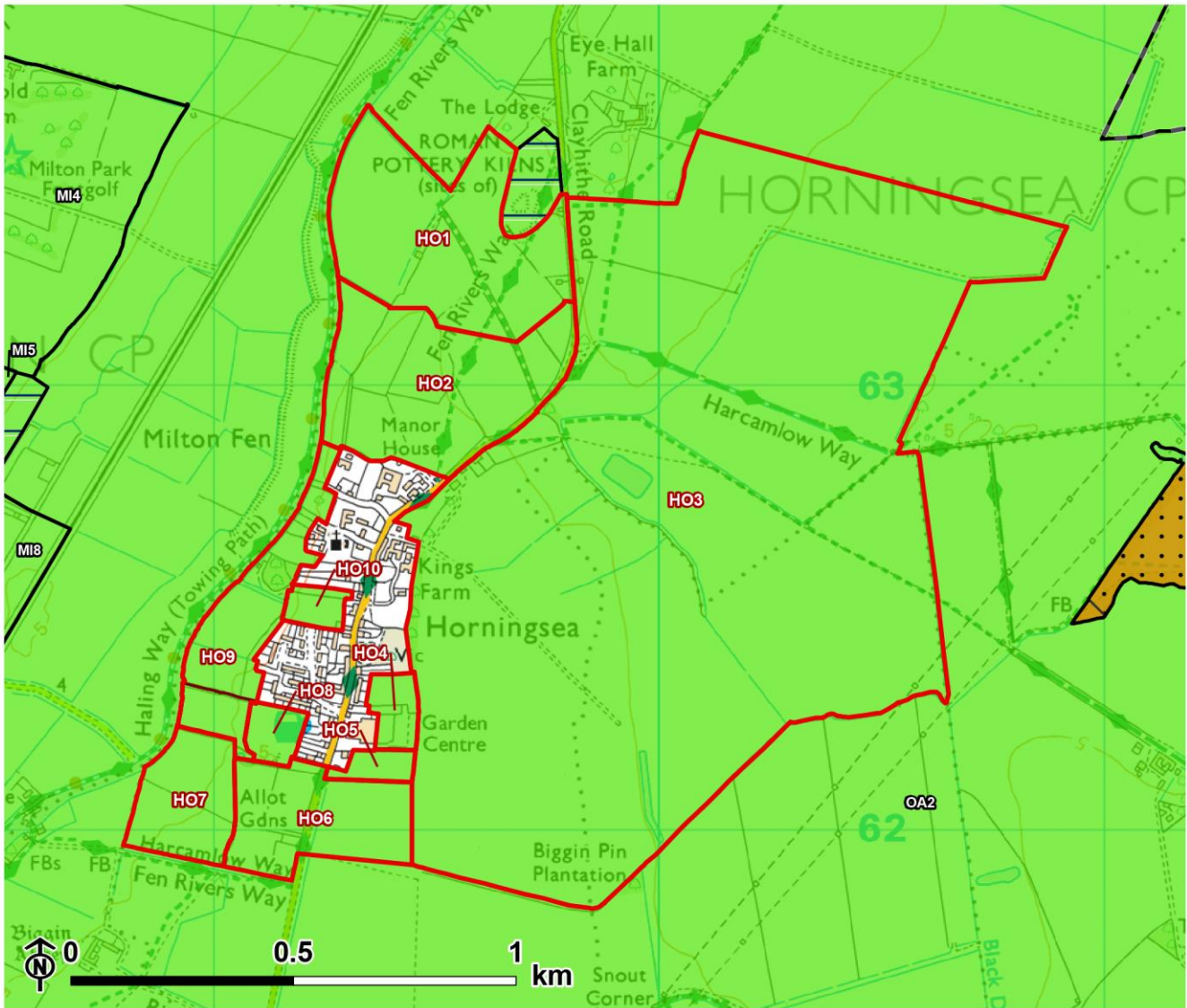


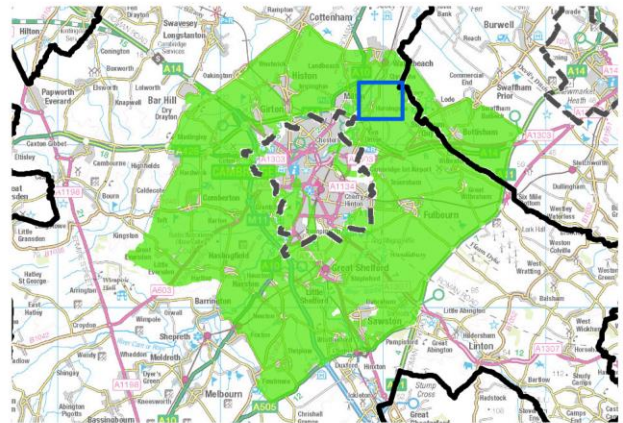
Horningsea



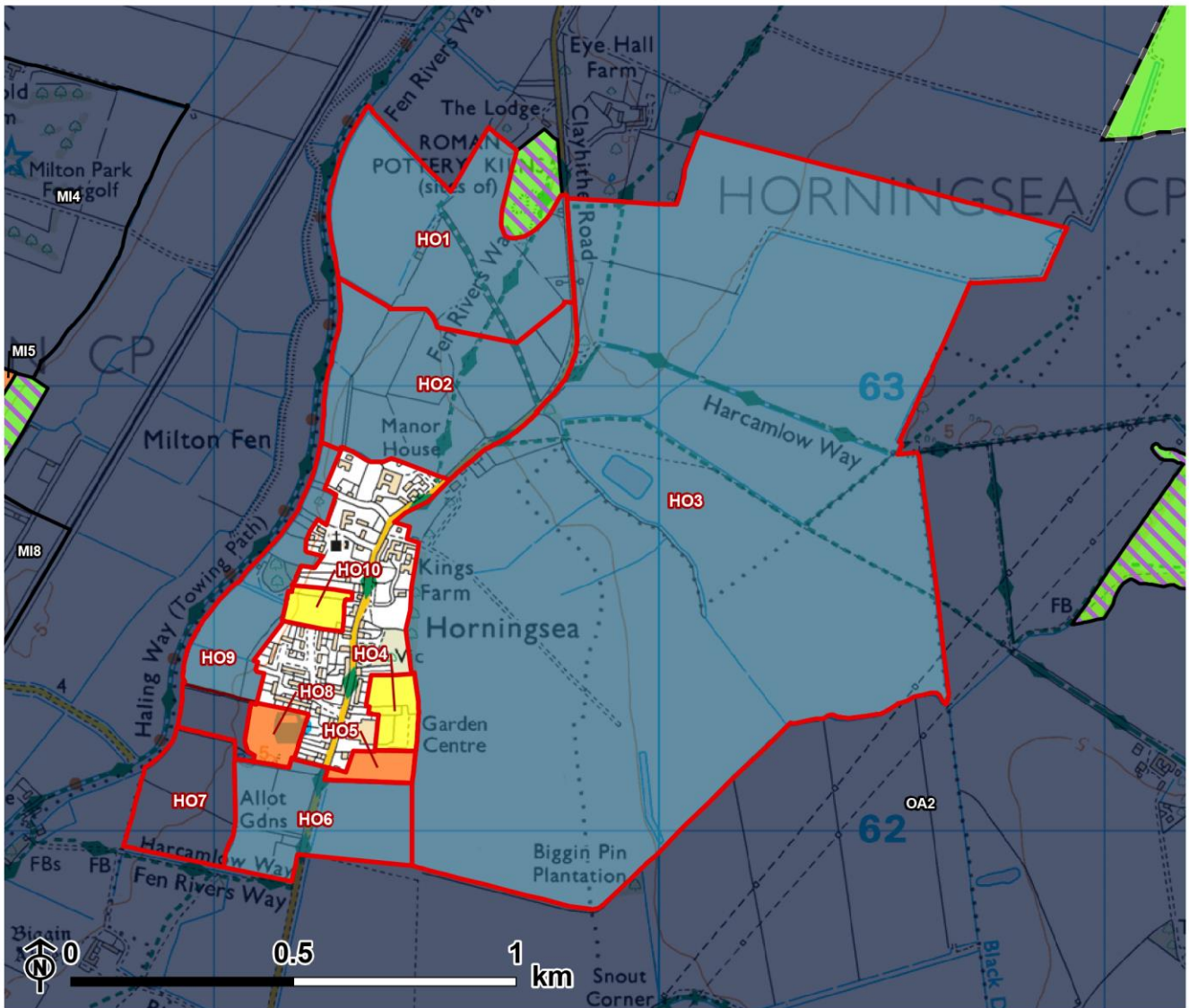
- - - Local Authority boundary
- Horningsea parcel
- Division between parcel sub-areas
- Neighbouring parcel
- Green Belt

Absolute constraints

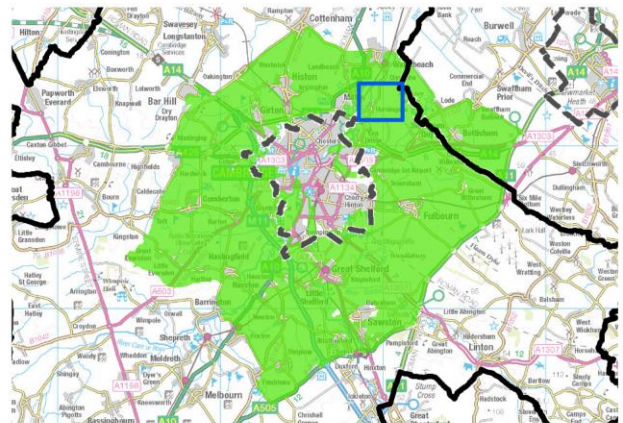
- Site of Special Scientific Interest
- CRoW Registered Common Land
- Scheduled monument



Horningsea



- - - Local Authority
 - Horningsea parcel
 - Division between parcel sub-areas
 - Neighbouring parcel
 - Green Belt
 - Absolute constraint(s)
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

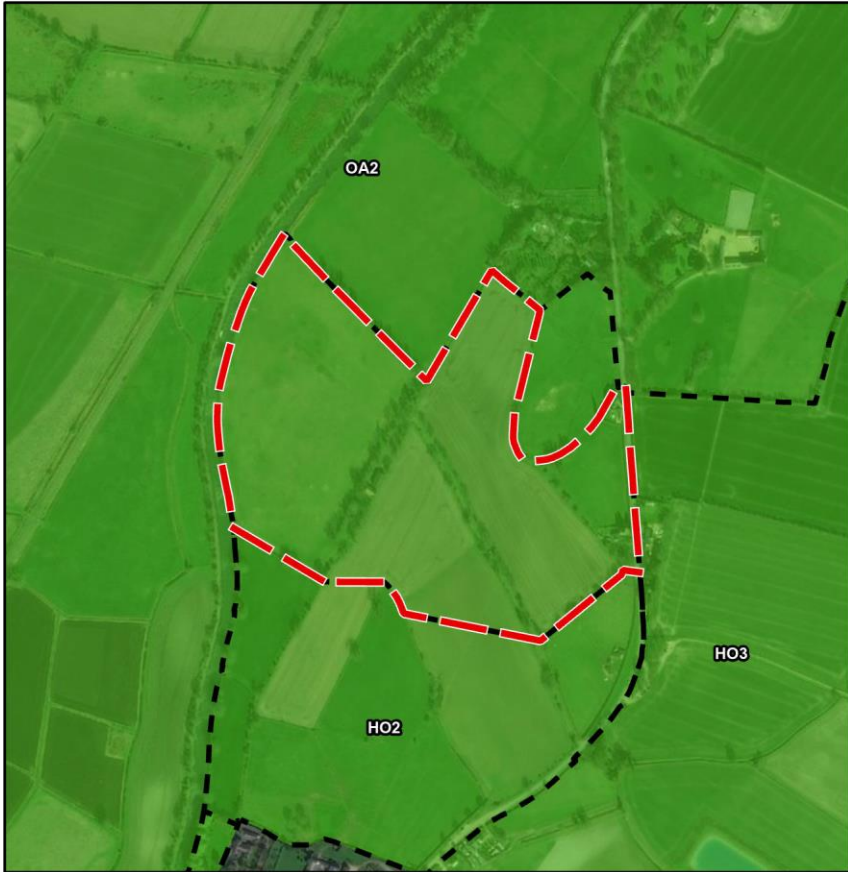
Impact on contribution of adjacent Green Belt





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

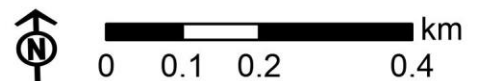
Overall harm of Green Belt release

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

HO1



-  HO1
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



HO1

Parcel location and openness

Parcel size: 17.93ha

The parcel is located to the north of Horningsea and is comprised of agricultural land. The River Cam lies to the west of the parcel and Clayhithe Road lies to the east. Horningsea kilns Scheduled Monument lies to the northeast of the parcel. There are two residential properties on the eastern boundary of the parcel.

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

Distinction between parcel and inset area

Beyond the settlement edge, there are no significant boundary features close to the north edge of Horningsea, which means that there is a gradual weakening of the influence of the inset settlement with distance. Sparse tree cover within the parcel and the hedgerow at the inset edge to the south provide little boundary separation from the inset edge. However, given the distance the parcel extends from the settlement, there is little urbanising visual influence within the parcel and the parcel is not contained by inset development. The sloping landform within the parcel provides some additional distinction from Horningsea. Overall, there is strong distinction between the parcel and the inset area.

HO1

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land comprises open farmland with a strong distinction from the edge of Horningsea, meaning it has a strong rural character. This contributes to the characteristic rural landscape setting experienced when approaching Cambridge from the north-east along Clayhythe Road. The land, being associated with the River Cam (to the west), also allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Horningsea and Waterbeach, with the River Cam and the railway line acting as significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HO1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the settlement gap between Horningsea and Waterbeach.

The release would also increase urbanising visual impacts on land to the north and northeast, as well as resulting in these areas forming the Green Belt adjacent to the inset edge. The release would have some urbanising visual impacts on land to the west over the River Cam.

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





Overall harm of Green Belt release

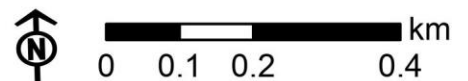
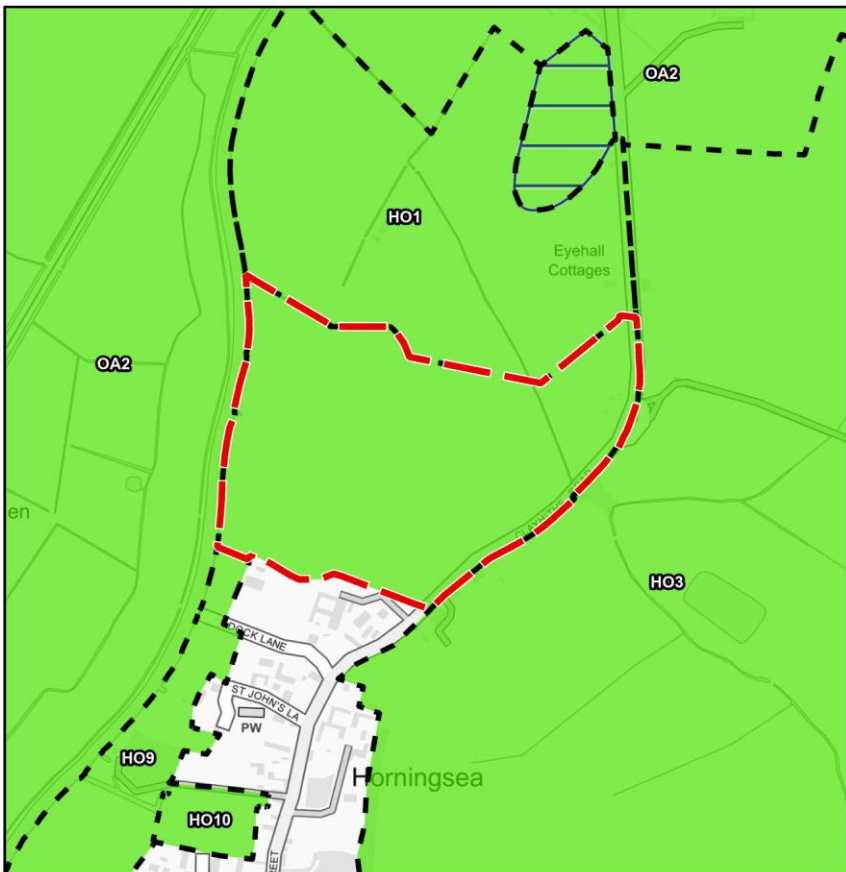
- Parcel HO1 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be high.

High

HO2



-  HO2
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



HO2

Parcel location and openness

Parcel size: 15.91ha

The parcel is located to the north of Horningsea and is comprised of agricultural land. The River Cam lies to the west of the parcel and Clayhithe Road lies to the east.

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

Distinction between parcel and inset area

The hedgerow to the south of the parcel at the inset edge provides little separation from the inset area of Horningsea. The sloping landform upwards away from the settlement provides distinction from the settlement and whilst urbanising visual influence is still present to the south, this is balanced with open countryside to the north and east. The parcel extends a significant distance from the inset area and is not contained by inset development. Overall, there is strong distinction between the parcel and the inset area.

HO2

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land comprises open farmland with a moderate distinction from the edge of Horningsea, meaning it has some rural character. This contributes to the characteristic rural landscape setting experienced when approaching Cambridge from the north-east along the River Cam (including by users of Haling Way) and Clayhythe Road. The land, being associated with the River Cam (to the west), also allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Horningsea and Waterbeach, with the River Cam and the railway line acting as significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HO2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Minor-moderate

The release of this land would increase urbanising visual impacts on land to the north and west. The release of this land would also decrease the landform distinction of land to the north from the settlement of Horningsea, as development would be occupying the same sloping landform.

