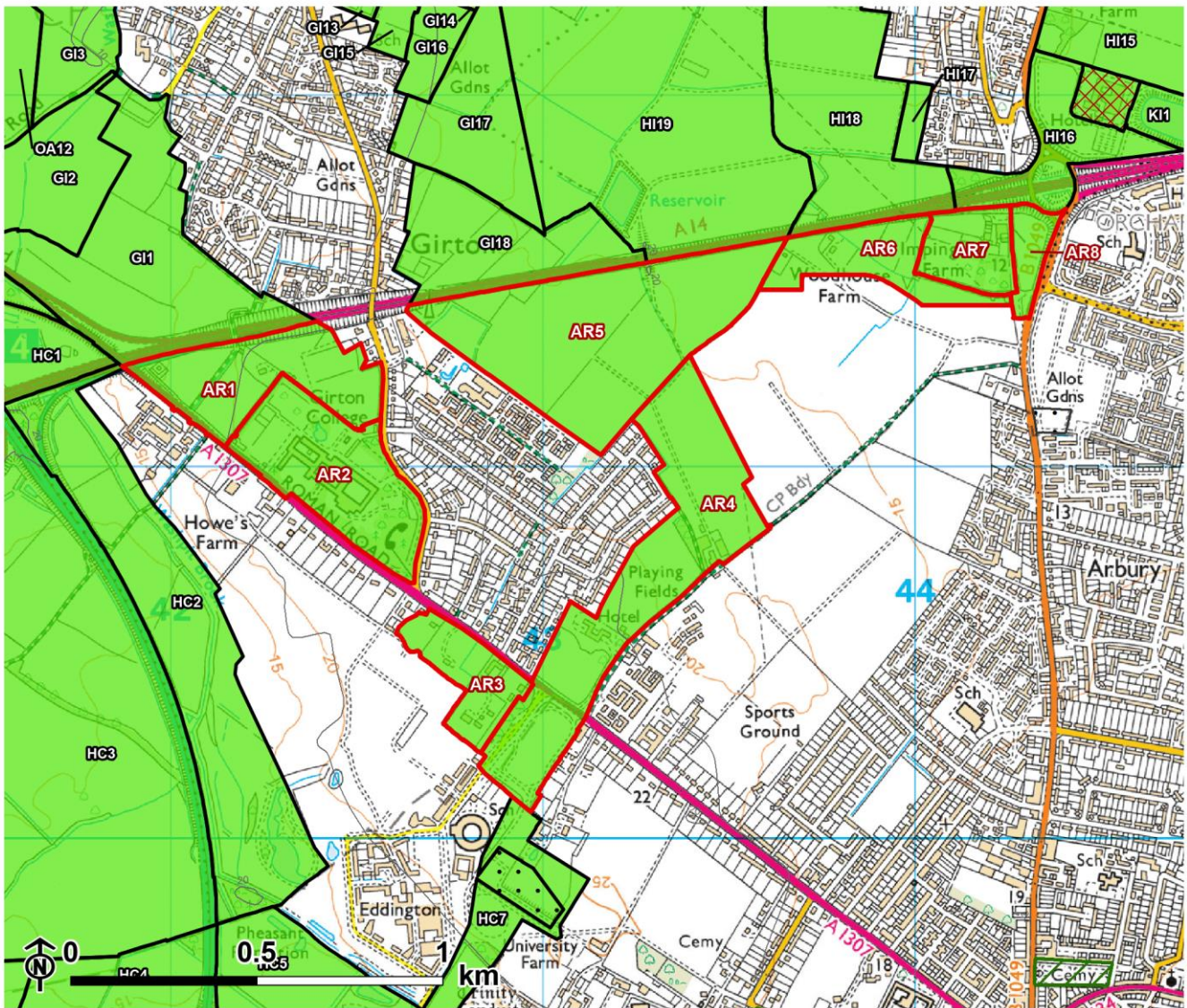


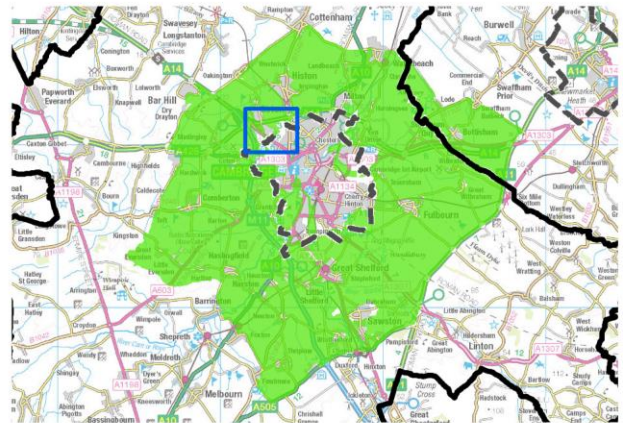
Cambridge - Arbury and Castle



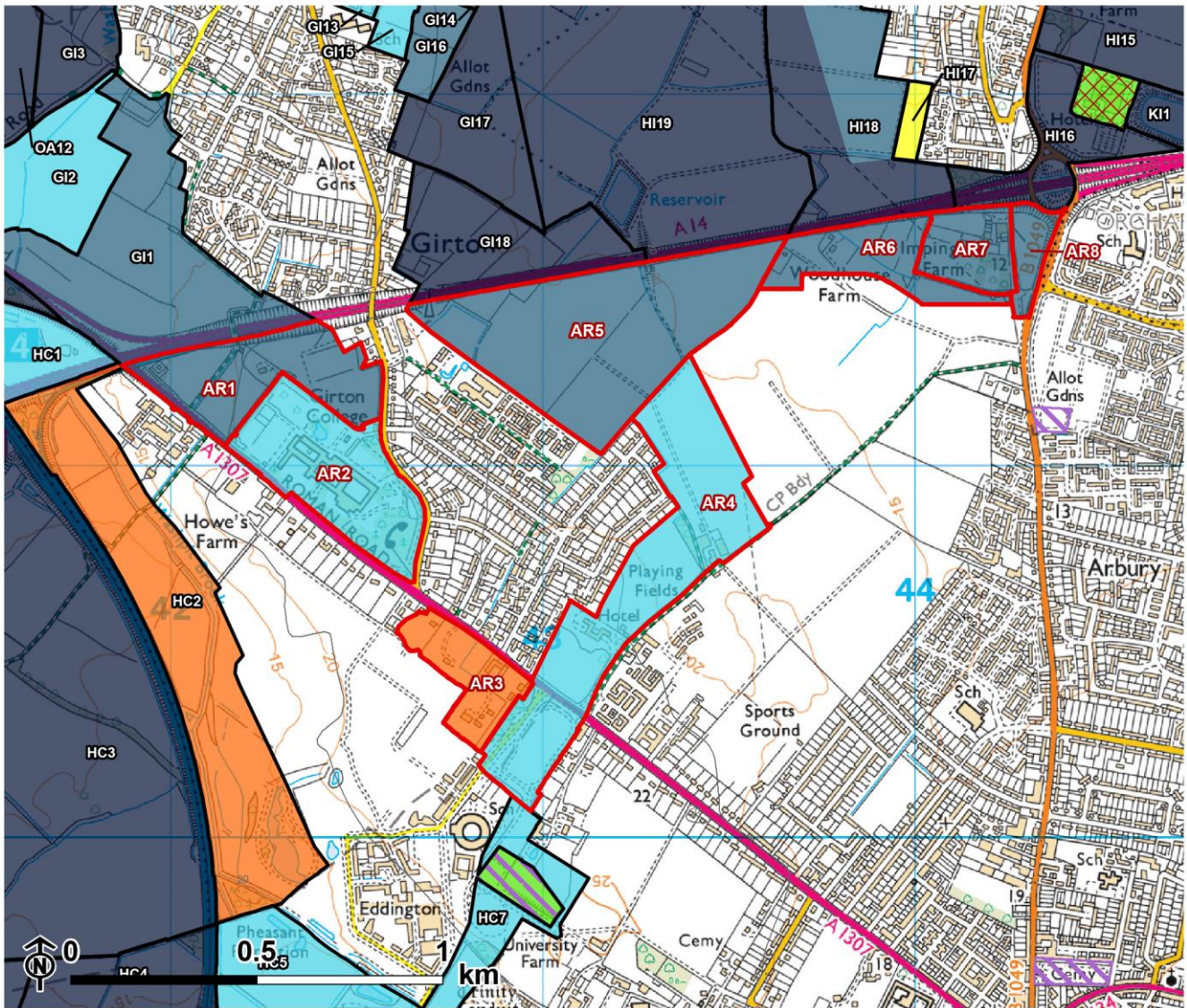
- - - Local Authority
- Cambridge - Arbury and Castle
- Neighbouring parcel
- No openness
- Green Belt

Absolute constraints

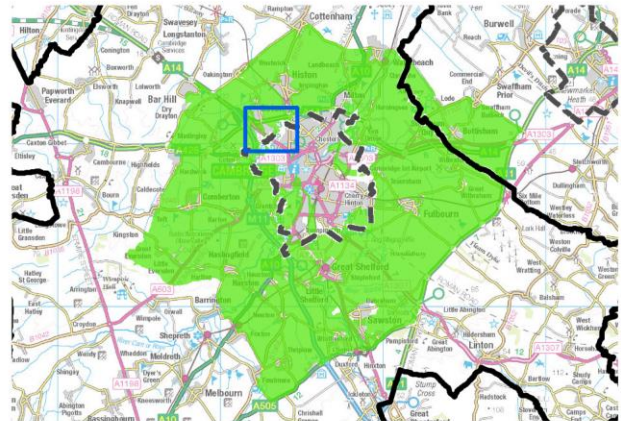
- Site of Special Scientific Interest
- Registered park & garden



Cambridge - Arbury and Castle



- - - Local Authority
 - Cambridge - Arbury and Castle parcel
 - Neighbouring parcel
 - No openness
 - Green Belt
 - Absolute constraint(s)
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt

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

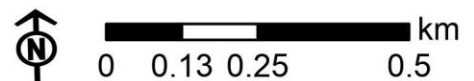
Overall harm of Green Belt release

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

AR1



-  AR1
-  Neighbouring parcel
-  Green Belt



AR1

Parcel location and openness

Parcel size: 11.94ha

The parcel is located to the northeast of Cambridge (Arbury and Castle) and is dominated by arable land. Girton College borders the parcel to the southeast the A14 transport corridor forms the northern edge.

**** Will be renumbered as a Girton parcel****

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

Distinction between parcel and inset area

Land has some degree of containment by urban development to the south, east and west, but Huntingdon Road, Girton Road and associated hedgerows form a moderate boundary between the parcel and the inset urban edges of Girton and Eddington. As such, the urban area doesn't dominate views, and although landform and land cover within the parcel do not create any additional distinction from Cambridge there is, overall, moderate distinction between the parcel and the urban area.

AR1

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.

Although partially contained by urban development it occupies high ground and north-facing slopes which give it some prominence as open land. 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: Moderate

Land has some relationship with the wider countryside, although in part it has formal recreational uses associated with Girton College. It contributes to the rural landscape setting experienced when approaching the wider city along the A1307 (Huntingdon Road) from the north-west, creating positive perceptions of the city on arrival. It also lies within the foreground of low-level views south towards Cambridge from the A14, albeit the historic core is not visible. 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 narrow gap between Girton and Eddington, but existing urbanising development already links them. 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.

AR1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor

The parcel slopes downhill northwards from Girton College, so its release would restrict low-level views south towards the edge of Cambridge from adjacent land to the north, which would slightly diminish its role in respect to Cambridge Purpose 2. Although development would remove separation between Girton and Eddington, the function of this gap in preserving a sense of separation between settlements is compromised by the existing connectivity between the two areas.

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

Overall harm of Green Belt release

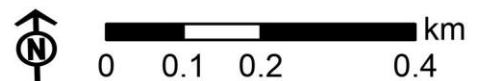
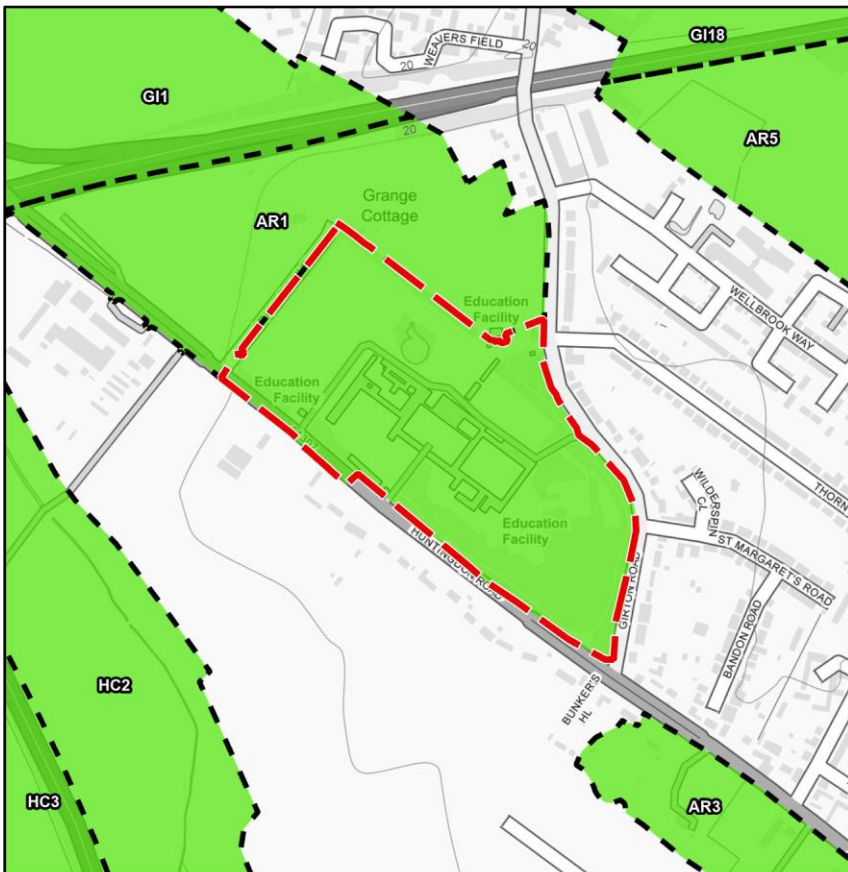
- Parcel AR1 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

AR2



-  AR2
-  Neighbouring parcel
-  Green Belt



AR2

Parcel location and openness

Parcel size: 13.98ha

The parcel is located to the northeast of Cambridge (Arbury and Castle) and is between Girton and Eddington. The parcel contains Girton College and its immediate surroundings.

** Will be renumbered as a Girton parcel**

Although the character and form of the College is not considered to be urbanising, the scale of development means that there is some impact on Green Belt openness.

Distinction between parcel and inset area

Land has some degree of containment by urban development to the south, east and west, but Huntingdon Road to the south and Girton Road to the north, and their associated tree lines are relatively strong boundary features between the parcel and the inset urban area. This means that the urban area does not dominate views. The landform and land cover within the parcel do not create any additional distinction from Girton or Eddington, but overall there is moderate distinction between the parcel and the urban area.

AR2

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 relatively open and is adjacent to the main urban area of Cambridge. Although partially contained by urban development it occupies high ground which gives it some prominence as land at the urban edge. 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

Although its land use weakens its rural character, Girton College (Grade II* listed building) is considered to make some contribution to the quality of Cambridge's setting. The open spaces form the immediate landscape setting of Girton College, containing several characteristic tree blocks, lawns and sports pitches. The parcel therefore contributes positively to the character of the landscape and the setting of Cambridge and people's experience of it. The mature boundary vegetation of the college also contributes to the green and wooded landscape setting experienced when approaching the wider city along the A1307 (Huntingdon Road) from the north-west and Girton Road (including Sustrans Regional Route 24) from the north, 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: Moderate

Land is relatively open and lies in a very narrow gap between Girton and new development at Eddington, but existing urbanising development already links them. 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.

AR2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor

The release and development of the parcel would increase urbanising containment of land immediately to the north but would not have an impact on the contribution of land to the north of the A14, as the main road forms a strong boundary.

Overall harm of Green Belt release

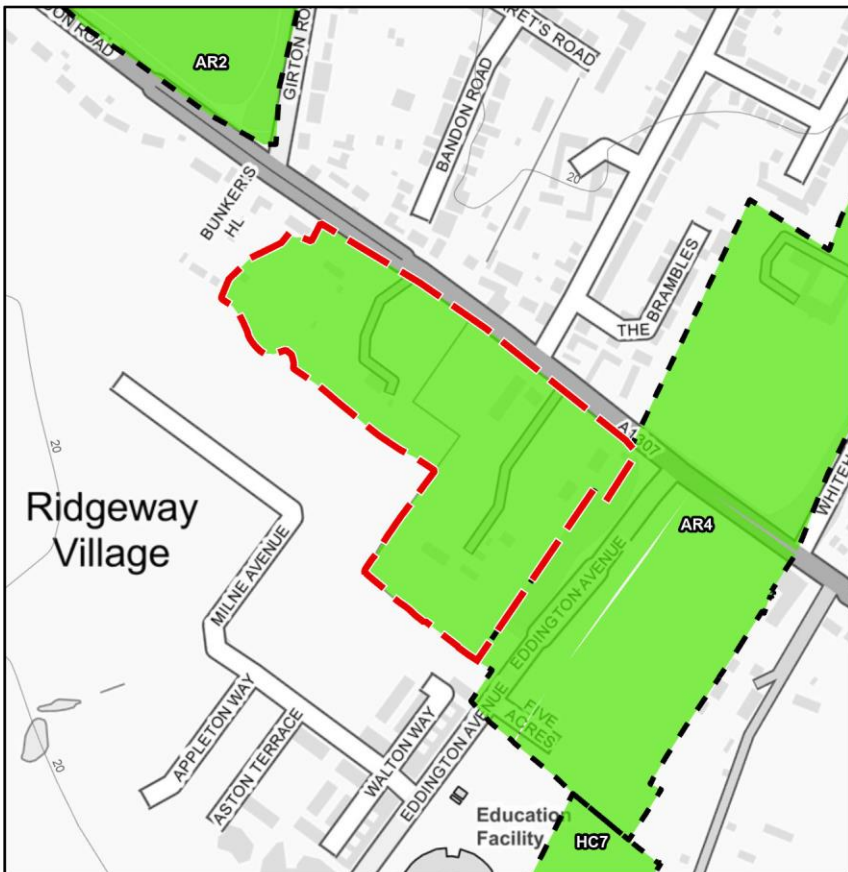
- Parcel AR2 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, a moderate contribution to preventing communities in the environs of Cambridge from merging with the city and a moderate contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate-high.

Moderate High

AR3



-  AR3
-  Neighbouring parcel
-  Green Belt



AR3

Parcel location and openness

Parcel size: 5.94ha

The parcel is located to the northeast of Cambridge (Arbury and Castle) and is between Girton and Eddington.

** Will be renumbered as a Girton parcel**

Land is relatively open, comprising of an area of low density residential development with a strong tree cover component.

Distinction between parcel and inset area

Land is in close proximity to the inset urban area and is largely contained by urban development to the north, east and west. The hedgerow to the south and west is only a weak boundary feature, creating little separation between the parcel and Cambridge. However, the tree cover within the parcel is relatively prominent, which provides some distinction from Cambridge. As such, the urban area does not dominate views, but overall there is weak distinction between the parcel and the urban area.

