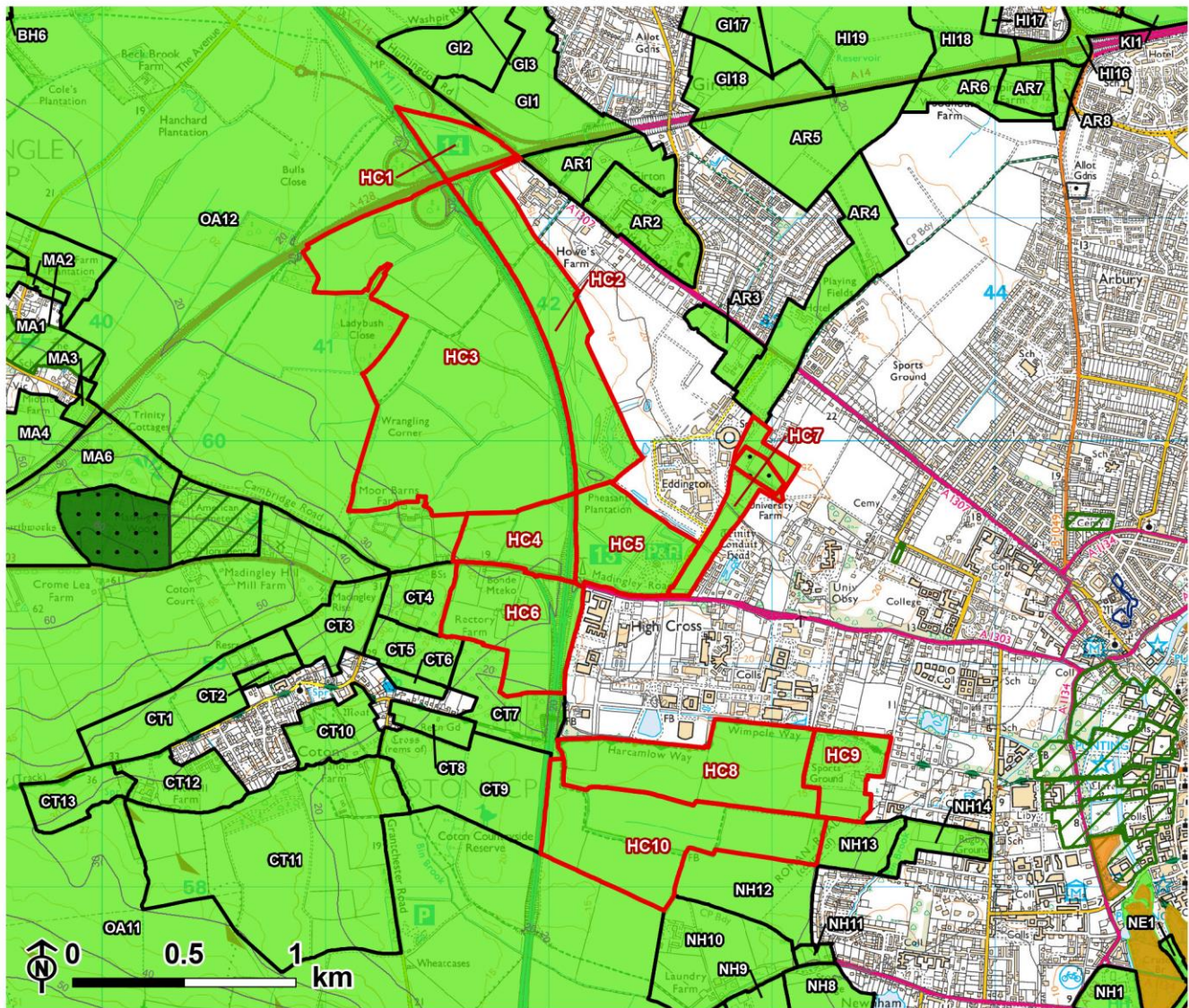


Cambridge - High Cross and Eddington



- - - Local Authority

Cambridge - High Cross and Eddington parcel

Neighbouring parcel

No openness

Green Belt

Absolute constraints

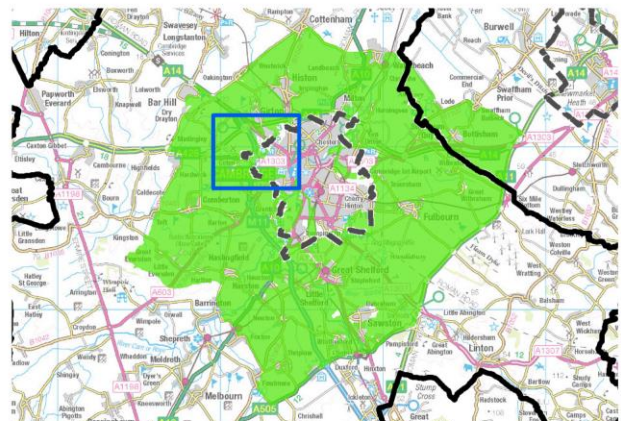
Site of Special Scientific Interest

Ancient woodland inventory

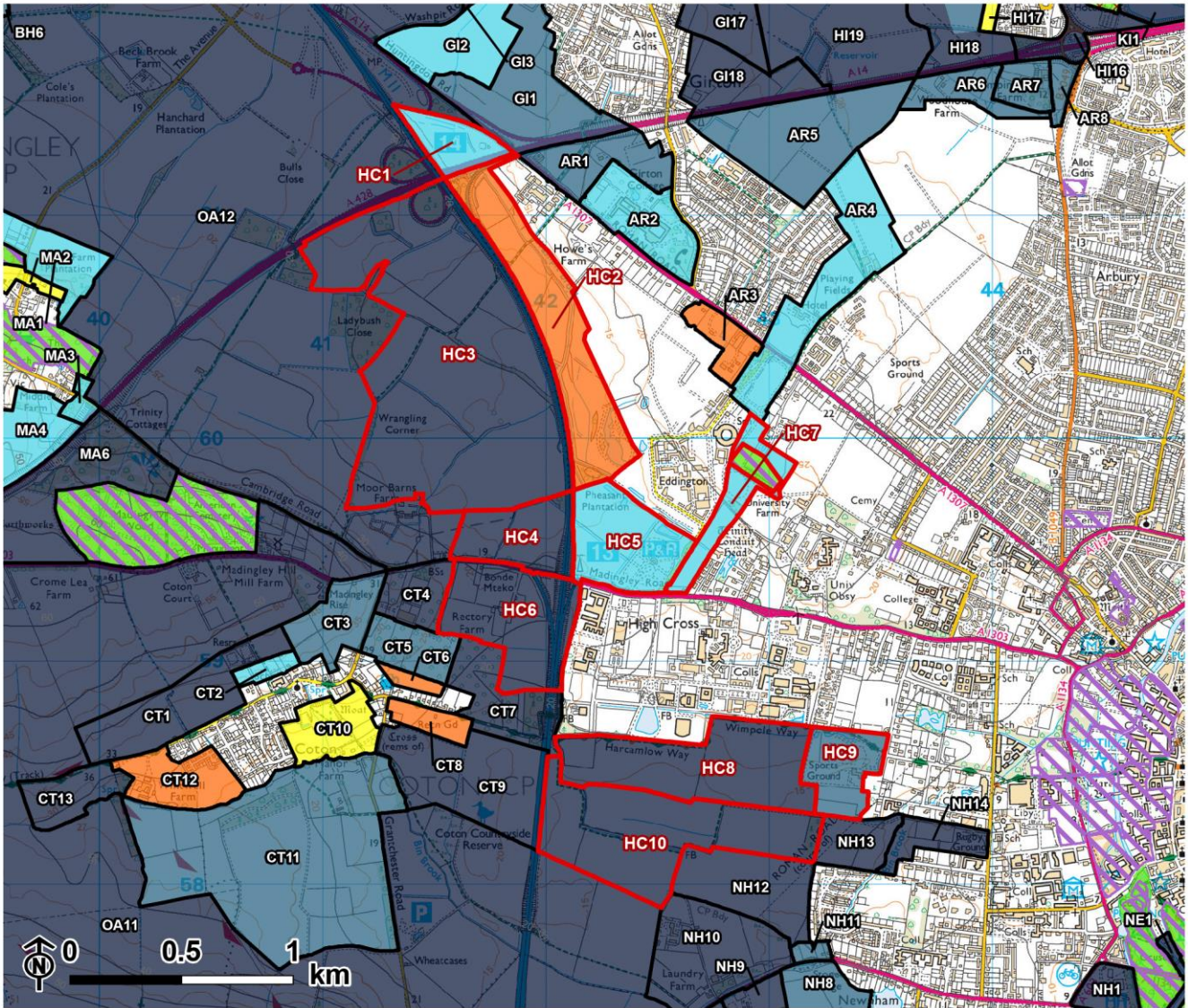
CRoW Registered Common Land

Scheduled monument

Registered park & garden



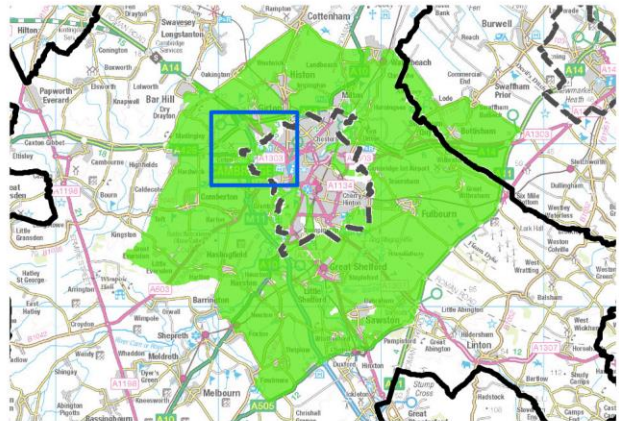
Cambridge - High Cross and Eddington



- - - Local Authority
-  Cambridge - High Cross and Eddington 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.

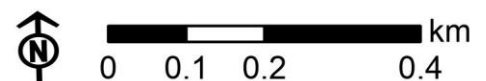
Overall harm of Green Belt release

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.

