12

Parcel location and openness

Parcel size: 4.84ha

The parcel is located to the east of Fulbourn and contains an area of arable land and low density residential development. Stonebridge Lane forms the northern edge of the parcel.

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

Distinction between parcel and inset area

The parcel is not contained by inset development and the hedgerows to the west are relatively weak boundary features individually, but in combination they create moderate separation between the parcel and Fulbourn. Neither the countryside nor the inset settlement dominates views from the parcel and neither the landform nor land cover within the parcel create any additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU12

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

The parcel has some relationship with the urban area but also 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 Fulbourn, meaning it has some relationship with the inset area. Whilst there is some development to the north of the parcel off Stonebridge Lane, it predominantly comprises open agricultural land meaning it has some rural character. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a wide gap between Fulbourn and Great Wilbraham, with some significant separating features including Fulbourn Fen SSSI, the railway line and woodland bands. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

FU12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction of land to the southeast and increase urbanising visual impact from the settlement. The release of this land would also cause the arable field to the southeast to be more closely contained by the inset edge and Balsham Road and hedgerows to the south and east, respectively.

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

The adjoining land to the west and 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

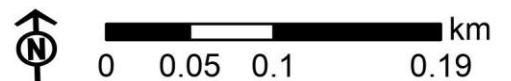
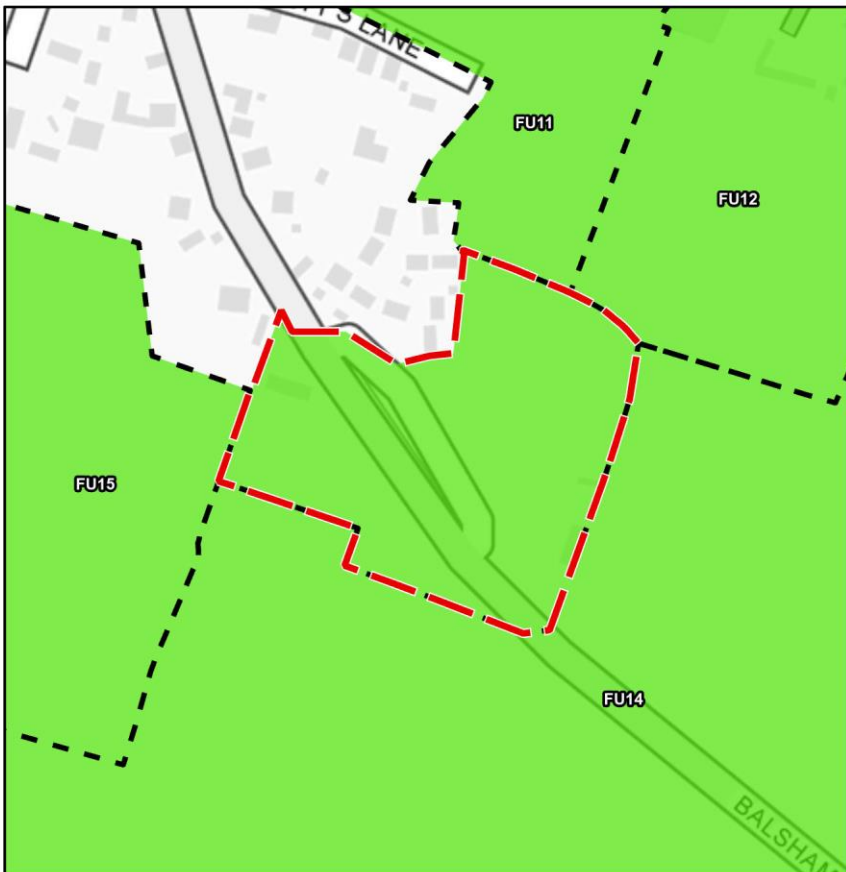
- Parcel FU12 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be moderate high.