AR3

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

The parcel's residential development means that it is perceived as being part of Girton. Although it still links to the wider Green Belt, 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 limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Cambridge (Arbury and Castle), meaning it has a strong relationship with the urban area. It also contains development (washed-over residential properties on Huntingdon Road) that weakens its rural character. However, the mature vegetation within the parcel contributes to the green and wooded landscape setting experienced when approaching the wider city along the A1307 (Huntingdon Road), including Sustrans Regional Route 24, from the north-west, creating positive perceptions of the city on arrival. 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 very narrow gap between Girton and Eddington. Although the parcel contains some existing development, its well-treed character limits any sense of urban connectivity between the settlements. However, 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 3.

AR3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton/Eddington:

Rating: Minor

The function of the gap between Girton and Eddington in preserving a sense of separation between the existing and emerging settlement is compromised by the lack of significant distinction between the two areas. However, the release and development of the parcel would nonetheless remove this gap and result in the merging of settlements.






Overall harm of Green Belt release

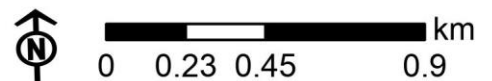
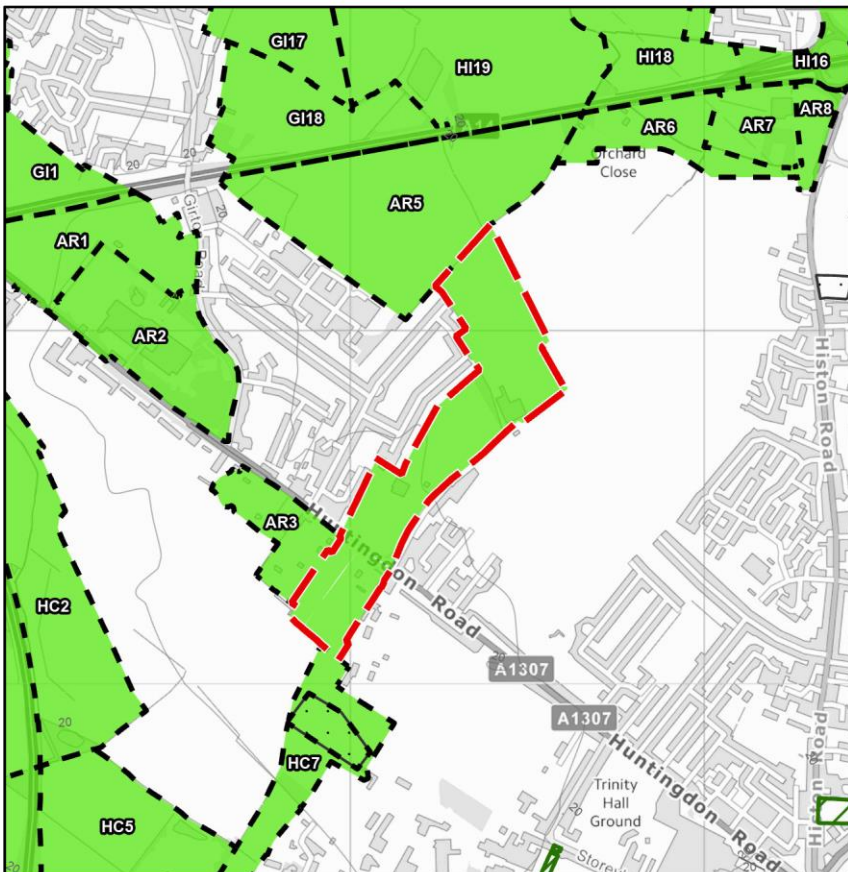
- Parcel AR3 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate.

Moderate

AR4



-  AR4
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



AR4

Parcel location and openness

Parcel size: 24.6ha

The parcel is located to the northeast of Cambridge (Arbury and Castle) and is between Girton and Eddington. It is crossed by Huntingdon Road and contains Howes Close Sports Ground and Eddington Football Pitch.

There is some development within the parcel, but not of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is in close proximity to the inset area, is largely contained by urban development, and is dominated by views of the urban area. The garden boundaries to the north are only a weak boundary feature, creating little separation between the parcel and Cambridge. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is weak distinction between the parcel and the urban area.

AR4

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 occupies the narrow gap between Girton and the main urban area of Cambridge, which limits the extent to which it prevents expansion of Cambridge, but it still links to the wider Green Belt. 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 limited

Land has a weak distinction from the edges of Cambridge (Arbury and Castle) and Girton, and for the most part lacks rural character (the farmland at the northern end of the parcel is only a narrow strip between inset settlement edges). However, it contributes to a green and open landscape setting experienced when approaching the wider city along the A1307 (Huntingdon Road), including Sustrans Regional Route 24, from the north-west, creating positive perceptions of the city on arrival. 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 very narrow gap between Girton and Cambridge, and has no significant separating features, but there is weak distinction between the parcel and the inset area which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

AR4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Arbury and Castle) or Girton:

Rating: Minor

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

Although the function of the gap between Girton and Cambridge in preserving a sense of separation between settlements is compromised by the lack of significant distinction between the two areas, the release and development of the parcel would remove this gap and result in the merging of Girton and Cambridge.

The release would not have an impact on the contribution of land to the northeast of the parcel, which already lies adjacent to the inset urban edges of Cambridge and Girton.

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

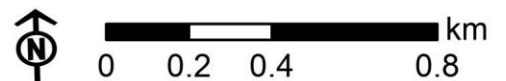
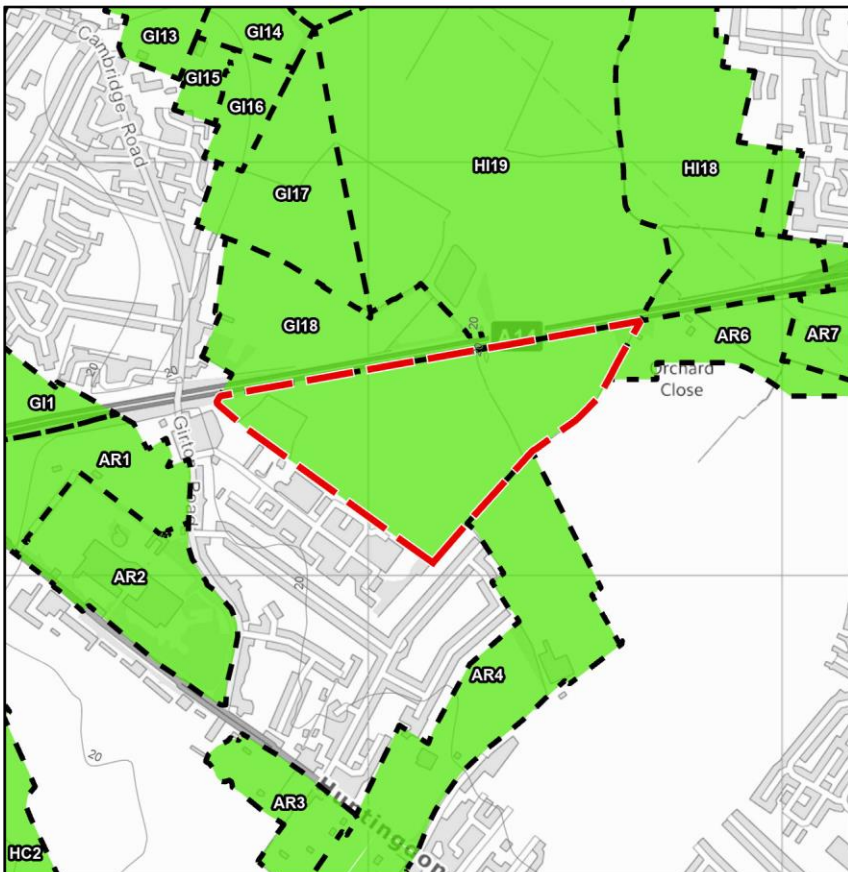
- Parcel AR4 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively limited contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge or Girton, would be moderate-high.

Moderate High

AR5



-  AR5
-  Neighbouring parcel
-  Green Belt



AR5

Parcel location and openness

Parcel size: 27.14ha

The parcel is located to the northeast of Cambridge (Arbury and Castle) and is between land adjacent to Girton Road and Orchard Park. It is comprised predominantly of arable land and the A14 transport corridor forms the northern edge.

Land is open and agricultural.

Distinction between parcel and inset area

Land has some degree of containment by urban development and the hedgerows to the east and west are only weak boundary features creating little separation from the edges of Cambridge and Girton. However, the boundary vegetation is sufficient, in relation to the size of the parcel, for the urban area not to dominate views. Although the landform and land cover within the parcel do not create any additional distinction from Cambridge, there is, overall, moderate distinction between the parcel and the urban area.

AR5

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: Relatively limited

Land has some relationship with the urban area, but it is open and land use is not associated with the urban area, and therefore it has some rural character. Land lies within the foreground/middle ground of low-level views south towards Cambridge from the A14, albeit the historic core is not visible. 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 peripheral to a very narrow gap between Cambridge and Girton, but existing urbanising development already links them. 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.

AR5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Ardbury and Castle):

Rating: Minor

Release of the parcel would restrict low-level views south towards the edge of Cambridge from adjacent land to the north, which would slightly diminish its role in respect to Cambridge Purpose 2.

Although development would remove the gap between Girton and Cambridge, the function of this gap in preserving a sense of separation between settlements is compromised by the lack of significant distinction between the two areas.

The release of the parcel would not have an impact on the distinction of land to the north, due to the strong separation provided by the A14 transport corridor.

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

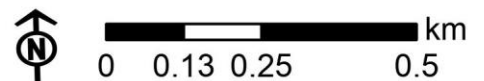
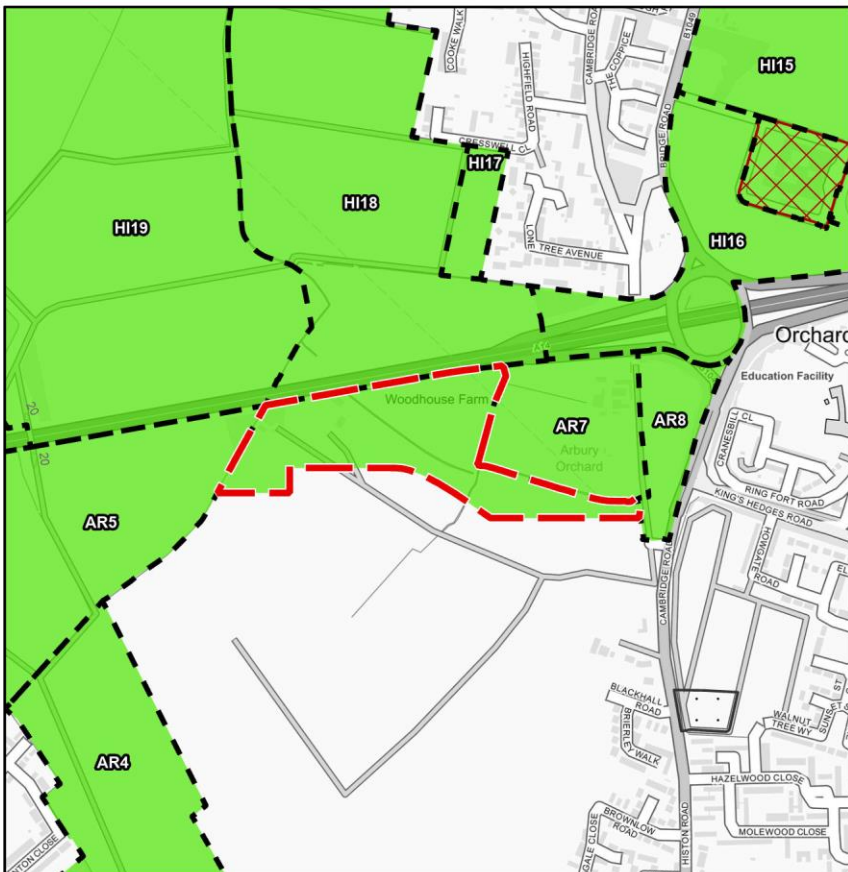
- Parcel AR5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively significant contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality 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 Cambridge, would be high.

High

AR6



-  AR6
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Site of Special Scientific Interest



AR6

Parcel location and openness

Parcel size: 7.22ha

The parcel is located to the northeast of Cambridge (Arbury and Castle) and is comprised of arable land and Woodhouse Farm, with the A14 transport corridor separating the parcel from Histon to the north.

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

Distinction between parcel and inset area

The parcel is in close proximity to the urban area and has some degree of containment by urban development to the south and east. There is no significant boundary feature to create separation between the parcel and the inset but as yet undeveloped edge of Cambridge to the south, and the landform and land cover within the parcel do not create any additional distinction from Cambridge. Hedgerows within the parcel, and a woodland block to the east, limit the parcel's visual relationship with the city, so the urban area does not dominate views, but overall there is weak distinction between the parcel and the urban area.

AR6

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land has a strong relationship with the inset urban area, but it is open and land use is not associated with the urban area. It therefore has some rural character. It lies within the foreground of low-level views south towards Cambridge from the A14, albeit the historic core is not visible. 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 very narrow gap between Cambridge and Histon, but existing development to the east means that the gap is narrower there. Similarly it is peripheral to the very narrow gap to the west between Cambridge and Girton. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the parcel makes a moderate contribution to Cambridge Purpose 3.

AR6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Ardbury and Castle):

Rating: Minor-moderate

The release of the parcel would restrict low-level views towards the edge of Cambridge from adjacent land to the north, which would slightly diminish its role in respect to Cambridge Purpose 2.

The presence of the A14 means that the release would not significantly weaken the remaining gap between Cambridge and Histon, but it would increase urbanising containment of land to the east and would create some containment around land to the north.

Overall harm of Green Belt release

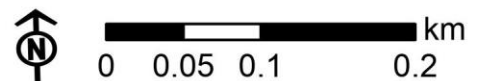
- Parcel AR6 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

AR7



-  AR7
-  Neighbouring parcel
-  Green Belt



AR7

Parcel location and openness

Parcel size: 5.09ha

The parcel is located to the north of Cambridge (Arbury and Castle) and to the south of Histon, and is comprised of arable land and Impington Farm. The A14 transport corridor forms the northern edge while Cambridge Road forms the eastern edge.

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

Distinction between parcel and inset area

The tree line and Cambridge Road to the east is a moderate boundary feature between the parcel and Cambridge, and the woodland block within the parcel to the south is relatively prominent, which provides some distinction from Cambridge. However, the parcel is contained by urban development to the south and east. Neither the countryside nor the urban area dominates views. Overall, there is moderate distinction between the parcel and the urban area.

AR7

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: Moderate

Land is open, has a moderate distinction from the edge of Cambridge (Arbury and Castle), and its land use is not associated with the urban area, so it has some rural character. It also lies within the foreground of low-level views south towards Cambridge from the A14, albeit the historic core is not visible. 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 very narrow gap between Cambridge and Histon, but existing inset development to the east already comes up to the A14. 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.

AR7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Arbury and Castle):

Rating: Minor

Release of the parcel would restrict low-level views south towards the edge of Cambridge from adjacent land to the north, which would slightly diminish its role in respect to Cambridge Purpose 2.

The release would slightly weaken the remaining settlement gap between Cambridge and Histon as perceived from the adjacent A14 slip road, but the A14 would remain the key element in the settlement gap.

The adjoining land to the west 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

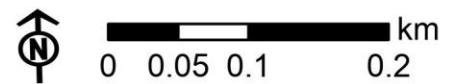
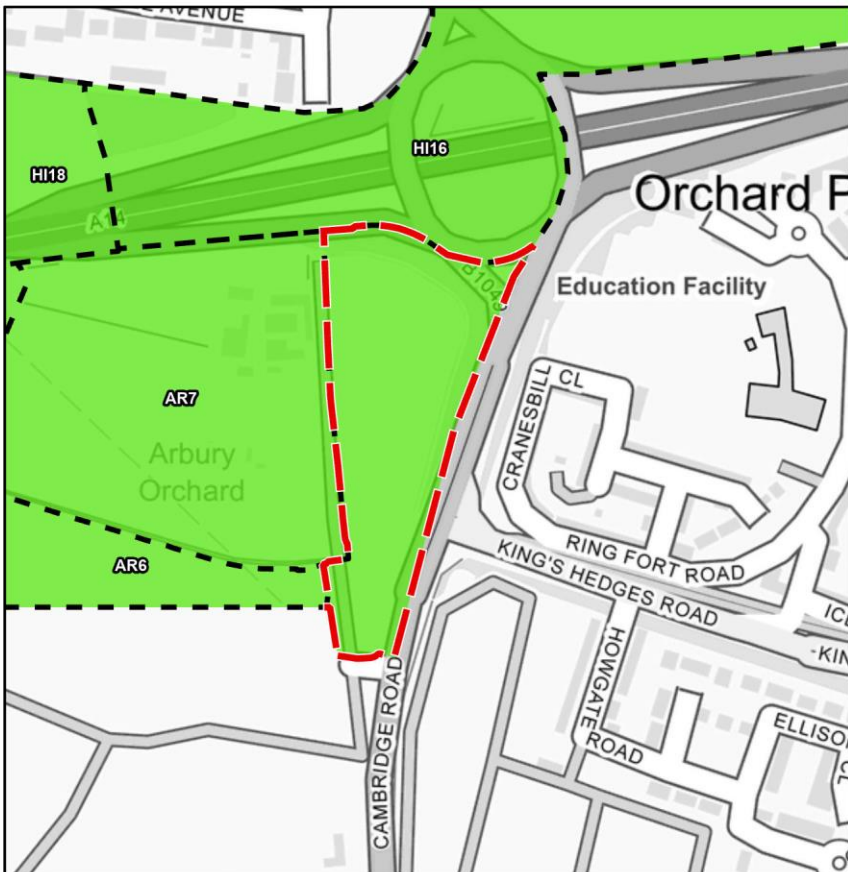
- Parcel AR7 makes a relatively significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

AR8



-  AR8
-  Neighbouring parcel
-  Green Belt



AR8

Parcel location and openness

Parcel size: 2.57ha

The parcel is located to the north of Cambridge (Arbury and Castle) and to the west of Orchard Park. It is comprised of arable land and is contained by Cambridge Road to the east, south and west, and the A14 transport corridor to the north.

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

Distinction between parcel and inset area

Land has some degree of containment by urban development, but Cambridge Road and the associated mature hedgerow to the east is a moderate boundary feature between the parcel and urban area. As such, neither the countryside nor the urban dominates views. The landform and land cover within the parcel do not create any additional distinction from urban area and, overall, there is moderate distinction between the parcel and the urban area.

AR8

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: Relatively limited

Whilst land to the north contains infrastructural development (A14 Impington junction), land to the south comprises open farmland. Land has a moderate distinction from the edge of Cambridge (Arbury and Castle), and therefore retains some rural character to the south. This makes some contribution to the rural landscape setting experienced when approaching the wider city along Cambridge Road (B1049) from the north, creating positive perceptions of the city on arrival, although adjacent development to the east limits this contribution. 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 lies in a very narrow gap between Cambridge and Histon, but existing inset development to the east already comes up to the A14. 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.