HC1



- HC1
- Neighbouring parcel
- Green Belt



HC1

Parcel location and openness

Parcel size: 8.09ha

The parcel is located north west of Cambridge (High Cross and Eddington) and Girton College, and is contained by the A14 transport corridor, M11 motorway and Huntingdon Road. The parcel contains attenuation ponds and a thick treeline bordering its western edge.

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

Distinction between parcel and inset area

Although contained by major roads the land is not contained by urban development. The A14 transport corridor to the south is a strong boundary feature between the parcel and Cambridge, and creates separation from the urban area, so although association with the wider countryside is affected by the surrounding roads, traffic and lighting, there is little visual influence from the urban area. Although the landform and land cover within the parcel do not create any additional distinction from Cambridge there is, overall, strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Limited/No contribution

Although land has a strong distinction from the edge of Cambridge (High Cross and Eddington), it contains development (engineering works associated with Girton Interchange) which weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes only a limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Madingley and Girton, and the M11 motorway is a significant separating feature. Although the settlement gap is robust, there is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HC1

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Negligible

The M11 and associated tree cover forms a strong boundary to the west, limiting any impact on the wider Green Belt.

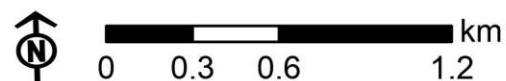
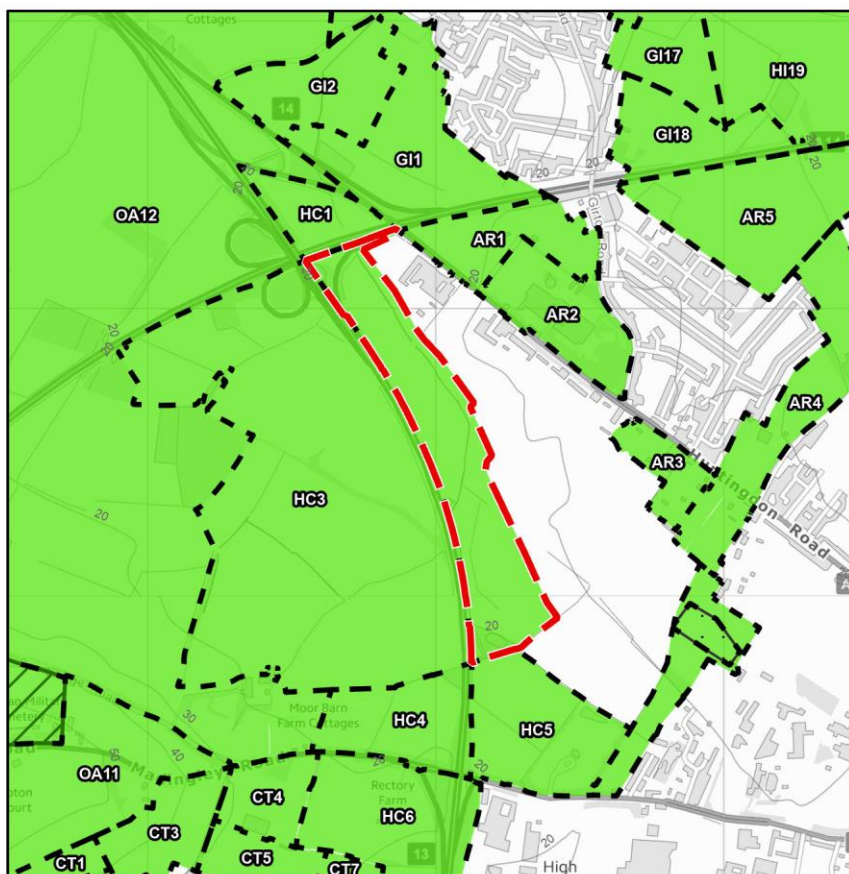
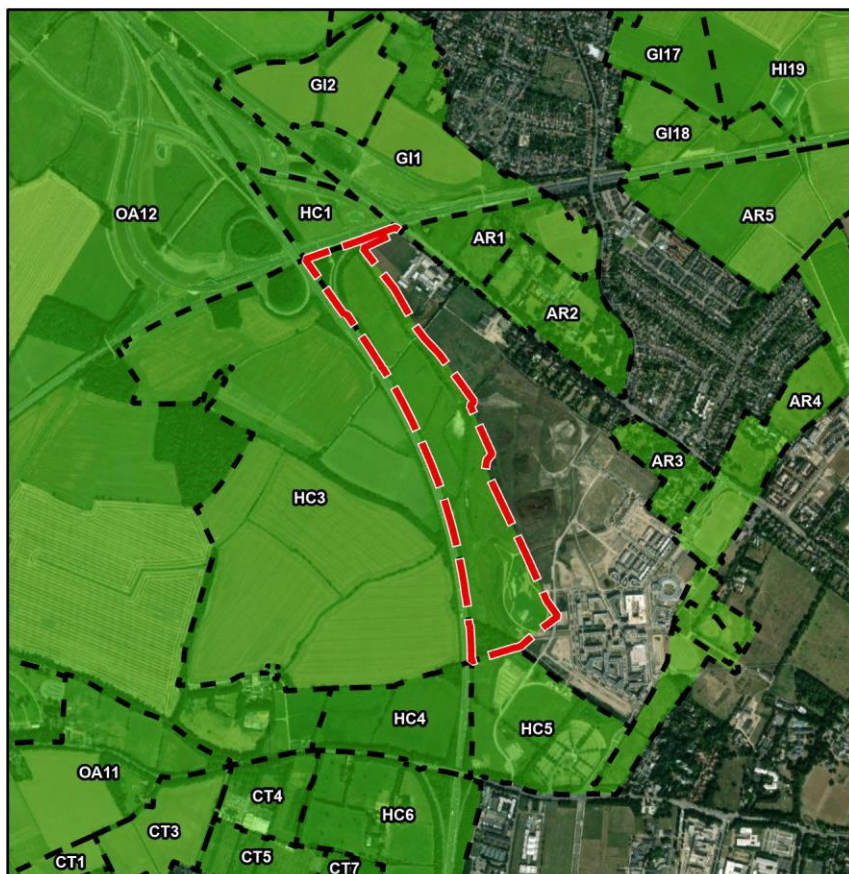
The adjoining land to the north, south and east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel HC1 makes a significant contribution to preserving Cambridge's compact character and a moderate contribution to prevent communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate-high.

Moderate High

HC2



HC2

Parcel location and openness

Parcel size: 32.29ha

The parcel is located northwest of Cambridge (High Cross and Eddington) and Eddington, and to the southwest of Girton College. The parcel contains a landscape buffer between the M11 and development at Eddington, comprising of a planted bund and a lake. Brook Leys picnic ground and a pheasant plantation to the south. The parcel is crossed by Washpit Brook, and the M11 motorway forms the western edge while the A14 transport corridor forms the northern edge.

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

Distinction between parcel and inset area

The area is not contained by urban development and a planted bund provides some boundary separation between the parcel and the inset area. This is a broad enough belt of land for the urban area not to dominate views, although the adjacent inset area is in the process of being developed, so that could potentially change. Landform and land cover within the parcel do not create any additional distinction from Cambridge, but overall there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land has a moderate distinction from the edge of Cambridge (High Cross and Eddington), and forms part of landscape buffer visible on the edge of the city in key views from elevated claylands to the west, including from Cambridge Road and the American Cemetery, albeit these views are dominated by modern development at the Eddington to the north-west of the site. Land also contributes to the rural landscape setting experienced when approaching the wider city along the M11 from the north-west. 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 Madingley and Cambridge, and the A428 is a significant separating feature. It is peripheral to the narrow gap between Cambridge and Coton, but the M11 motorway and A1303 are significant separating features. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HC2

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Negligible

The release would not have an impact on the contribution of land to the west, where the M11 motorway and associated tree cover create strong separation. The A14 likewise forms a strong boundary to the north.

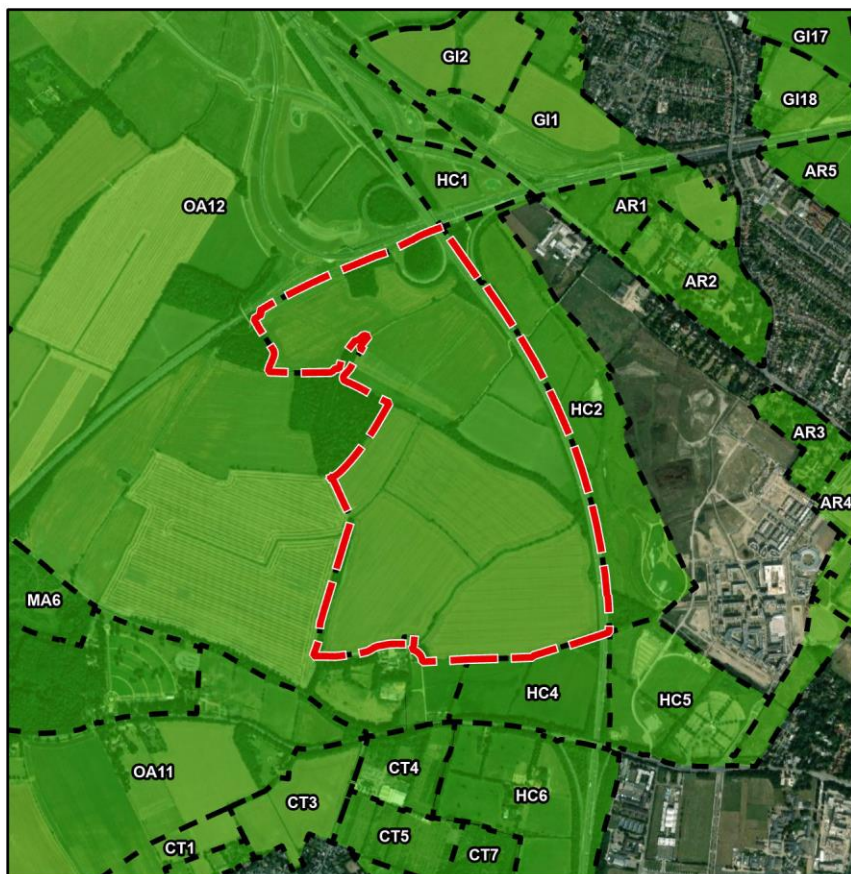
The adjoining land to the south does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