Moderate High

FU13



-  FU13
-  Neighbouring parcel
-  Green Belt



FU13

Parcel location and openness

Parcel size: 3.04ha

The parcel is located to the southeast of Fulbourn and is comprised of arable land to the north of Balsham Road and residential development to the south.

Land to the north of Balsham Road is open. Land to the south of the road is developed with housing and makes no contribution to the Green Belt purposes. This assessment therefore only considers the undeveloped area.

Distinction between parcel and inset area

The parcel is not contained by inset development but is in close proximity to the inset area, and the garden hedgerow boundaries to the northwest create little boundary separation between the parcel and Fulbourn. The landform and land cover within the parcel do not create any additional distinction from Fulbourn and neither the countryside nor the inset settlement dominates views. Overall, there is moderate distinction between the parcel and the inset area.

FU13

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

The parcel has some relationship with the urban area but also 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 Fulbourn, meaning it has some relationship with the inset area. Land to the north of the parcel comprises open agricultural land, whilst land to the south of the parcel off Balsham Road contains development that weakens its rural character.

Land makes some contribution to a rural setting experienced on approach to the wider city from the south-east along Balsham Road.

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

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

Contribution: Limited/No contribution

The land is adjacent to Fulbourn but there is no other settlement close enough to be considered neighbouring. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FU13

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor

The release and development of land within this parcel would cause the arable field to the east to be more closely contained by the inset edge and hedgerows to the east.

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

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

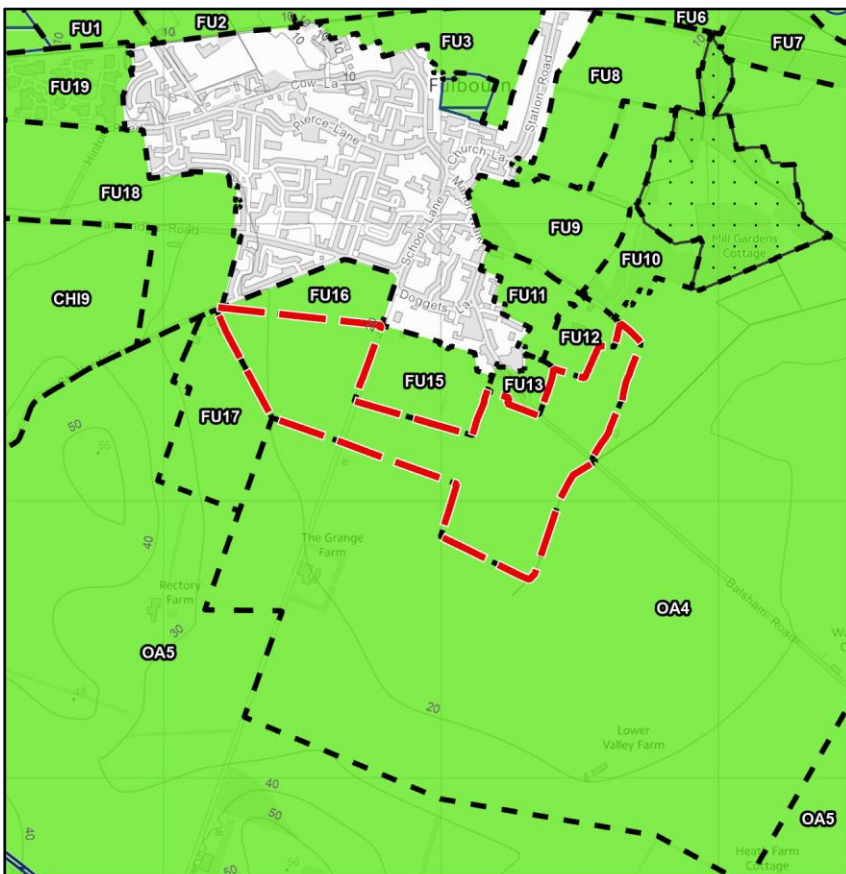
- Parcel FU13 makes a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be moderate. There would be no harm to the Green Belt purposes associated with the release of the developed land to the south of Balsham Road.