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

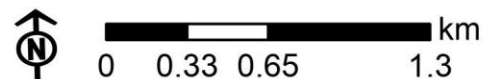
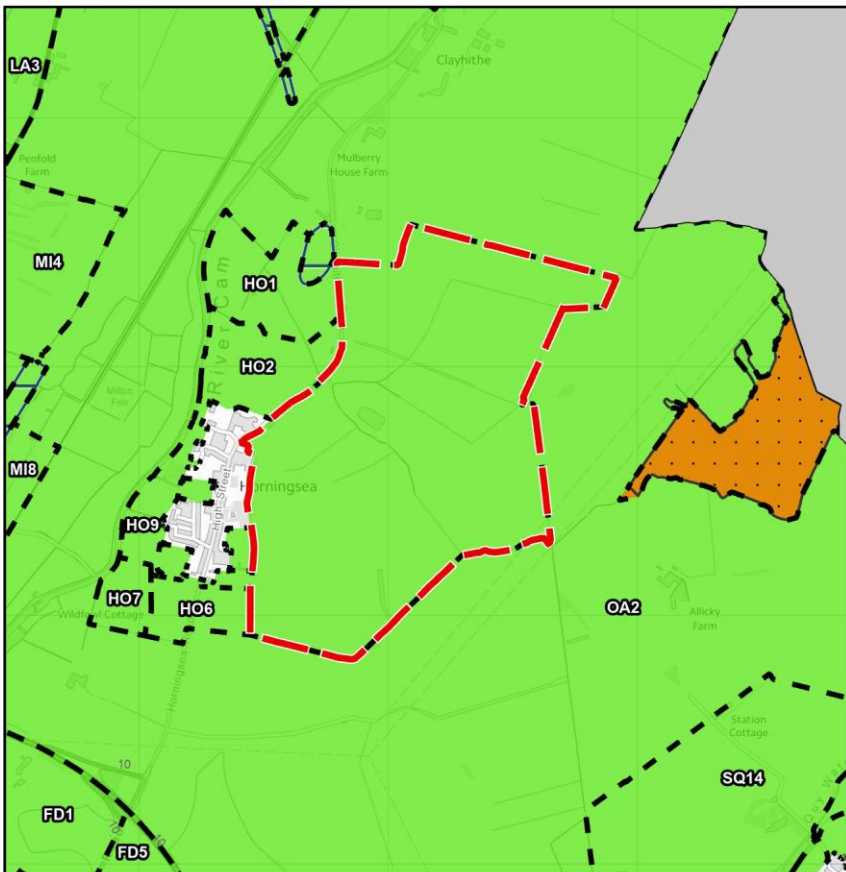
- Parcel HO2 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be high.

High

HO3



-  HO3
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Site of Special Scientific Interest
-  CRoW registered common land



HO3

Parcel location and openness

Parcel size: 150.86ha

The parcel is comprised of agricultural land to the northeast, east and southeast of Horningsea. There is some development associated with Gayton Farm and Campsite within the parcel, adjacent to the northeast edge of Horningsea.

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 linear tree line at the inset edge to the west provides a moderate degree of boundary separation from Horningsea and minimises urbanising visual influence within the parcel. The parcel extends a significant distance from the inset area and is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Horningsea, overall there is strong distinction between the parcel and the inset area.

HO3

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a strong distinction from the edge of Horningsea, meaning it has a strong rural character. This makes some contribution to the characteristic rural landscape setting experienced when approaching Cambridge from the north-east along Clayhythe Road. Land also fronts partly on to Horningsea Conservation Area to the west, and as such allows some appreciation of the rural character and setting in proximity to some of the more intact and historic parts of the village (including the High Street and Horningsea Millennium Green), which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Stow cum Quy and Horningsea, with areas of tree cover and Quy Water Lode acting as significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HO3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Minor-moderate

The release of this land would increase urbanising visual influence on the agricultural land to the east, northeast and southeast as well as weakening the boundary separation of these areas from the settlement of Horningsea.

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


Overall harm of Green Belt release

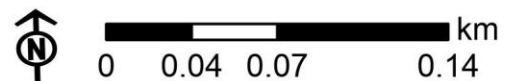
- Parcel HO3 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be high.

High

HO4



-  HO4
-  Neighbouring parcel
-  Green Belt



HO4

Parcel location and openness

Parcel size: 1.72ha

The parcel is located on the southeast edge of Horningsea and is comprised of grassland in the north and Scotsdales Garden Centre car park in the south.

Land is largely open, but openness is lower in the south due to the presence of Scotsdales Garden Centre car park.

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge and the urbanising visual influence of the inset area dominates over open countryside, given that the parcel is contained by development to the west and south. The garden boundaries to the west provide little separation between the north of the parcel and the settlement, and the south of the parcel has been breached by car park development associated with Scotsdales Garden Centre. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the inset area.

HO4

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Horningsea, meaning it has a strong relationship with the inset area. Whilst land to the north comprises open farmland and therefore has some rural character, land to the south contains development (Scotsdales Garden Centre) that weakens its rural character. Land to the north of the parcel also lies within Horningsea Conservation Area and as such allows some appreciation of the rural character and setting in proximity to the more intact and historic parts of the village (including the High Street/Clayhythe Road), which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Stow cum Quy and Horningsea, with areas of tree cover and Quy Water Lode acting as significant separating features. The parcel has weak distinction from the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

HO4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Negligible

This land shares a short frontage with land to the east and would therefore have minimal impact in the event of a release. The south of the parcel is partially developed and there is a tree line between the Garden Centre car park and land to the south, which would minimise any impacts of a release.

Overall harm of Green Belt release

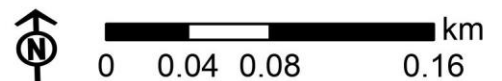
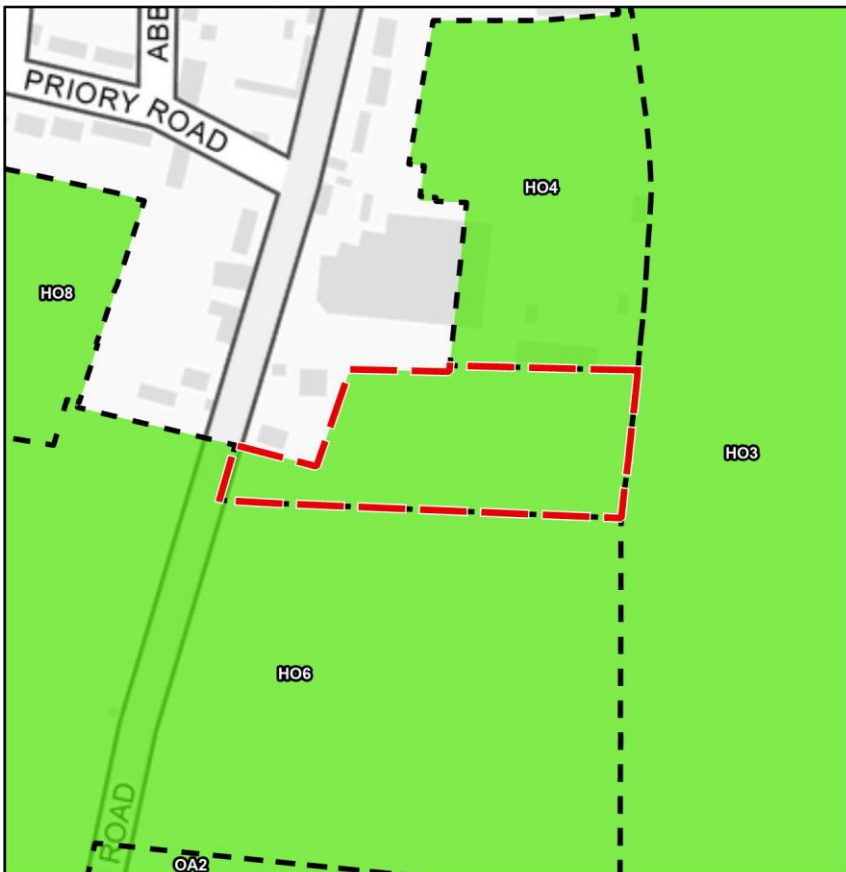
- Parcel HO4 makes a limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with each other. The impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be low.

Low

HO5



-  HO5
-  Neighbouring parcel
-  Green Belt



HO5

Parcel location and openness

Parcel size: 1.13ha

The parcel is located on the southeast edge of Horningsea and is comprised of an area of grassland to the south of Scotsdales Garden Centre. Horningsea Road lies to the west of the parcel.

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

Distinction between parcel and inset area

Whilst there is a hedgerow to the north, there is no boundary separation between the parcel and residential development in the inset area to the west. The parcel lies in close proximity to the inset area and is contained to an extent by development to the north and west. The tree line around the south and east of the parcel means that views of open countryside are limited and the urbanising visual influence of the inset area dominates. The landform and land cover within the parcel do not create any additional distinction from Horningsea. Overall, there is weak distinction between the parcel and the inset area.

HO5

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

Land is open and lies in a moderate gap between Horningsea and Stow cum Quy. Urbanising development reduces gaps but areas of tree cover and Quy Water Lode acting as significant separating features. The parcel has weak distinction from the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HO5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Minor

The release of this land would weaken the boundary separation of land to the south from the settlement of Horningsea. The parcel only shares a short frontage with land to the east and therefore would not impact this area in the event of a release.

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

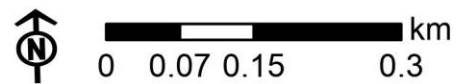
- Parcel HO5 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be moderate.

Moderate

HO6



-  HO6
-  Neighbouring parcel
-  Green Belt



HO6

Parcel location and openness

Parcel size: 8.48ha

The parcel is located to the south of Horningsea and is comprised of agricultural land. Horningsea Road bisects the parcel.

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

Distinction between parcel and inset area

The tree cover at the inset edge to the north provides a moderate degree of separation from Horningsea and also minimises any urbanising visual influence that the settlement has on the parcel. The parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Horningsea, overall there is strong distinction between the parcel and the inset area.

HO6

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland with a moderate distinction from the edge of Horningsea, meaning it has some rural character. This contributes to the characteristic rural landscape setting experienced when approaching Cambridge from the north-east along Clayhythe Road. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Horningsea and Fen Ditton. Urbanising development reduces gaps but the A14 acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

HO6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Minor-moderate

The release of this land would increase urbanising visual influence on land to the south and west, as well as weakening the boundary separation of these areas from the settlement of Horningsea.

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

Overall harm of Green Belt release

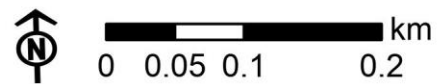
- Parcel HO6 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be high.

High

HO7



-  HO7
-  Neighbouring parcel
-  Green Belt



HO7

Parcel location and openness

Parcel size: 5.73ha

The parcel is located to the southwest of Horningsea and is comprised of agricultural land with the River Cam lying to the west.

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

Distinction between parcel and inset area

The linear tree cover and intervening land to the northwest of the parcel provides a moderate degree of separation from the inset settlement of Horningsea and also minimises the urbanising visual influence of the inset area. The parcel is not contained by inset development and the Riverside part of the parcel is lower than the village, providing some additional distinction from the settlement. Overall, there is strong distinction between the parcel and the inset area.

HO7

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land comprises open farmland with a strong distinction from the edge of Horningsea, meaning it has a strong rural character. This contributes to the characteristic rural landscape setting experienced when approaching Cambridge from the north-east along the River Cam (including by users of Haling Way) and Clayhythe Road. The land, being associated with the River Cam (to the north-west), 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: Relatively significant

Land is open and lies in a moderate gap between Horningsea and Fen Ditton. Urbanising development reduces gaps but the A14 acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

HO7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the gap between Horningsea and Fen Ditton.

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

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

Overall harm of Green Belt release

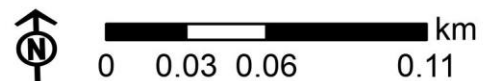
- Parcel HO7 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be very high.

Very High

HO8



-  HO8
-  Neighbouring parcel
-  Green Belt



HO8

Parcel location and openness

Parcel size: 1.5ha

The parcel is located on the southwest edge of Horningsea and is comprised of a paddock set back from the River Cam to the west.

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

Distinction between parcel and inset area

The parcel is subject to a degree of urban containment by the inset area of Horningsea to the north and east, but this urbanising visual influence is balanced with views of open countryside to the west and south. However, the whole of the parcel lies in close proximity to the inset edge and the garden boundaries at the inset edge provide little separation from the settlement. The landform and land cover within the parcel do not create any additional distinction from Horningsea. Overall, there is weak distinction between the parcel and the inset area.

HO8

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

Land is open and is peripheral to a narrow gap between Horningsea and Milton. The parcel has weak distinction from the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HO8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Minor

The release of this land would increase urbanising visual impacts on land to the west. Tree cover to the south would prevent impacts on land beyond this in the event of a release.

Overall harm of Green Belt release

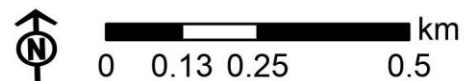
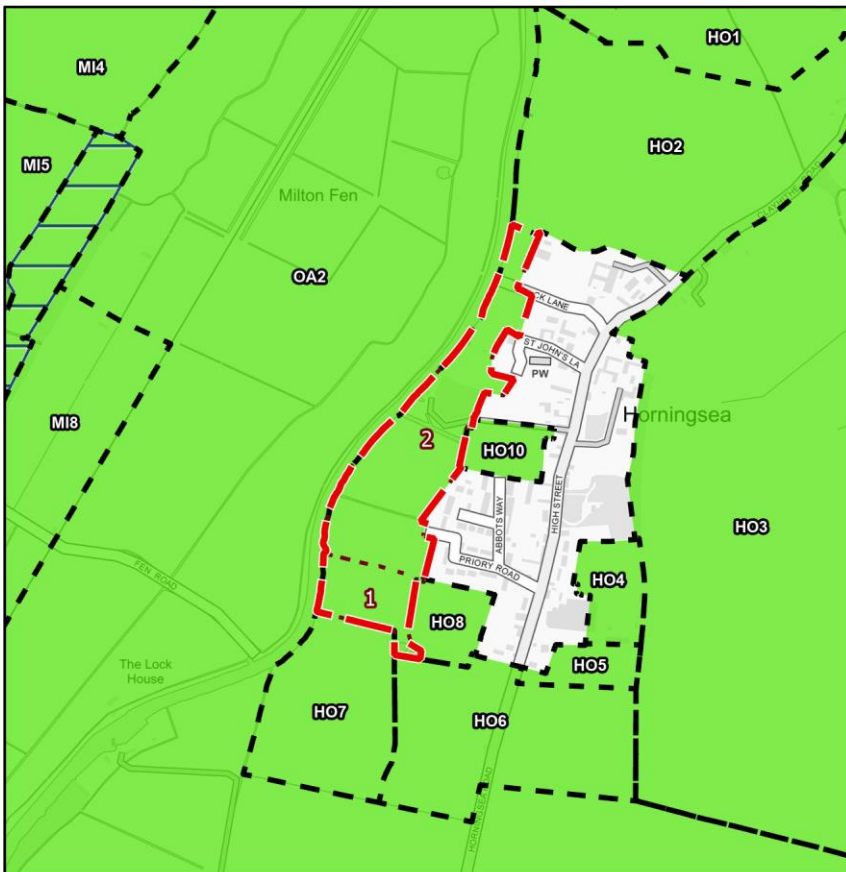
- Parcel HO8 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be moderate.

Moderate

HO9



- HO9
- Harm scenario
- Neighbouring parcel
- Green Belt
- Scheduled monument



HO9

Parcel location and openness

Parcel size: 8.01ha

The parcel is located to the west of Horningsea and is comprised of agricultural land in the south and the gardens of residential properties in the north. The River Cam lies to the west of the parcel as well as some boat moorings and a boat house.

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

Distinction between parcel and inset area

The garden boundaries at the inset edge to the east provide little separation from the inset settlement of Horningsea and also mean that there is some urbanising visual influence within the parcel. However, the parcel is not contained by inset development and the Riverside corridor within the parcel is lower lying than the village, providing some landform distinction. Overall, there is moderate distinction between the parcel and the inset area.

HO9

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land comprises open farmland with a moderate distinction from the edge of Horningsea, meaning it has some rural character. This contributes to the characteristic rural landscape setting experienced when approaching Cambridge from the north-east along the River Cam (including by users of Haling Way). The land, being associated with the River Cam (to the west), 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: Relatively significant

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

HO9

Impact on contribution of adjacent Green Belt

- Release of the southern part of the parcel (map area 1) as an expansion of Horningsea:

Rating: Minor-moderate

The release of land at the southern end of the parcel would weaken the landform distinction of land to the south from the settlement of Horningsea, as development would be occupying the same Riverside landform. The release would increase urbanising visual impacts on land to the south, as well as weakening the boundary distinction of this area from the settlement of Horningsea. The release would also have some urbanising visual impacts on land to the west over the River Cam.

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.

- Any release of land within map area 2 (excluding map area 1 - the southernmost field) as an expansion of Horningsea:

Rating: Minor

Release of land only in the central or northern parts of the parcel would reduce impact on land to the south, because there is stronger boundary distinction between map areas 1 and 2. The release of this land would still result in some urbanising visual impacts on land over the River Cam to the west, but less overall impact on adjacent Green Belt.

Overall harm of Green Belt release

- Parcel HO9 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, 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 southern part of the parcel (map area 1) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be very high.

Very High

HO9

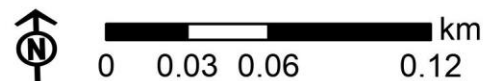
- The additional impact on the adjacent Green Belt of a release of land in the central and northern parts of the parcel (map area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Horningsea, would be high.