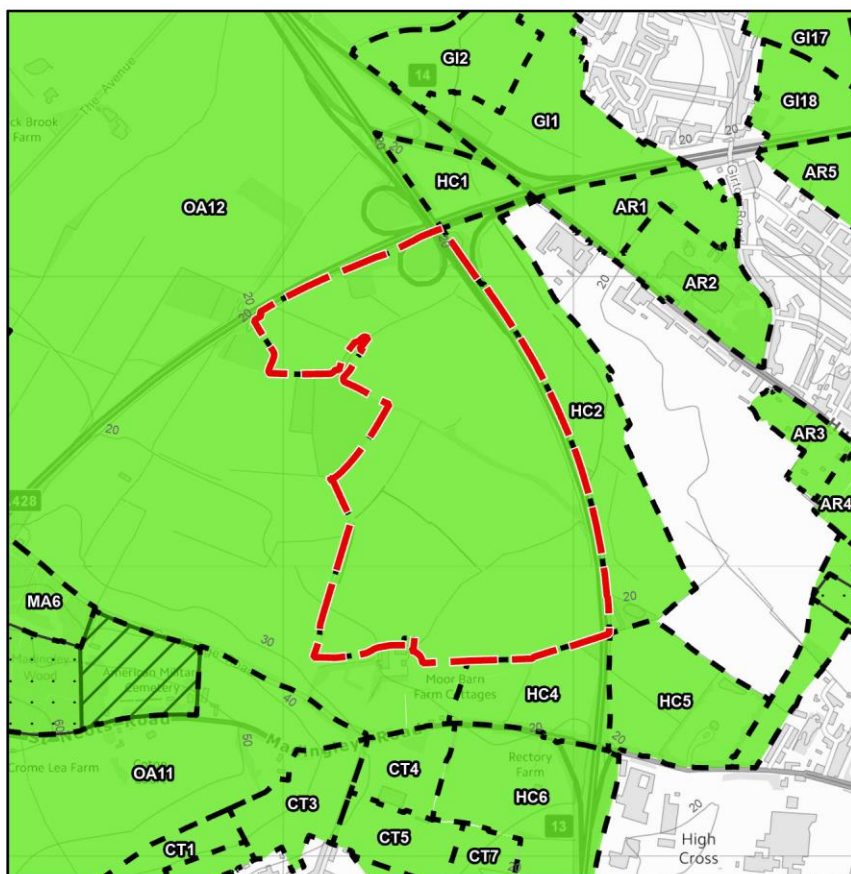
- Parcel HC2 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate.

Moderate

HC3



- HC3
- Neighbouring parcel
- Green Belt
- Site of Special Scientific Interest
- Registered park & garden



HC3

Parcel location and openness

Parcel size: 111.34ha

The parcel is located north west of Cambridge (High Cross and Eddington), to the west of Eddington and to the northeast of Coton. It is comprised of arable land and is bordered by the M11 motorway and the A14 transport corridor.

Ladybush Close wooded area forms part of the western boundary.

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

Distinction between parcel and inset area

The parcel is not contained by urban development and the M11 motorway to the east is a strong boundary feature creating separation between the parcel and Cambridge. As such, views are dominated by open countryside. There are no significant boundary features close to the western edge of Cambridge which means that there is a gradual weakening of the influence of the inset settlement with distance. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is very strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

Land forms part of an open agricultural landscape visible on the north-western edge of the city in views from elevated claylands to the west, including from Cambridge Road and the American Cemetery. However, these views are generally dominated by recent and ongoing development at the North-West Cambridge site. The strong rural character of the land also contributes to the rural landscape setting experienced when approaching the wider city along the M11 from the north-west, creating positive perceptions of the city on arrival. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Madingley and Cambridge, and the M11 and A428 are significant separating features. It is peripheral to the narrow gap between Cambridge and Coton, but the M11 motorway and A1303 are significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HC3

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Moderate

The release of the parcel would negate the role of the M11 as a strong separating feature, and would significantly reduce the size of the settlement gap between Madingley and Cambridge. Breaching the M1 would also be a significant weakening of Green Belt separation from the urban area for land to the west, increasing urbanising visual impact on this area.

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

Overall harm of Green Belt release

- Parcel HC3 has very strong distinction from the urban area, and therefore makes a particularly significant contribution to preserving Cambridge's compact character. 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 the city. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

HC4



- HC4
- Neighbouring parcel
- Green Belt



HC4

Parcel location and openness

Parcel size: 14.67ha

The parcel is located west of Cambridge (High Cross and Eddington) and Madingley Road Park and Ride. It is dominated by arable land and is bordered to the south by a thick treeline and Madingley Road, as well as the M11 motorway to the east.

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

Distinction between parcel and inset area

Land is not contained by urban development and extends a significant distance from the inset area. The M11 motorway to the east is a strong boundary feature, which creates separation between the parcel and Cambridge, and as such, views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

The parcel forms part of an agricultural landscape visible on the edge of the city in key views from elevated claylands to the west, including from parts of Madingley Rise, Madingley Road and Cambridge Road. It also contributes to the rural landscape setting experienced in proximity to the city edge when approaching towards the historic core along the A1303 (Madingley Road) from the west, creating positive perceptions of the city on arrival. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is peripheral to the very narrow gap between Cambridge and Girton, and to the narrow gap between Cambridge and Coton, but the M11 motorway and A1303 are significant separating features. It also lies in a wider gap between Cambridge and Madingley. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

HC4

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Moderate

The release of the parcel would significantly weaken the strong boundary distinction of land to the west from the settlement. The release would not have an impact on the distinction of land to the south of HC8, due to separation caused by Madingley Road and the thick tree line, but loss of the motorway as an urban edge boundary would represent a weakening of Cambridge Purpose 3 settlement gaps.

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

Overall harm of Green Belt release

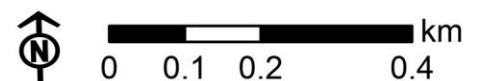
- Parcel HC4 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

HC5



- HC5
- Neighbouring parcel
- Green Belt
- Site of Special Scientific Interest



HC5

Parcel location and openness

Parcel size: 19.53ha

The parcel is located west of Cambridge (High Cross and Eddington), to the northwest of the University of Cambridge's West Cambridge Site and to the southwest of Eddington. It contains Madingley Road Park and Ride and is bordered by Madingley Road to the south and the M11 motorway to the west.

Land is relatively open and is comprised of open land to the west of the parcel, but has some limited urbanising development within it, including Madingley Road Park and Ride.

Distinction between parcel and inset area

Land is largely contained by urban development, but there are moderate boundary features to create some separation between the parcel and Cambridge. Neither the countryside nor the urban area dominates views and the landform and land cover within the parcel do not create any additional distinction from Cambridge and, overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

Land is relatively open and, although perceived as being within the main urban area of Cambridge, still links to the wider Green Belt. The parcel has some relationship with the urban area but also a degree of distinction from it.. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the western edge of Cambridge (High Cross and Eddington), meaning it has a strong relationship with the urban area. The land also contains development (Madingley Road Park and Ride and access road to the North West Cambridge Development Site) that weakens its rural character, albeit retains some open land and tree belts to the west. Land therefore makes some contribution to an open and green landscape setting experienced in proximity to the city edge when approaching towards the historic core along the A1303 (Madingley Road). Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a very narrow gap between Cambridge and Eddington, and has no significant separating features, but existing development in the parcel weakens its role in maintaining a gap. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HC5

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Minor

Although development would remove the gap between Eddington and Cambridge, the function of this gap in preserving a sense of separation between settlements is compromised by the lack of significant distinction between the two areas. The parcel is strongly contained, by the motorway to the west and a block of trees to the north, so there would be no significant impact on adjacent Green Belt land in these directions.

The narrow strip of Green Belt to the east would have increased containment by development in the parcel, but impact on its contribution is limited by the extent of its existing containment by the urban area.


Overall harm of Green Belt release

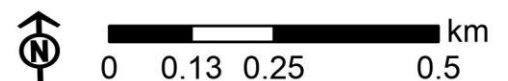
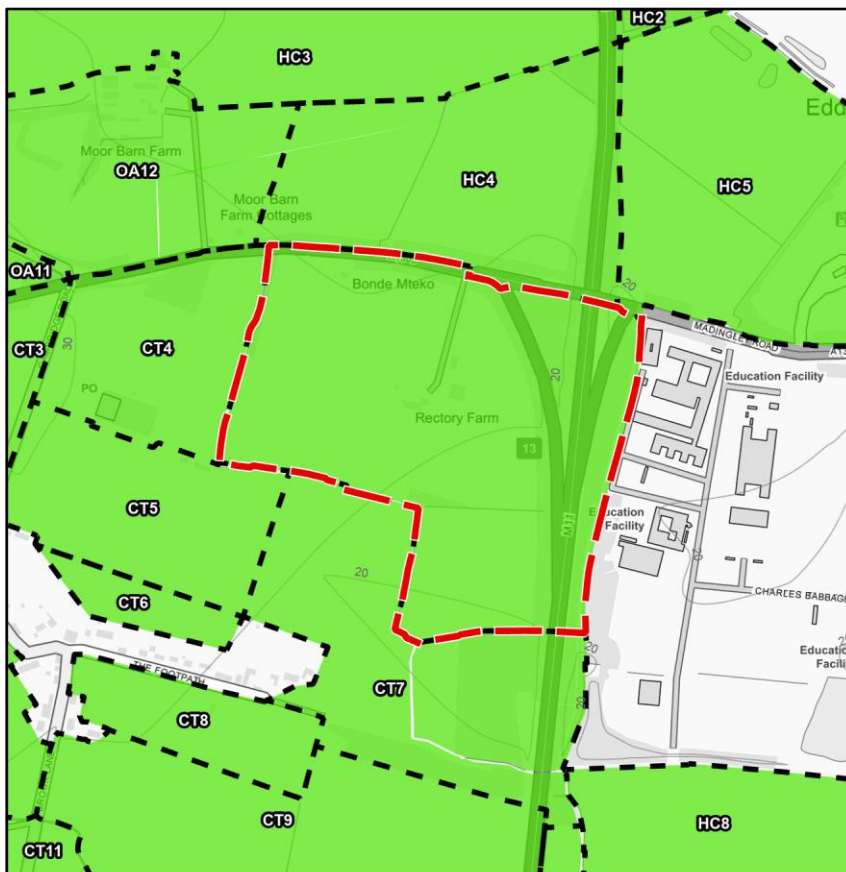
- Parcel HC5 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively limited contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate-high.