AR8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Ardbury and Castle):

Rating: Minor

The release would slightly weaken the remaining settlement gap between Cambridge and Histon as perceived from the adjacent A14 slip road, but the A14 would remain the key element in the settlement gap.

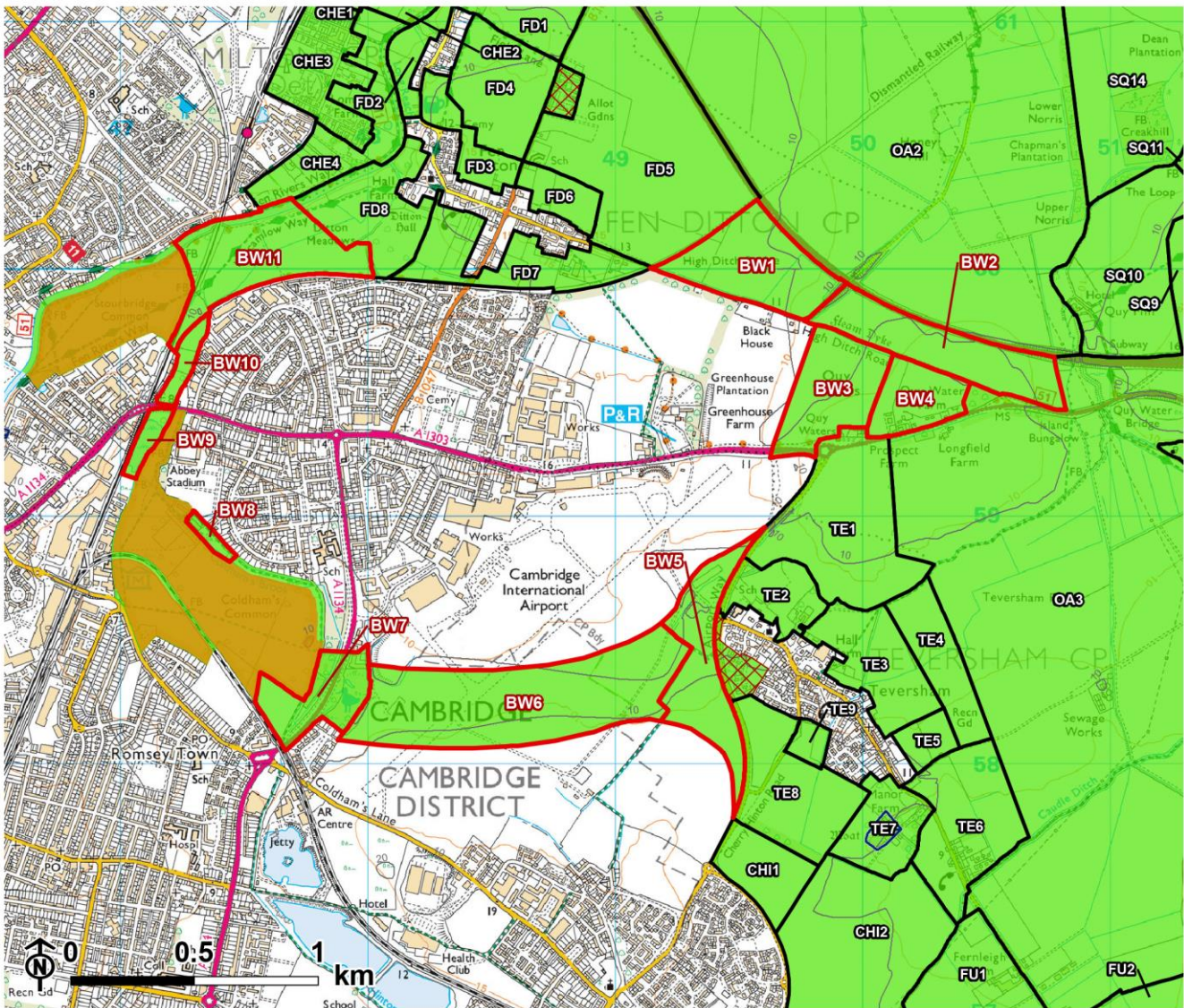
The adjoining land to the north and west does not have stronger distinction from inset development. Impact on this land's distinction from the urban area would not therefore increase overall harm to the Green Belt purposes.

Overall harm of Green Belt release

- Parcel AR8 makes a relatively significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhance the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

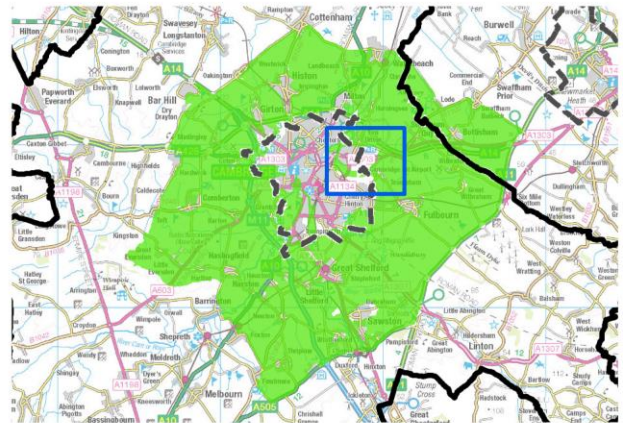
Cambridge - Barnwell



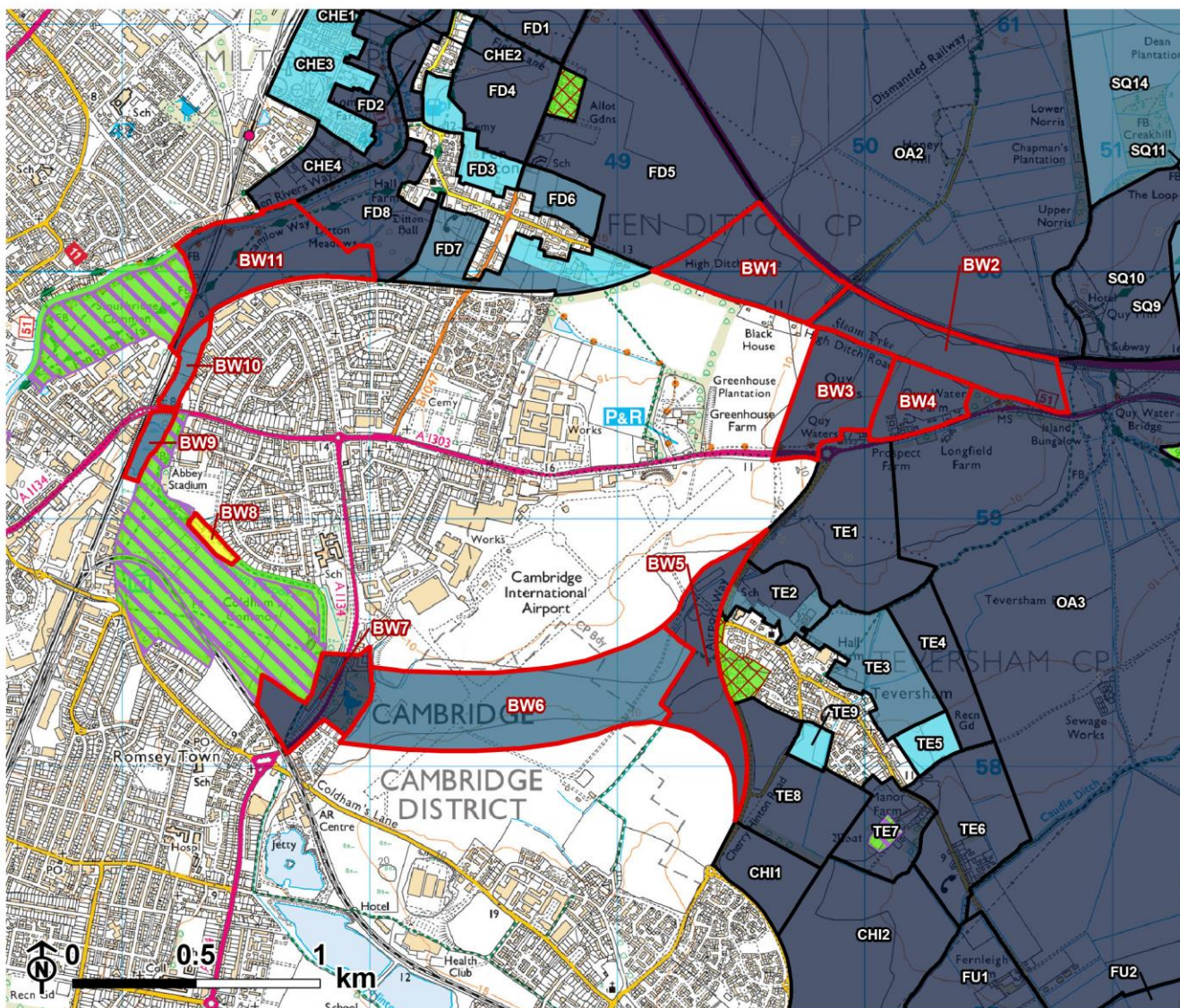
- - - Local Authority boundary
- Cambridge - Barnwell parcel
- Neighbouring parcel
- No openness
- Green Belt

Absolute constraints

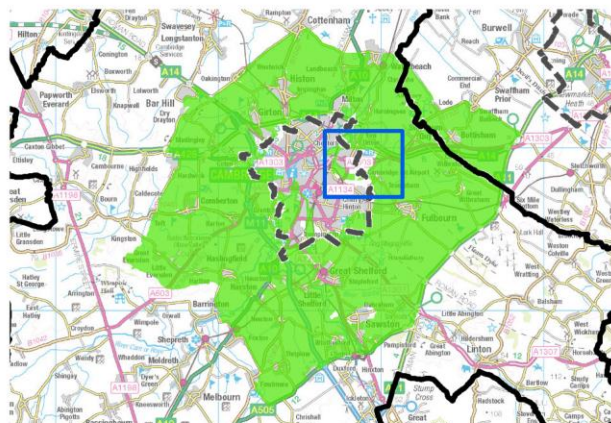
- Site of Special Scientific Interest
- CRoW Registered Common Land
- Scheduled monument



Cambridge - Barnwell



- - - Local Authority boundary
 - Cambridge - Barnwell parcel
 - Neighbouring parcel
 - No openness
 - Green Belt
 - Absolute constraint(s)
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt

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

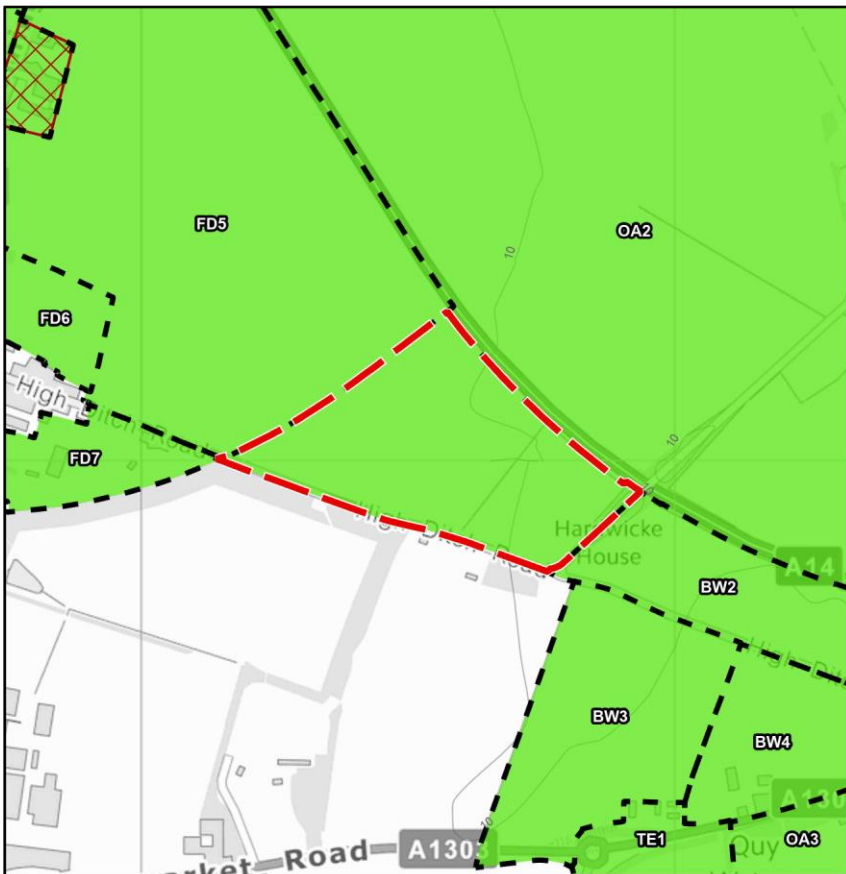
Overall harm of Green Belt release

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

BW1



-  BW1
-  Neighbouring parcel
-  No openness
-  Green Belt



BW1

Parcel location and openness

Parcel size: 17.56ha

The parcel is located to the east of Cambridge (Barnwell) and to the north of Cambridge Park and Ride. It is comprised of arable land and is bordered by High Ditch Road to the south, Low Fen Drove Way to the east and the A14 transport corridor to the north.

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

Distinction between parcel and inset area

The parcel is not contained by urban development and High Ditch Road and the associated hedgerows to the south are a moderate boundary feature between the parcel and Cambridge. As such, views within the parcel are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

BW1

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

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

Contribution: Moderate

Land has a strong distinction from the edge of Cambridge (Barnwell), meaning it has a weak relationship with the urban area. It is also open and land use is not associated with the urban area, meaning it has a strong rural character. Land also contributes to the rural setting experienced when approaching the wider city along the A14 from the east, 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: Significant

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

BW1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Minor

The release and development of the parcel would increase urbanising containment on land to the west. The release would not have an impact on the distinction of land to the north of BW2, or the relevance of this land to Green Belt purposes because the A14 transport corridor is 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

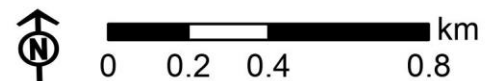
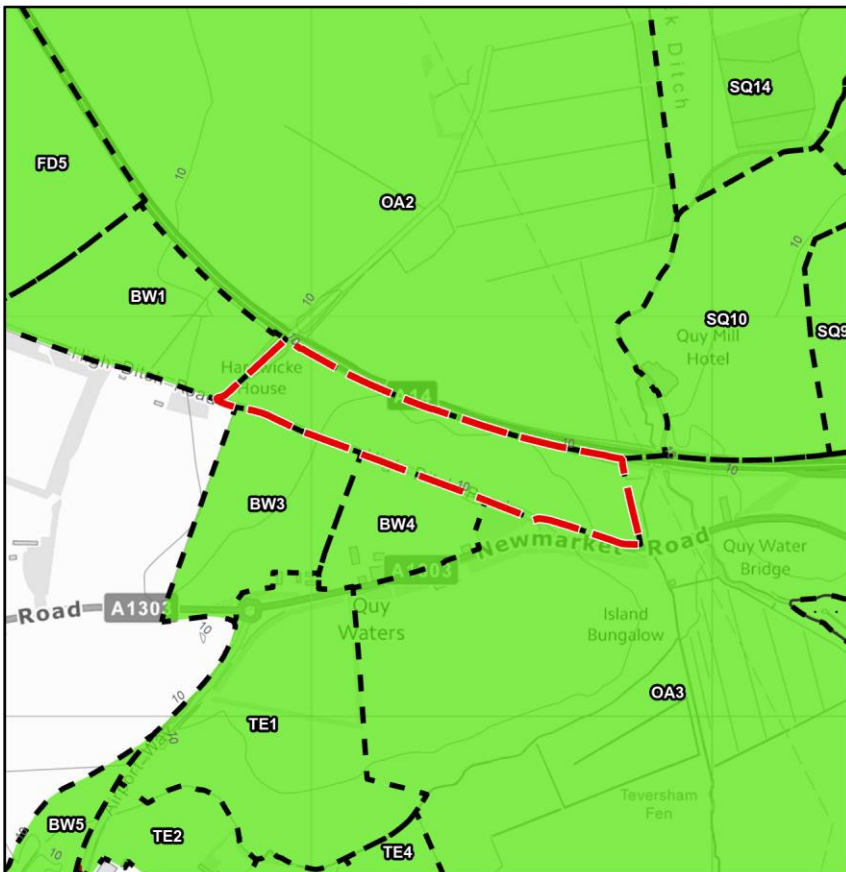
- Parcel BW1 makes a significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

BW2



-  BW2
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Site of Special Scientific Interest



BW2

Parcel location and openness

Parcel size: 18.12ha

The parcel is located to the east of Cambridge (Barnwell) and to the north east of Cambridge Park and Ride. It contains arable land and is bordered by High Ditch Road to the south, Low Fen Drove Way to the west and the A14 transport corridor to the north.

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

Distinction between parcel and inset area

The parcel is not contained by urban development and extends a significant distance to the east from the inset area. High Ditch Road and the associated hedgerows are a moderate boundary feature between the parcel and Cambridge. Neither the countryside nor the urban area dominates views, and neither the landform nor land cover within the parcel create additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

BW2

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

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

Contribution: Moderate

Land has a strong distinction from the edge of Cambridge (Barnwell), meaning it has a weak relationship with the urban area. It is also open and land use is not associated with the urban area, meaning it has a strong rural character. Land also contributes to the rural setting experienced when approaching the wider city along the A14 from the east, 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: Significant

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

BW2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Minor-moderate

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

The land within the parcel forms a large proportion of the settlement gap between the main urban area of Cambridge (Barnwell) and Stow Cum Quy and even the partial release and development of the parcel would significantly reduce the gap, resulting in at least a minor impact.

Any partial release of the parcel would reduce boundary separation and lead to increased urbanising visual impact on the remainder of the parcel, so additional impact on the adjacent Green Belt would be at least minor-moderate.

The adjoining land to the 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

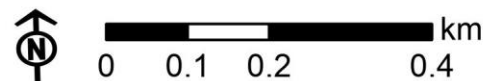
- Parcel BW2 makes a significant contribution to preserving Cambridge's compact character, and to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

BW3



-  BW3
-  Neighbouring parcel
-  Green Belt



BW3

Parcel location and openness

Parcel size: 15.04ha

The parcel is located to the east of Cambridge (Barnwell) and to the east of Cambridge Park and Ride, and is comprised of arable land. Newmarket Road forms the southern edge of the parcel while High Ditch Road forms the northern edge.

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

Distinction between parcel and inset area

Land is not contained by urban development but the hedgerow to the west is only a weak boundary feature that creates little separation between the parcel and Cambridge. As such, neither the countryside nor the urban area dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge and, overall, there is moderate distinction between the parcel and the urban area.

BW3

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: Relatively limited

Land has a moderate distinction from the edge of Cambridge (Barnwell), meaning it has some relationship with the urban area. It is also open and land use is not associated with the urban area, meaning it has some rural character. Land also makes some contribution to the rural setting experienced when approaching the wider city along the A1303 (Newmarket Road) from the east, creating positive perceptions of the city on arrival. 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 lies in a moderate gap between Barnwell and Stow Cum Quy, but the A14 and the A1303 Newmarket Road are significant connecting features that reduce perceived separation. 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.