High

HO10



-  HO10
-  Neighbouring parcel
-  Green Belt



HO10

Parcel location and openness

Parcel size: 1.18ha

The parcel is located on the western edge of Horningsea and is comprised of a Paddock set back from the River Cam. Horningsea High Street lies to the east of the parcel in the inset area.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge and is largely contained by the inset settlement of Horningsea to the north, east and south and therefore the urbanising influence of the inset area dominates over views of open countryside to the west. The garden boundaries at the inset edge provide little separation from the inset area and the landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the inset area.

HO10

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Horningsea. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a weak distinction from the edge of Horningsea, meaning it has a strong relationship with the inset area. However, it comprises open agricultural land and therefore has some rural character. It lies within Horningsea Conservation Area and fronts directly on to some of the more intact and historic parts of the village along High Street, allowing an appreciation of its rural character and setting, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a narrow gap between Horningsea and Milton. The parcel has weak distinction from the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HO10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Horningsea:

Rating: Negligible

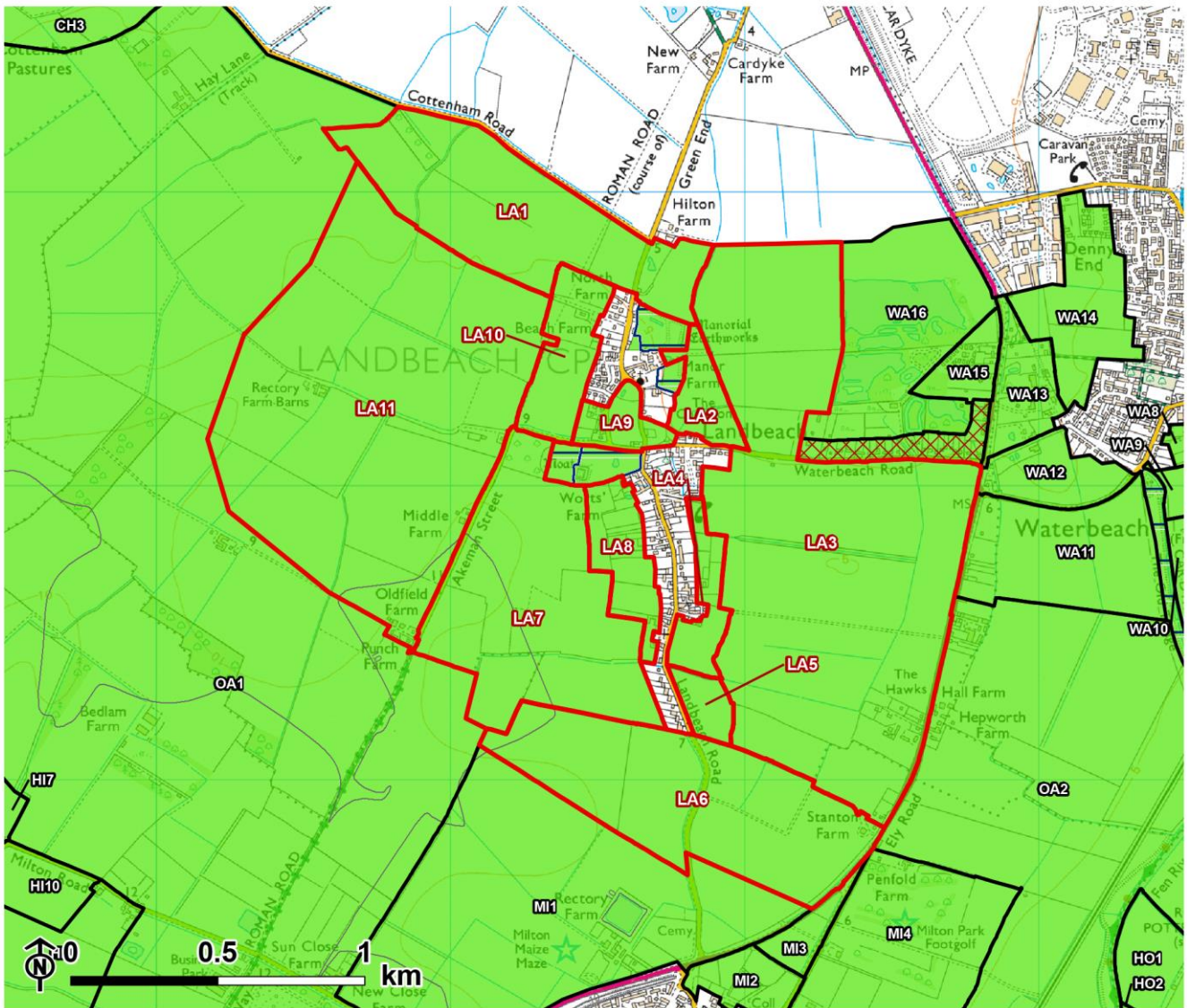
This land is largely contained shares a short frontage with land to the west and therefore would have minimal impact on land to the west in the event of a release

Overall harm of Green Belt release

- Parcel HO10 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. 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 Horningsea, would be low.

Low

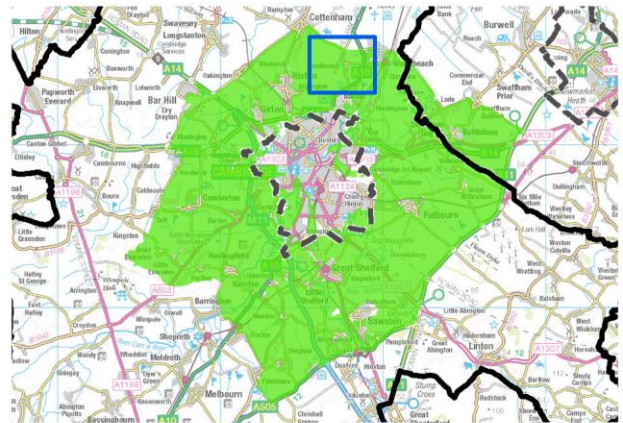
Landbeach



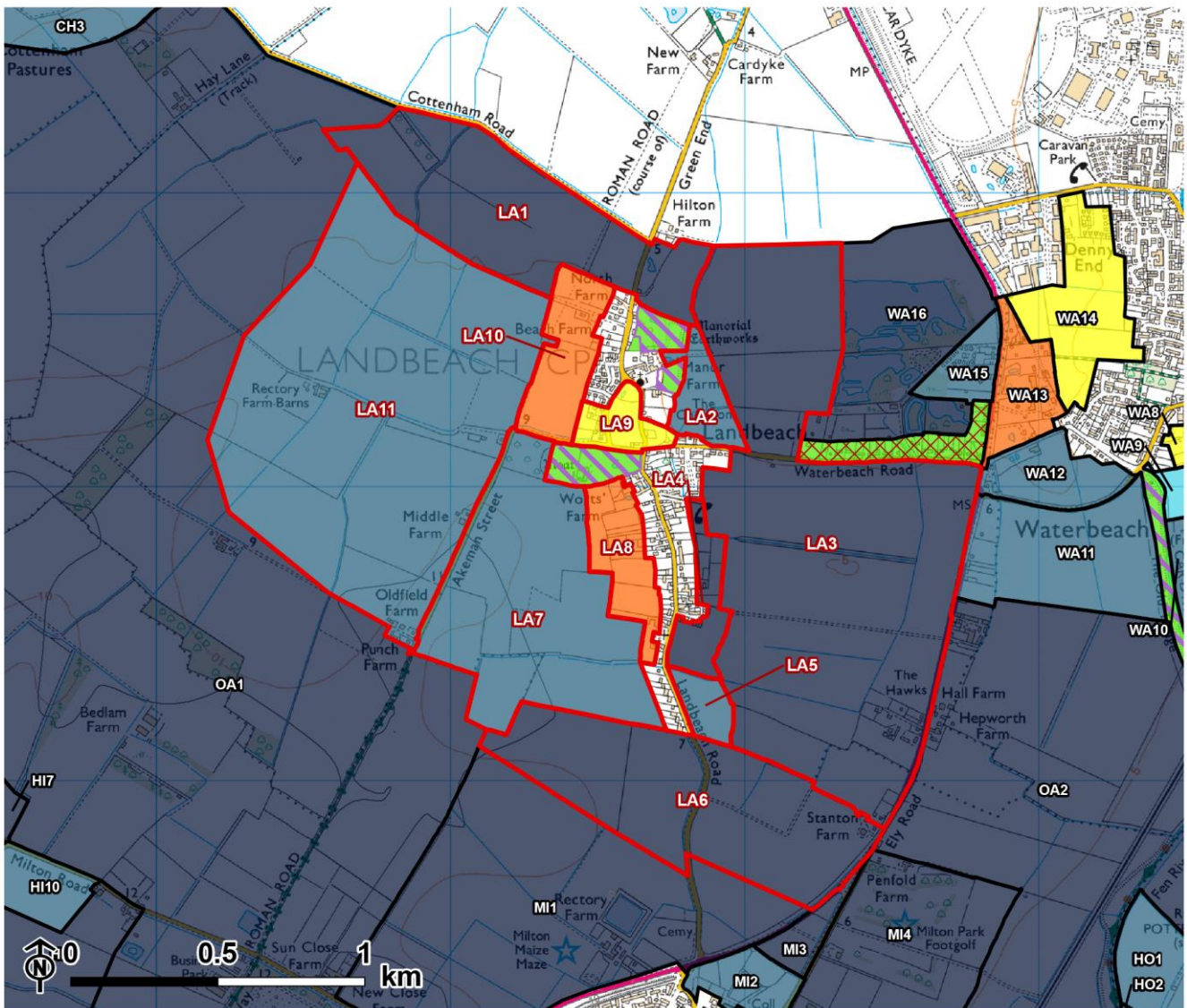
- - - Local Authority boundary
- Landbeach parcel
- Neighbouring parcel
- No openness
- Green Belt

Absolute constraints

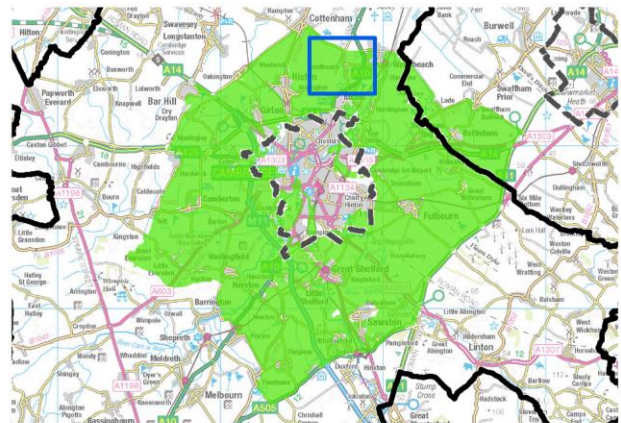
- Scheduled monument



Landbeach



- - - Local Authority
 - Landbeach 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.

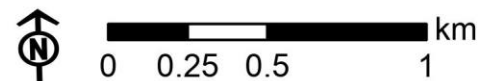
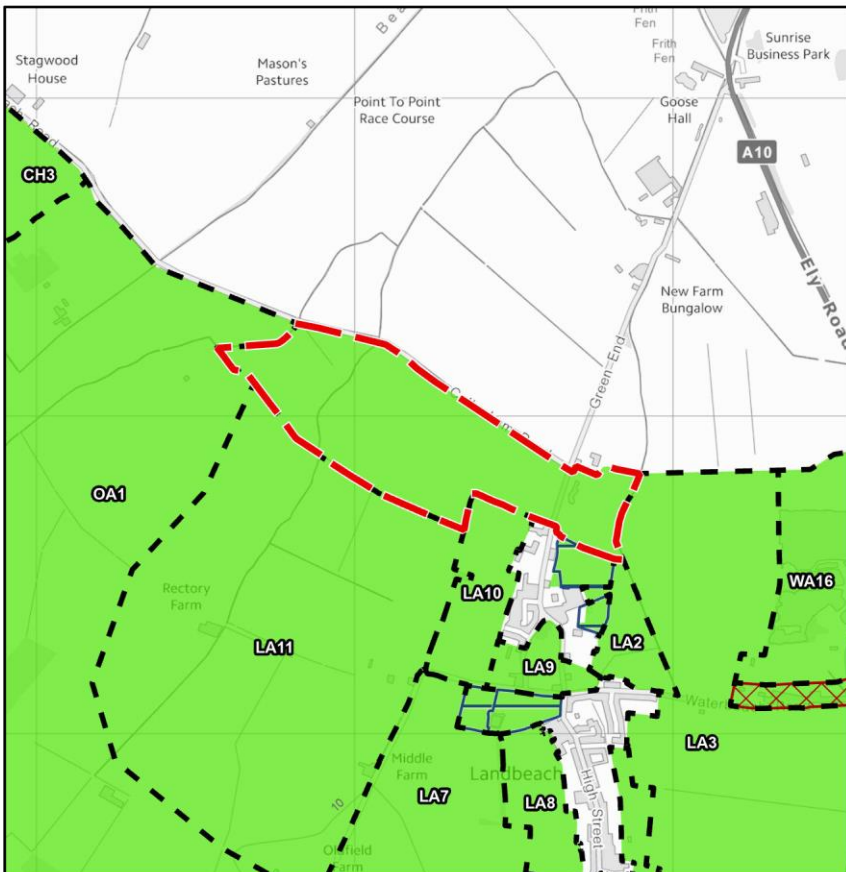
Overall harm of Green Belt release

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.

LA1



-  LA1
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



LA1

Parcel location and openness

Parcel size: 39.03ha

The parcel is located to the north and northwest of Landbeach and is comprised of agricultural land. Green End Road bisects the parcel and a Scheduled Monument (Shrunken medieval village of Landbeach) lies to the southeast

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

Distinction between parcel and inset area

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

LA1

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a moderate distinction from the edge of Landbeach, meaning it has some rural character. This makes some contribution to the rural setting experienced when approaching the wider city along Green End from the north. Land also forms part of the immediate setting of the shrunken Medieval village of Landbeach (Scheduled Monument) to the south. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a very narrow gap between Landbeach and the edge of the Green Belt. 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.

LA1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Moderate

The release of this land would increase urbanising visual impacts on land to the east and west. However, the main impact of the release would be the loss of this key Green Belt buffering region between Landbeach and non-Green Belt land to the north.

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

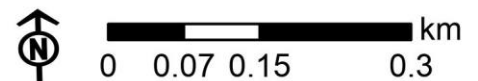
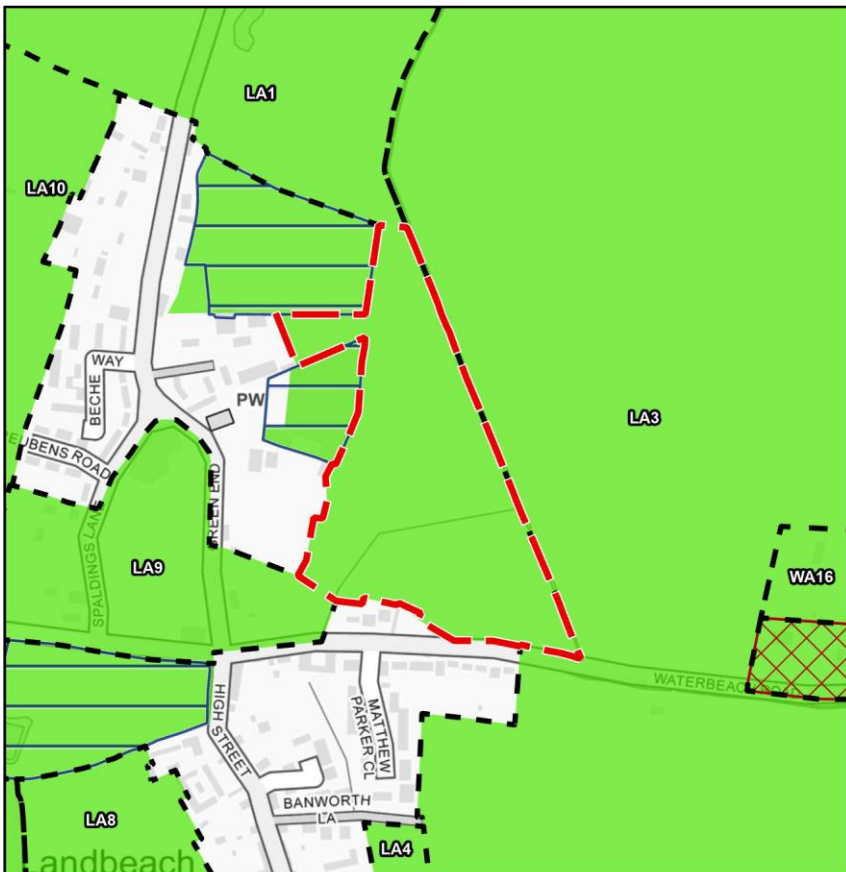
- Parcel LA1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be very high.

Very High

LA2



-  LA2
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



LA2

Parcel location and openness

Parcel size: 5.92ha

The parcel is located on the northeast edge of Landbeach and is comprised of agricultural land, with one agricultural building in the northwest of the parcel. Waterbeach Road lies to the south of the parcel. There is a Scheduled Monument (Shrunken medieval village of Landbeach) adjacent 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

Whilst the Scheduled Monument to the northwest does provide some boundary separation from the settlement, the garden boundaries to the south and southwest of the parcel provide little separation from Landbeach. The parcel is contained to an extent by inset development to the west and south, which means that there is some urbanising visual influence from the settlement within the parcel. However, this is balanced with views of open countryside to the east. The landform and land cover within the parcel do not create any additional distinction from Landbeach. Overall, there is moderate distinction between the parcel and the inset area.

LA2

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a moderate distinction from the edge of Landbeach, meaning it has some rural character. The parcel fronts on to historic parts of the village on Green End (marked by Landbeach Conservation Area and several listed buildings) and forms part of the immediate setting of the shrunken Medieval village of Landbeach (Scheduled Monument) to the north-west. As such it allows some appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Landbeach and Waterbeach. Urbanising development along Waterbeach Road between the two increases the fragility of the gap and diminishes the role of the A10 as a separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

LA2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Minor-moderate

The release of this land would broaden the settlement frontage of Landbeach in relation to the settlement gap with Waterbeach.