Moderate High

HC6



-  HC6
-  Neighbouring parcel
-  Green Belt



HC6

Parcel location and openness

Parcel size: 25.5ha

The parcel is located west of Cambridge (High Cross and Eddington) and to the east of Coton. The parcel is crossed by the M11 motorway, and contains woodland on either side of this. In addition, the parcel contains arable land and Rectory Farm in the west of the parcel, while Madingley Road forms the northern edge of the parcel.

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

Distinction between parcel and inset area

The woodland belt and M11 motorway to the east are strong boundary features creating separation between the parcel and Cambridge. The area between Cambridge and Coton is too large here to be considered to cause an significant degree of containment by urban development, and views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Cambridge, but overall there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Land forms part of wooded agricultural landscape visible on the western edge of the city in key views from elevated claylands to the west, including from Madingley Rise and Madingley Road. It also contributes to the rural landscape setting experienced in proximity to the city edge when approaching towards the historic core along the A1303 (Madingley Road) from the west, creating positive perceptions of the city on arrival. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a gap which is narrow but which maintains clear separation between Cambridge (High Cross and Eddington) and Coton and the M11 motorway is a significant separating feature. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

HC6

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of either Cambridge (High Cross and Eddington) or Coton:

Rating: Moderate-major

The release of the parcel, as an expansion of Cambridge, would negate the role of the motorway as a strong urban edge, diminishing the separation between Cambridge and Coton. It would also significantly weaken the strong boundary distinction of land to the west from Cambridge. Although the role of the motorway as a separating feature, the release of the parcel as an expansion of Coton would significantly reduce the settlement gap between Coton and Cambridge.

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

Overall harm of Green Belt release

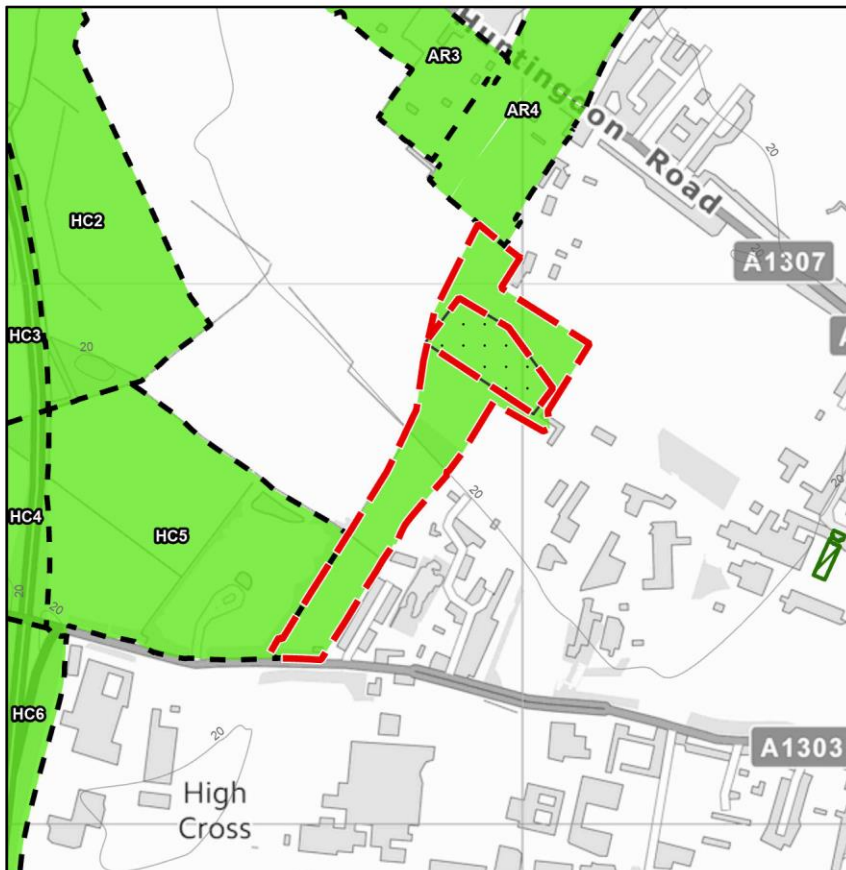
- Parcel HC6 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

HC7



- HC7
- Neighbouring parcel
- Green Belt
- Site of Special Scientific Interest
- Registered park & garden



HC7

Parcel location and openness

Parcel size: 9.16ha

The parcel is located west of Cambridge (High Cross and Eddington), to the northeast of Madingley Road Park and Ride and to the southeast of Eddington. The parcel also contains an arable field, Eddington Cricket Field and Traveller's Rest Pit SSSI (Site of Special Scientific Interest) is located in the north.

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

Distinction between parcel and inset area

The parcel is largely contained by urban area development, is in close proximity to the inset area and there is no boundary feature to provide separation. As such, views are dominated by the urban area. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is weak distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

Land is perceived as being within the main urban area of Cambridge, but is open and still links to the wider Green Belt. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a strong relationship with the urban area but is largely open. Land use is not associated with the urban area, so some rural character is retained. Whilst it forms an area of open land immediately adjacent to Conduit Head Conservation Area, it has little to no contribution to its special qualities. Land also makes some contribution to an open and green landscape setting experienced in proximity to the city edge when approaching towards the historic core along the A1303 (Madingley Road). Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a very narrow gap between Cambridge and Eddington, and has no significant separating features. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as removing a gap between settlements. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HC7

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Minor

Although development would remove the gap between Eddington and Cambridge, the function of this gap in preserving a sense of separation between settlements is compromised by the lack of significant distinction between the two areas. However, the parcel does provide some separation and would result in some isolation of the adjacent Green Belt if it were released.

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

Overall harm of Green Belt release

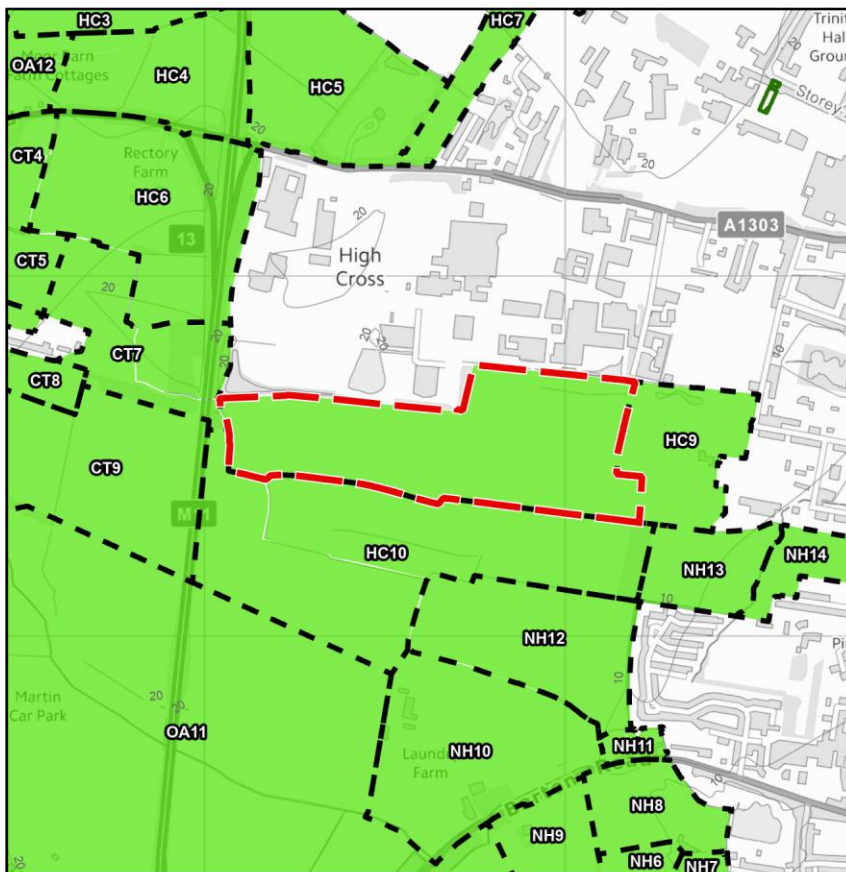
- Parcel HC7 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with the city, a relatively limited contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate high.