BW3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Minor-moderate

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

The release of the parcel would reduce the settlement gap between the main urban area of Cambridge and Stow cum Quy.

Overall harm of Green Belt release

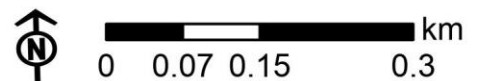
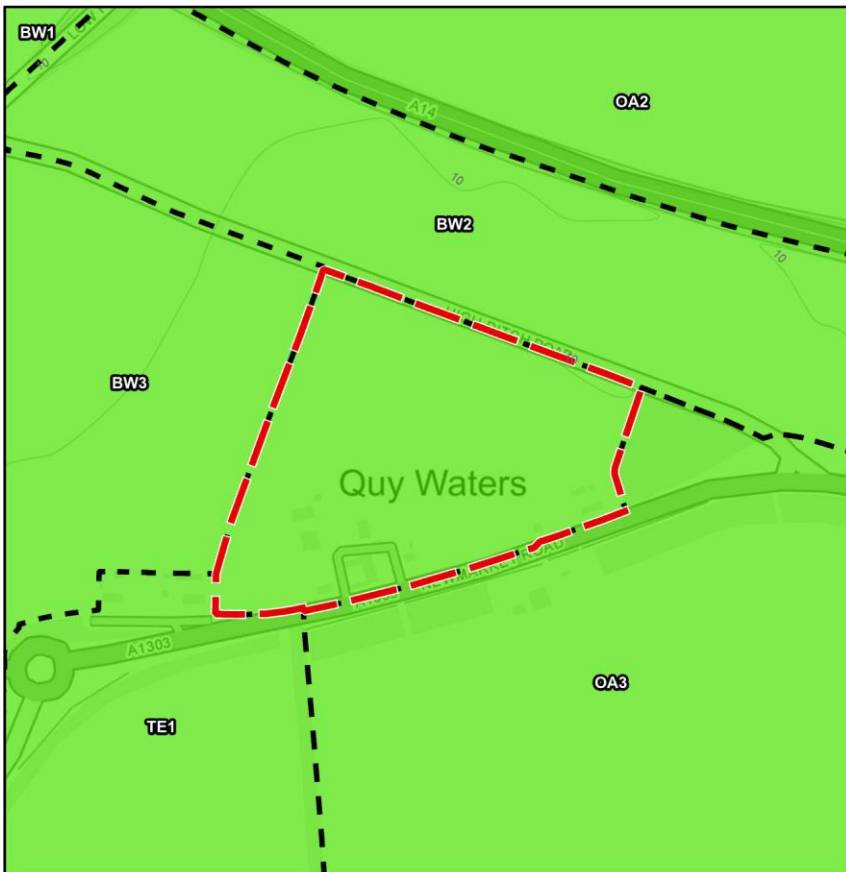
- Parcel BW3 makes a relatively significant contribution to preserving Cambridge's compact character and to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

BW4



-  BW4
-  Neighbouring parcel
-  Green Belt



BW4

Parcel location and openness

Parcel size: 8.89ha

The parcel is located to the east of Cambridge (Barnwell) and to the east of Cambridge Park and Ride. It contains arable land and Darwin Nurseries and Farm Shop, and is bordered to the south by Newmarket Road and to the north by High Ditch Road.

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

Distinction between parcel and inset area

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

BW4

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

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

Contribution: Moderate

Land has a strong distinction from the edge of Cambridge (Barnwell), meaning it has a weak relationship with the urban area. It is also open and land use is not associated with the urban area, meaning it has a strong rural character. Land also contributes to the rural setting experienced when approaching the wider city along the A1303 (Newmarket Road) from the east, 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: Significant

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

BW4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Moderate

The release and development of the parcel would increase urbanising visual impact and weaken the strong boundary distinction of land to the north from the settlement. The release of the parcel would also result in an area of land to the north, which is separated from the wider Green Belt to the north by the A14 transport corridor, forming the Green Belt adjacent to the inset edge.

The release of the parcel would result in the settlement gap between the main urban area of Cambridge and Stow cum Quy to become moderate.

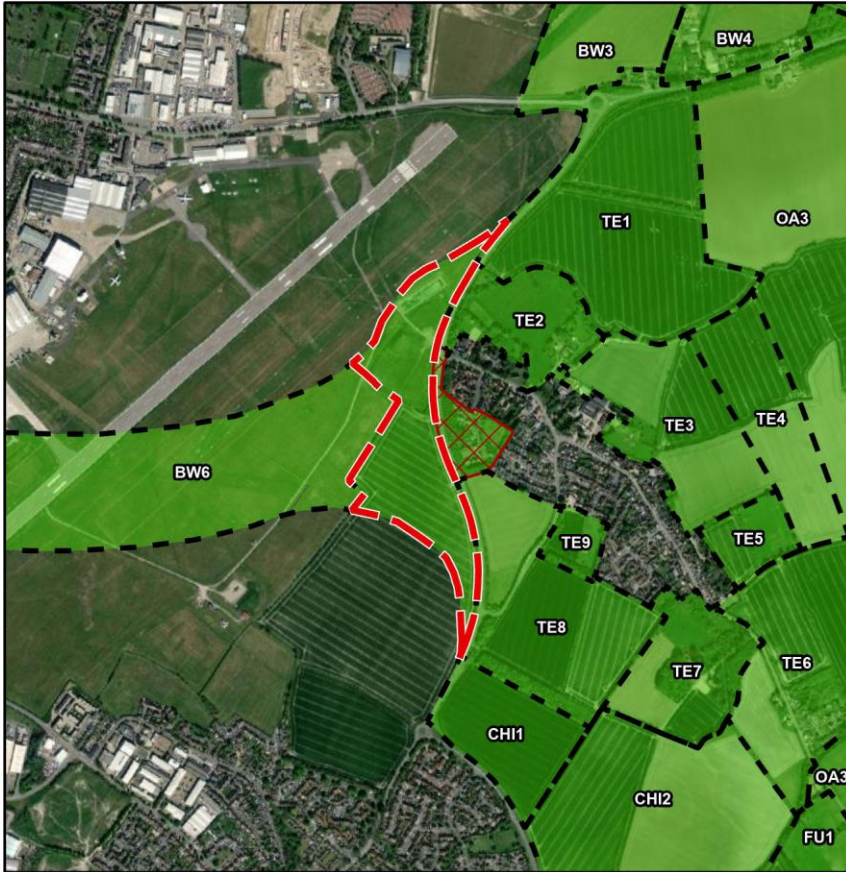
The adjoining land to the west and south west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

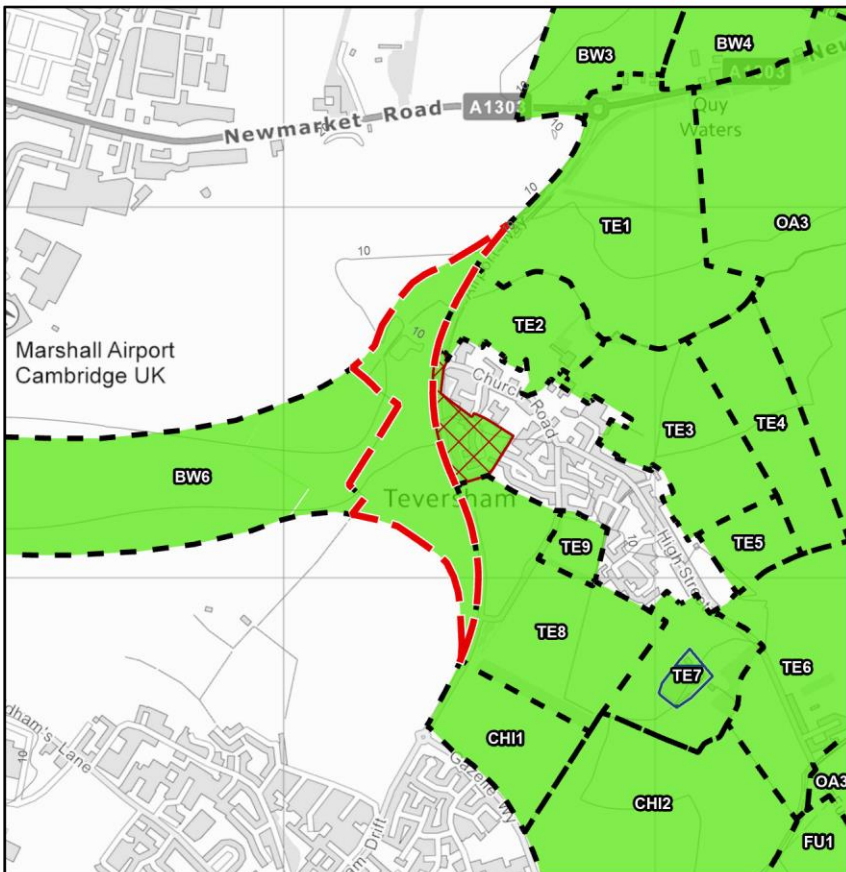
- Parcel BW4 makes a significant contribution to preserving Cambridge's compact character and a to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

BW5



-  BW5
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



BW5

Parcel location and openness

Parcel size: 15.88ha

The parcel is located to the east of Cambridge (Barnwell) and to the southeast of Cambridge Airport. The parcel contains an area of arable land to the southeast, but is predominantly comprised of Cambridge Airport. Airport Way 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

Land is largely contained by inset urban edges and there is no boundary feature to create separation between the parcel and the East Cambridge site. The parcel is in close proximity to the urban area and views are dominated by urbanising development. The landform and land cover within the parcel do not create any additional distinction from Cambridge (Barnwell). Overall, there is weak distinction between the parcel and the urban area.

BW5

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Relatively limited

Land comprises part of a finger of Green Belt land retained as part of the Cambridge East Major Development Site which will form an eastward extension of the East Cambridge green corridor. The open nature of the land allows some distant low-level glimpsed views towards a number of landmark towers/spires within the historic core (including the Roman Catholic Church spire), albeit views tend to be dominated by large scale development at Cambridge Airport in the foreground. 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 lies in a gap which is very narrow but which maintains clear separation between Cambridge (East Cambridge Site) and Teversham. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

BW5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Moderate-major

Release of the land within the parcel as a whole would completely remove the settlement gap between Teversham and Cambridge and would therefore constitute moderate-major additional impact on the adjacent Green Belt. Any further loss of separation would result in at least a moderate impact on the adjacent Green Belt.

In regard to Cambridge Purpose 2, the release of the parcel would isolate land within the East Cambridge green corridor to the west, cutting it off from the wider open countryside to the east. This would negate its function as a green corridor. Any reduced release of land, whilst it might retain some of the corridor function, would weaken its contribution by reducing its width and/or boundary strength.

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

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

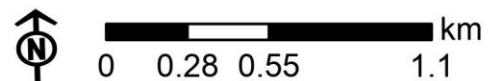
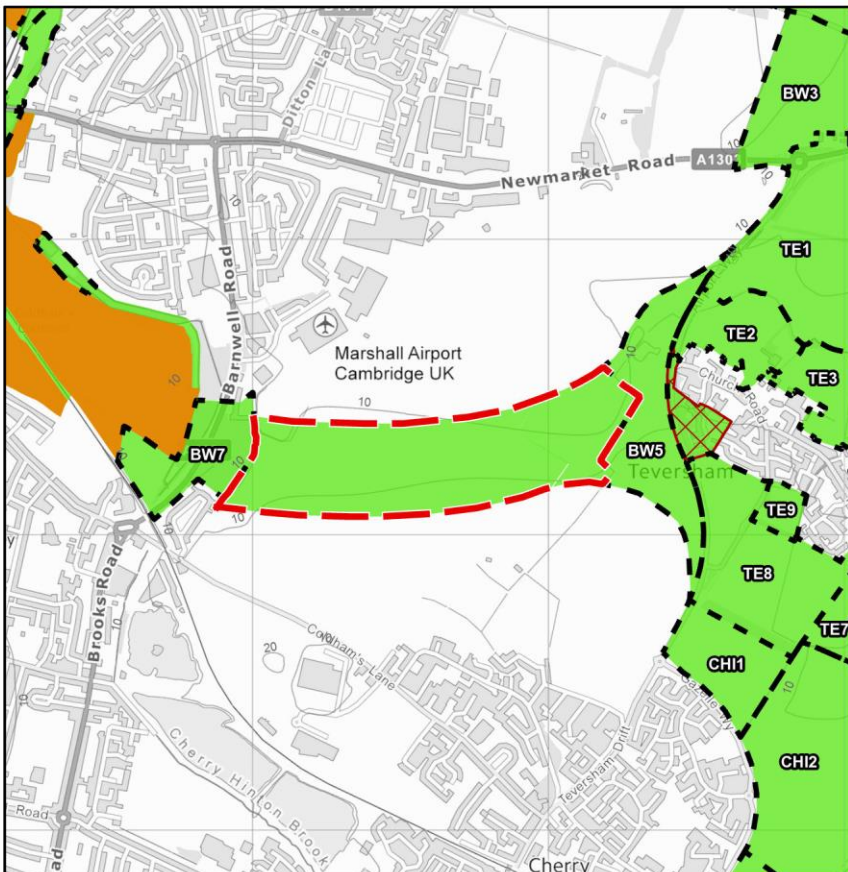
- Parcel BW5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, a moderate contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Teversham, would be very high.

Very High

BW6



-  BW6
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument
-  CRoW registered common land



BW6

Parcel location and openness

Parcel size: 40.67ha

The parcel is located to the east of Cambridge (Barnwell) and to the south of Cambridge Airport. The parcel forms part of Cambridge Airport, the remainder of which is to be redeveloped as an expansion of East Cambridge.

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 has a significant degree of containment by land within the inset urban area that is to be developed. There is no boundary feature to create separation between the parcel and Cambridge and, therefore, views are dominated by the urban area. The landform and land cover within the parcel do not create any additional distinction from Cambridge and, overall, there is weak distinction between the parcel and the urban area.

BW6

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 perceived as being within the main urban area of Cambridge, but still links to the wider Green Belt. 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 limited

Land comprises part of a finger of Green Belt land retained as part of the Cambridge East Major Development Site which will form an eastward extension of the East Cambridge green corridor. The open nature of the land allows some distant low-level glimpsed views towards a number of landmark towers/spires within the historic core (including the Roman Catholic Church spire), albeit views tend to be dominated by large scale development at Cambridge Airport in the foreground. 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 narrow gap between East Cambridge Site and Cambridge (Cherry Hinton), but existing urbanising development already links them. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

BW6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Moderate

In regard to Cambridge Purpose 2, the release of the parcel would isolate land within the East Cambridge green corridor to the west, cutting it off from the wider open countryside to the east. This would negate its function as a green corridor. Any reduced release of land, whilst it might retain some of the corridor function, would weaken its contribution by reducing its width and/or boundary strength.

The release would not have an impact on the contribution of land to the east, because Airport Way is a moderate boundary feature which creates separation.

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

Overall harm of Green Belt release

- Parcel BW6 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

BW7

Parcel location and openness

Parcel size: 10.33ha

The parcel is located to the east of Cambridge (Barnwell), southwest of Cambridge Airport and east of Romsey Town. The parcel contains woodland and is crossed by Barnwell Road, with Coldham's Common and Coldham's Brook forming the northwestern edge.

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

Distinction between parcel and inset area

The tree cover within the parcel is relatively prominent, which provides some distinction from Cambridge and is a moderate boundary feature between the parcel and Cambridge to the north and south. However, the parcel is largely contained by urban development and is in close proximity to the urban area. Neither the countryside nor the urban area dominates views and, overall, there is moderate distinction between the parcel and the urban area.

BW7

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 perceived as being within the main urban area of Cambridge, but still links to the wider Green Belt. 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

Land comprises part of the East Cambridge green corridor, a key defining element in the setting of Cambridge to the east. However the land is separated from the historic core by intervening peripheral development. A number of PRow traverse the area, providing characteristic approaches to the city via Coldham's Common (Registered Common Land) immediately to the north, to which the land is closely associated. The land also contributes to a characteristic open and green setting as experienced on approach from the east along the railway line connecting Cambridge with Ipswich, 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 Cambridge but there is no other settlement close enough to be considered neighbouring. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

BW7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Moderate

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

The release of the parcel would isolate land within the East Cambridge green corridor to the north-west and east, cutting it off from the wider green corridor. This would negate its function as a green corridor and diminish its role in respect to Cambridge Purpose 2. Any reduced release of land, whilst it might retain some of the corridor function, would weaken its contribution by reducing its width and/or boundary strength





Overall harm of Green Belt release

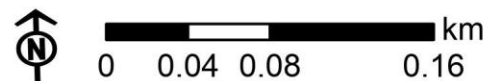
- Parcel BW7 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

BW8



-  BW8
-  Neighbouring parcel
-  Green Belt
-  CRoW registered common land



BW8

Parcel location and openness

Parcel size: 1.28ha

The parcel is located to the east of Cambridge (Barnwell). It is comprised of Abbey Leisure Complex and is contained by Coldham's Common to the southwest.

Land has a significant amount of urbanising development within it, including Abbey Leisure Complex.

Distinction between parcel and inset area

Although Coldham's Brook and the tree line are a moderate boundary feature between the parcel and Cambridge, the parcel is in close proximity to the urban area and is largely contained by urban development. As such, the urban area dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is weak distinction between the parcel and the urban area.

BW8

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is open and has a relationship with the main urban area of Cambridge due to its close proximity. 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 does not make a contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Cambridge (Barnwell), meaning it has a strong relationship with the urban area. It also contains development (Better Abbey leisure Complex and associated car parking) that weakens its rural character. Land comprises a small part of the East Cambridge green corridor, but it lies on the periphery of the gap and is separated from the historic core by intervening peripheral development. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land lies in a moderate gap between East Cambridge Site and the main urban area of Cambridge, but there are some significant separating features including Coldham's Common and the railway line to the southwest. 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 does not make a contribution to Cambridge Purpose 3.

BW8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Negligible

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





Overall harm of Green Belt release

- Parcel BW8 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be low.

Low

BW9



-  BW9
-  Neighbouring parcel
-  Green Belt
-  CRoW registered common land



BW9

Parcel location and openness

Parcel size: 2.32ha

The parcel is located to the east of Cambridge (Barnwell). The parcel contains Barnwell Lake and is bordered by Newmarket Road to the north, Coldham's Common to the southeast, and the railway line to the west.

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

Distinction between parcel and inset area

Land is in close proximity to the urban area and is largely contained by urban development. However, the railway line to the west and Coldham's Brook and associated tree line to the east are moderate boundary features between the parcel and Cambridge. Barnwell Lake is very prominent within the parcel and creates additional distinction from Cambridge. Neither the countryside nor the urban area dominates views. Overall, there is moderate distinction between the parcel and the urban area.

BW9

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 has a relationship with the main urban area of Cambridge due to its close proximity. 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

Land comprises part of the East Cambridge green corridor, a key defining element in the setting of Cambridge to the east. However the land is separated from the historic core by intervening peripheral development. A number of PRoW traverse the area, providing characteristic approaches to the city via Coldham's Common (Registered Common Land) immediately to the east and south-east, to which the land is closely associated. The land also contributes to a characteristic open and green setting as experienced on approach from the north along the railway line connecting Cambridge with Ely, 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 very narrow gap between Barnwell and the main urban area of Cambridge, but the weak separation between the two limits its role in separating settlement areas. 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.