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

Overall harm of Green Belt release

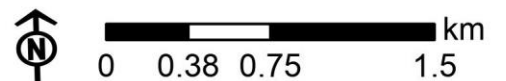
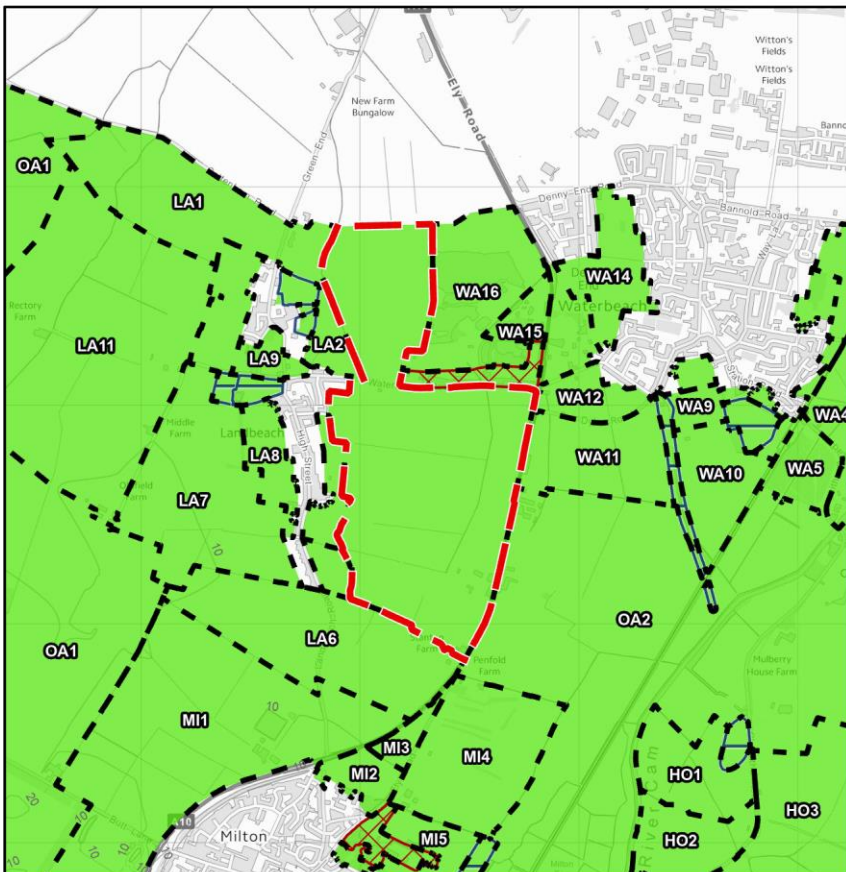
- Parcel LA2 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be high.

High

LA3



- LA3
- Neighbouring parcel
- No openness
- Green Belt
- Scheduled monument



LA3

Parcel location and openness

Parcel size: 114.76ha

The parcel is located to the east of Landbeach and it comprised of a large area of agricultural land. Waterbeach Road bisects the parcel and there is some residential and commercial development in the southeasternmost part 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

Although to the south of Waterbeach Road there is an area where only garden boundaries provide little separation between the parcel and Landbeach, the north of the parcel is separated by a linear tree line and intervening land to the west and the south of the parcel is separated by smaller agricultural fields to the west. The parcel extends a significant distance from the inset area and therefore there is little urbanising visual influence within the majority of the parcel. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Landbeach, overall there is strong distinction between the parcel and the inset area.

LA3

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Landbeach. Meaning it has a strong rural character. This contributes to the rural landscape setting experienced when approaching the wider city along Ely Road from the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

The parcel is open and lies in a moderate gap between Landbeach and Waterbeach. Urbanising development along Waterbeach Road reduces gaps but Leyland Water Lake acts as a significant separating feature.

The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. The north of the parcel makes a higher contribution to this purpose, given that it maintains the gap between Landbeach and the edge of the Green Belt. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

LA3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Moderate

The release of this land would result in significant narrowing of the settlement gap between Landbeach and Waterbeach, as well as diminishing the role this land plays as a buffering region between Green Belt land and non-Green Belt land to the north. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel.

The release would increase urbanising visual influence on land to the north and northwest, as well as weakening the boundary separation of these areas from the settlement of Landbeach.

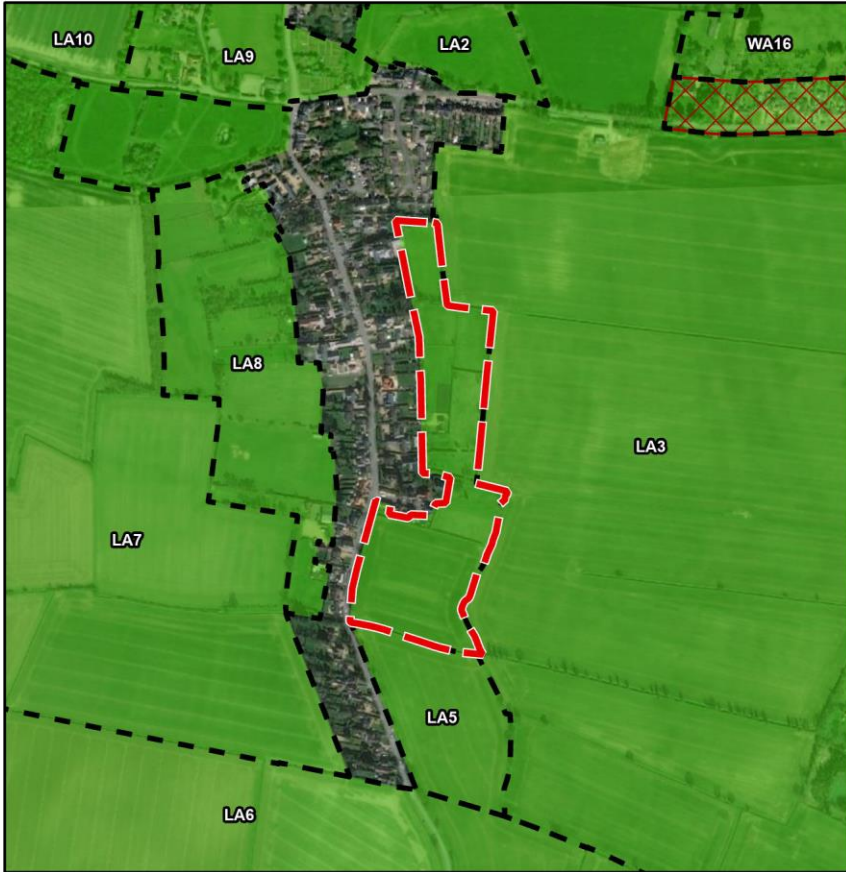
The adjoining land to the south and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.



Overall harm of Green Belt release

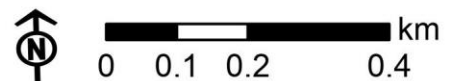
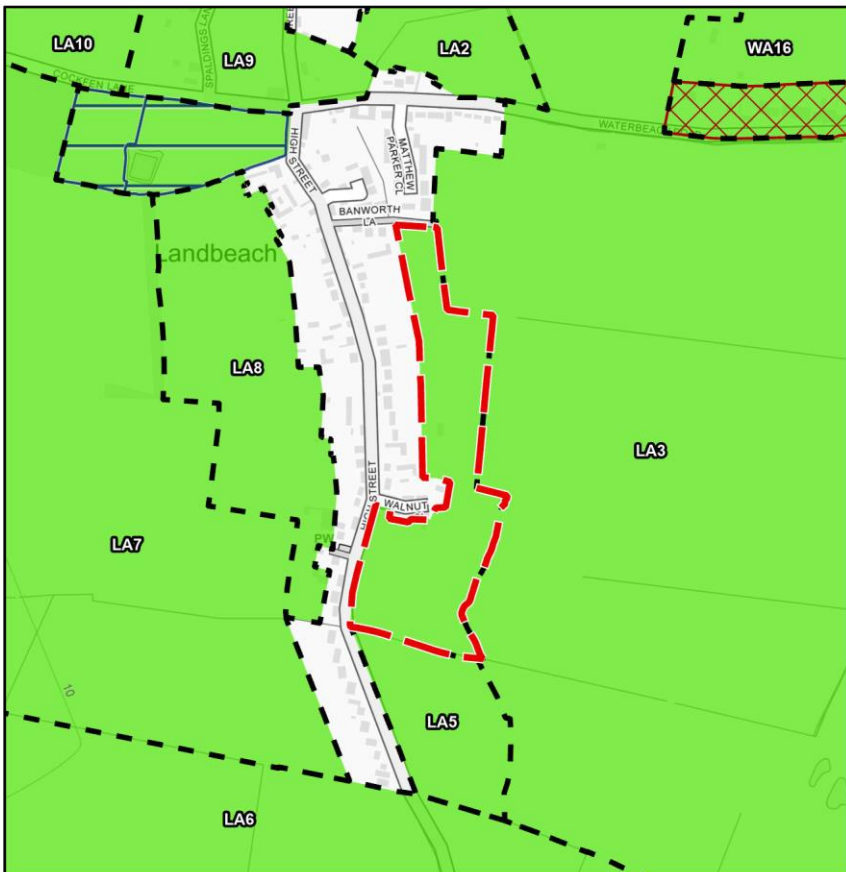
- Parcel LA3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be very high.

Very High

LA4



-  LA4
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



LA4

Parcel location and openness

Parcel size: 6.3ha

The parcel is located to the east of Landbeach and to the south of Waterbeach Road. The parcel is comprised of several, small paddocks. There is one residential property in the central region 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 lies in close proximity to the inset edge garden boundaries at the inset edge to the west of the parcel provide little separation from the inset settlement of Landbeach. The close proximity of the parcel to the inset area means that there is some urbanising visual influence in the parcel, but this is balanced with open countryside to the east. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Landbeach. Overall, there is moderate distinction between the parcel and the inset area.

LA4

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Landbeach, meaning it has some relationship with the inset area. However, it comprises open agricultural fields/paddocks meaning it has some rural character. Whilst land fronts partially on to Landbeach Conservation Area, for the most part it lies adjacent to more modern residential development on High Street that separates it from the more intact and historic parts of the village. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Landbeach and Waterbeach. Urbanising development between the two along Waterbeach Road increases the fragility of the gap and diminishes the role of the A10 as a separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

LA4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Moderate

The release of this land would have some impact on narrowing the gap between Landbeach and Waterbeach.

The release of this land would increase urbanising visual influence on land to the east south and would also weaken the boundary separation of these areas from the settlement of Landbeach.

Overall harm of Green Belt release

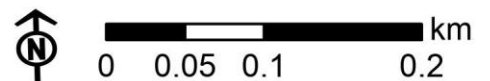
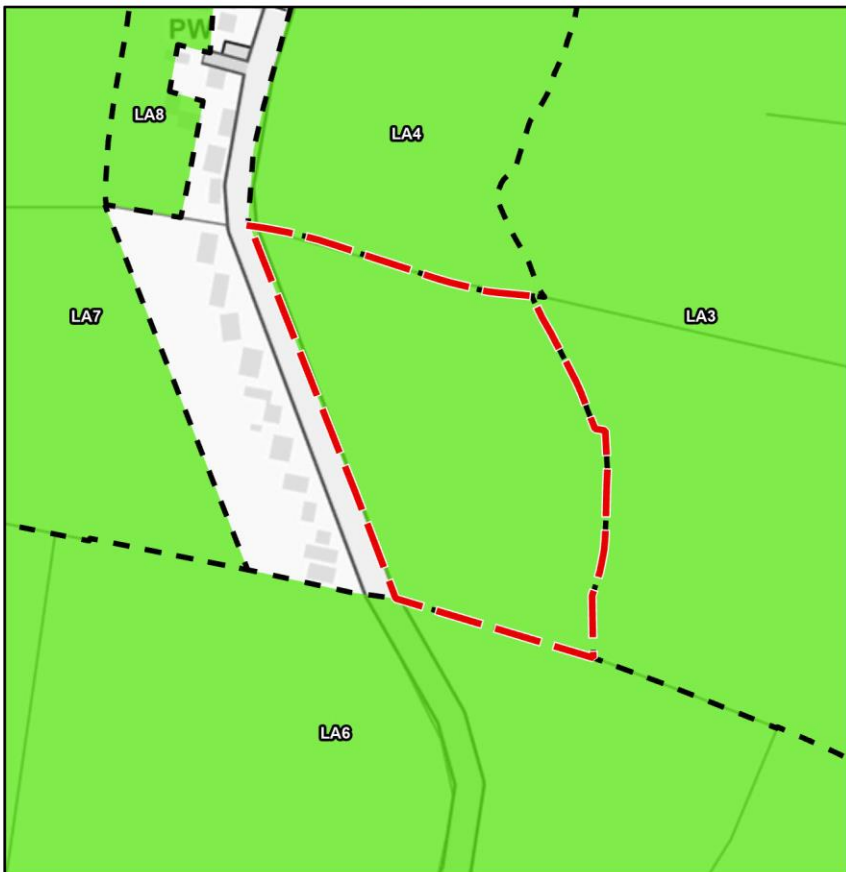
- Parcel LA4 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be very high.

Very High

LA5



-  LA5
-  Neighbouring parcel
-  Green Belt



LA5

Parcel location and openness

Parcel size: 3.61ha

The parcel is located on the southeast edge of Landbeach and is comprised of agricultural land. Landbeach Road lies to the west of the parcel.

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

Distinction between parcel and inset area

Intervening land to the north and Landbeach Road to the west provide a moderate degree of separation between the parcel and Landbeach. The parcel is not contained by inset development and the low density of development in the inset area to the west means that there is little urbanising visual influence within the parcel, and views of open countryside to the east and south dominate. Although the landform and land cover within the parcel do not create any additional distinction from Landbeach, overall there is strong distinction between the parcel and the inset area.

LA5

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Landbeach, meaning it has a strong rural character. This contributes to the rural setting experienced when approaching the wider city along Landbeach Road from the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is peripheral to a narrow gap between Landbeach and Milton. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

LA5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Minor-moderate

The release of this land would broaden the frontage of the settlement in relation to the settlement gap between Landbeach and Milton.

The release of this land would increase urbanising visual influence on land to the east and south, as well as weakening the boundary distinction of these areas from the settlement of Landbeach.

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

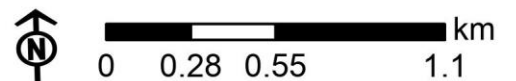
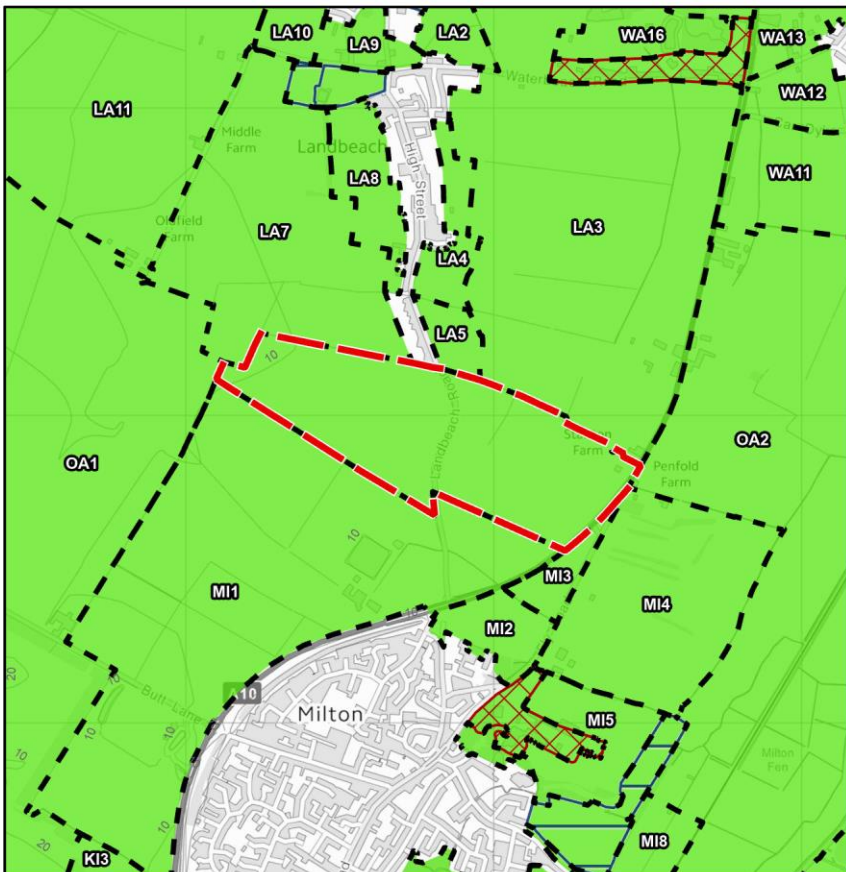
- Parcel LA5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be high.

High

LA6



-  LA6
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



LA6

Parcel location and openness

Parcel size: 46.07ha

The parcel is located to the south of Landbeach and is comprised of agricultural land, with some agricultural use buildings in the northeast of the parcel. The parcel is bisected by Landbeach Road.

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

Distinction between parcel and inset area

The garden boundaries at the inset edge to the north provide little separation from the settlement of Landbeach, but the parcel only shares a short frontage with the settlement and extends a significant distance from the inset area, which means that there is little urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Landbeach, overall there is strong distinction between the parcel and the inset area.