Moderate High

HC8



- HC8
- Neighbouring parcel
- Green Belt
- Registered park & garden



HC8

Parcel location and openness

Parcel size: 32.76ha

The parcel is located west of Cambridge (High Cross and Eddington) and to the south of the University of Cambridge's West Cambridge Site and the University Sports Centre. The parcel contains arable land, with Cambridge University Athletics Track to the east of the parcel and the M11 motorway to the west. The Coton path (walking and cycling) passes through and along the northern 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

Land is not contained by urban development and the tree line to the north is a moderate boundary feature between the parcel and Cambridge, but development to the north along Charles Babbage Road is large in scale. As such, neither the countryside nor the urban area dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Relatively significant

Land is partially visible in the middle ground of a key views towards the historic core of the city from elevated claylands to the west (including from Red Meadow Hill and Madingley Hill) and forms the open foreground of low-level views from the M11 and Grantchester Road. Within these views several notable landmarks within the historic core (including King's College Chapel, St John's Chapel, the University Library, Holy Trinity Church and the Roman Catholic Church spire of The Church of Our Lady and the English Martyrs) are visible on the skyline in the distance. This is seen beyond this open agricultural land which allows the rural landscape setting in proximity to the historic core to be clearly appreciated. Low-level views are also available towards these landmarks from certain areas within the parcel, albeit with intervening vegetation at proximity on the edge of the city filtering views. In addition, land contributes to the rural landscape setting experienced in proximity to the city edge when approaching the historic core along several PRoW from the west (including the Harcamlow Way and the Wimpole Way), although its character is influenced by the adjacent large-scale development to the north. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is peripheral to the narrow gap between Cambridge and Coton, but

HC8

the M11 motorway is a significant separating feature. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HC8

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Minor-moderate

Release of the parcel would partially restrict low-level views towards the historic core from the M11 and Grantchester Road, which would slightly diminish the role of adjacent land to the west in respect to Cambridge Purpose 2. The release would also weaken the boundary separation of land to the south and west.

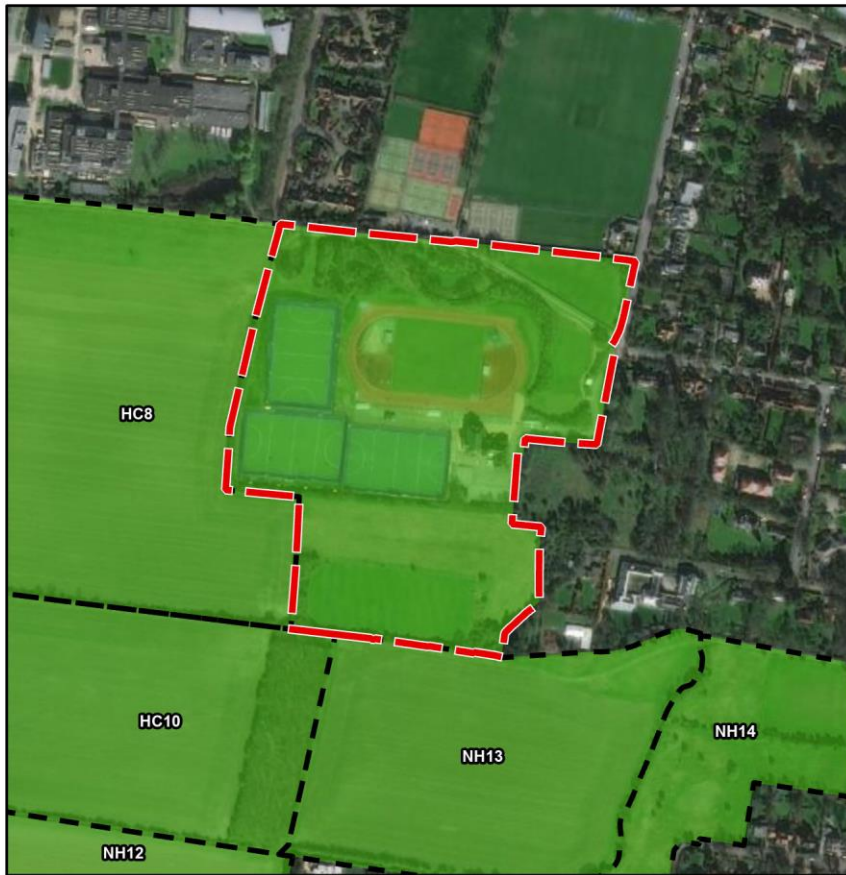
The adjoining land to the east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

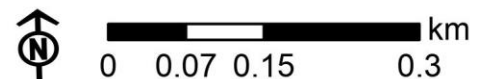
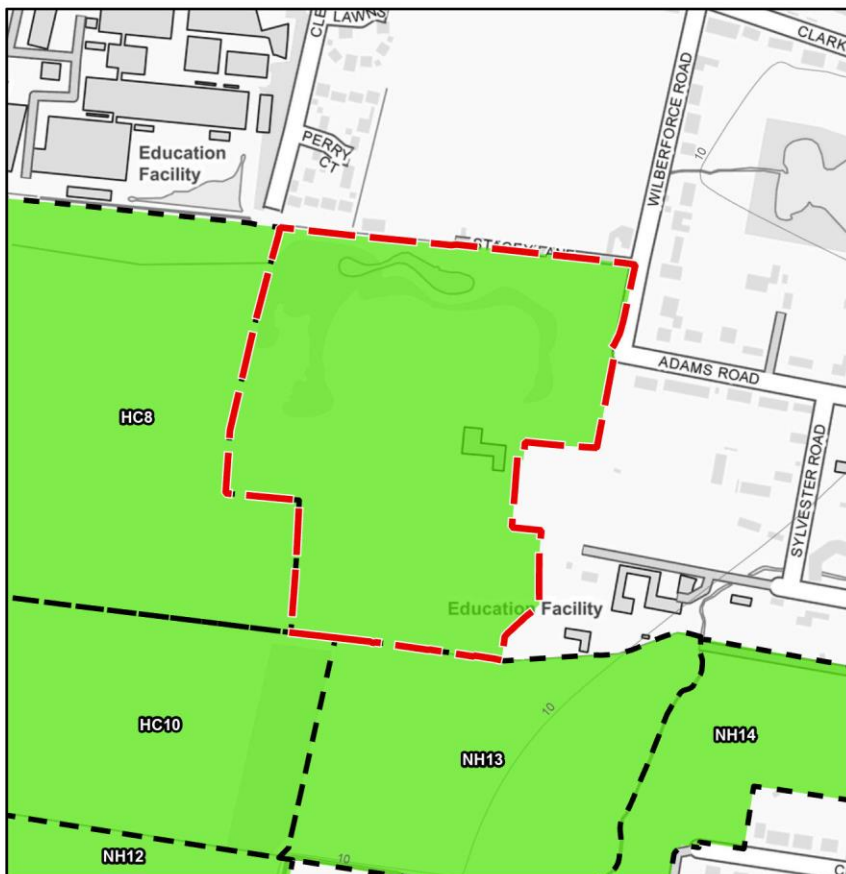
- Parcel HC8 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

HC9



-  HC9
-  Neighbouring parcel
-  Green Belt



HC9

Parcel location and openness

Parcel size: 11.44ha

The parcel is located west of Cambridge (High Cross and Eddington), to the south of Emmanuel College Sports Ground and to the southeast of the West Cambridge Site, University of Cambridge. The parcel contains Cambridge University Athletics Track and Cambridge City Hockey Club. Stacey Lane forms the parcel's northern edge while Wilberforce Road is located to the east. The Coton path (walking and cycling) runs along the northern edge of the parcel.

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

Distinction between parcel and inset area

Land has some degree of containment by urban development, and the hedgerow to the north along Stacey Lane is only a weak boundary feature, but tree cover and a lake along the northern edge of the parcel add some distinction, and the urban edge to the west is also fairly well-treed, which prevents the urban area from dominating views. Overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Although the land has a use (University Sports Ground) which weakens its rural character, it contains some areas of open land and woodland and contributes to the open and green landscape setting experienced in proximity to the city edge. This includes when approaching the historic core along the Harcamlow Way and Wimpole Way, follow the route of the Coton path. The land also lies partly within West Cambridge Conservation Area, for which it makes some contribution to the character and special qualities. It therefore makes some positive contribution to the character of the landscape and the setting of Cambridge and people's experience of it. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is peripheral to the narrow gap between Cambridge and Coton, but the M11 motorway is a significant separating feature. The parcel has some relationship with the urban area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HC9

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Minor-moderate

Release of the parcel would partially restrict some low-level views towards the historic core from adjacent land to the west, which would slightly diminish its role in respect to Cambridge Purpose 2. The release and development of the parcel would increase urbanising containment of land to the south and west. The release of the parcel would also weaken the boundary distinction of land to the west from the settlement. The release would not have an impact on the distinction of land to the south west of the parcel, or the relevance of this land to Green Belt purposes.

Overall harm of Green Belt release

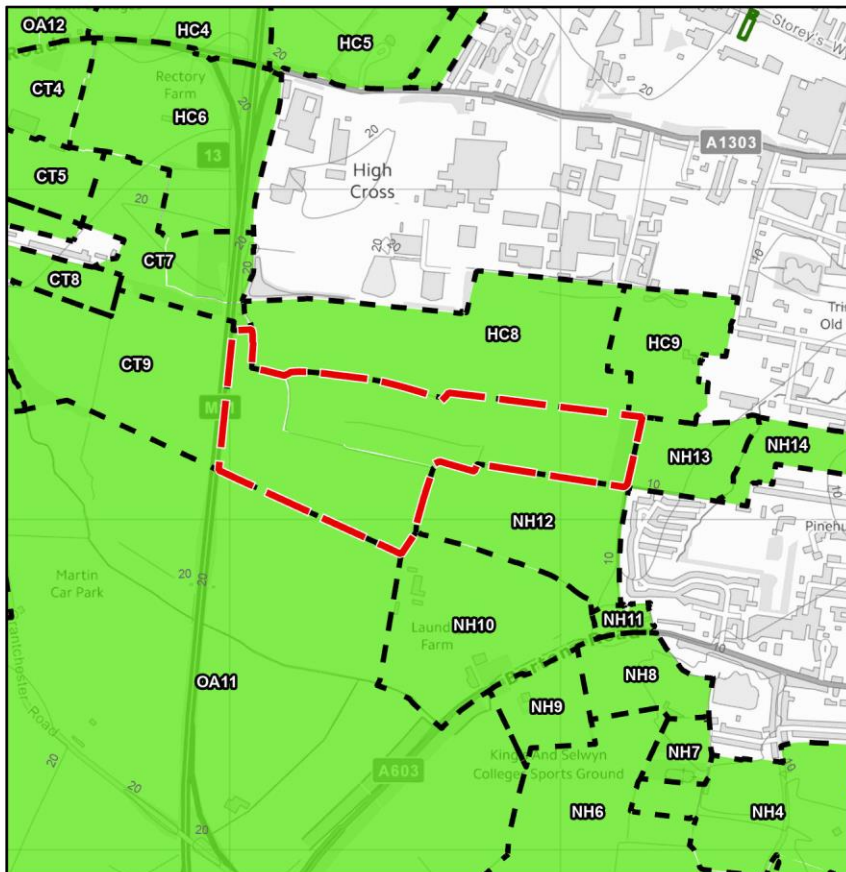
- Parcel HC9 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

HC10



- HC10
- Neighbouring parcel
- Green Belt
- Registered park & garden



HC10

Parcel location and openness

Parcel size: 39.98ha

The parcel is located west of Cambridge (High Cross and Eddington) and to the south of the West Cambridge Site, University of Cambridge. Cambridge University Athletics Track is located to the northeast of the parcel, while the M11 motorway forms the parcel's western edge. The parcel contains arable land, and a woodland block to the east.