BW9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Minor-moderate

The release of the parcel would significantly reduce the settlement gap between Barnwell and the main urban area of Cambridge. However, the impact is reduced because the settlement gap is already weak, and the adjacent protected commonland would continue to serve the purpose of linking open land to the north and south of Newmarket Road. There is no adjacent Green Belt land that makes a stronger contribution.





Overall harm of Green Belt release

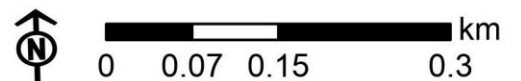
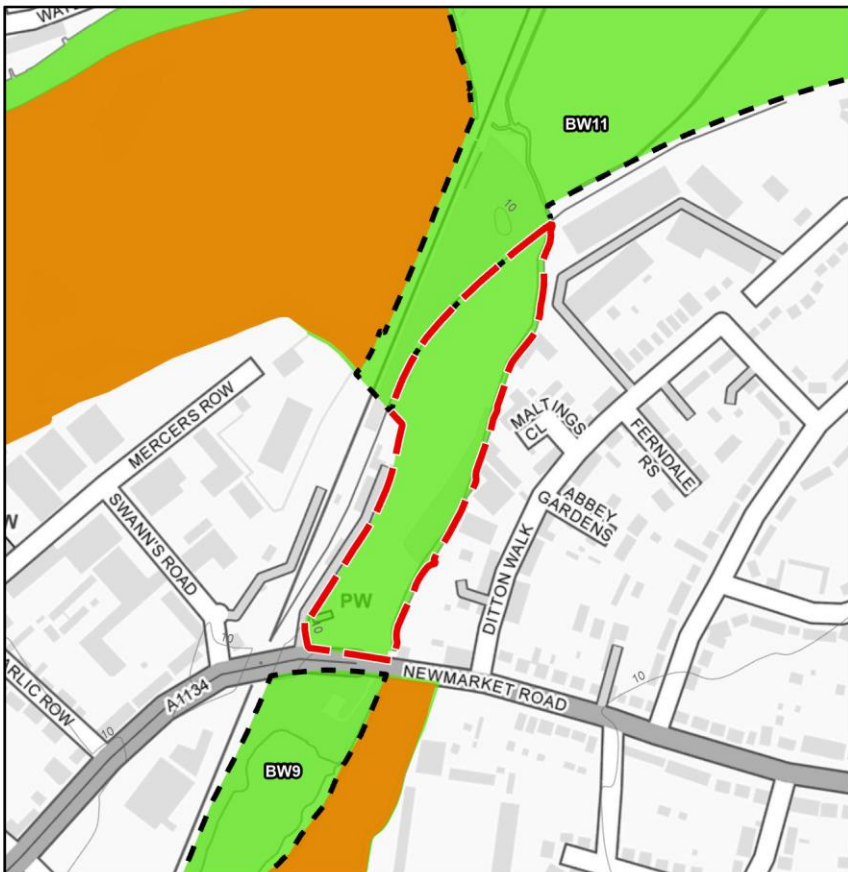
- Parcel BW9 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, a moderate contribution to preserving Cambridge's compact character, and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

BW10



-  BW10
-  Neighbouring parcel
-  Green Belt
-  CRow registered common land



BW10

Parcel location and openness

Parcel size: 2.71ha

The parcel is located to the east of Cambridge (Barnwell) and is dominated by arable land. Coldham's Brook borders the parcel to the east while the railway line forms the northern edge and Newmarket Road forms the southern edge.

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

Distinction between parcel and inset area

Although the railway line to the west and Coldham's Brook and associated tree line to the east are moderate boundary features between the parcel and Cambridge, the parcel is largely contained by urban development and is in close proximity to the urban area. As such, neither the countryside nor the urban area dominates views and neither the landform nor land cover within the parcel create additional distinction from Cambridge. Overall, there is weak distinction between the parcel and the urban area.

BW10

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 has a relationship with the main urban area of Cambridge due to its close proximity. 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

Land comprises part of the East Cambridge green corridor, albeit separated from the historic core by intervening peripheral development. The land also makes some contribution to a characteristic open and green setting as experienced on approach from the north along the railway line connecting Cambridge with Ely, 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: Relatively limited

Land lies in a very narrow gap between Barnwell and the main urban area of Cambridge, but the weak separation between the two limits its role in separating settlement areas. 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 between separate settlement areas. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

BW10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Minor-moderate

The release of the parcel would remove the settlement gap between East Cambridge Site and the main urban area of Cambridge. However, the impact is reduced because the settlement gap is already weakened by existing connection via Newmarket Road and the adjacent protected commonland, which links surrounding open land.

The release of the parcel would isolate land within the East Cambridge green corridor to the south, cutting it off from the River Cam corridor to the north. This would negate its function as a green corridor and diminish its role in respect to Cambridge Purpose 2.

The release would not have an impact on the distinction of adjacent Green Belt land from the urban edge, as the railway line to the north and Newmarket Road to the south are strong boundary features.





Overall harm of Green Belt release

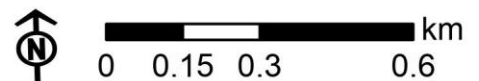
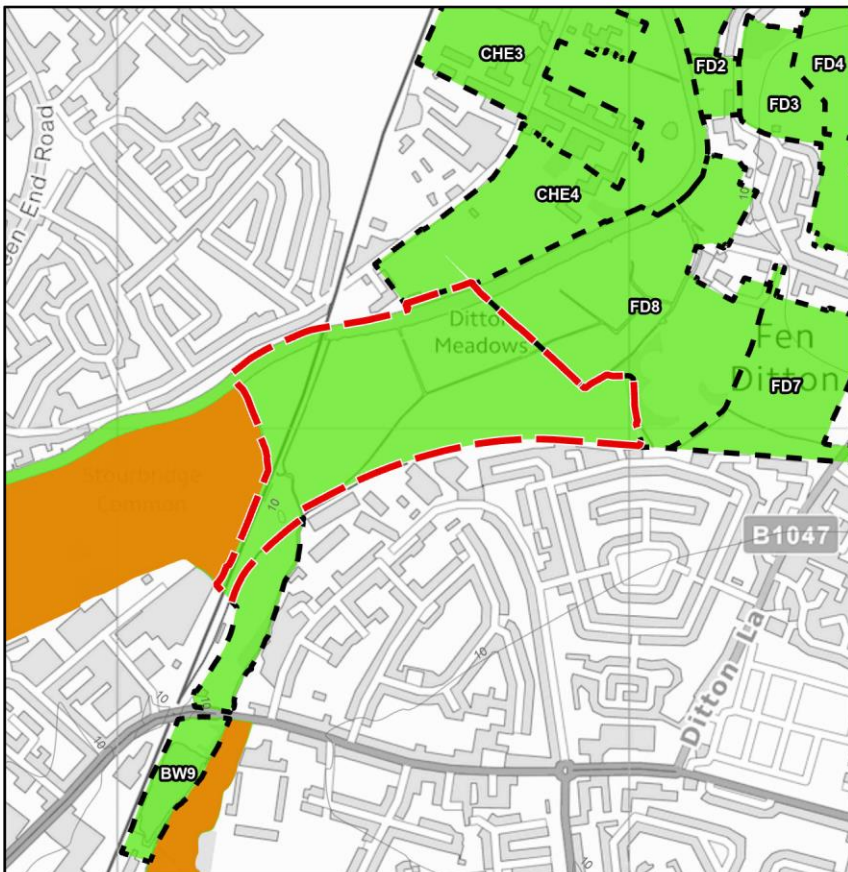
- Parcel BW10 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, a relatively limited contribution to preserving Cambridge's compact character and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

BW11



-  BW11
-  Neighbouring parcel
-  Green Belt
-  CRow registered common land



BW11

Parcel location and openness

Parcel size: 20.27ha

The parcel is located to the east of Cambridge (Barnwell) and to the east of Stourbridge Common. It contains Ditton Meadows and is bordered by railway lines to the south and west, and the River Cam to the north.

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

Distinction between parcel and inset area

The garden hedgerow boundary to the south is only a weak boundary feature, creating little separation between the parcel and Cambridge, and the parcel has some degree of containment by urban development. However, the River Cam to the north is a strong boundary feature, reducing the visual impact of containment. As such, neither the countryside nor the urban area dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge and, overall, there is moderate distinction between the parcel and the urban area.

BW11

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 perceived as being within the main urban area of Cambridge, but still links to the wider Green Belt. 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 and the spire of St Andrew's Church in the middle ground) visible beyond peripheral development. Land lies entirely within the Riverside and Stourbridge Common Conservation Area, contributing to its character and special qualities. It therefore contributes positively to the character of the landscape and the setting of Cambridge and people's experience of it. 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: Limited/No contribution

The land is adjacent to Cambridge but there is no other settlement close

BW11

enough to be considered neighbouring. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel does not make a contribution to Cambridge Purpose 3.

BW11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Barnwell):

Rating: Moderate-major

The release and development of the parcel would increase urbanising containment of land to the east and would not have an impact on the contribution of land to the north.

In regard to Cambridge Purpose 2, the release of the parcel would isolate land within the River Cam green corridor to the west, cutting it off from the wider green corridor to the east and north-east. This would negate its function as a green corridor. Any reduced release of land, whilst it might retain some of the corridor function, would weaken its contribution by reducing its width and/or boundary strength.

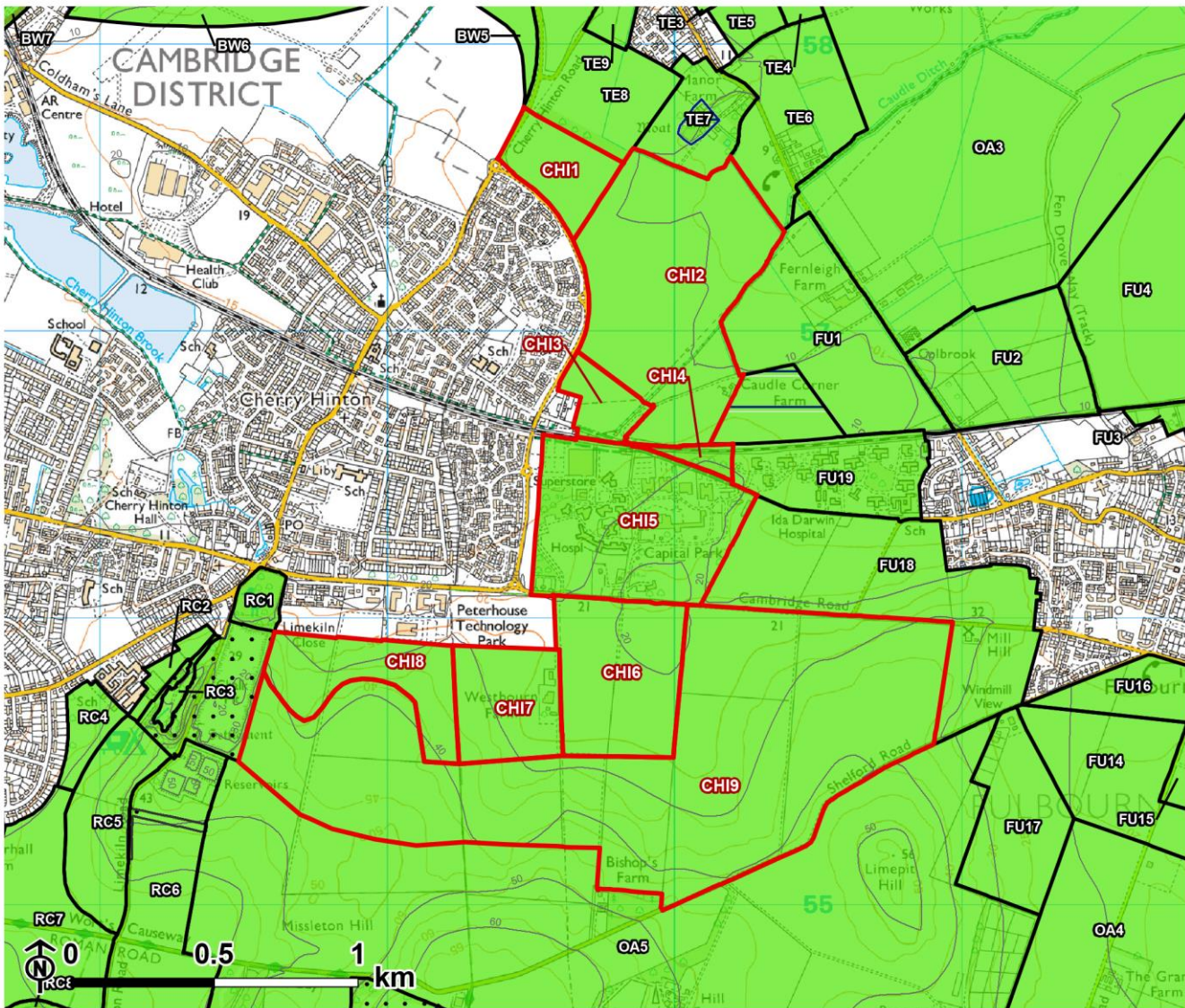
The adjoining land to the south west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel BW11 makes a significant contribution to maintaining and enhancing the quality of Cambridge's setting and a relatively significant contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

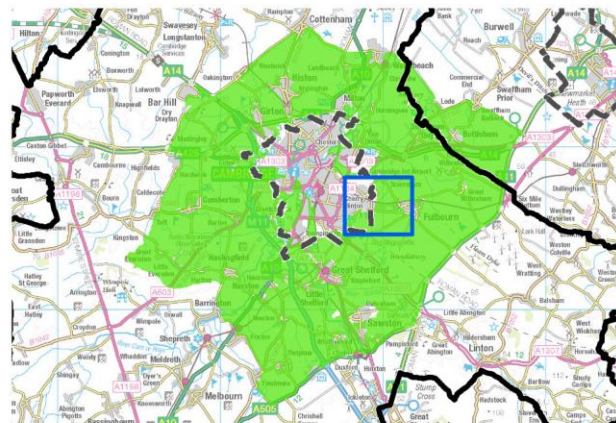
Cambridge - Cherry Hinton



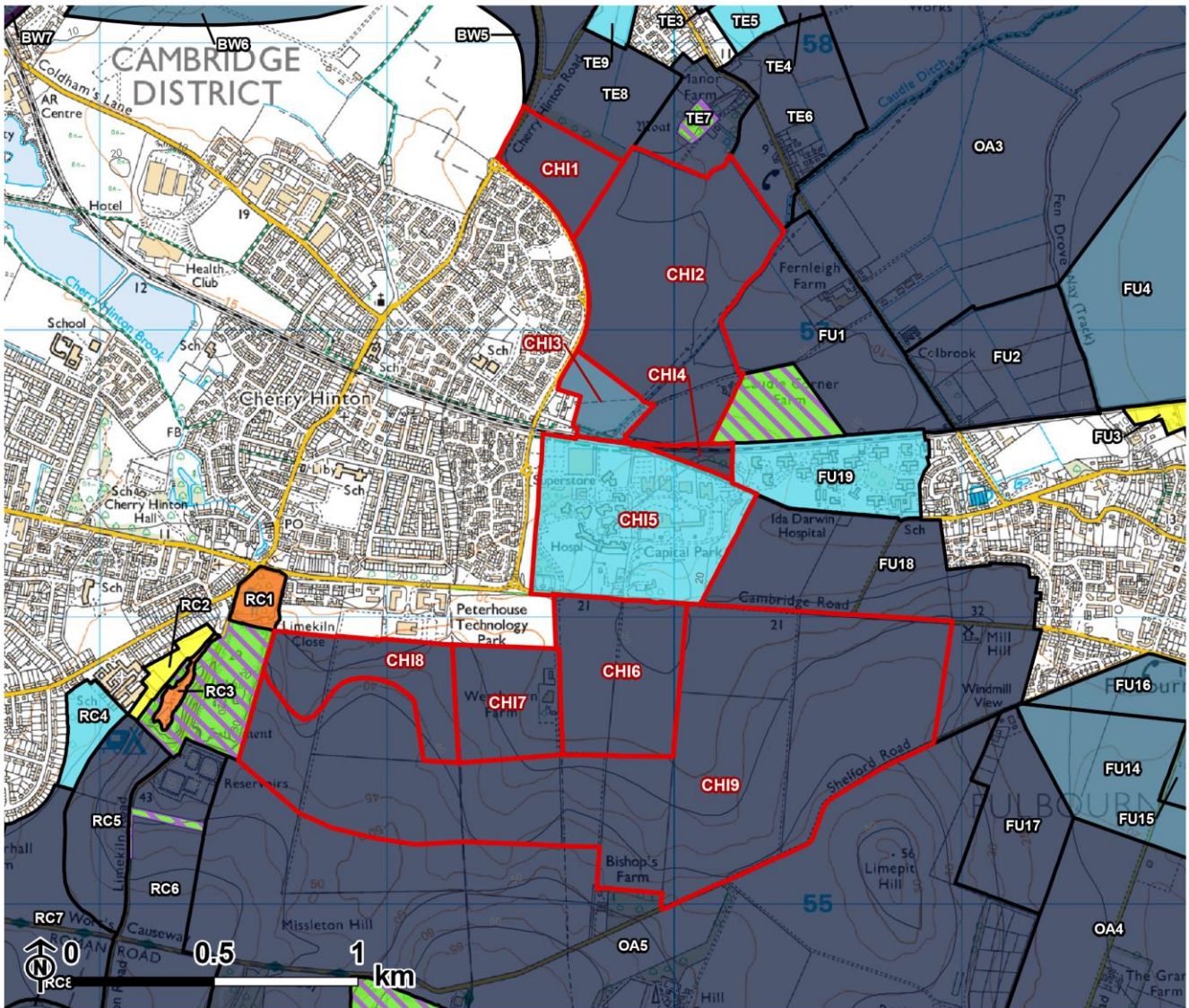
- - - Local Authority boundary
- Cambridge - Cherry Hinton parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

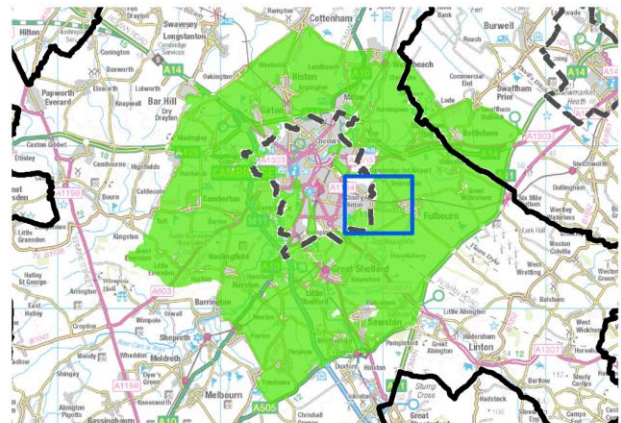
- Site of Special Scientific Interest
- Scheduled monument



Cambridge - Cherry Hinton



- - - Local Authority boundary
 - Cambridge - Cherry Hinton 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.