LA6

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open agricultural land that has a strong distinction from the edge of Landbeach, meaning it has a strong rural character. This contributes to the rural setting experienced when approaching the wider city along Landbeach Road from the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Milton and Landbeach. The A10 and an adjoining woodland belt act as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

LA6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Moderate

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

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

The adjoining land to the north, adjacent to Landbeach, 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

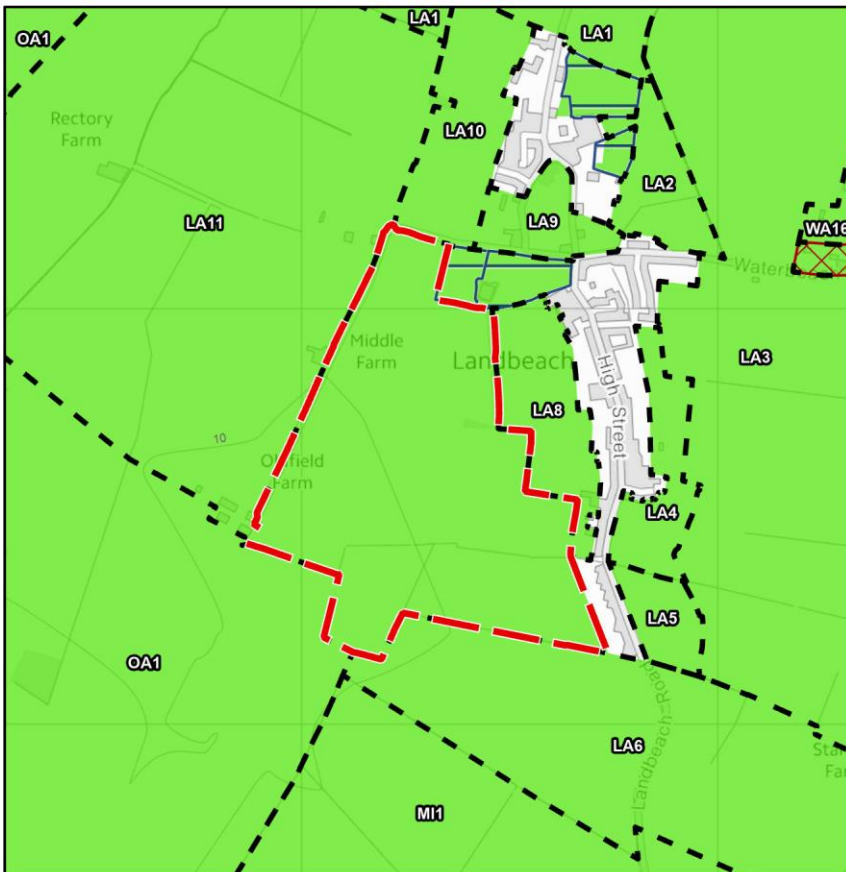
- Parcel LA6 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be very high.

Very High

LA7



-  LA7
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



LA7

Parcel location and openness

Parcel size: 47.88ha

The parcel is located to the southwest and west of Landbeach and is comprised of agricultural land and an area of tree cover in the north adjacent to Worts Meadow. Akeman Street lies to the west of the parcel. A Scheduled Monument (Shrunken medieval village of Landbeach) lies to the northeast of the parcel.

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

Distinction between parcel and inset area

The north of the parcel is separated from the inset area by linear tree cover and adjacent fields to the east, but the south of the parcel is only separated from Landbeach by Garden Boundaries. However, the parcel extends a significant distance from the inset area and therefore there is little urbanising visual influence within the majority of the parcel. Furthermore, the parcel is not contained by inset development. The wooded area in the north of the parcel provides some land cover distinction from the settlement, but in the majority of the parcel landform and land cover do not create any additional distinction from Landbeach. Overall, there is strong distinction between the parcel and the inset area.

LA7

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Landbeach, meaning it has a strong rural character. This contributes to the rural setting experienced when approaching the wider city along Akeman Street/Mere Way (Roman Road) from the north. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Histon/Impington and Landbeach, with areas of tree cover and multiple field boundaries acting as significant separating features. Although the settlement gap is robust, the parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

LA7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Minor-moderate

The release of this land would increase urbanising visual impacts on land to the west, southwest, and south. The release would weaken the boundary separation of land to the west and southwest from the settlement of Landbeach.

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

Overall harm of Green Belt release

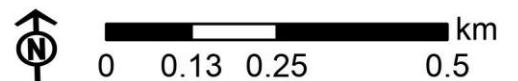
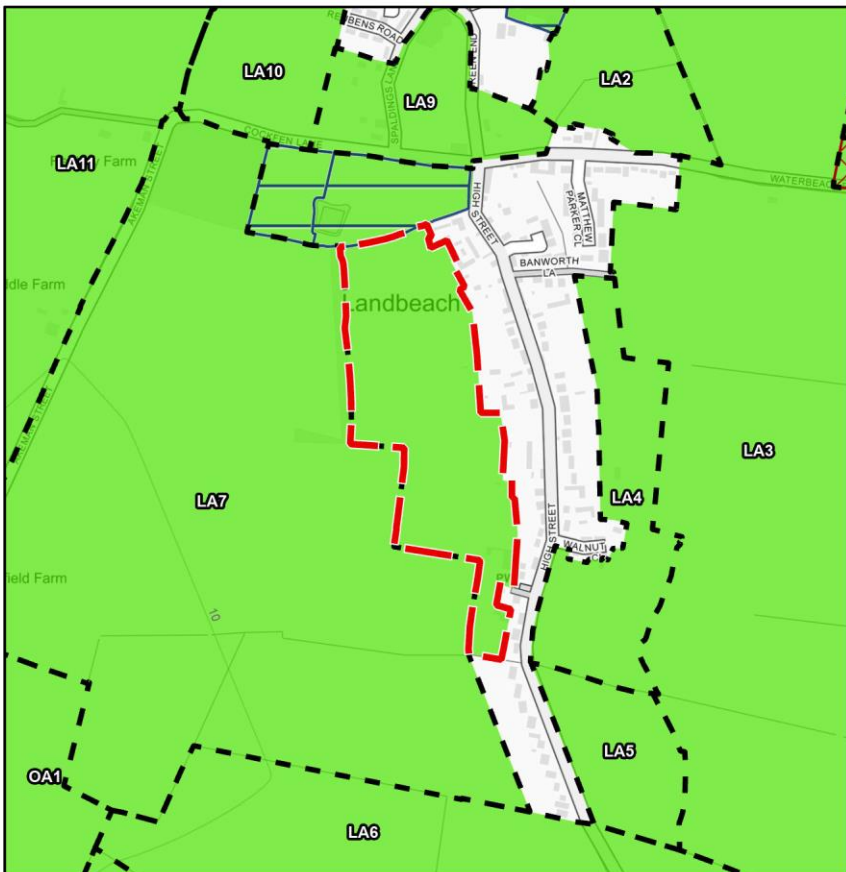
- Parcel LA7 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be high.

High

LA8



-  LA8
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



LA8

Parcel location and openness

Parcel size: 9.03ha

The parcel is located on the western edge of Landbeach and is comprised of several paddocks and the gardens of residential properties. There is a farmstead in the south of the parcel. A Scheduled Monument (Shrunken medieval village of Landbeach) 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 garden boundaries at the inset edge to the east provide little separation from the inset settlement of Landbeach. The parcel shares a long frontage with the settlement and therefore there is some urbanising visual influence within the parcel, but this is balanced with open countryside to the west and south. The parcel is not contained by inset development. The landform and landcover within the parcel do not create any additional distinction from Landbeach. Overall, there is moderate distinction between the parcel and the inset area.

LA8

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a moderate distinction from the edge of Landbeach, meaning it has some rural character. It fronts on to historic parts of the village on High Street (marked by Landbeach Conservation Area and several listed buildings), and forms part of the immediate setting of the shrunken Medieval village of Landbeach (Scheduled Monument) to the north. As such it allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a wide gap between Histon/Impington and Landbeach, with areas of tree cover and multiple field boundaries acting as significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

LA8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Minor

The woodland belt to the west to the west would prevent urbanising visual influence in this direction if land were to be released. However, where field boundaries are less robust to the southwest, release of this land would result in urbanising visual influence on land beyond this.





Overall harm of Green Belt release

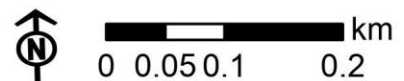
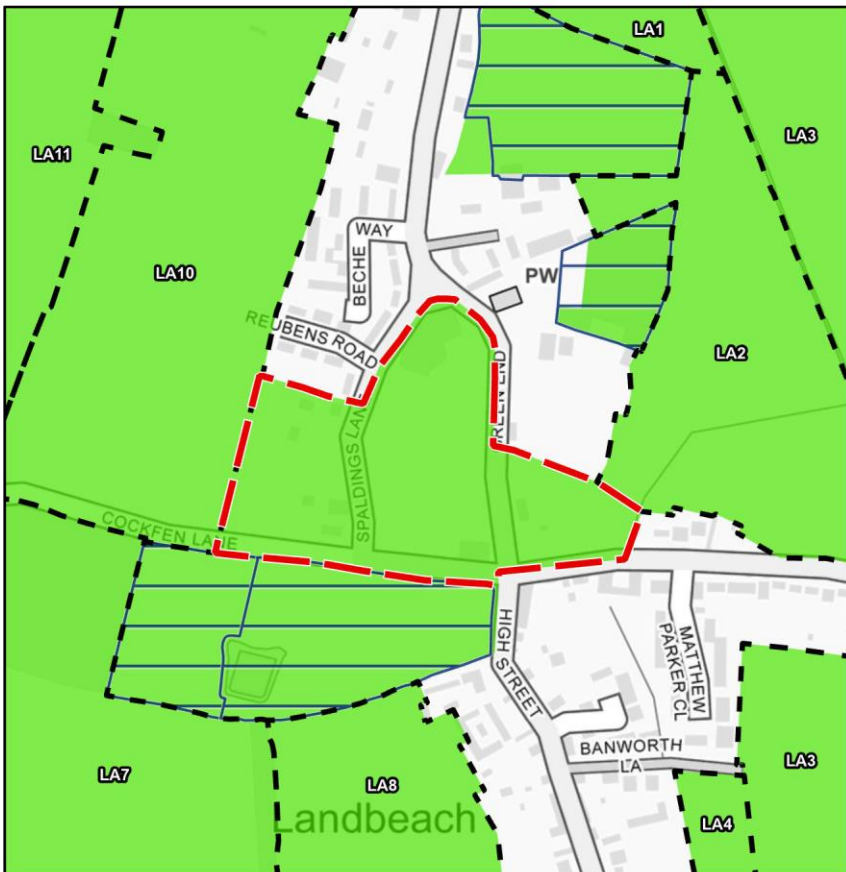
- Parcel LA8 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be moderate.

Moderate

LA9



-  LA9
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



LA9

Parcel location and openness

Parcel size: 4.87ha

The parcel lies within the central region of Landbeach, to the north of Waterbeach Road. It is comprised of grass sports pitches, allotments and agricultural land. There are some residential properties in the west and east of the parcel and Landbeach Village Hall is in the central region.

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 lies in close proximity to the inset edge and development has breached into the parcel, weakening any perceived separation between the parcel and the inset area of Landbeach. The parcel is largely contained by the inset area and therefore there is some urbanising visual influence within the parcel, but the adjacent development is low density and rural in nature. The landform and land cover within the parcel do not create any additional distinction from Landbeach. Overall, there is weak distinction between the parcel and the inset area.

LA9

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Landbeach, meaning it has a strong relationship with the inset area. It also contains development (on Chapmans Close and Spaldings Land) and has a use (sports pitches and allotments) that weakens its rural character. However, the parcel lies partly within Landbeach Conservation Area and as such it allows some appreciation of the open setting of the more intact and historic parts of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

LA9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Negligible

The parcel is largely contained by the settlement of Landbeach, which reduces any impacts that its release would have on adjoining Green Belt.

The land in the west of the parcel is less contained, but this area is partially development, which also reduces the extent to which its release would impact the adjacent Green Belt.





Overall harm of Green Belt release

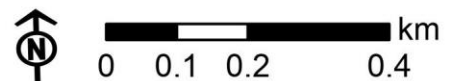
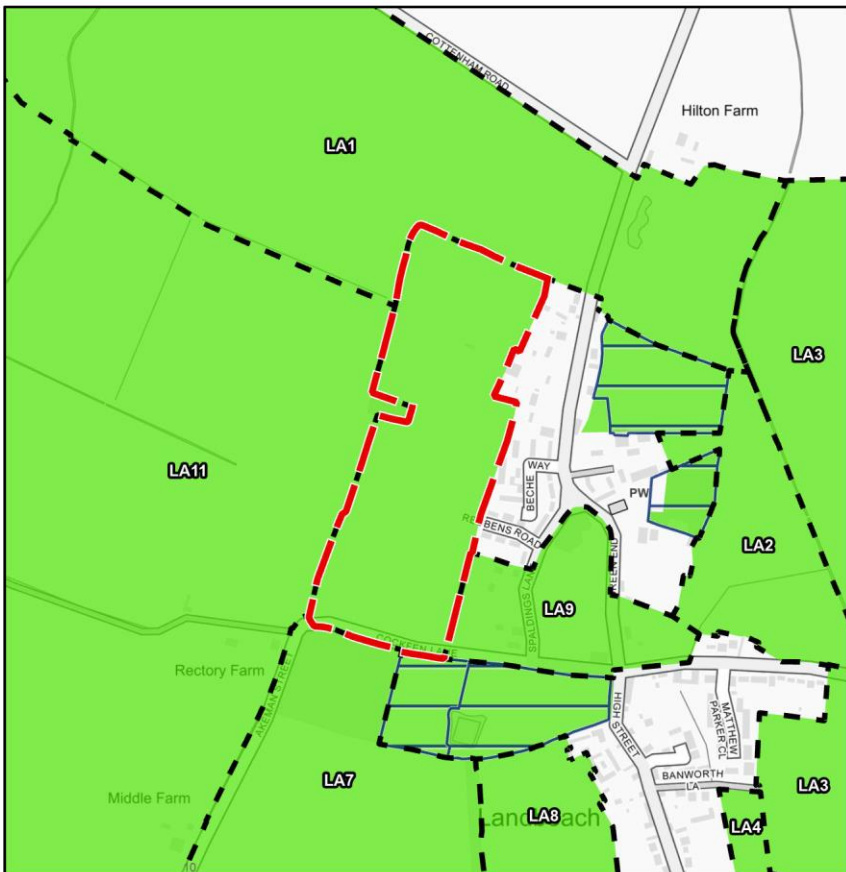
- Parcel LA9 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be low.

Low

LA10



-  LA10
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



LA10

Parcel location and openness

Parcel size: 10.83ha

The parcel is located on the northwest edge of Landbeach and is comprised of agricultural land. Cockfen Lane lies to the south of the parcel.

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

Distinction between parcel and inset area

The garden boundaries to the east of the parcel at the inset edge provide little separation from the inset settlement of Landbeach. There is some urbanising visual influence from the settlement to the east, but this is balanced with open countryside to the west. The parcel is not contained by inset development.

The landform and land cover within the parcel do not create any additional distinction from Landbeach. Overall, there is moderate distinction between the parcel and the inset area.

LA10

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a moderate distinction from the edge of Landbeach, meaning it has some rural character. To the north it fronts on to historic parts of the village on Green End (marked by Landbeach Conservation Area and several listed buildings), and to the south forms part of the immediate setting of the shrunken Medieval village of Landbeach (Scheduled Monument). As such allows some appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Histon/Impington and Landbeach, with areas of tree cover and multiple field boundaries acting as significant separating features. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

LA10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Minor

The linear tree line around the majority of this land would prevent urbanising visual influences on land beyond this in the event of the release. However, there is no boundary feature on the northwest region of the parcel to the west, and therefore release of this land would result in urbanising visual influence on land to the west.