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

Distinction between parcel and inset area

The parcel is not contained by urban development and extends a significant distance from the urban area. The field boundaries to the north and south are moderate boundary features between the parcel and Cambridge, but there is visible large scale development within the urban area to the north. As such, neither the countryside nor the Cambridge dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Land is partially visible in the middle ground of a key views towards the historic core of the city from elevated claylands to the west (including from Red Meadow Hill and Madingley Hill), and forms the foreground in low-level views from the M11 and Grantchester Road. Within these views several notable landmarks within the historic core (including King's College Chapel, St John's Chapel, the University Library, Holy Trinity Church and the Roman Catholic Church spire of The Church of Our Lady and the English Martyrs) are visible on the skyline beyond this open agricultural land, which allows the rural landscape setting in proximity to the historic core to be clearly appreciated. Low-level views are also available towards these landmarks from certain areas within the parcel, albeit with intervening vegetation in proximity on the edge of the city filtering views. In addition, land contributes to the rural landscape setting experienced in proximity to the city edge when approaching the historic core along short and/or characteristic approaches, including several PRoW from the north-west (the Harcamlow Way, Wimpole Way and the footpath passing along the parcel's southern boundary). Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is peripheral to the narrow gap between Cambridge and Coton, and

HC10

the M11 motorway is a significant separating feature, but there is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

HC10

Impact on contribution of adjacent Green Belt

- Release of the parcel as an expansion of Cambridge (High Cross and Eddington):

Rating: Minor-moderate

Release of the parcel would partially restrict low-level views towards the historic core from the M11 and Grantchester Road, which would slightly diminish the role of adjacent land to the west in respect to Cambridge Purpose 2. The release of the parcel would weaken the strong boundary distinction of land to the south from the settlement. The release would not have an impact on the distinction of land to the west of the parcel, as the motorway forms a strong boundary.

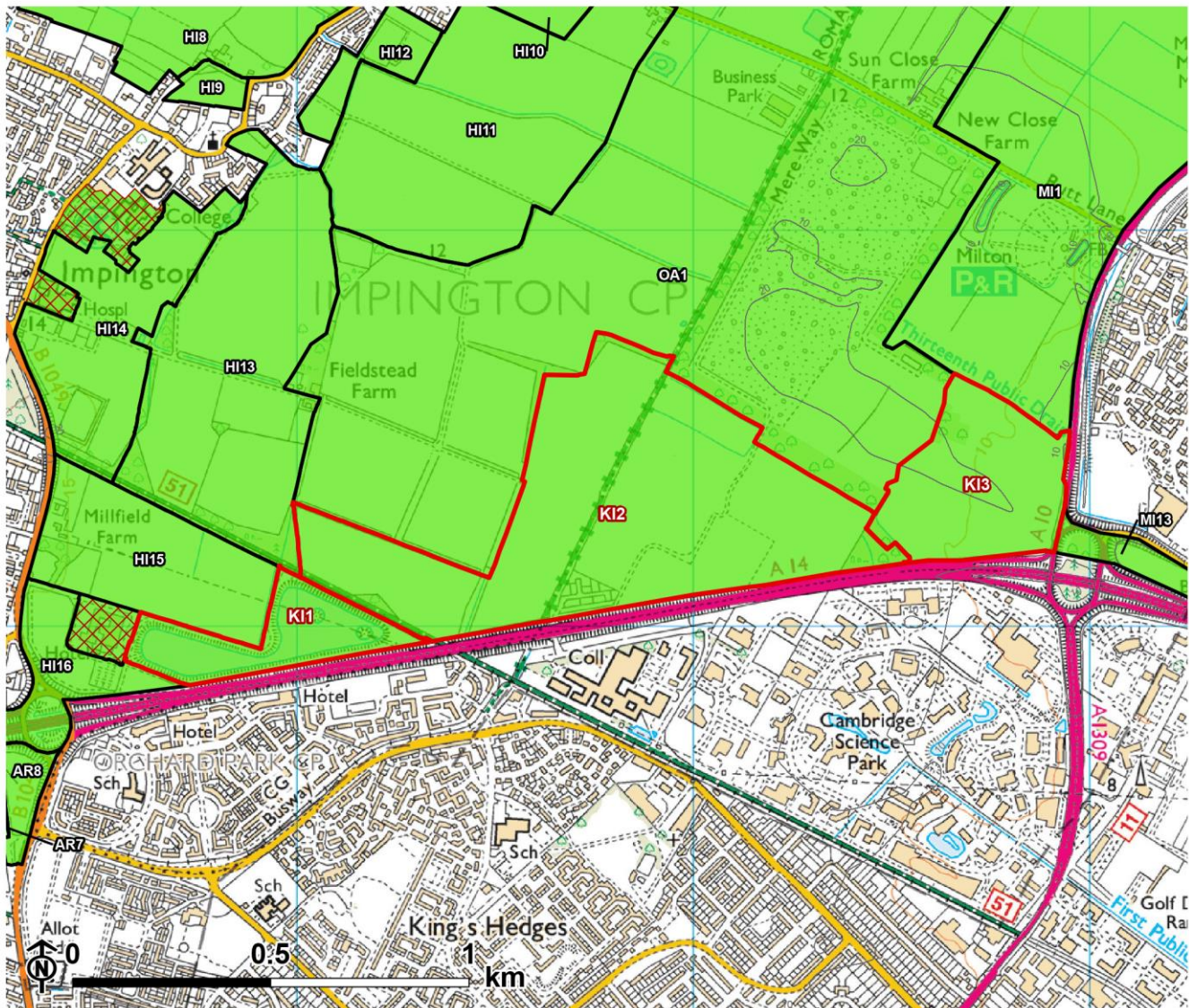
The adjoining land to the north, south and east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

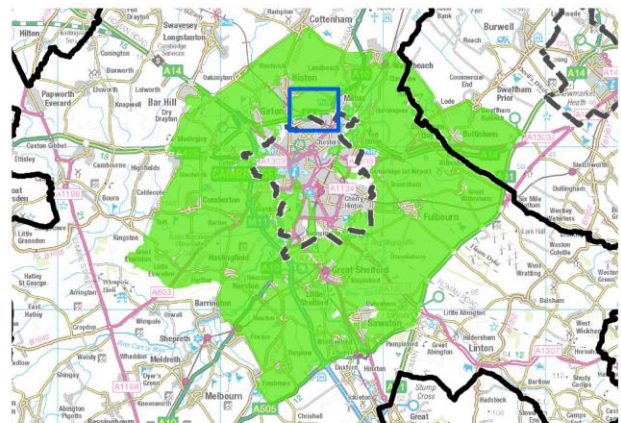
- Parcel HC10 The parcel makes a significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

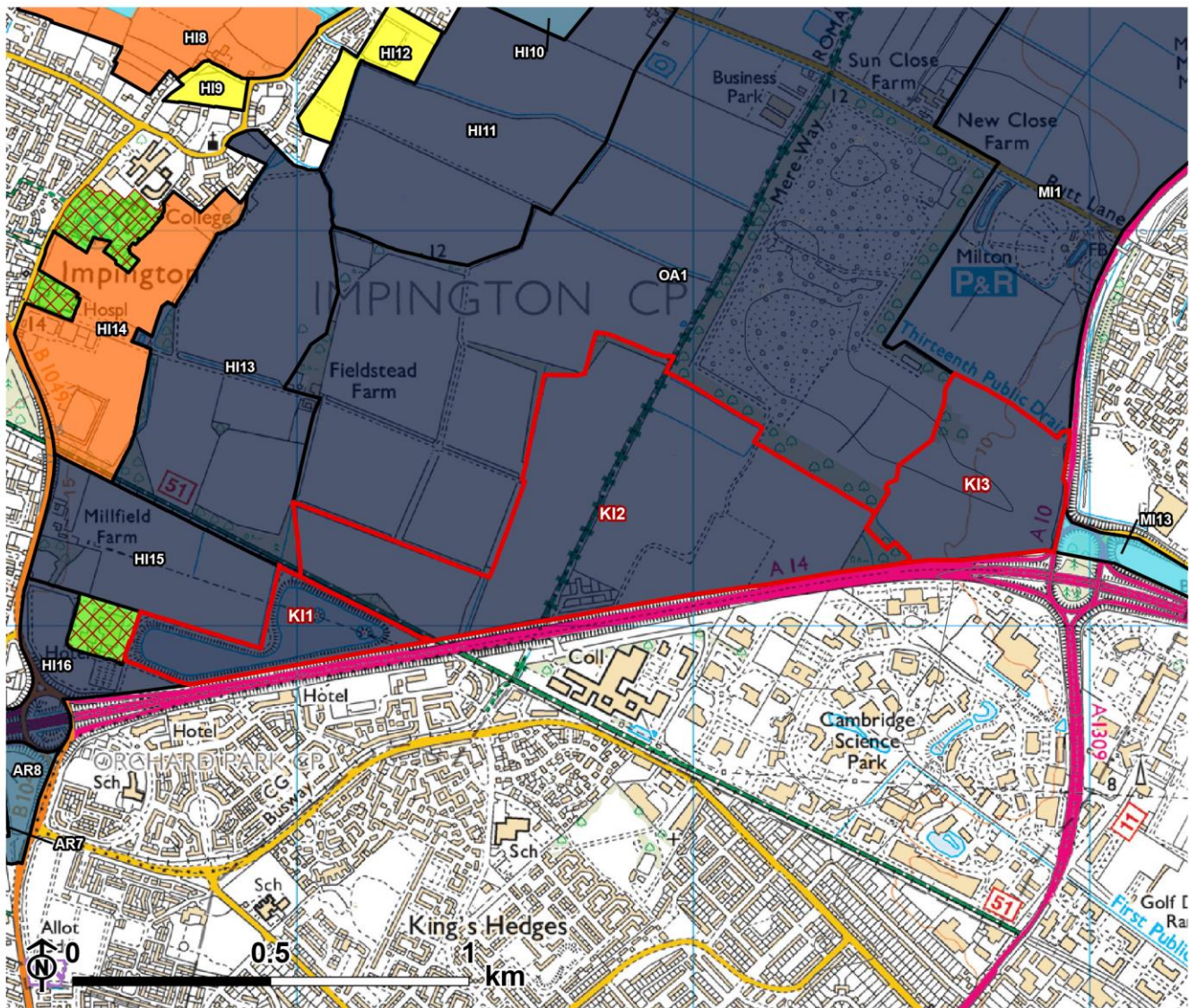
Cambridge - Kings Hedges and Orchard Park