Moderate

FU14



-  FU14
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



FU14

Parcel location and openness

Parcel size: 53.69ha

The parcel is located to the south of Fulbourn and is comprised of arable land. It is crossed by Balsham Road to the east and by Babraham Road to the west.

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

Distinction between parcel and inset area

Although the hedgerows to the north of the parcel are relatively weak boundary features individually, particularly to the north east, in combination they create moderate separation between the parcel and Fulbourn. The parcel extends a significant distance from Fulbourn and is not contained by inset development, with views that are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is strong distinction between the parcel and the inset area.

FU14

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some 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 comprises open agricultural land that has a strong distinction from the edge of Fulbourn, meaning it has a strong rural character. This contributes to a characteristic rural setting experienced on approach to the wider city from the south-east along Balsham Road, creating positive perceptions of the city on arrival. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

The land is adjacent to Fulbourn but there is no other settlement close enough to be considered neighbouring. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FU14

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction and increase urbanising visual impact of land to the west from the settlement, and decrease the landform distinction of this land, which contains the slopes of Limepit Hill.

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

The adjoining land to the north 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

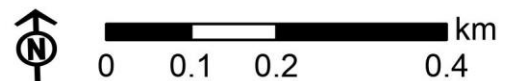
- Parcel FU14 makes a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be high.

High

FU15



-  FU15
-  Harm scenario
-  Neighbouring parcel
-  Green Belt



FU15

Parcel location and openness

Parcel size: 12.26ha

The parcel is located to the south of Fulbourn and is bordered by Babraham Road to the west. It is comprised of arable land.

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

Distinction between parcel and inset area

The garden hedgerow boundaries to the north create little separation between the parcel and Fulbourn. However, the parcel is not contained by inset development. Neither the countryside nor the inset settlement dominates views and the landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU15

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a moderate 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 Fulbourn, meaning it has some relationship with the inset area. However, it comprises open farmland and a cemetery meaning it has some rural character. The north of the parcel also lies adjacent to Fulbourn Conservation Area, for which it contributes to the character and special qualities. It fronts on to some of the more intact and historic parts of the village (Home End), allowing some appreciation of its rural character and setting, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

The land is adjacent to Fulbourn but there is no other settlement close enough to be considered neighbouring. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FU15

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release and development of land within area 1 of this parcel would weaken the boundary distinction and increase urbanising visual impact on land to the south from the settlement. The release would also leave the remainder of the arable field to the south more closely contained by the inset edge and the hedgerow that forms the southern edge.

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.

- Release of just the northeastern field (map area 2) as an expansion of Fulbourn:

Rating: Minor

The release of just the hedged field in the north-western corner of the parcel (map area 2) would have less impact on adjacent Green Belt land, although it would still cause some urbanising containment of land to the west.

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 FU15 makes a moderate contribution to preserving Cambridge's compact character and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of land within area 1 of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be high.