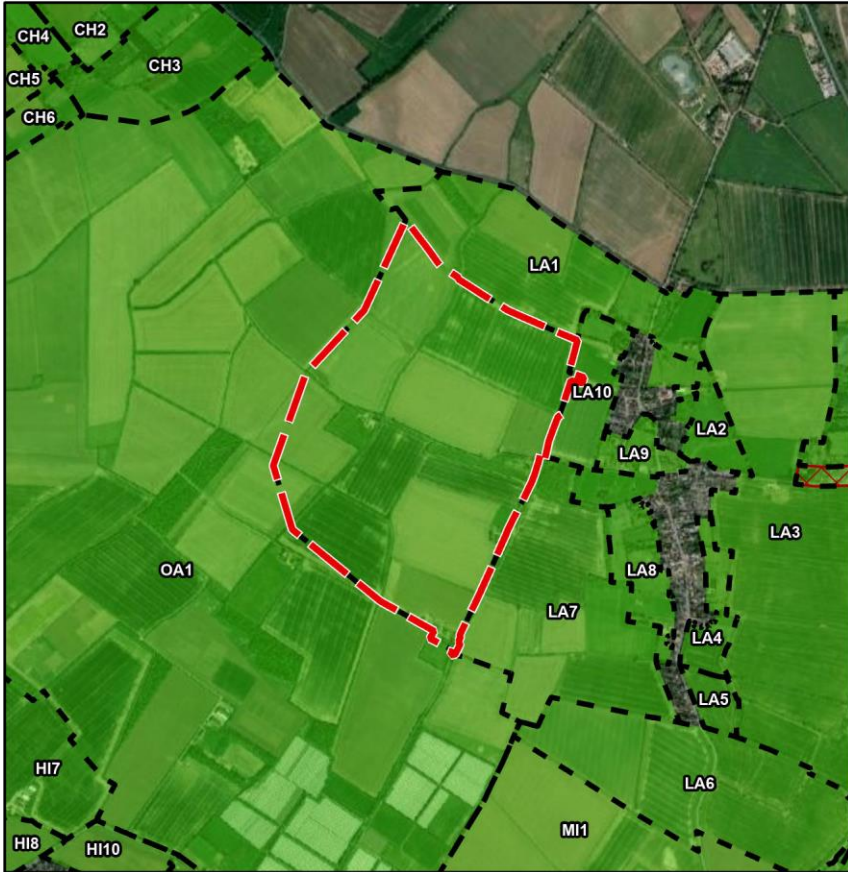
The adjoining land to the southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

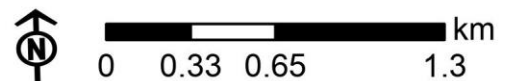
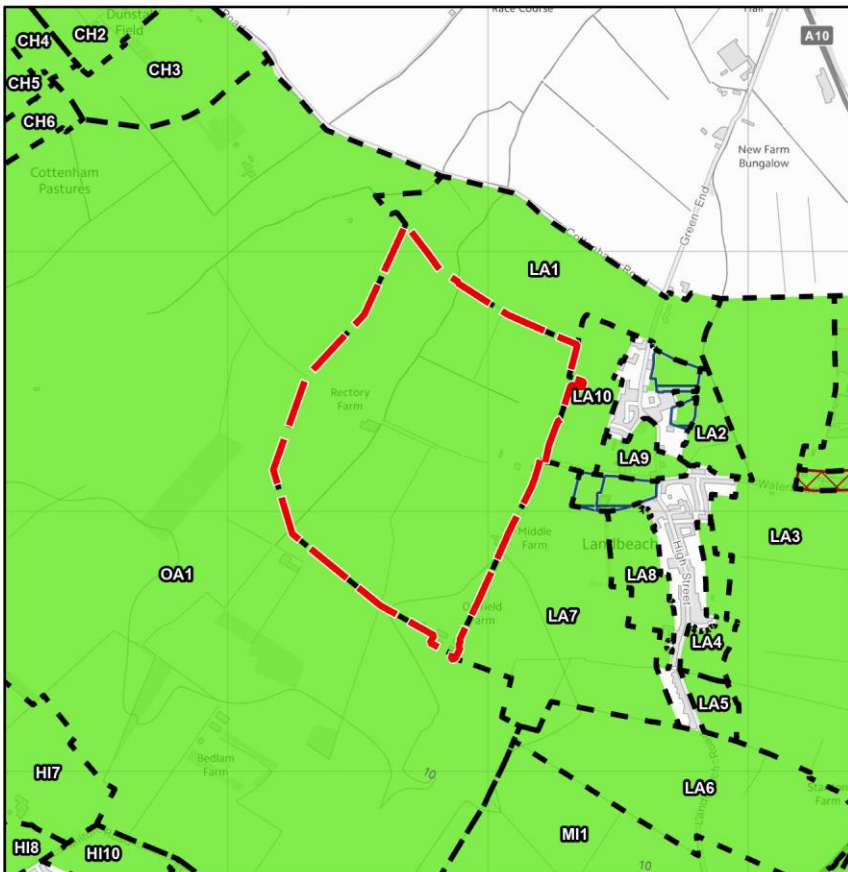
- Parcel LA10 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Landbeach, would be moderate.

Moderate

LA11



-  LA11
-  Neighbouring parcel
-  No openness
-  Green Belt
-  Scheduled monument



LA11

Parcel location and openness

Parcel size: 108.44ha

The parcel lies to the northwest of Landbeach and is comprised of agricultural land. Akeman Street lies to the southeast of the parcel.

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

Distinction between parcel and inset area

The linear tree line and intervening land in the adjacent parcel to the east provide a moderate degree of separation from the inset settlement of Landbeach. The parcel extends a significant distance from the inset area and therefore there is little urbanising visual influence within the parcel.

Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Landbeach, overall there is strong distinction between the parcel and the inset area.

LA11

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Landbeach. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Landbeach. Its rural character therefore contributes to the quality of Cambridge's setting.

Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Histon/Impington and Landbeach, with areas of tree cover and multiple field boundaries acting as significant separating features. Although the settlement gap is robust, the parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap.

Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

LA11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Landbeach:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the gap between Landbeach and Histon/Impington.

The release would result in urbanising visual influence on land to the west and southwest, as well as weakening the boundary separation of this open countryside from the settlement of Landbeach.

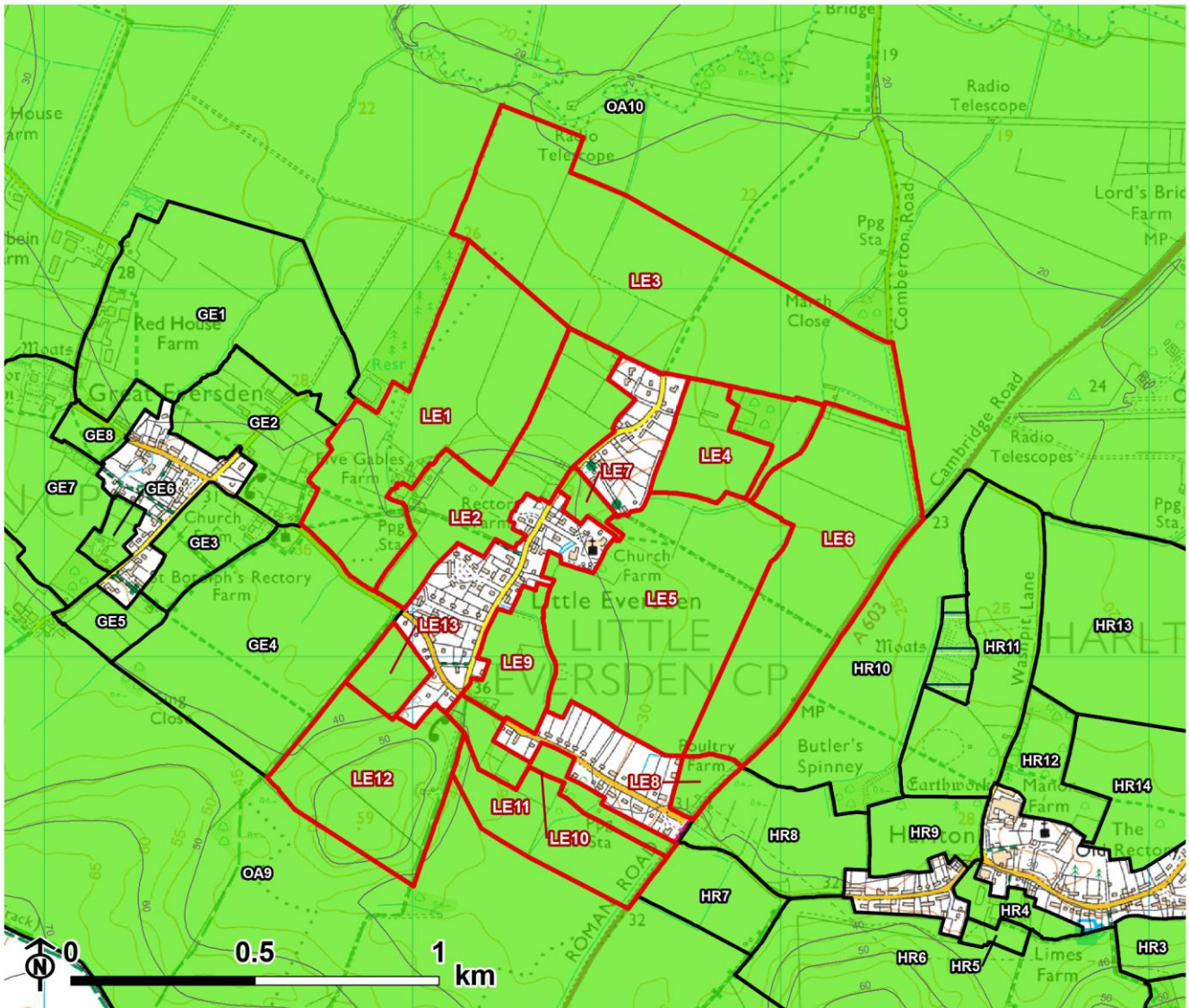
The adjoining land to the northeast and southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel LA11 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. 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 Landbeach, would be high.

High

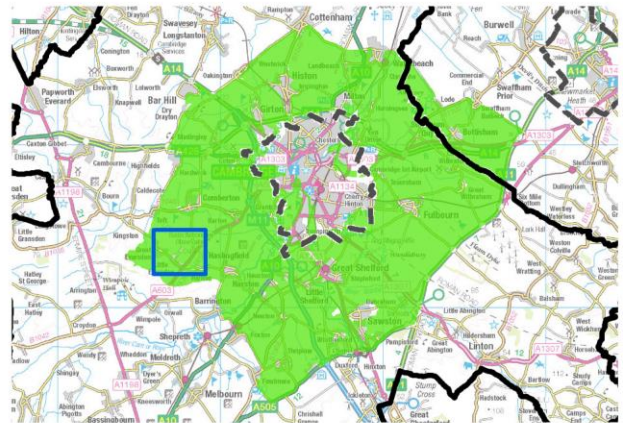
Little Eversden



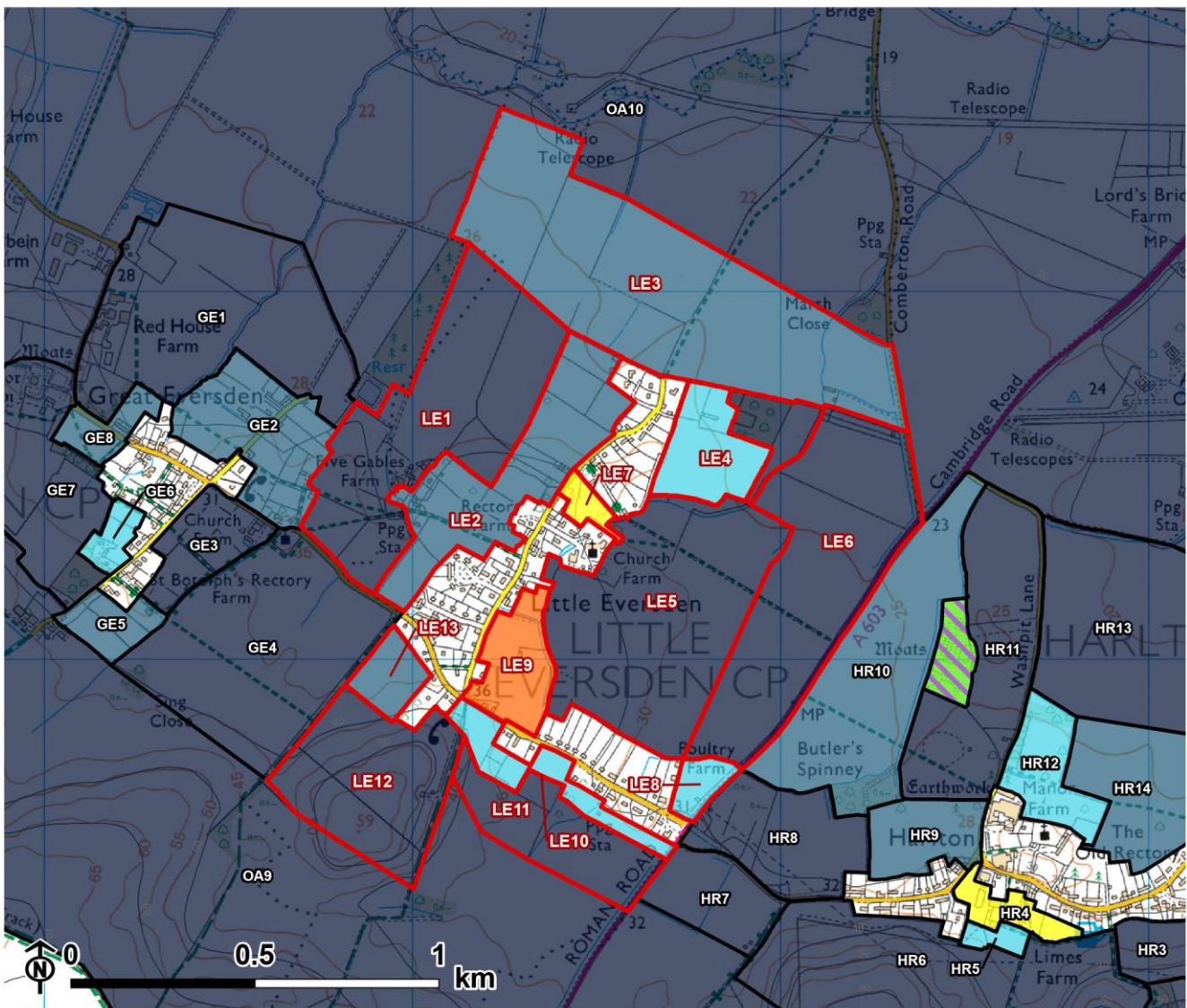
- - - Local Authority
- Little Eversden parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

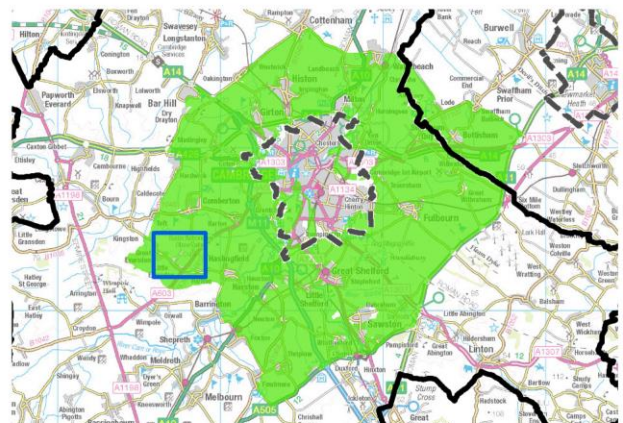
- Scheduled monument



Little Eversden



- - - Local Authority
 - Little Eversden 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).

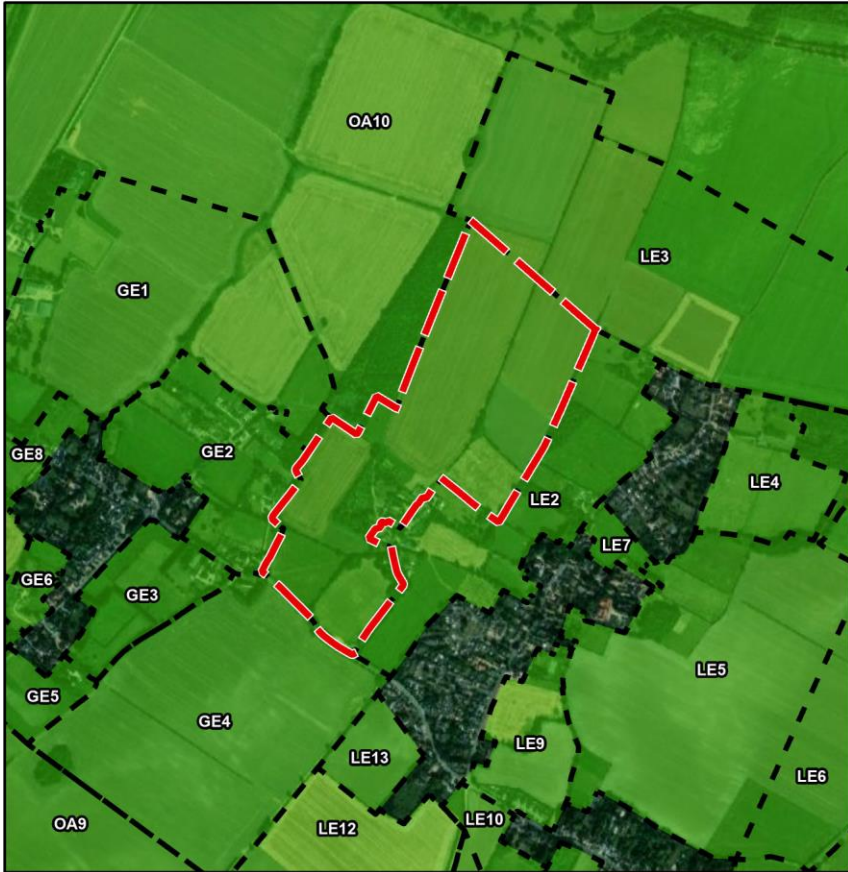
Impact on contribution of adjacent Green Belt

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.

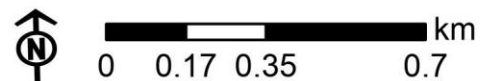
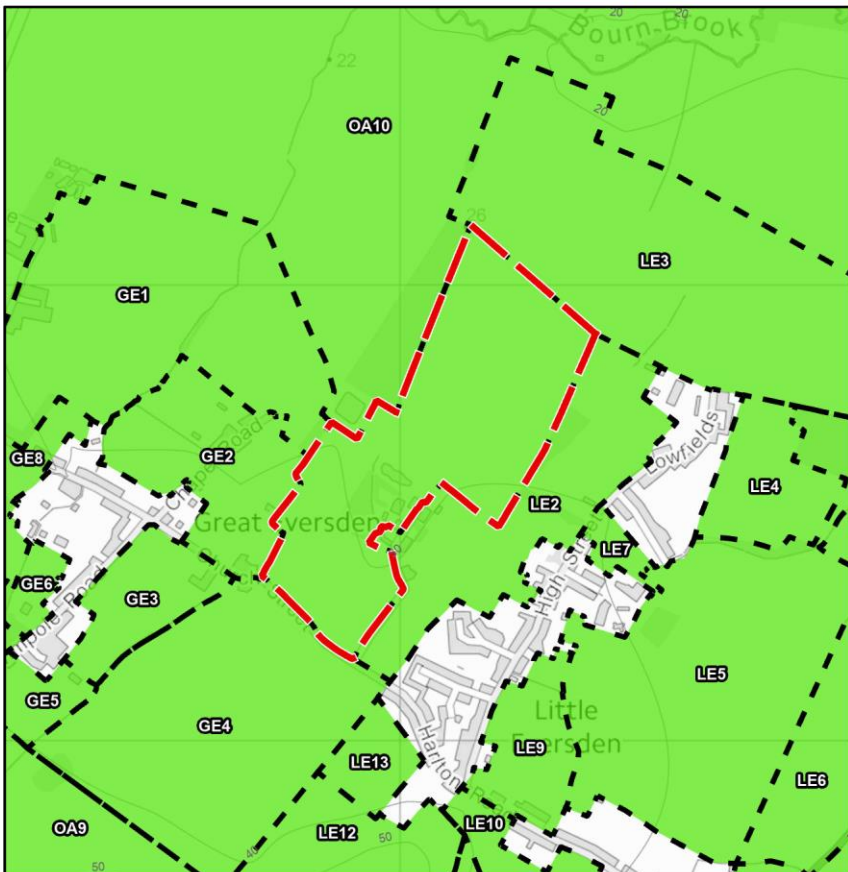
Overall harm of Green Belt release

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.