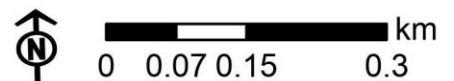
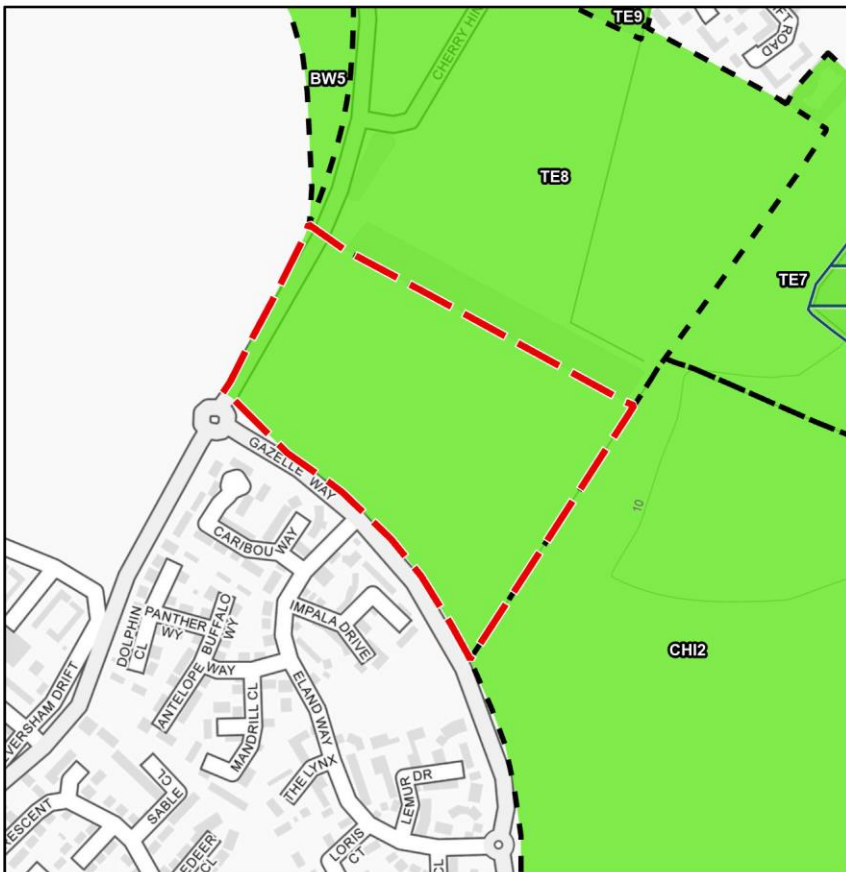
Overall harm of Green Belt release

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.

CHI1



-  CHI1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



CHI1

Parcel location and openness

Parcel size: 9.44ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and to the south of Teversham. It contains arable land and is bordered by Cherry Hinton Road to the west, Gazelle Way to the south, and a thick treeline to the north.

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

Distinction between parcel and inset area

The road and field boundary at the inset edge to the south of the parcel create a moderate degree of separation between the parcel and the urban area of Cambridge. The parcel is subject to a degree of containment by inset areas to the south west, north west (which is currently undeveloped) and the north (Teversham). Views are balanced between the urban area and open countryside. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

CHI1

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Relatively limited

Land has some relationship with the urban area, but as open farmland it has some rural character. The open nature of the land also allows some distant low-level glimpsed views towards a number of landmark towers/spires within the historic core (including the Roman Catholic Church spire and St John' Chapel and spires of All Saints Jesus Lane), albeit views tend to be dominated by large scale development at Cambridge Airport in the foreground. However, once the adjacent land to the west is developed as part of a Major Development Site (R47/SS/3 (1b)), these views will be restricted. 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 lies in a gap which is narrow but which maintains clear separation between Cambridge (Cherry Hinton) and Teversham. However, the gap is narrower to the north, and a belt of woodland on the northern boundary of the parcel acts as a significant separating feature. The parcel has some relationship with the inset settlement, but also has a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

CHI1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge.:

Rating: Minor-moderate

The release of land within the parcel would not narrow the existing settlement gap between the inset edge of Cambridge (Cherry Hinton) and Teversham, and the dense woodland belt on the northern boundary of the parcel reduces any impact that the release would have on land to the north, but there would still be some increased urban containment of that area.

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





Overall harm of Green Belt release

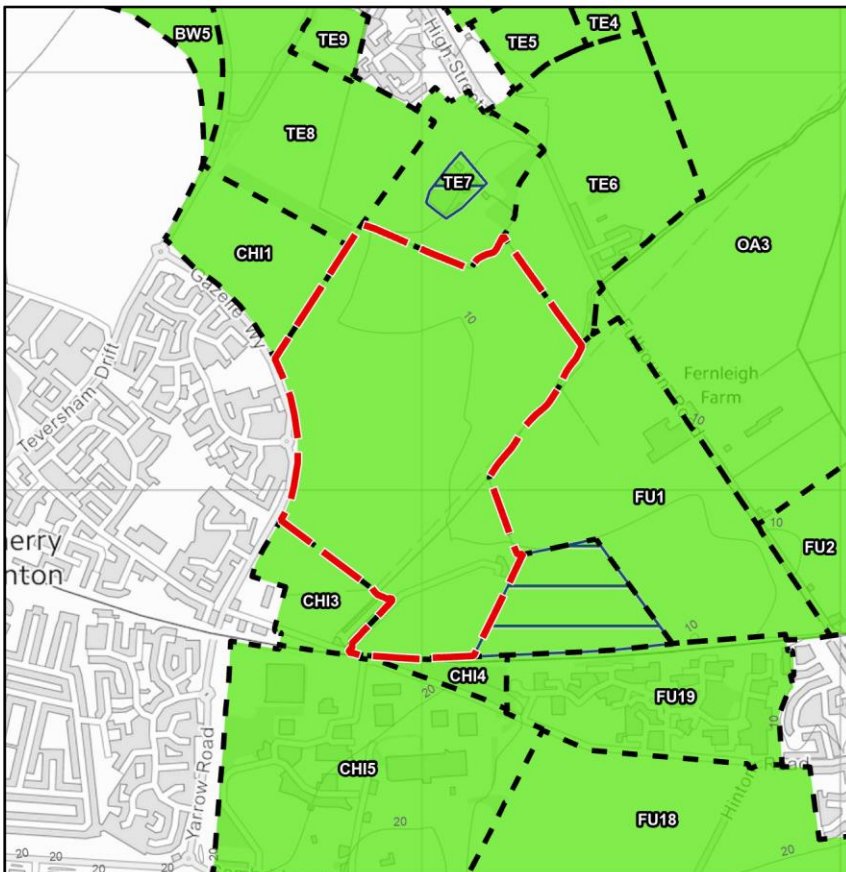
- Parcel CHI1 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge (Cherry Hinton), would be very high.

Very High

CHI2



-  CHI2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



CHI2

Parcel location and openness

Parcel size: 48.77ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and to the south of Teversham, and is comprised of arable land. A Scheduled Monument (Moated site at Manor Farm) lies to the north of the parcel.

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

Distinction between parcel and inset area

The road and field boundary to the southwest at the inset edge are relatively weak boundary features individually, but in combination they create moderate separation between the parcel and the urban area of Cambridge. The parcel is not contained by the inset area, and extends a significant distance from it, but there are views of the urban area from within the parcel due to the level of development present to the west and southwest. Although the landform and land cover do not create any additional distinction, there is strong distinction overall between the parcel and the urban area.

CHI2

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Cambridge (Cherry Hinton), 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 southeast and therefore makes some positive contribution to the character of the landscape and the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a gap which is narrow but which maintains clear separation between Cambridge (Cherry Hinton) and Teversham, although the gap is narrower to the north. Field boundaries, a Scheduled Monument and some tree cover to the north of the parcel act as separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

CHI2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Minor-moderate

The release of land within this parcel would increase urbanising containment of land forming the remainder of the settlement gap between Cambridge and the southern part of Teversham, leaving it with weaker boundary separation from the urban area to the south and greater urbanising visual impact. The release of the western areas of land within the parcel would significantly reduce the settlement gap between Cambridge and either Fulbourn or Teversham. The release would also increase the urbanising visual impact on farmland to the east, and reduce the boundary distinction of these areas from Cambridge.

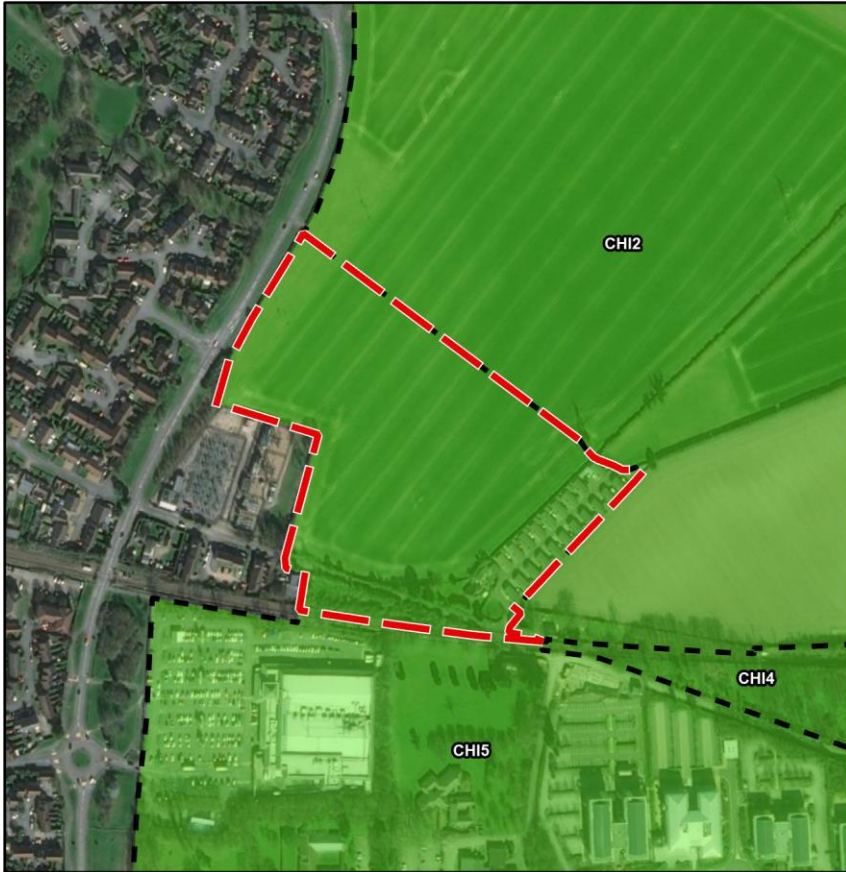
Land to the west and south of the parcel does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.


Overall harm of Green Belt release

- Parcel CHI2 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a 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 Cambridge, would be very high.

Very High

CHI3



-  CHI3
-  Neighbouring parcel
-  Green Belt



CHI3

Parcel location and openness

Parcel size: 5.61ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and to the north of Fulbourn Hospital. While the parcel is dominated by arable land, a caravan park is located in the east. The parcel is crossed by Fulbourn Old Drift, while Gazelle Way forms the 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 a significant impact on Green Belt openness.

Distinction between parcel and inset area

The relatively developed areas to the south and east of the parcel create a degree of urbanising containment. The road and hedgerow to the west are in combination a moderately strong boundary, but there is weaker separation from the inset electricity substation to the east of Gazelle Way. The parcel extends a significant distance from the inset edge but views of urban development to the west, and washed-over urbanising development to the south, are still present. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

CHI3

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land is open and agricultural, and has a moderate distinction from the edge of Cambridge (Cherry Hinton), so it 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. 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 Cambridge (Cherry Hinton) and Fulbourn, but perceived separation is weakened by urbanising development within the Green Belt to the south (including Capital Park). There is moderate 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.

CHI3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Minor

The release of land within this parcel would result in a narrowing of the gap between Cambridge (Cherry Hinton) and Fulbourn, although the impact of this is limited by the extent of urbanising development to the south which links the settlements, and by the existing residential development on the eastern edge of the parcel.

The release would increase the urbanising visual impact on land to the north and northeast and weaken the boundary separation of this land from the main urban area of Cambridge.

Impacts of the release on land to the east are limited by the presence of a strip of housing development.

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

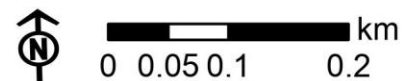
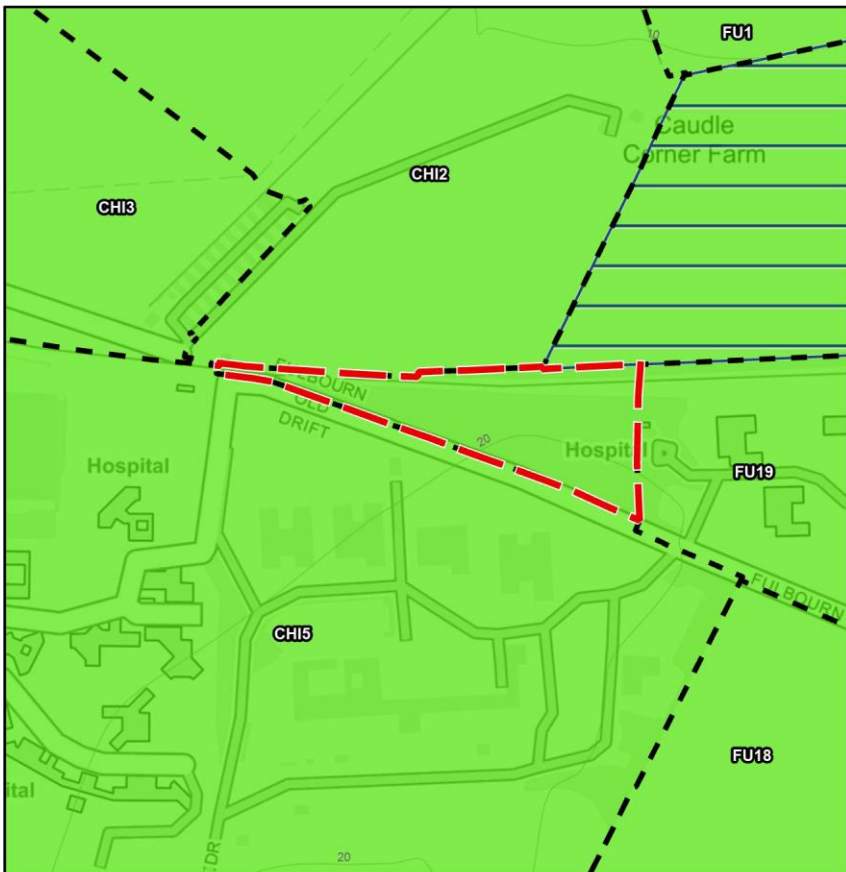
- Parcel CHI3 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

CHI4



-  CHI4
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



CHI4

Parcel location and openness

Parcel size: 2.03ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and between Cherry Hinton and Fulbourn. Comprised of woodland and grassland, the parcel is bordered by the railway line to the north and Fulbourn Old Drift to the south. The site of The Ida Darwin Hospital and Cambridge Steiner School is located to the east of the parcel, while a Scheduled Monument (Settlement site by Caudle Corner Farm) lies to the northwest of the parcel.

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

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area, but views of urban development are still present due to Capital Park (technology park development) lying to the immediate south. This area as well as residential development to the west create a degree of urbanising containment on the parcel. However, the tree cover within the parcel adds distinction from the urban area, and forms a strong boundary feature to the technology park development. Overall, there is strong distinction between the parcel and the urban area.

CHI4

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

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

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

Contribution: Moderate

This prominent tree cover, distinct from the urban area, 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: Significant

Land is open and lies in a moderate gap between Cambridge (Cherry Hinton) and Fulbourn. 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, there parcel makes a significant contribution to Cambridge Purpose 3.

CHI4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Minor

The release of land within this parcel would result in narrowing of the inset settlement gap between Cambridge (Cherry Hinton) and Fulbourn, but the extent of existing development within the gap limits the degree of impact.

Adjacent land does not make a stronger contribution to any of the Green Belt purposes. The impact on this land's distinction from the urban edge would not therefore increase overall harm.

Overall harm of Green Belt release

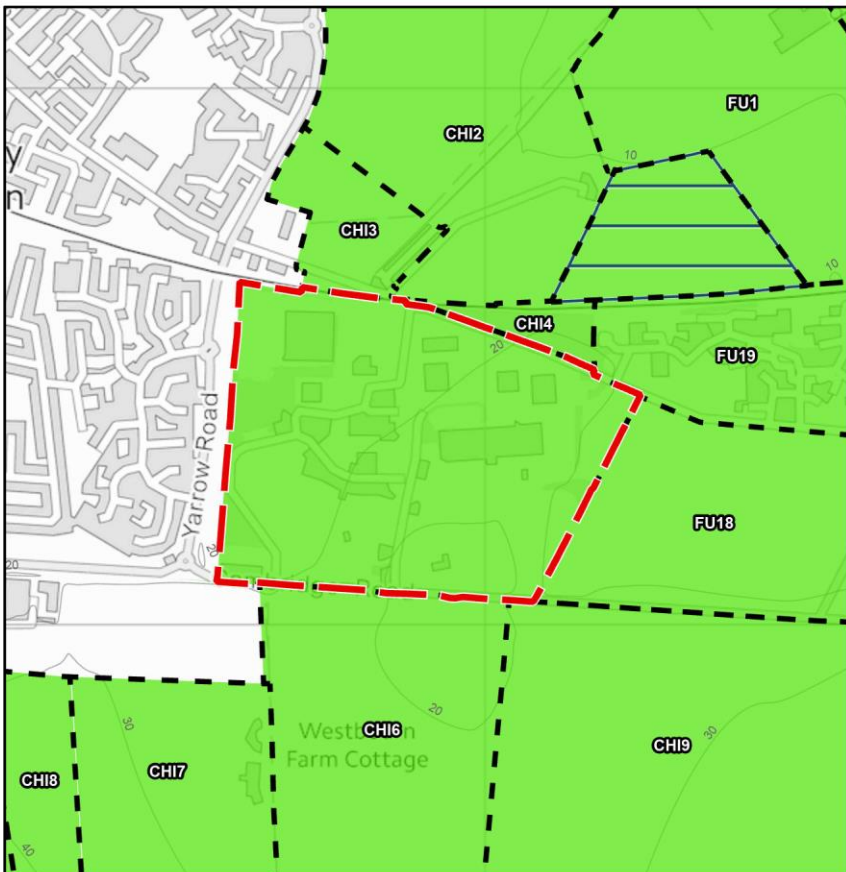
- Parcel CHI4 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge (Cherry Hinton), would be very high.

Very High

CHI5



-  CHI5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



CHI5

Parcel location and openness

Parcel size: 35.24ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and between Cherry Hinton and Fulbourn. It contains Fulbourn Hospital, Capital Park, and a Tesco Superstore, with the railway line and Fulbourn Old Drift forming the northern edge and Cambridge Road forming the southern edge.

While the southern area of the parcel is more open, the parcel contains significant urbanising elements including Fulbourn Hospital, Capital Park and a Tesco Superstore.