High





FU15

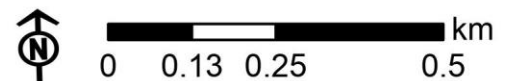
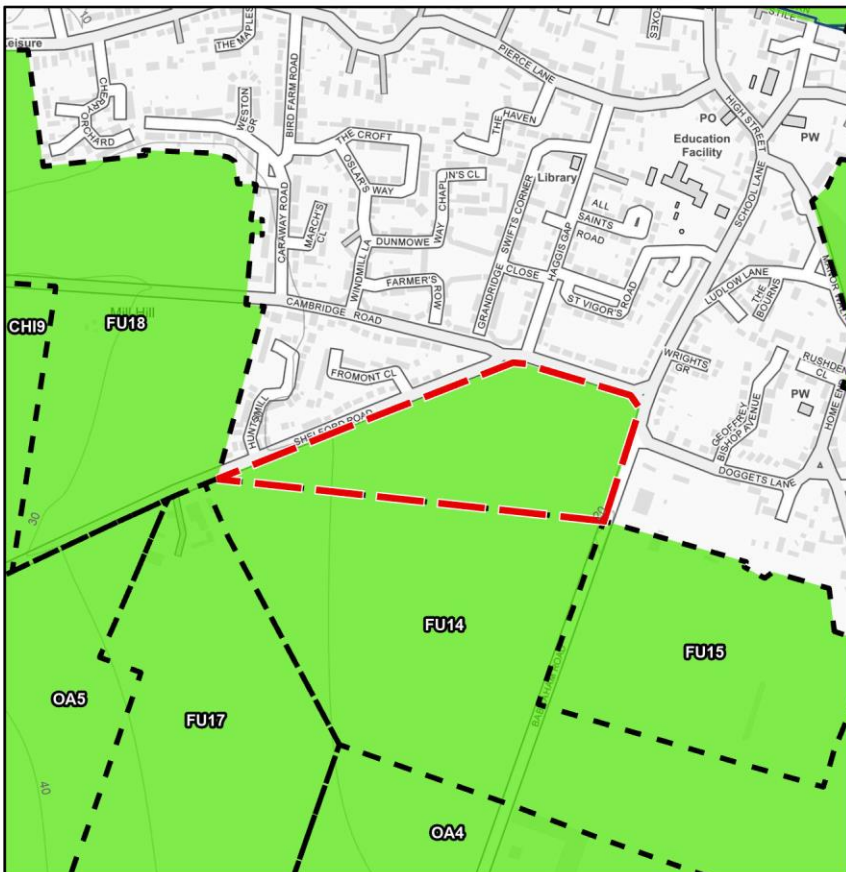
- The additional impact on the adjacent Green Belt of the release of just the north eastern part of the parcel (map area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be moderate high.

Moderate High

FU16



-  FU16
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FU16

Parcel location and openness

Parcel size: 8.37ha

The parcel is located to the southwest of Fulbourn and contains arable land. It is contained by Shelford Road to the west, Cambridge Road to the north, and Babraham Road to the east.

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

Distinction between parcel and inset area

Land has some degree of containment by inset development and extends a significant distance from Fulbourn. The roads and associated hedgerows to the north, east and west are moderate boundary features between the parcel and Fulbourn. Neither the countryside nor the inset settlement dominates views and the landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU16

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Fulbourn, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character. This makes some contribution to a characteristic rural setting experienced on approach to the wider city from the east along Cambridge Road and Shelford Road, creating positive perceptions of the city on arrival. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

The land is adjacent to Fulbourn but there is no other settlement close enough to be considered neighbouring. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FU16

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

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

Overall harm of Green Belt release

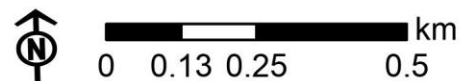
- Parcel FU16 makes a moderate contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be high.

High

FU17



-  FU17
-  Neighbouring parcel
-  Green Belt



FU17

Parcel location and openness

Parcel size: 17.26ha

The parcel is located to the southwest of Fulbourn and is comprised predominantly of arable land. The parcel contains an area of the slope up to Limepit Hill, located to the southwest.

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

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance from the inset area, with views that are not dominated by either the countryside or the inset settlement. The roads and associated hedgerows to the northeast are a moderate boundary feature between the parcel and Fulbourn. The landform within the parcel is very prominent, with land sloping from Limepit Hill to the southwest, creating additional distinction from Fulbourn. Overall, there is strong distinction between the parcel and the inset area.

FU17

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 Fulbourn, which is nearly contiguous with Cambridge but which retains some 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: Relatively significant

Land comprises open agricultural land that has a strong distinction from the edge of Fulbourn, meaning it has a strong rural character. This contributes to a characteristic rural setting experienced on approach to the wider city from the east along Shelford Road, creating positive perceptions of the city on arrival. Land also forms part of the foothills of the Gog Magog Hills (Limepit Hill), which are a topographical feature that provide physical and visual containment to the south-east of the city. The raised topography is in marked contrast to the lower lying 'bowl' in which Cambridge lies and to the fen landscapes to the north and east of the city, and therefore allows an appreciation of the wider topographical framework of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

The land is adjacent to Fulbourn but there is no other settlement close enough to be considered neighbouring. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

FU17

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the south and west from the settlement. The release would also cause the arable fields to the west to be more closely contained by the inset edge and Shelford Road to the west and hedgerows to the south.