LE1



-  LE1
-  Neighbouring parcel
-  Green Belt



LE1

Parcel location and openness

Parcel size: 27.77ha

The parcel is located to the northeast of Little Eversden and contains arable fields and agricultural buildings on Bucks Lane to the south. Eversden Recreational Ground is also located within the parcel to the south on Church Street.

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

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance from the inset area. The tree lines to the east and southeast of the parcel combine to create strong separation from Little Eversden and result in no urbanising visual influence from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is strong distinction between the parcel and the inset area.

LE1

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Little Eversden, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows an appreciation of the wider rural setting and topographical framework of the city, as well as the scale, separate identity and rural setting of Green Belt villages (Great Eversden and Little Eversden). 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

There is a narrow gap between Little Eversden and Great Eversden. Urbanising development between the two reduces the gap but small well-bounded fields create 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.

LE1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor-moderate

The release and development of land within this parcel would significantly reduce the settlement gap between Little Eversden and Great Eversden.

Any partial release would reduce the additional harm to the settlement gap but would weaken the distinction of land in the remainder of the parcel. Therefore, there will be at least a minor-moderate additional impact to the contribution of adjacent land to Green Belt purposes.

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




Overall harm of Green Belt release

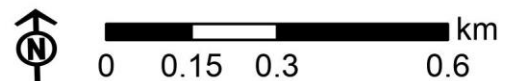
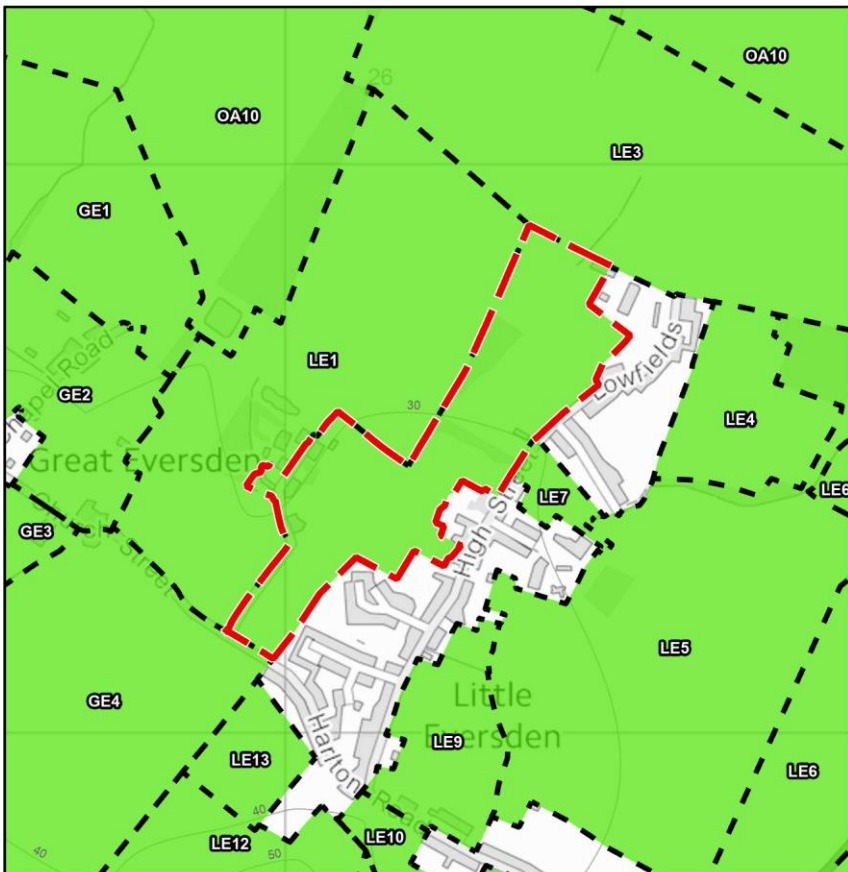
- Parcel LE1 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Very High.

Very High

LE2



-  LE2
-  Neighbouring parcel
-  Green Belt



LE2

Parcel location and openness

Parcel size: 16.49ha

The parcel is located to the northeast of Little Eversden and contains arable fields and a residential development on High Street to the east.

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

Distinction between parcel and inset area

Land is not contained by inset development and the tree lines bordering the parcel to the east are a moderate boundary feature between the parcel and Little Eversden. However, there is some urbanising visual influence from existing development on Bucks Lane to the southwest on adjacent fields. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is moderate distinction between the parcel and the inset area.

LE2

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel predominantly comprises open farmland that has a moderate distinction from the edge of Little Eversden, meaning it has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows some appreciation of the wider rural setting and topographical framework of the city, as well as the separate identity and rural setting of Green Belt villages (Little Eversden and Great Eversden). Land to the northeast also makes some contribution to the rural character and setting of some of the more intact and historic parts of the village on High Street and Church Lane, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

There is a narrow gap between Little Eversden and Great Eversden. Urbanising development between the two reduces the gap but small well-bounded fields create separation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel

LE2

makes a relatively significant contribution to Cambridge Purpose 3.

LE2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor-moderate

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

The release of land within this parcel would also reduce the settlement gap between Little Eversden and Great Eversden, however, this additional impact is limited due to the presence of existing urbanising development on Bucks Lane and Church Street to the west.

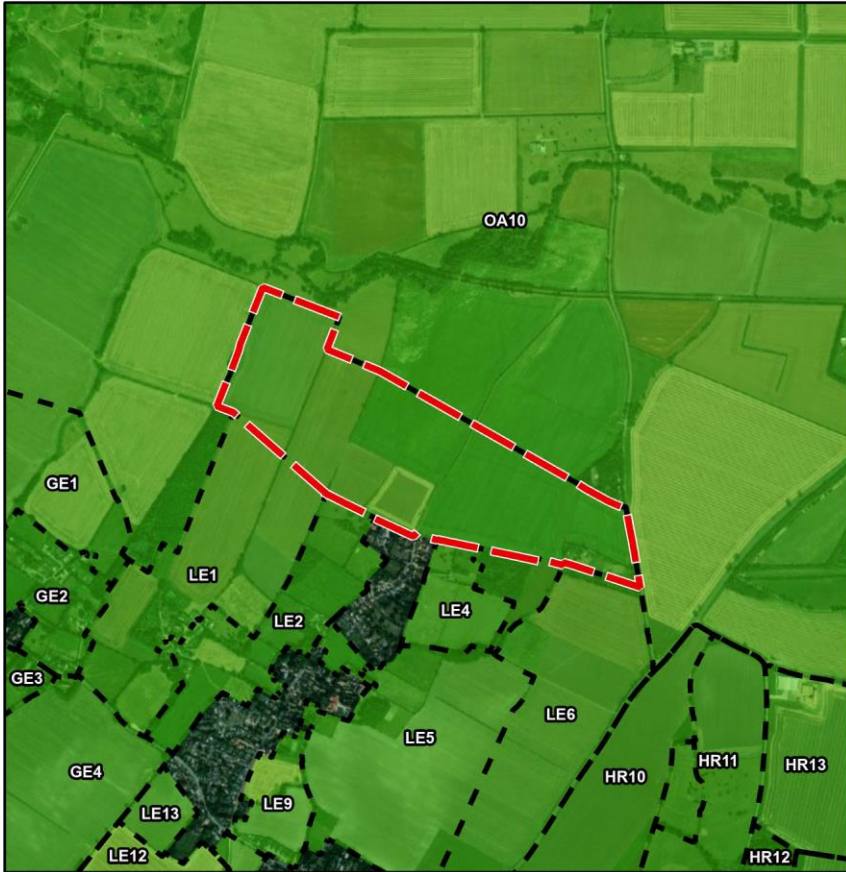
The adjoining land to the north and to the east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

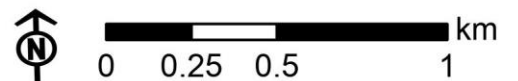
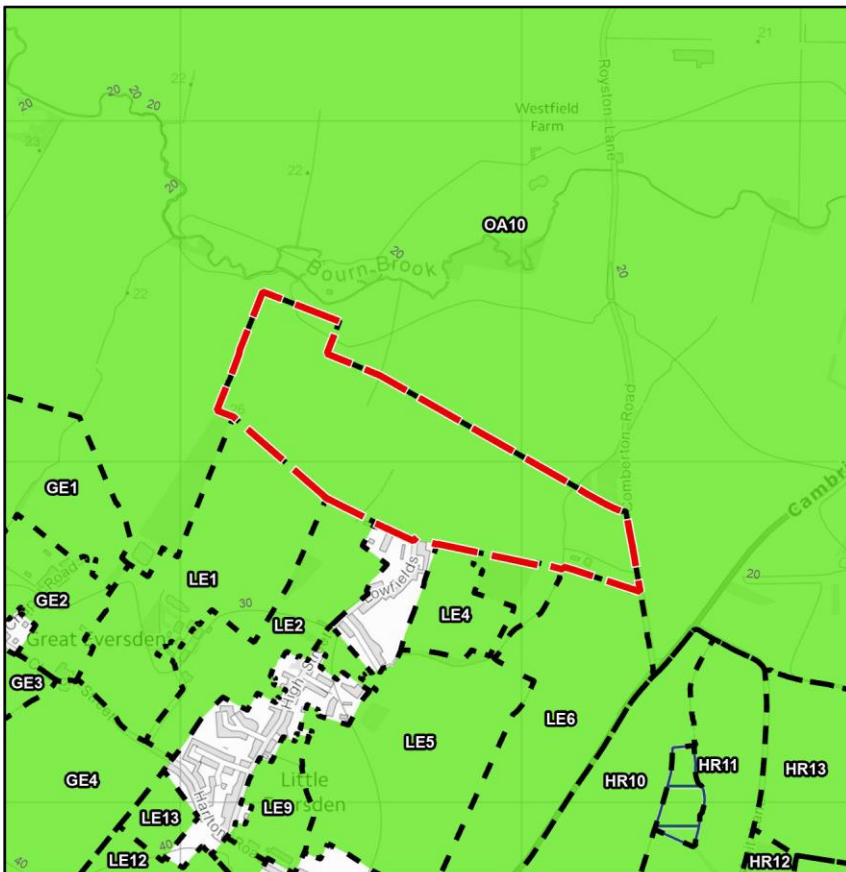
- Parcel LE2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be High.

High

LE3



-  LE3
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



LE3

Parcel location and openness

Parcel size: 43.09ha

The parcel is located to the north of Little Eversden and is dominated by arable fields. A residential development is located within the east of the parcel on Comberton Road, which forms the eastern edge of the parcel.

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

Distinction between parcel and inset area

Although the garden hedgerow boundary to the south creates little separation between the parcel and Little Eversden, land extends a significant distance from the inset settlement and is not contained by inset development. As such, there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is strong distinction between the parcel and the inset area.

LE3

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Little Eversden, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows some appreciation of the wider rural setting and topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Little Eversden and Comberton, with some significant separating features including Bourn Brook and associated tree lines. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

LE3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor-moderate

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

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

The release and development of land within this parcel would not have an impact on the contribution of land to the southeast to Green Belt purposes, due to a small frontage.

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

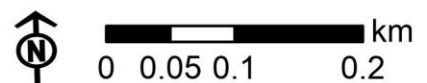
- Parcel LE3 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be High.

High

LE4



-  LE4
-  Neighbouring parcel
-  Green Belt



LE4

Parcel location and openness

Parcel size: 6.64ha

The parcel is located to the northeast of Little Eversden and contains arable land and paddock fields.

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

Distinction between parcel and inset area

The parcel is not contained by inset development and extends a significant distance from the inset area. Therefore, there is no urbanising visual influence. However, the garden hedgerow boundaries to the west create little separation between the parcel and Little Eversden. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is moderate distinction between the parcel and the inset area.

LE4

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland that has a moderate distinction from the edge of Little Eversden, meaning it has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows some appreciation of the wider rural setting and topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

LE4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor

The release and development of land within this parcel would result in some urbanising containment of land to the east and to the south between the inset settlement and the A603.

The release and development of land within this parcel would not have an impact on the contribution of land to the north to Green Belt purposes, due to separation retained by vegetation.





Overall harm of Green Belt release

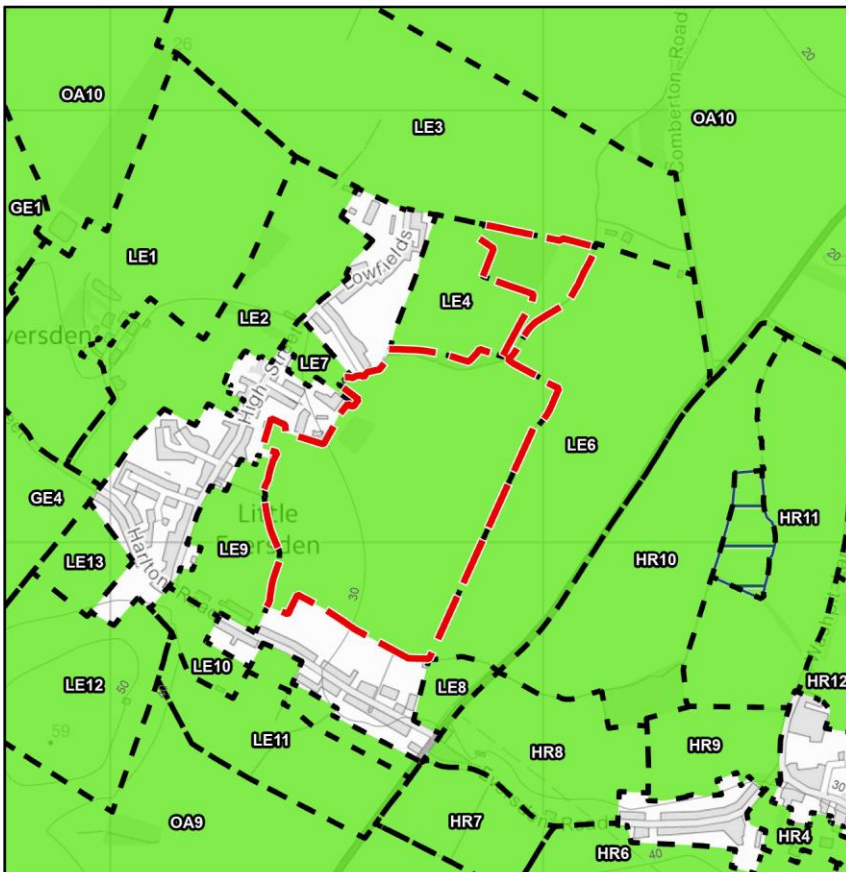
- Parcel LE4 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Moderate High.

Moderate High

LE5



-  LE5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



LE5

Parcel location and openness

Parcel size: 34.07ha

The parcel is located to the east of Little Eversden and is dominated by arable fields.

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

Distinction between parcel and inset area

The tree lines that border the parcel to the west and south are moderate boundary features between the parcel and Little Eversden, and the parcel extends a significant distance from the inset area. In relation to the size of the area, inset development is not considered to create significant containment. As such, there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is strong distinction between the parcel and the inset area.

LE5

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open farmland and woodland that has a strong distinction from the edge of Little Eversden, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows an appreciation of the wider rural setting and topographical framework of the city, as well as the scale, separate identity and rural setting of Green Belt villages (Little Eversden and Harlton). Land also makes some contribution to the rural setting experienced on approach to the city along Cambridge Road (A603) from the southwest. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is peripheral to a narrow gap between Little Eversden and Harlton. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

LE5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction and significantly increase urbanising visual impact on land to the east from the settlement, leaving this land more closely contained by the inset edge and Cambridge Road to the east, which separates it from the wider Green Belt.

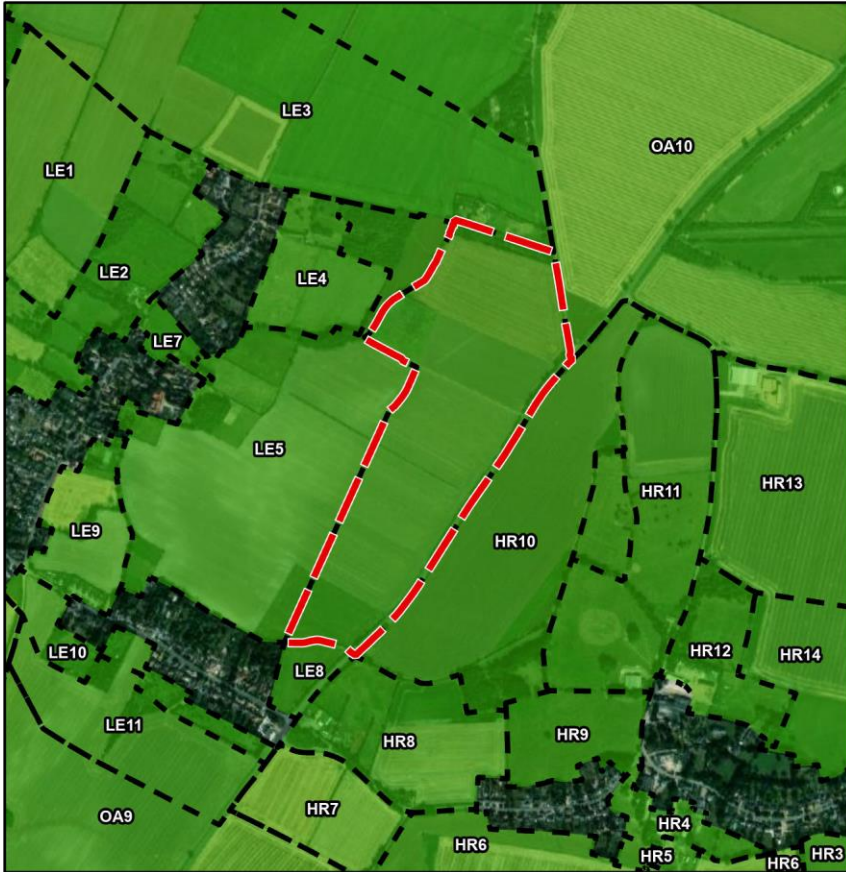
The adjoining land to the southwest and northwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.