- - - Local Authority
 - Cambridge - Kings Hedges and Orchard Park parcel
 - Neighbouring parcel
 - No openness
 - Green Belt
- Absolute constraints**
- Site of Special Scientific Interest



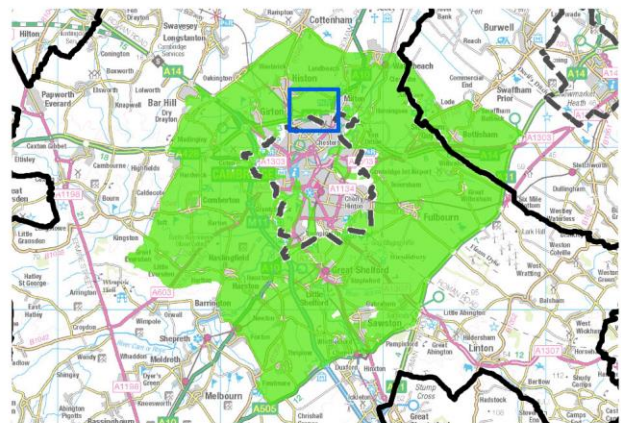
Cambridge - Kings Hedges and Orchard Park



- - - Local Authority boundary
- Cambridge - Kings Hedges and Orchard Park 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

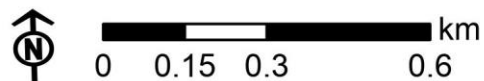
This covers Step 5 in the assessment process (see Paragraphs 3.111-3.124 in the main report). It considers the potential impact on the adjacent Green Belt of the release of land as an expansion of the adjacent inset settlement. If release of part of a parcel would result in a lower harm rating than release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



- KI1
- Neighbouring parcel
- No openness
- Green Belt



KI1

Parcel location and openness

Parcel size: 9.53ha

The parcel is located to the north of Cambridge (King's Hedges and Orchard Park) and the A14 transport corridor and contains Cawcutts Lake. The Busway borders the parcel to the northeast.

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

Distinction between parcel and inset area

Land is not contained by urban development and the A14 transport corridor to the south is a strong boundary feature creating separation between the parcel and Cambridge. As such, neither the countryside nor the urban area dominates views. The parcel contains Cawcutts Lake and provides additional distinction from Cambridge, and, overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

Land is open, land use is not associated with the urban area and it has a strong distinction from the edge of Cambridge (Kings Hedges and Orchard Park), meaning its rural character contributes to the quality of Cambridge's setting. Land also contributes to a rural landscape setting experienced when approaching the wider city along the Cambridgeshire Guided Busway from the northwest. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and is peripheral to a very narrow gap between Cambridge and Histon/Impington. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

KI1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (King's Hedges and Orchard Park):

Rating: Moderate

There is no adjacent land that makes a stronger contribution to the Green Belt purposes, but with regard to Cambridge Purpose 3 the release of this parcel as an expansion of Cambridge, losing the separation created by the A14 transport corridor, would significantly reduce the already very narrow gap between Cambridge and Histon/Impington and result in additional impact to the distinction of adjacent Green Belt.

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

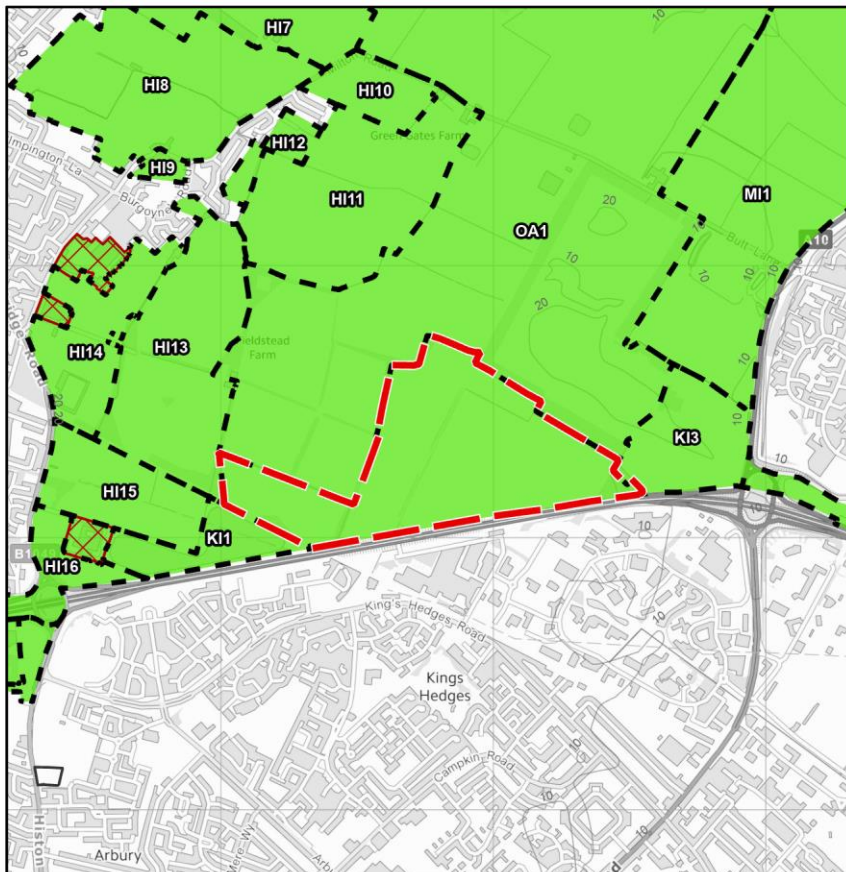
- Parcel KI1 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

KI2



- KI2
- Neighbouring parcel
- No openness
- Green Belt
- Site of Special Scientific Interest



KI2

Parcel location and openness

Parcel size: 52.95ha

The parcel is located to the north of Cambridge (King's Hedges and Orchard Park) and Cambridge Science Park and is dominated by arable land. A small developed area on Mere Way is contained within the south of the parcel. The A14 transport corridor borders the parcel to the south and the guided busway forms the western edge. Blocks of woodland form the northeastern edges.

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

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, land is not contained by urban development and extends a significant distance from the urban area. In addition, the A14 transport corridor is a strong boundary feature creating separation between the parcel and Cambridge. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

Land comprises open farmland defined by well-established hedgerows and tree belts that has a strong distinction from the edge of Cambridge (Kings Hedges and Orchard Park). It therefore has a strong rural character that contributes to the quality of Cambridge's setting, including as experienced when approaching the wider city along Mere Way (Roman Road) from the north. Land to the west of the parcel also forms a remnant part of Impington Park. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Histon/Impington and Milton, and intervening land is a significant separating feature. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

KI2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (King's Hedges and Orchard Park):

Rating: Minor-moderate

The release and development of land within this makes a weaker contribution to Green Belt purposes.

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

Overall harm of Green Belt release

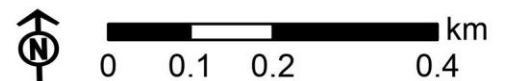
- Parcel KI2 makes a significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

KI3



-  KI3
-  Neighbouring parcel
-  Green Belt



KI3

Parcel location and openness

Parcel size: 15.82ha

The parcel is located to the north of Cambridge (King's Hedges and Orchard Park) and to the southwest of Milton. The parcel contains an area of Milton landfill site and is contained to the east and south by the A10 and A14 transport corridors.

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 neither the countryside nor the urban area dominates views, urban development is not considered to create significant containment in relation to the size of the area. The A14 transport corridor is a strong boundary feature creating separation between the parcel and urban area to the south and the landform within the parcel slopes to the east, providing some additional distinction from Cambridge. Beyond the settlement edge, there are no boundary features close to the northern edge of Cambridge, which means that there is a gradual weakening of the influence of the inset settlement with distance. Overall, there is very strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

Land comprises open farmland that has a very strong distinction from the edge of Cambridge (Kings Hedges and Orchard Park) and Milton, meaning it has a strong rural character. This contributes to the rural landscape setting experienced when approaching the wider city along the A10 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 Cambridge (King's Hedges and Orchard Park) and Milton, but the settlements are already linked by inset development. There is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

KI3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (King's Hedges and Orchard Park) or of Milton:

Rating: Moderate

The release and development of land within this parcel would result in a significant reduction in the settlement gap between Cambridge and Milton.

The release of this parcel would also increase urbanising visual impact and significantly weaken the strong boundary distinction of land to the northwest from the settlement. However, the additional impact is limited due to containment by tree belts.