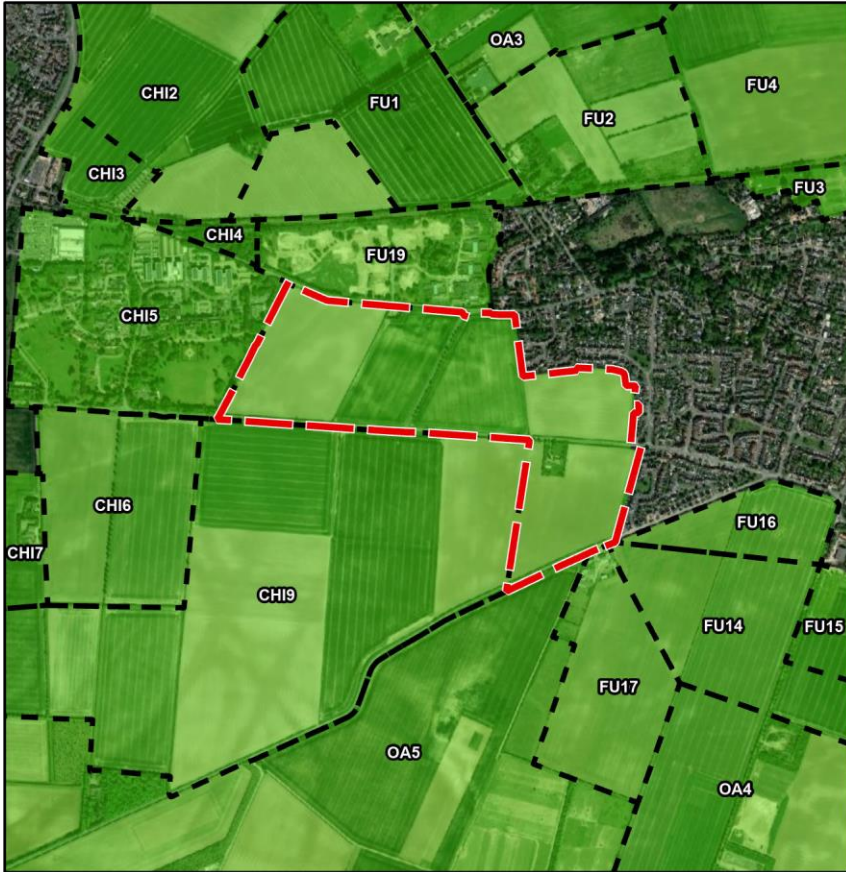
The adjoining land to the northeast and northwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