Overall harm of Green Belt release

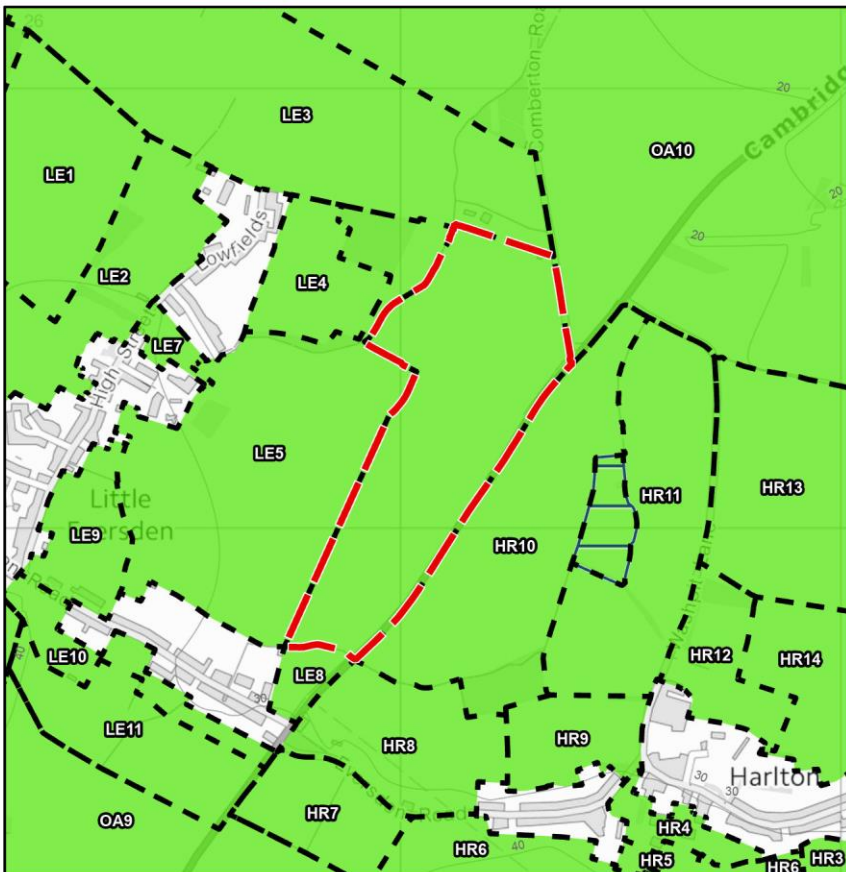
- Parcel LE5 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Very High.

Very High

LE6



-  LE6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



LE6

Parcel location and openness

Parcel size: 28.15ha

The parcel is located to the east of Little Eversden and contains arable land. Cambridge Road forms the eastern edge of the parcel.

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

Distinction between parcel and inset area

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

LE6

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Little Eversden. It therefore has a strong rural character that contributes to the quality of Cambridge's setting, including as experienced on approach to the city along Cambridge Road (A603) from the southwest. It also forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows some appreciation of the wider rural setting and 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 peripheral to a very narrow gap between Little Eversden and Harlton. 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.

LE6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor-moderate

Although land within the north of the parcel has very strong distinction and is more peripheral to the settlement gap between Little Eversden and Harlton, the release and development of land within this parcel would broaden the frontage of the inset settlement with the gap.

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

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

Overall harm of Green Belt release

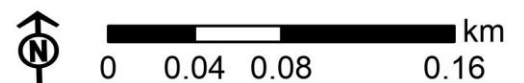
- Parcel LE6 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Very High.

Very High

LE7



-  LE7
-  Neighbouring parcel
-  Green Belt



LE7

Parcel location and openness

Parcel size: 1.39ha

The parcel is located in the centre of Little Eversden and contains a paddock field. High Street forms the western edge of the parcel.

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

Distinction between parcel and inset area

The parcel is in close proximity to the inset area and is largely contained by inset development. The hedgerow boundaries to the north and south create little boundary separation between the parcel and Little Eversden. As such, there is urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is weak distinction between the parcel and the inset area.

LE7

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a weak distinction from the edge of Little Eversden, meaning it has a strong relationship with the inset area. However it comprises open farmland and woodland and therefore has some rural character. It forms the immediate setting of several listed buildings along High Street and Church Lane, including the Grade II* Church of St Helen. As such, it allows an appreciation of the rural character and setting of Little Eversden in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land lies in a gap between the northern and southern parts of Little Eversden, which is small. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

LE7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Negligible

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




Overall harm of Green Belt release

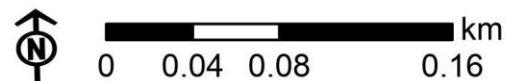
- Parcel LE7 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Low.

Low

LE8



-  LE8
-  Neighbouring parcel
-  Green Belt



LE8

Parcel location and openness

Parcel size: 1.97ha

The parcel is located to the southeast of Little Eversden and contains arable land. Cambridge Road forms the eastern edge of the parcel while Harlton Road is located to the south.

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

Distinction between parcel and inset area

Land is in close proximity to Little Eversden and has some degree of containment by inset development, as well as some urbanising visual influence from the inset area. However, the tree cover to the west and Harlton Road to the south are moderate boundary features between the parcel and Little Eversden. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is moderate distinction between the parcel and the inset area.

LE8

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

The parcel comprises open agricultural land that has a moderate distinction from the edge of Little Eversden, meaning it has some rural character. This makes some contribution to a rural setting experienced on approach to the city along Cambridge Road (A603) from the south-west. 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 Little Eversden and Harlton. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

LE8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor

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

The release would not have an impact on the contribution of land to the west to Green Belt purposes due to separation retained by the A603.

Overall harm of Green Belt release

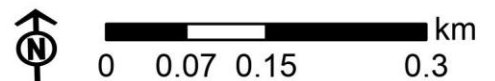
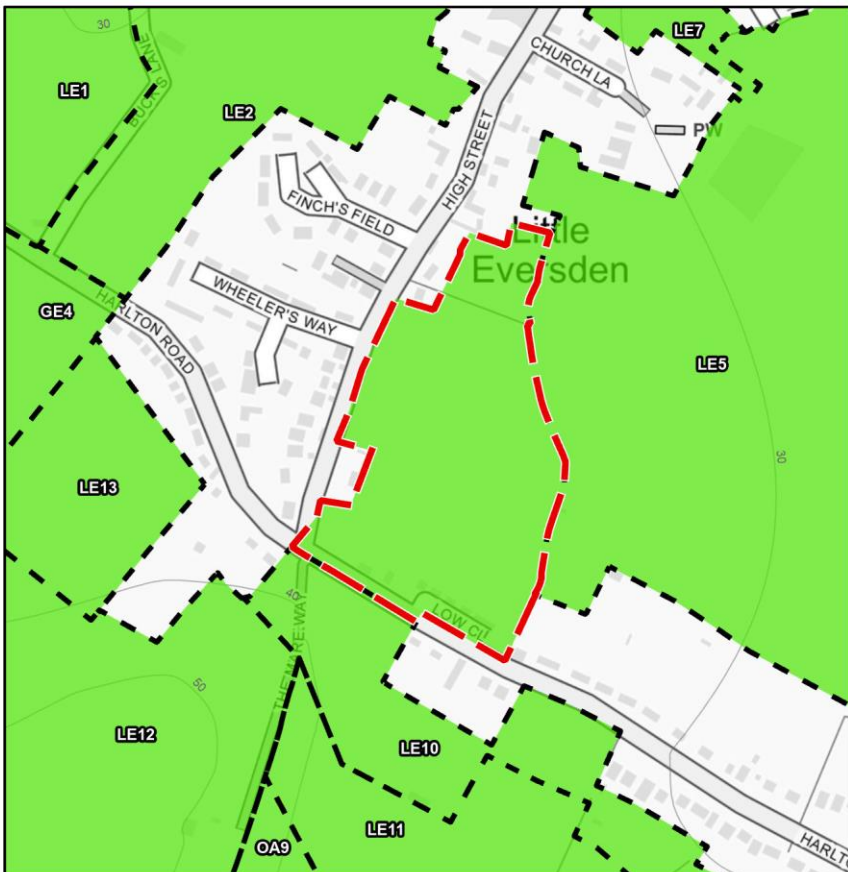
- Parcel LE8 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Moderate High.

Moderate High

LE9



-  LE9
-  Neighbouring parcel
-  Green Belt



LE9

Parcel location and openness

Parcel size: 6.02ha

The parcel is located between the southeastern and western parts of Little Eversden and contains arable land and residential development to the north and to the south. High Street forms the western edge of the parcel.

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

Distinction between parcel and inset area

The parcel is adjacent to Little Eversden and has some degree of containment by the settlement. The garden hedgerow boundaries to the north create little boundary separation between the parcel and Little Eversden and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is weak distinction between the parcel and the inset area.

LE9

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a weak distinction from the edge of Little Eversden, meaning it has a strong relationship with the inset area. However it comprises open farmland and therefore has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows some appreciation of the wider rural setting and topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land lies in a gap between the southeastern and western parts of Little Eversden, which is small, and development on Harlton Road reduces separation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

LE9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor

Although the residential development within the south of the parcel on Harlton Road make no contribution to Green Belt purposes, the release and development of land within this parcel would remove the very narrow gap between the western and south eastern parts of Harlton.

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

Overall harm of Green Belt release

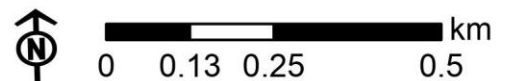
- Parcel LE9 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Moderate.

Moderate

LE10



-  LE10
-  Neighbouring parcel
-  Green Belt



LE10

Parcel location and openness

Parcel size: 4.87ha

The parcel is located to the south of Little Eversden and is comprised of residential gardens and arable land. Harlton Road is located to the north and Cambridge Road to the east.

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

Distinction between parcel and inset area

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

LE10

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open agricultural land that has a moderate distinction from the edge of Little Eversden, meaning it has some rural character. To the east land makes some contribution to the rural setting experienced on approach to the city along Cambridge Road (A603) from the southwest. Land is also visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Hillside and Orwell Hill), which allows some appreciation of the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a moderate gap between Little Eversden and the outer edge of the Green Belt, but although the gap is very open, landform distinction creates separation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

LE10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor

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

The release and development of land within this parcel would not have an impact on the contribution of land to the west or to the east to Green Belt purposes, due to separation by tree cover and the A603, respectively.

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

Overall harm of Green Belt release

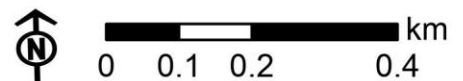
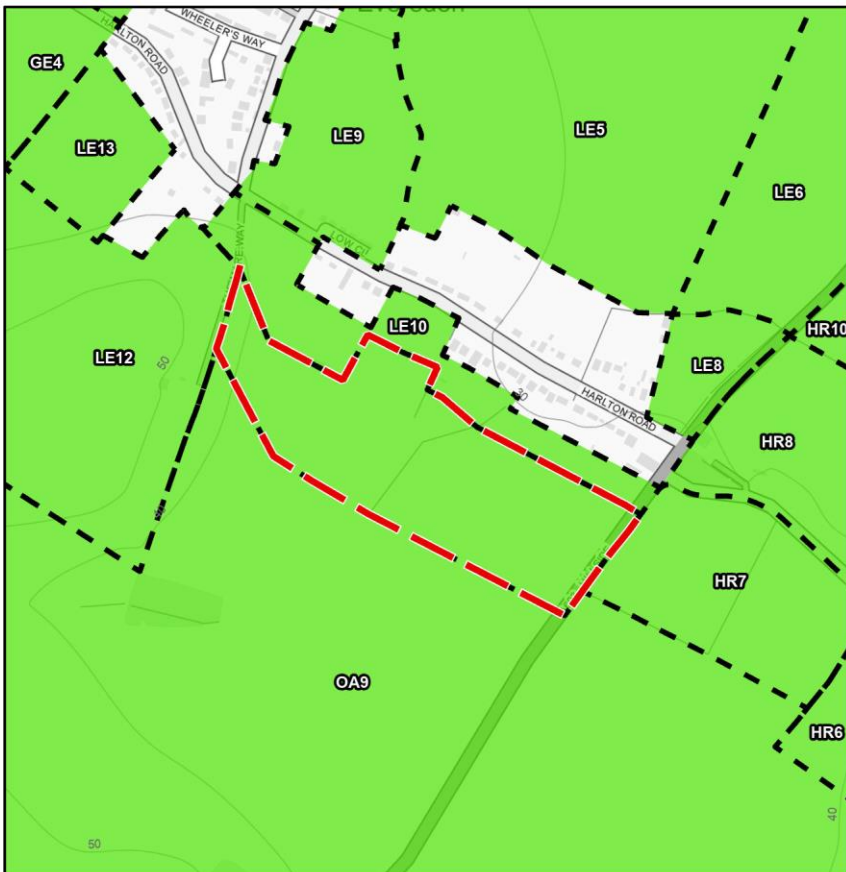
- Parcel LE10 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Moderate High.

Moderate High

LE11



-  LE11
-  Neighbouring parcel
-  Green Belt



LE11

Parcel location and openness

Parcel size: 10.07ha

The parcel is located to the south of Little Eversden and contains arable land and a small area of woodland.

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

Distinction between parcel and inset area

The tree lines to the north are a moderate boundary feature between the parcel and Little Eversden. The parcel extends a significant distance from the inset settlement and is not contained by inset development, so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Little Eversden. Overall, there is strong distinction between the parcel and the inset area.

LE11

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open agricultural land that has a strong distinction from the edge of Little Eversden and therefore has a strong rural character. This is experienced on approach to the city along Cambridge Road (A603) from the southwest. It is also visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Hillside and Orwell Hill), which allows some appreciation of the wider rural setting and topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

Land also forms part of a chalk ridge lying to the southwest of Cambridge, a key topographic feature that allows an appreciation of the wider topographical framework of the city. The elevated topography also affords some distant views northeast towards Cambridge across an intervening largely agricultural landscape interspersed with villages. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages (Little Eversden, Harlton and Barton), and the wider rural setting of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a moderate gap between Little Eversden and the outer edge of the Green Belt, but although the gap is very open, landform distinction

LE11

creates separation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

LE11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor-moderate

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

The release would also reduce the settlement gap between Little Eversden and the outer edge of the Green Belt.

The release and development of land within this parcel would not have an impact on the contribution of land to the east to Green Belt purposes, due to separation retained by the A603, or on the contribution of land to the west.

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

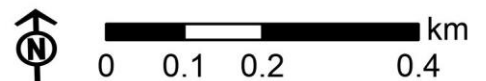
- Parcel LE11 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Very High.

Very High

LE12



-  LE12
-  Neighbouring parcel
-  Green Belt



LE12

Parcel location and openness

Parcel size: 16.3ha

The parcel is located to the south of Little Eversden and is comprised of arable land.

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

Distinction between parcel and inset area

The parcel extends a significant distance from Little Eversden and is not contained by inset development. As such, there is no urbanising visual influence. The tree line to the north is a moderate boundary feature between the parcel and the inset settlement and there is a very prominent hill within the parcel, creating additional distinction from Little Eversden. Overall, there is very strong distinction between the parcel and the inset area.

LE12

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open agricultural land that has a very strong distinction from the edge of Little Eversden and therefore has a strong rural character. Land also forms part of a chalk ridge, a key topographic feature within the setting of Cambridge to the southwest. The elevated topography also affords some distant views northeast towards the city across an intervening largely agricultural landscape interspersed with villages. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages (Little Eversden, Harlton and Barton), as well as the wider rural setting and topographical framework of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a moderate gap between Little Eversden and the outer edge of the Green Belt, but although the gap is very open, landform distinction creates 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.

LE12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Moderate

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

The release of the parcel would partially restrict elevated views towards Cambridge from land to southwest, which would diminish its role in regard to Cambridge Purpose 2.

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



Overall harm of Green Belt release

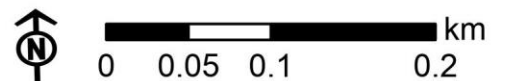
- Parcel LE12 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be Very High.

Very High

LE13



-  LE13
-  Neighbouring parcel
-  Green Belt



LE13

Parcel location and openness

Parcel size: 3.08ha

The parcel is located to the southwest of Little Eversden and contains arable land. Harlton Road is located to the north of the parcel.

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

Distinction between parcel and inset area

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

LE13

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Little Eversden. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a weak distinction from the edge of Little Eversden, meaning it has a strong relationship with the inset area. However it comprises open farmland and therefore has some rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood, and from the Mare Way and Harcamlow Way), which allows some appreciation of the wider rural setting and topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is peripheral to a narrow gap between Little Eversden and Great Eversden, but there are no significant separating features. 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.

LE13

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Little Eversden:

Rating: Minor-moderate

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

The release would also increase the frontage of the settlement across the narrow gap between Little Eversden and Great Eversden.

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

Overall harm of Green Belt release

- Parcel LE13 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Little Eversden, would be High.

High