Distinction between parcel and inset area

Although largely developed, the parcel is bordered by open land to the north, south and east, and extends a significant distance from the main urban area of Cambridge. However, whilst the road and treeline to the west combine to make a moderate boundary feature, their role in creating separation between the parcel and the urban area has been diminished by development within the parcel. The development within the parcel means that views are dominated by urban development, but the extent of tree cover within the parcel does provide some additional distinction from Cambridge. Overall, there is moderate distinction between the parcel and the inset urban area.

CHI5

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 adjacent to the main urban area of Cambridge but is relatively developed. The parcel has some relationship with the urban area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to 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 Cambridge (Cherry Hinton), but contains development (Fulbourn Hospital, Tesco's supermarket and Capital Park business park) and uses (Capital Park) that weakens its rural character. However, land falls within Fulbourn Conservation Area (the detached Fulbourn Hospital site), comprising the original main Victorian hospital/asylum building and recently constructed office units set within an extensive area of open space and mature tree and shrub planting. This contrasts with the surrounding intensively farmed arable landscape, and contributes positively to the character of the landscape and setting of Cambridge. The mature boundary vegetation of the Hospital Site also contributes to the green and wooded landscape setting experienced when approaching the wider city from the east, including along Cambridge Road and the railway line from Ipswich, creating positive perceptions of the city on arrival. In addition, the hospital/asylum building (noted as a 'positive building' within the Conservation Appraisal) is a distinctive positive landmark feature visible from much of the surrounding landscape, including within elevated views from the south and south-east. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a moderate gap between Cambridge (Cherry Hinton) and

CHI5

Fulbourn in which urbanising development between the two reduces the perceived separation and increases the fragility of the gap. However the extent to which this part of the gap is already developed means that, although it has a degree of distinction from the inset urban area, overall it makes a relatively limited contribution to Cambridge Purpose 3.

CHI5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Minor

The release of land within this parcel would result in narrowing of the inset settlement gap between Cambridge (Cherry Hinton) and Fulbourn, but the extent of existing development within the gap limits the degree of impact.

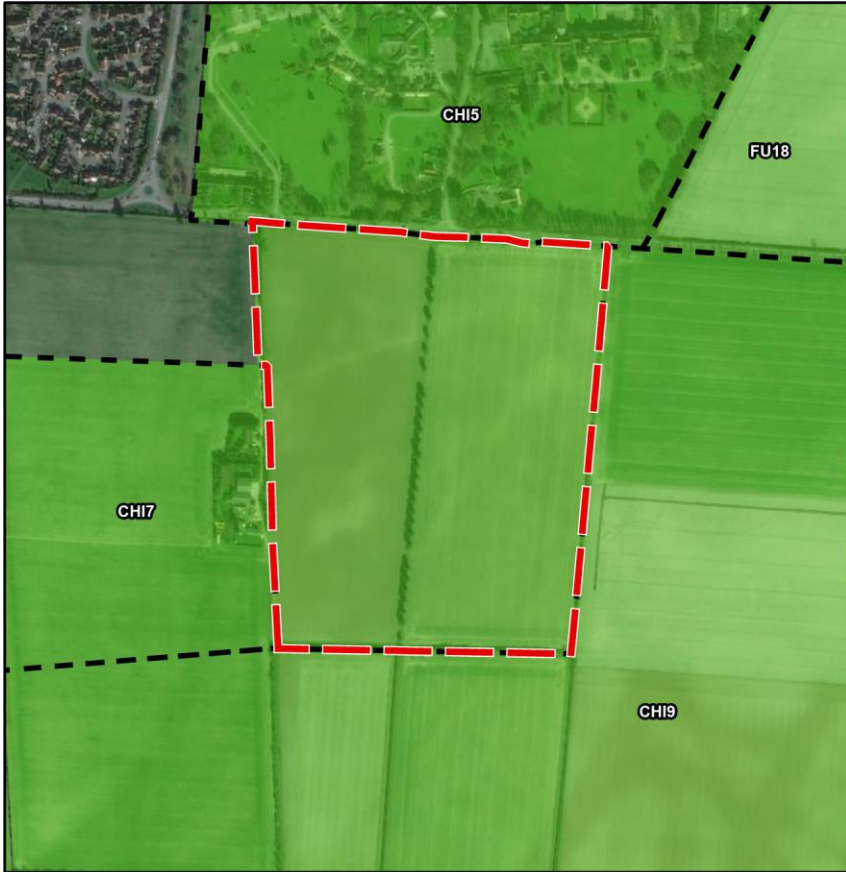
The release would increase urbanising visual impact on land to the south, which is an area that is not currently adjacent to any development. The largely developed nature of the northern half of the parcel reduces the extent to which its release would impact adjacent land, and to the north the railway line acts as a strong boundary feature.

Overall harm of Green Belt release

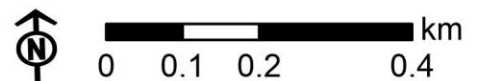
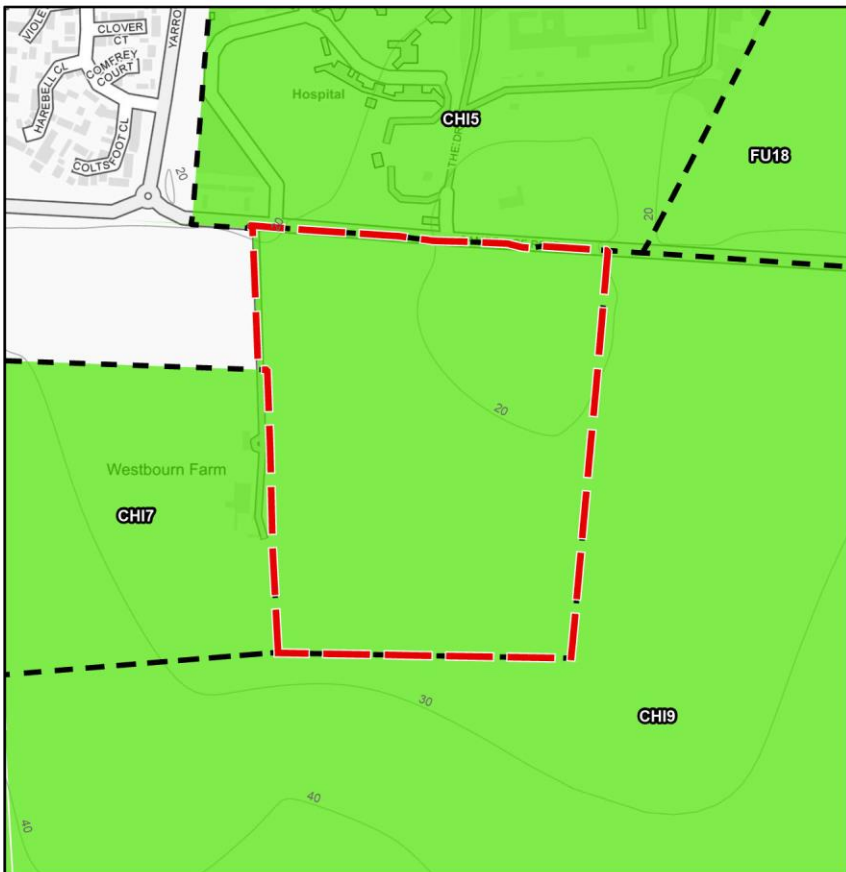
- Parcel CHI5 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, a relatively limited contribution to preserving Cambridge's compact character, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge (Cherry Hinton), would be moderate-high.

Moderate High

CHI6



-  CHI6
-  Neighbouring parcel
-  Green Belt



CHI6

Parcel location and openness

Parcel size: 23.06ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and to the south of Fulbourn Hospital. It is predominantly arable land, with Westbourn Farm located in the centre of the parcel. Cambridge Road forms the northern edge of the parcel, while hedgerows form the eastern, western and southern edges.

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

There is no boundary feature between the west of the parcel and the as yet undeveloped area to the north and the east of the parcel is only separated from this area by a hedgerow. Residential development to the northwest is visible from the parcel, as well as development in Peterhouse Technology park to the west, but there are still views of open countryside to the east and south, so the urban area does not dominate. The parcel extends a significant distance from the inset area and is not contained by any urban development. The landform and land cover within the parcel do not create any additional distinction from the urban area. Overall, there is moderate distinction between the parcel and the urban area.

CHI6

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

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

Contribution: Relatively significant

[Land occupies an area of gently undulating land forming the foothills of the Gog Magog Hills, which are a key topographical feature in the setting of Cambridge to the south-east.] Whilst land is relatively distant from the historic core of Cambridge and has no direct visual inter-relationship with it (due to intervening built development), land is visible in the foreground/middle ground of key elevated views towards the city from the south and south-east (including from Worts Causeway, Limepit Hill and Sheldon Road). In these views several landmarks within the historic core (including the Holy Trinity Church and the Roman Catholic Church spire and St John's Chapel) are visible in the distance, albeit beyond intervening peripheral development in Cherry Hinton including large-scale development at Peterhouse Technology Park. Land also contributes to a characteristic rural setting in proximity to the city edge as experienced on approach along Cambridge Road from the east. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

There is a moderate gap between Cambridge (Cherry Hinton) and Fulbourn, but perceived separation is weakened by urbanising development within the Green Belt to the north (including Capital Park). The parcel has some relationship with the urban area, but also has a

CHI6

degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

CHI6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Moderate

The release of land within this parcel would result in a very visible narrowing of the inset settlement gap between Cambridge (Cherry Hinton) and Fulbourn, diminishing the quality of the city's setting in views from higher ground to the south and southeast. Contribution to both Cambridge Purpose 1 and Cambridge Purpose 2 would be affected.

The release would also increase urbanising visual impact and weaken the boundary distinction of land to the east from the settlement.

The release would not have an impact on the distinction of land to the south of the parcel.

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

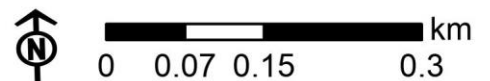
- Parcel CHI6 makes a relatively significant contribution to preserving Cambridge's compact character, maintaining and enhancing the quality of Cambridge's setting, and preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

CHI7



-  CHI7
-  Neighbouring parcel
-  Green Belt



CHI7

Parcel location and openness

Parcel size: 14.37ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and to the south of Fulbourn Road. It contains arable land and Westbourn Farm.

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

Distinction between parcel and inset area

Although there is no boundary feature to create separation between the parcel and Cambridge, the parcel extends a significant distance from the inset area and is not contained by urban development. Views are balanced between the urban area and open countryside and the landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

CHI7

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. 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 forms part of the lower slopes of the Gog Magog Hills, which are a topographical feature that provide physical and visual containment to the south-east of the city. The rising topography contrasts with the lower lying 'bowl' in which Cambridge lies and to the fen landscapes to the north and east of the city. It therefore allows an appreciation of the wider topographical framework of Cambridge. Whilst it is relatively distant from the historic core of Cambridge and has limited direct visual inter-relationship with it (due to intervening built development), land is visible in the foreground/middle ground of key elevated views towards the city from the south and south-east (including from Worts Causeway and Sheldon Road). In these views several landmarks within the historic core are visible at distance, albeit seen beyond intervening development in Cherry Hinton including large-scale development at Peterhouse Technology Park. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is peripheral to a narrow gap between Cambridge (Cherry Hinton) and Fulbourn. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate

CHI7

contribution to Cambridge Purpose 3.

CHI7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Minor-moderate

The release of land within this parcel would decrease the landform distinction of land to the south from the settlement and would result in an area of land to the southeast forming the Green Belt adjacent to the inset edge.

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

Although the impact of the release of this parcel on the settlement gap between Cambridge and Fulbourn is limited by the presence of existing urbanising development to the northeast, the release of land within this parcel would reduce the perceived separation between the two settlements.

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

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

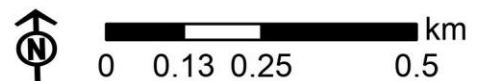
- Parcel CHI7 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the eastern part 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

CHI8



-  CHI8
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest



CHI8

Parcel location and openness

Parcel size: 15.67ha

The parcel is located to the southeast of Cambridge (Cherry Hinton), south of Cherry Hinton and south of Peterhouse Technology Park. The parcel is bordered to the south by the rising topography of Missleton Hill. Cherry Hinton Pit SSSI lies to the west of the parcel.

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

Distinction between parcel and inset area

There is no significant boundary feature to create separation between the parcel and Peterhouse Technology Park to the north. Whilst the sloping landform to the south provides some additional distinction from the urban area, it means that views from the parcel are dominated by the urban area to the north. However, the parcel is not contained by urban development and it extends a significant distance from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

CHI8

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

Land is open and is adjacent to the main urban area of Cambridge. The parcel has some relationship with the urban area but also 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 forms part of the lower slopes of the Gog Magog Hills, which are a topographical feature that provide physical and visual containment to the south-east of the city. The rising topography contrasts with the lower lying 'bowl' in which Cambridge lies and to the fen landscapes to the north and east of the city. It therefore allows an appreciation of the wider topographical framework of Cambridge. Whilst it is relatively distant from the historic core of Cambridge and has limited direct visual inter-relationship with it (due to intervening built development), land is visible in the foreground/middle ground of key elevated views towards the city from the south and south-east (including from Worts Causeway and Sheldon Road). In these views several landmarks within the historic core are visible at distance, albeit seen beyond intervening development in Cherry Hinton including large-scale development at Peterhouse Technology Park. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a moderate gap between Cambridge (Cherry Hinton) and Fulbourn. 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.

CHI8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Minor-moderate

In regard to Cambridge Purpose 2, the release of land within this parcel would slightly impact the rural character of key elevated views towards the city from adjacent land the south and south-east by adding additional peripheral development to the edge of the city.

The elevation of this area above land to the east means that its release would increase urbanising visual influence on that area.

Impact on the contribution of land to the south would be limited: this area's flatter terrain would retain some distinction from the urban edge, and its relationship with the expansive agricultural landscape to the south and east would prevent the urban area from dominating views.

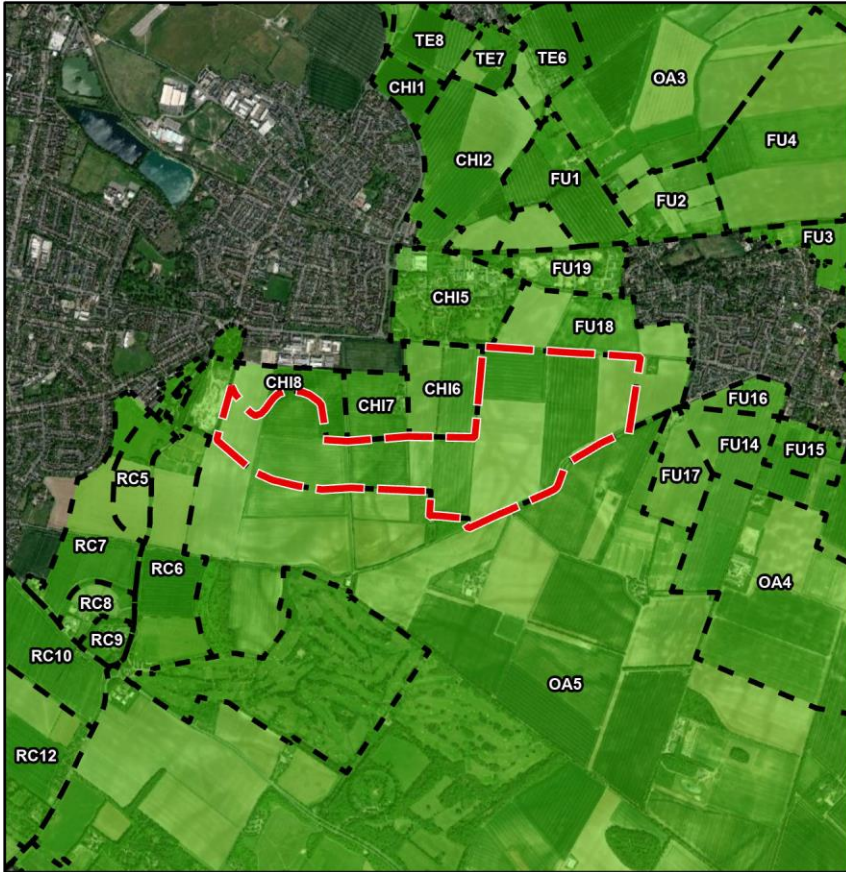
The adjoining land to the east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

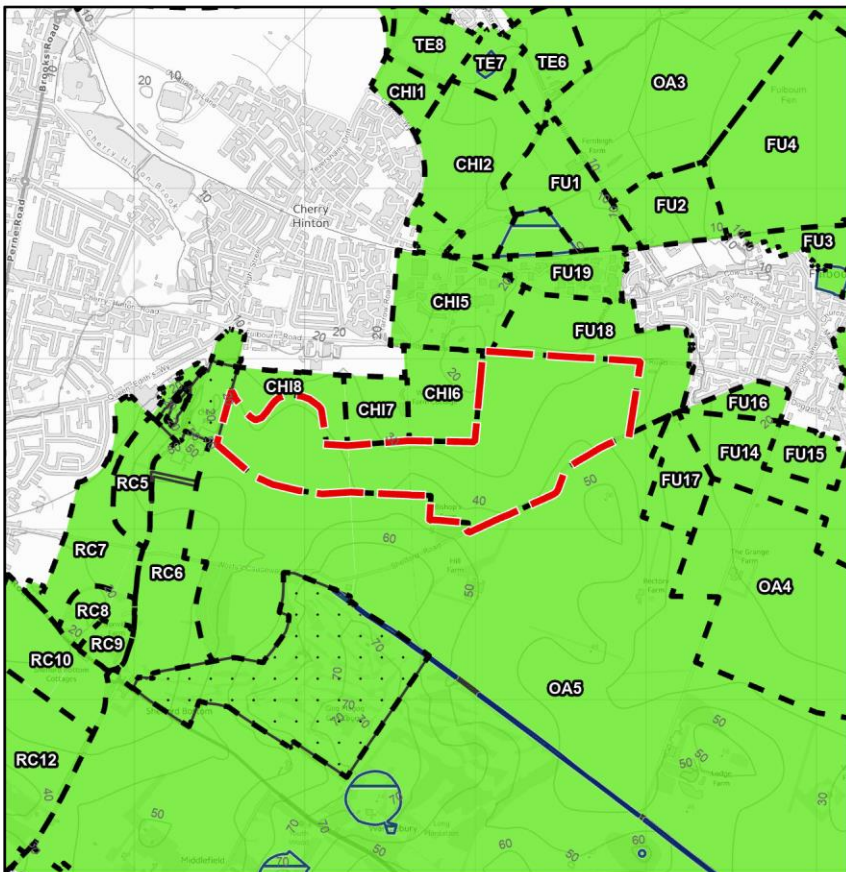
- Parcel CHI8 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

CHI9



-  CHI9
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



CHI9

Parcel location and openness

Parcel size: 126.16ha

The parcel is located to the southeast of Cambridge (Cherry Hinton) and to the west of Shelford Road. The parcel is dominated by arable land and comprises part of Missleton Hill. Cherry Hinton Pit SSSI lies to the west of the parcel.