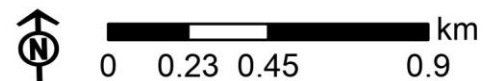
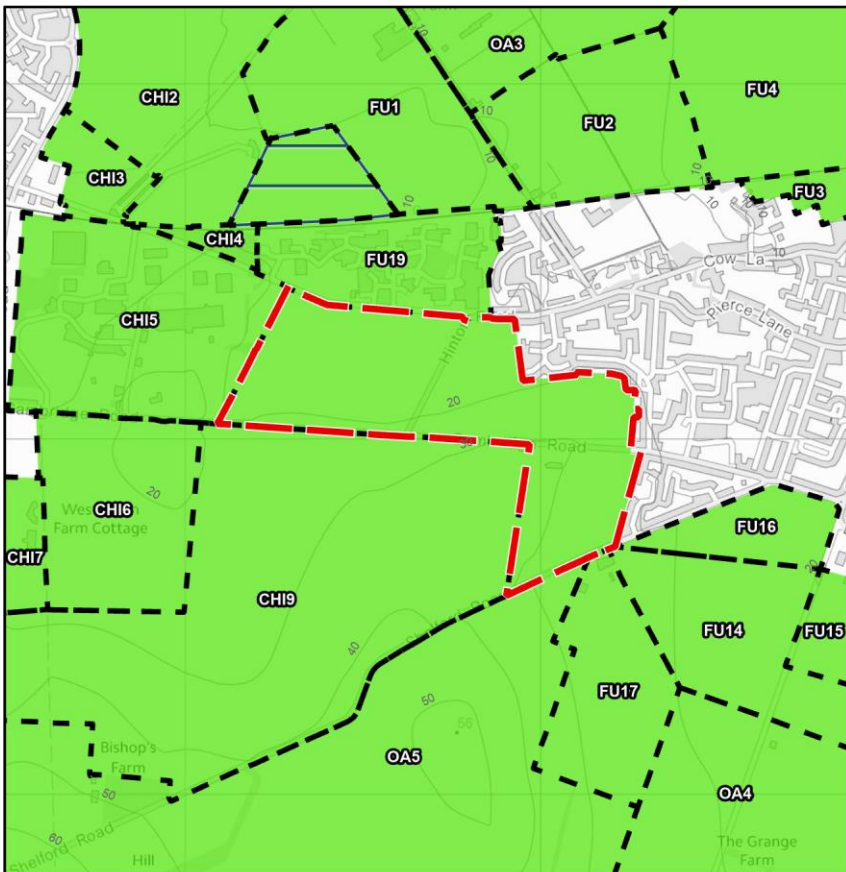
- Parcel FU17 makes a relatively significant contribution to preserving Cambridge's compact character and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be very high.

Very High

FU18



-  FU18
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FU18

Parcel location and openness

Parcel size: 43.57ha

The parcel is located to the west of Fulbourn and to the east of Fulbourn Hospital. It is comprised of arable land and contains Mill Hill to the south. The parcel is crossed by Cambridge Road, which forms part of the southern edge with Shelford Road. Fulbourn Old Drift forms the northern edge.

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

Distinction between parcel and inset area

The parcel has some degree of containment by inset development due to areas of lower openness to the north and west and the garden hedgerow boundaries to the east of the parcel create little boundary separation from Fulbourn. Neither the countryside nor the inset settlement dominates views. The sloping landform within the parcel due to Limepit Hill to the south provides some additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU18

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

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

Contribution: Moderate

The parcel occupies an area of undulating land forming the lower slopes of the Gog Magog Hills, which are a key topographical feature in the setting of Cambridge to the south-east. It comprises open farmland that contributes to a characteristic rural setting experienced on approach to the wider city from the east along Cambridge Road and Shelford Road, creating positive perceptions of the city on arrival. It also contains the Grade II listed Windmill, a local landmark that contributes positively to the character of the landscape and the setting of Cambridge and people's experience of it. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a moderate gap between neighbouring settlements, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

FU18

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would decrease landform distinction of land to the south of Cambridge Road and would result in the settlement gap between Fulbourn and Cambridge to become narrow. Any partial release and development of land within this parcel would result in at least a minor additional impact due to the reduction in the settlement gap. An expansion of Fulbourn westward of Hinton Road or the release and development of the whole parcel would have a greater additional impact.