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

Distinction between parcel and inset area

There is no significant boundary feature to create distinction between the agricultural fields within the parcel and the fields adjacent to the inset edge to the north and therefore views from the parcel are balanced between the urban area and open countryside. However, the parcel is not contained by urban development and it extends significant distance from the main urban area of Cambridge. Furthermore, the sloping landform to the north creates some distinction between this plateau area and the city below. Overall, there is strong distinction between the parcel and the urban area.

CHI9

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

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

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

Contribution: Relatively significant

Land forms part of the foothills of the Gog Magog Hills, 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. Whilst land is relatively distant from the historic core of Cambridge it has some direct visual inter-relationship with it, forming a rural backdrop in views out of the city to the south-east and in views across the city from the west (including from Red Meadow Hill). The raised topography also affords key elevated views towards the city (including from Sheldon Road). In these views several landmarks within the historic core (including the Holy Trinity Church and the Roman Catholic Church spire and St John' Chapel) are visible in the background beyond intervening development in Cherry Hinton (including large-scale development at Peterhouse Technology Park). Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Cambridge (Cherry Hinton) and Fulbourn. Although the settlement gap is robust, there is strong distinction between the parcel and the urban area, which

CHI9

increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

CHI9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Cherry Hinton):

Rating: Moderate

The release of land within this parcel would partially restrict key distant elevated views towards the historic core from areas of higher ground to the south and southeast. This would diminish the role of this adjacent land in respect to Cambridge Purpose 2.

The release and development of this parcel would also increase urbanising visual impact and weaken the boundary distinction of land to the south from the settlement. Furthermore, expansion of either Cambridge (Cherry Hinton) from the west or Fulbourn from the east into land south of the settlement gap between them would their perceived separation.

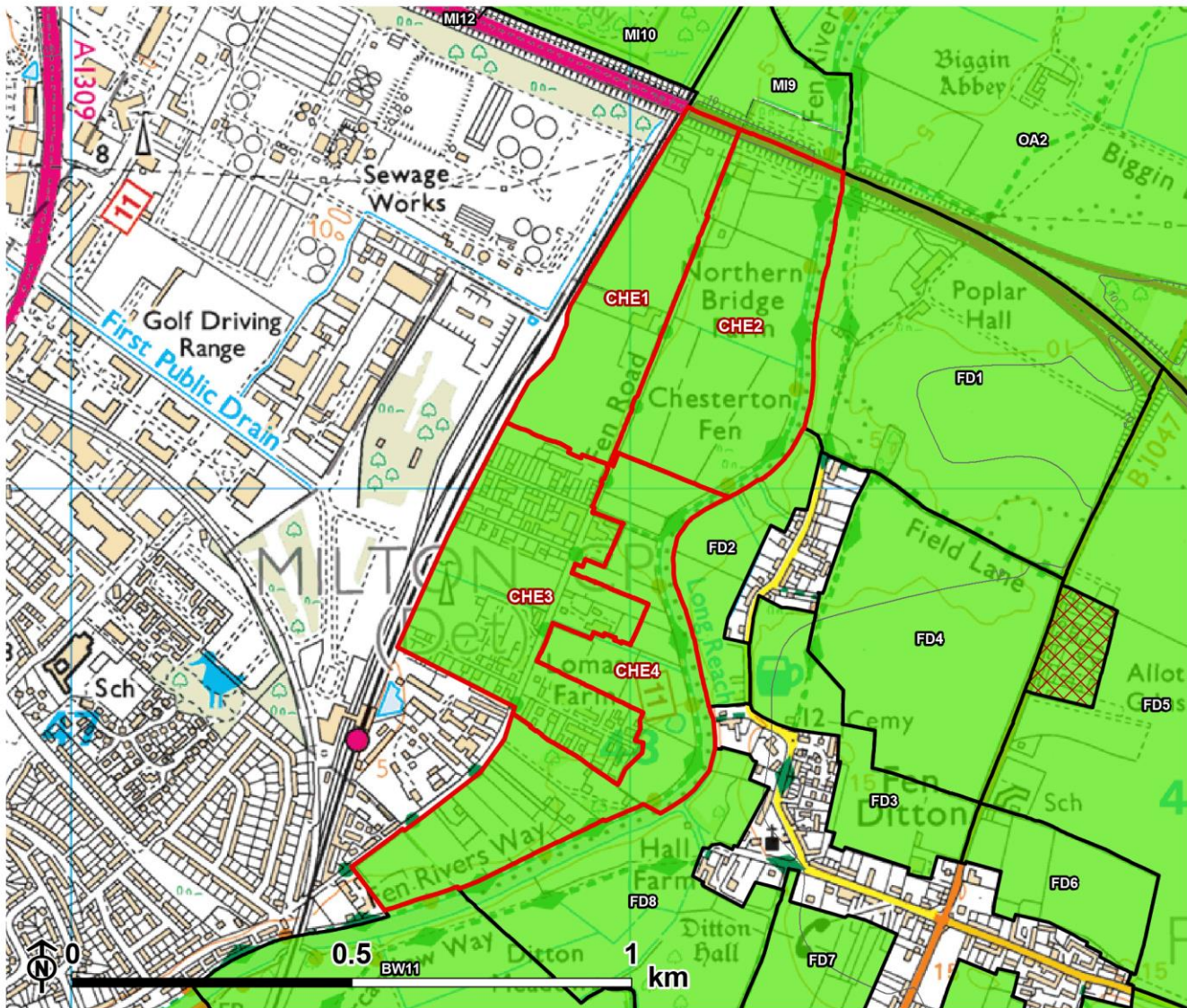
The adjoining land to the north does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

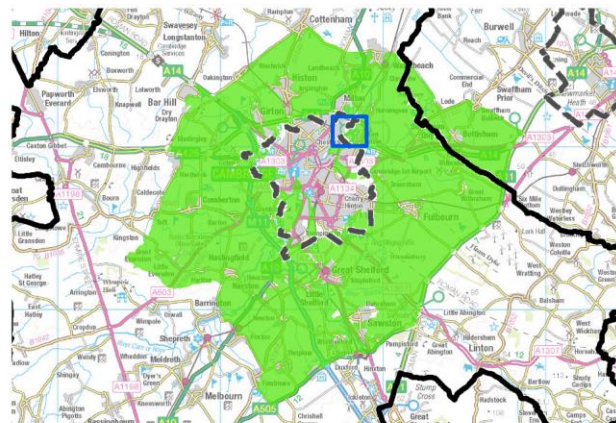
- Parcel CHI9 makes a significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

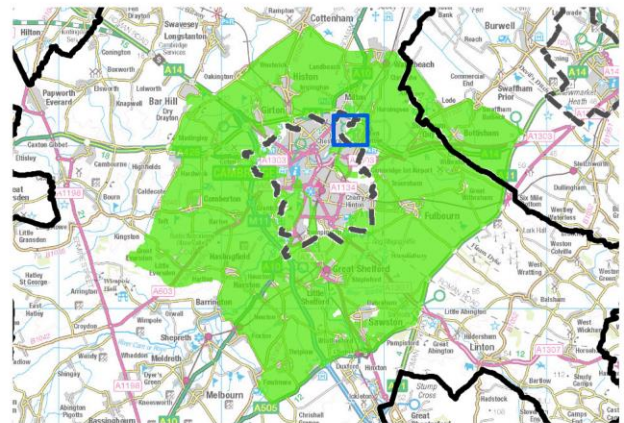
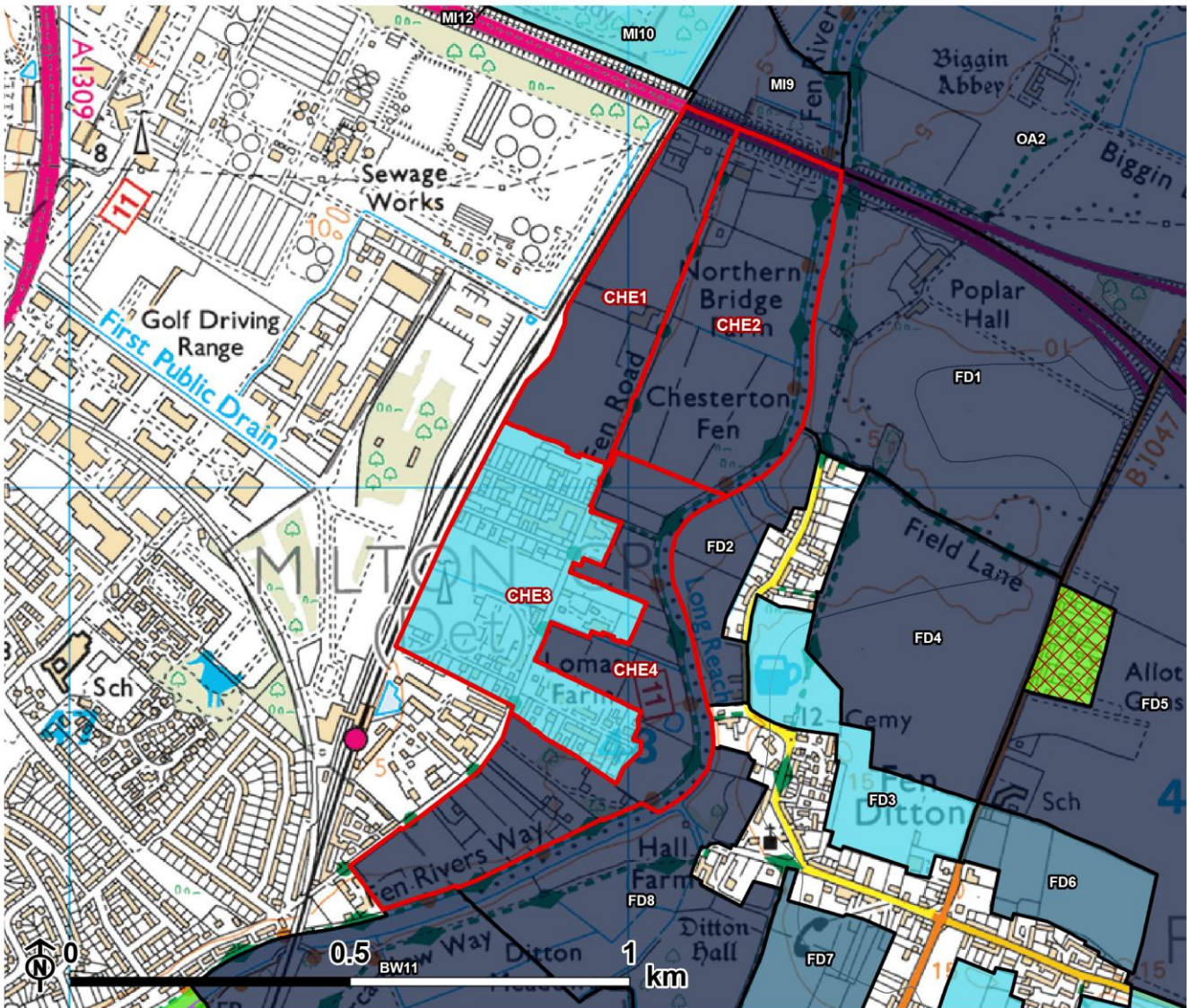
Cambridge - Chesterton and Cambridge North



- - - Local Authority boundary
 - Cambridge - Chesterton and Cambridge North parcel
 - Neighbouring parcel
 - No openness
 - Green Belt
- Absolute constraints**
- CRoW Registered Common Land



Cambridge - Chesterton and Cambridge North



- - - Local Authority boundary
 - Cambridge - Chesterton and Cambridge North parcel
 - Neighbouring parcel
 - No openness
 - Green Belt
 - Absolute constraint(s)
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low

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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt




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

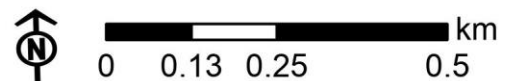
Overall harm of Green Belt release

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

CHE1



-  CHE1
-  Neighbouring parcel
-  Green Belt



CHE1

Parcel location and openness

Parcel size: 9.86ha

The parcel is located to the northeast of Cambridge (Chesterton and Cambridge North) and to the east of Cambridge Commercial Park. The parcel is predominantly comprised of arable land and is bordered by the railway line to the west and Fen Road to the east.

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

Distinction between parcel and inset area

The railway tracks to the west of the parcel provide a strong degree of separation from the Cambridge, despite the parcel lying close proximity to the inset area. The parcel is subject to a degree of containment by Southgates Condominium to the south, which means that views from the parcel are balanced between urban development and open countryside. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area.

CHE1

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Cambridge (Chesterton and Cambridge North), meaning it has some relationship with the urban area. It is also open and land use is not associated with the urban area, meaning it has some rural character. This contributes to the rural landscape setting experienced when approaching the wider city along the railway line from Ely and the River Cam (including the Fen Rivers Way and Harcamlow Way) from the north-east, 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: Significant

Land is open and lies in gap which is very narrow, but which maintains clear separation between Cambridge (Chesterton and Cambridge North) and Fen Ditton. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

CHE1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Chesterton and Cambridge North):

Rating: Minor-moderate

The release of the parcel would have an impact on narrowing the very narrow gap between Cambridge (Chesterton and Cambridge North) and Fen Ditton to the southeast. However, due to the extent of existing adjacent development to the south, this impact is limited.

In regard to Cambridge Purpose 2, release of the parcel would create separation between the adjacent land to the east and the railway line, which would slightly diminish its role in providing a rural setting on approach to the city from the north-east.

The release would weaken the boundary distinction of land to the east from the inset area and would also increase urbanising visual impact on this area.

The release would not impact land to the north as the A14 is a strong boundary feature providing clear separation between these areas.

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

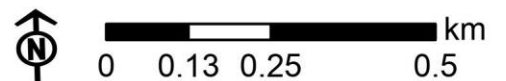
- Parcel CHE1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively significant contribution to preserving Cambridge's compact character, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

CHE2



-  CHE2
-  Neighbouring parcel
-  No openness
-  Green Belt



CHE2

Parcel location and openness

Parcel size: 15.69ha

The parcel is located to the northeast of Cambridge (Chesterton and Cambridge North) and to the east of Cambridge Commercial Park. The parcel contains arable land at Northern Bridge Farm and Chesterton Fen, and is bordered by Fen Road to the west and the River Cam to the east.

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

Distinction between parcel and inset area

The railway tracks to the west and the River Cam to the east provide a strong degree of separation from the main urban area of Cambridge and the settlement of Fen Ditton respectively. The parcel is not contained by urban development and therefore views of open countryside dominate. Whilst the landform and land cover within the parcel do not create any additional distinction from the inset area, there is strong distinction between the parcel and the urban area.

CHE2

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Land has a strong distinction from the edge of Cambridge (Chesterton and Cambridge North), meaning it has a weak relationship with the urban area. It is also open and land use is not associated with the urban area, meaning it has a strong rural character. Land 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 along the railway line from Ely, creating positive perceptions of the city on arrival. The land, being associated with the River Cam (to the east), also allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is very narrow, but which maintains clear separation between Cambridge (Chesterton and Cambridge North) and Fen Ditton. 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.

CHE2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Chesterton and Cambridge North):

Rating: Moderate

The release of the parcel would result in significant narrowing of the gap between Cambridge (Chesterton and Cambridge North) and Fen Ditton, with the River Cam acting as the only feature preventing the settlement from almost merging with the city. However, due to the extent of existing adjacent development to the southwest, this impact is limited.

The release of the parcel would introduce additional development adjacent to the River Cam corridor which would slightly diminish the role that land to the south plays in regard to Cambridge Purpose 2. This would also create separation between adjacent land to the west and the River Cam, which would slightly diminish its role in providing a rural setting on approach to the city from the north-east.

The release would not impact land to the north as A14 is a strong boundary feature providing separation between these areas.

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

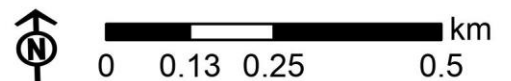
- Parcel CHE2 makes a significant contribution to preventing communities in the environs of Cambridge from merging with the city, a significant contribution to preserving Cambridge's compact character and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. 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 Cambridge, would be very high.

Very High

CHE3



-  CHE3
-  Neighbouring parcel
-  Green Belt



CHE3

Parcel location and openness

Parcel size: 14.74ha

The parcel is located to the northeast of Cambridge (Chesterton and Cambridge North) and to the east of Chesterton. The parcel contains residential development and industrial units and is crossed by Fen Road, with the railway line forming the western edge.

Land has a significant amount of urbanising development associated with Southgates Condominium within it.

Distinction between parcel and inset area

Whilst the railway tracks to the west and the River Cam to the east create a strong degree of separation between the parcel and the inset area, development has breached into the parcel and therefore diminished the role of these boundary features. The developed nature of the parcel means that views are dominated by urban development and the parcel is subject to a degree of containment by an industrial estate to the south. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the urban area.

CHE3

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

The parcel has a significant amount of urbanising development within it (Southgates Condominium) and lies adjacent to the main urban area of Cambridge. There is weak distinction between the parcel and the urban area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a limited contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Cambridge (Chesterton and Cambridge North), meaning it has a strong relationship with the urban area. It also contains development (Grange Park Residence) that weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes no contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land has a significant amount of urbanising development within it (Southgates Condominium) and lies in a gap which is very narrow, but which maintains clear separation between Cambridge (Chesterton and Cambridge North) and Fen Ditton. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

CHE3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge:

Rating: Moderate

Although the parcel is already largely developed, the release and development of the parcel would significantly reduce the narrow settlement gap between Cambridge (Chesterton and Cambridge) and Fen Ditton.





Overall harm of Green Belt release

- Parcel CHE3 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release as an expansion of Cambridge, would be moderate-high.

Moderate High

CHE4



-  CHE4
-  Neighbouring parcel
-  Green Belt
-  CRoW registered common land



CHE4

Parcel location and openness

Parcel size: 16.89ha

The parcel is located to the northeast of Cambridge (Chesterton and Cambridge North) and is dominated by arable land. Fen Ditton is located to the east and is separated from the parcel by the River Cam.

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 the River Cam lies to the east and there are railway tracks further to the west, development within the adjacent parcel has breached this strong boundary feature, diminishing the separation between the parcel and the main urban area of Cambridge. The parcel is subject to a degree of containment by the adjacent Southgates Condominium, but there are still views present over the River Cam to the east. The landform and land cover within the parcel do not create any additional distinction from the urban area. Overall, there is moderate distinction between the parcel and the urban area.

CHE4

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 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 relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land has a moderate distinction from the edge of Cambridge (Chesterton and Cambridge North), meaning it has some relationship with the urban area. However, it is open and land use is not associated with the urban area, meaning it has some rural character. This 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 land, being associated with the River Cam (to the east), also allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is very narrow, but which maintains clear separation between Cambridge (Chesterton and Cambridge North) and Fen Ditton. The parcel has some relationship with the inset settlement but also has a degree of distinction from it. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

CHE4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge:

Rating: Moderate

The release of the parcel would reduce the narrow settlement gap between Cambridge (Chesterton and Cambridge North) and Fen Ditton, with only the River Cam preventing the settlement from almost merging with the city. The release would also weaken the boundary distinction of land to the north from the inset area and would increase the urbanising visual impact on this area.

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

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 CHE4 makes a significant contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting and a relatively significant 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 Cambridge, would be very high.

Very High