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

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





Overall harm of Green Belt release

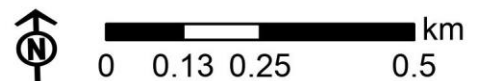
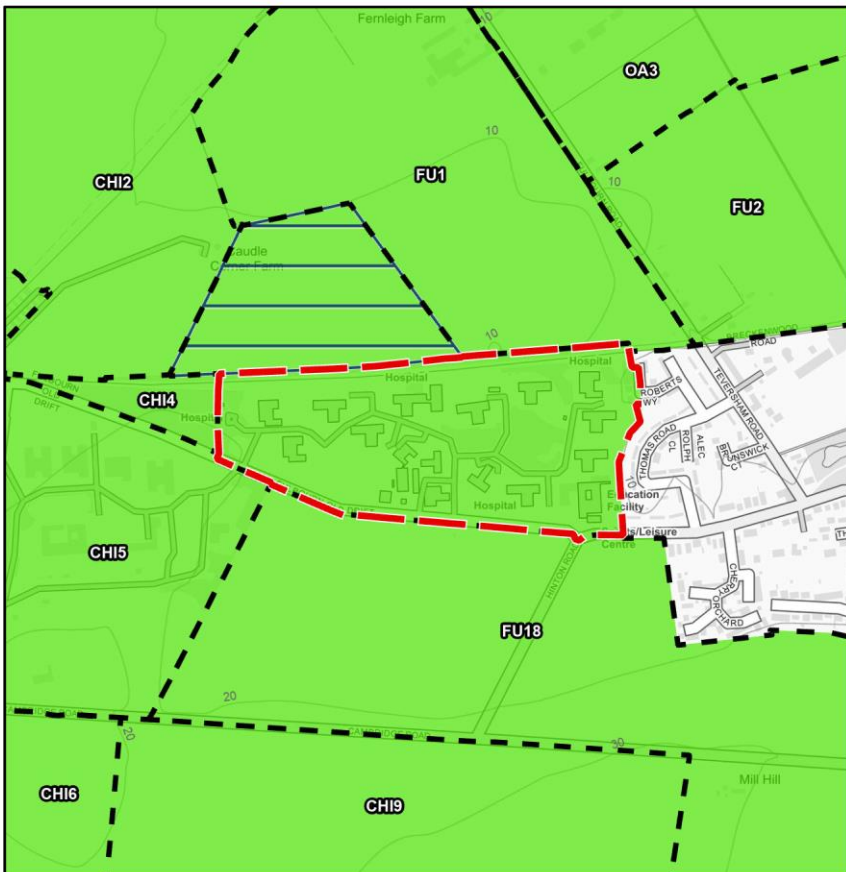
- Parcel FU18 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Fulbourn, would be very high

Very High

FU19



-  FU19
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



FU19

Parcel location and openness

Parcel size: 16.74ha

The parcel is located to the west of Fulbourn and northeast of Fulbourn Hospital. It contains the Ida Darwin Hospital and Cambridge Steiner School. The railway line forms the northern edge of the parcel while Fulbourn Old Drift forms the southern edge.

The hospital and school building have a significant impact on Green Belt openness.

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance from Fulbourn. The treeline to the east is a moderate boundary feature, but its role in creating separation between the parcel and Fulbourn has been diminished by the Ida Darwin Hospital and Cambridge Steiner School on Fulbourn Old Drift and views are dominated by urbanising development. The landform and land cover within the parcel do not create any additional distinction from Fulbourn. Overall, there is moderate distinction between the parcel and the inset area.

FU19

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is relatively developed and close to the main urban area of Cambridge. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall, the parcel 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 Fulbourn, meaning it has some relationship with the inset area. However, it contains development (the Ida Darwin Hospital and Steiner School) of a scale that substantially weakens its rural character.

Overall the parcel makes no contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a moderate gap between neighbouring settlements, but urbanising development between the two reduces perceived separation and increases the fragility of the gap. The parcel is relatively developed and has some relationship with the urban area, but tree cover helps to retain a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

FU19

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Fulbourn:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising containment of land to the southwest and leave land to the west more closely contained by the inset edge and the railway and Fulbourn Old Drift to the north and south, respectively.

The release of this parcel would also result in a reduction in the settlement gap between Fulbourn and Cambridge. However, this impact is limited due to existing urbanising development within the parcel and to the southwest.

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

Overall harm of Green Belt release

- Parcel FU19 makes 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 Fulbourn, would be moderate-high.

Moderate High