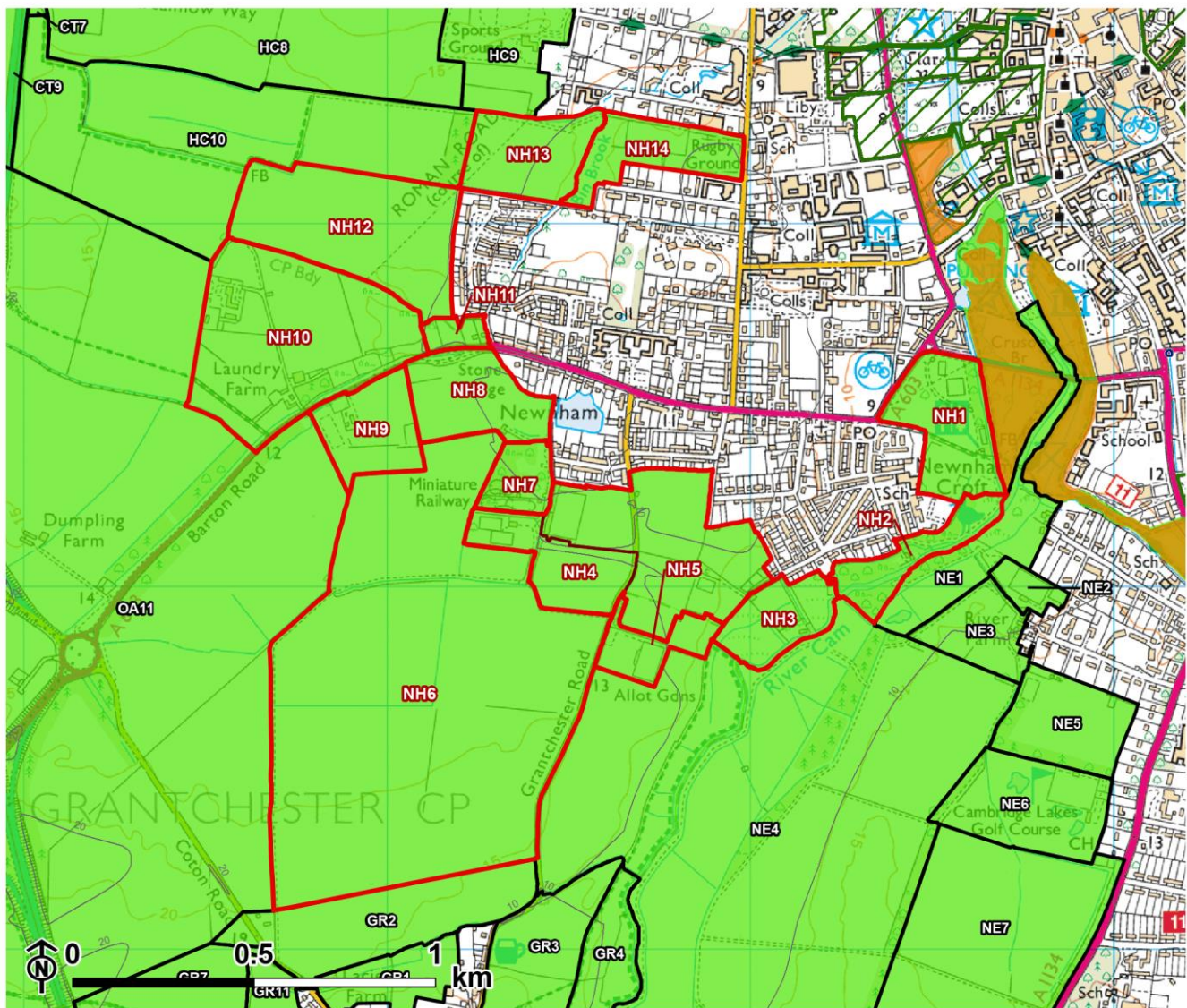
The adjoining land to the north east, south east, and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel KI3 makes a significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge or of Milton, would be very high.

Very High

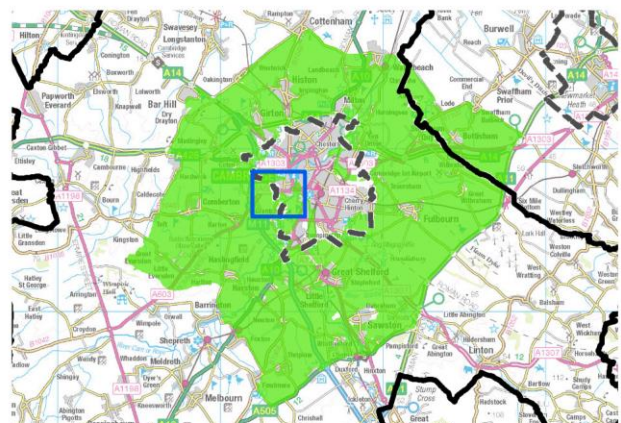
Cambridge - Newnham



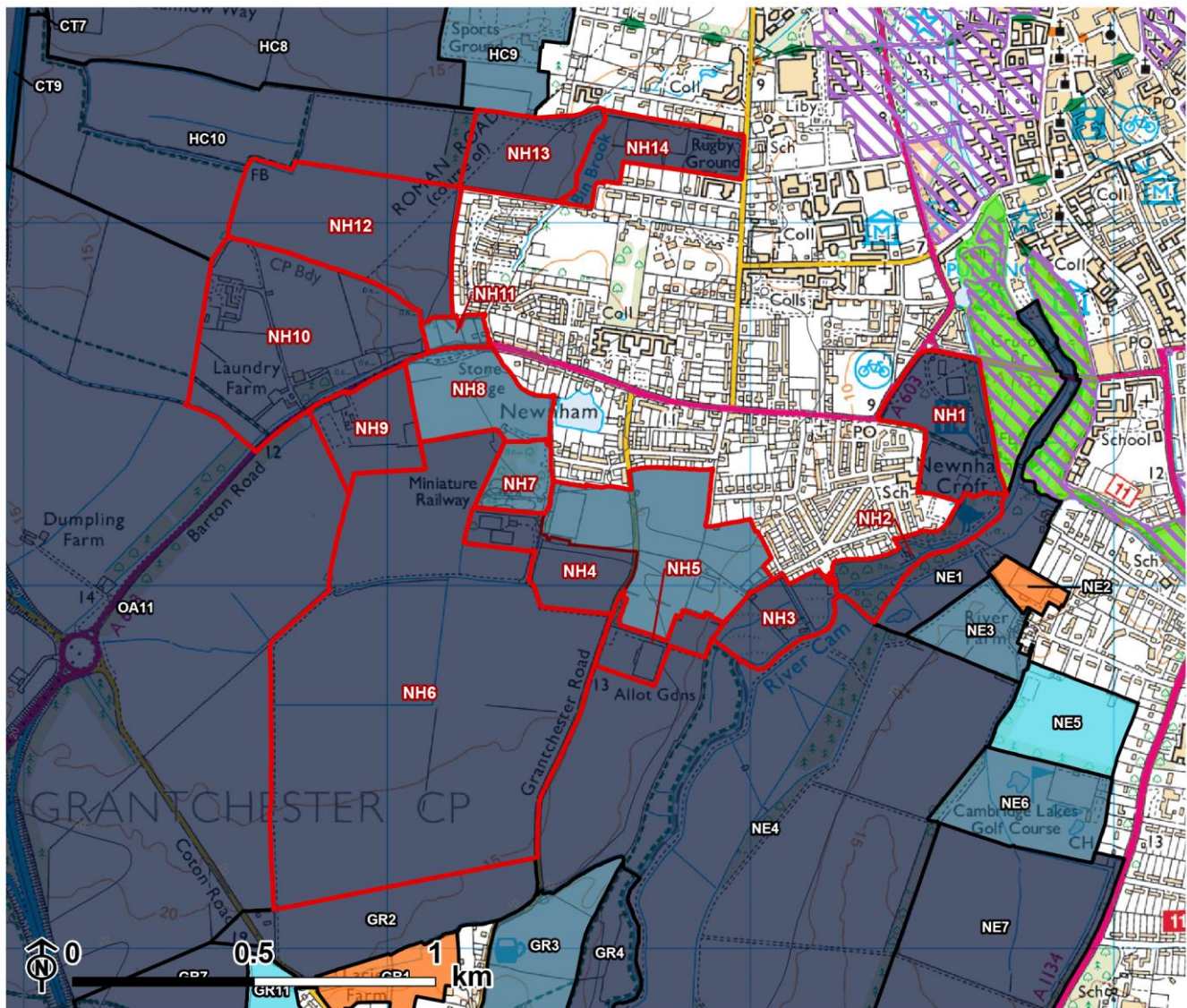
- - - Local Authority
- Cambridge - Newnham parcel
- Division between parcel sub-areas
- Neighbouring parcel
- Green Belt

Absolute constraints

- CRoW Registered Common Land
- Scheduled monument
- Registered park & garden



Cambridge - Newnham



- - - Local Authority

Cambridge - Newnham parcel

Division between parcel sub-areas

Neighbouring parcel

Green Belt

Absolute constraint(s)

Harm rating

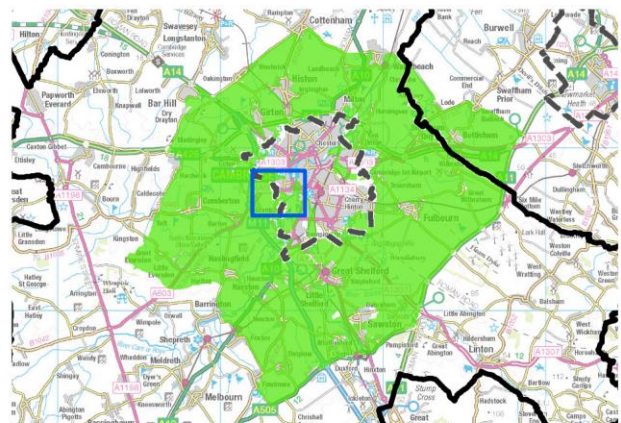
Very high

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

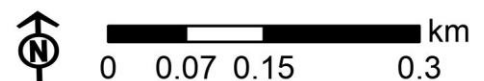
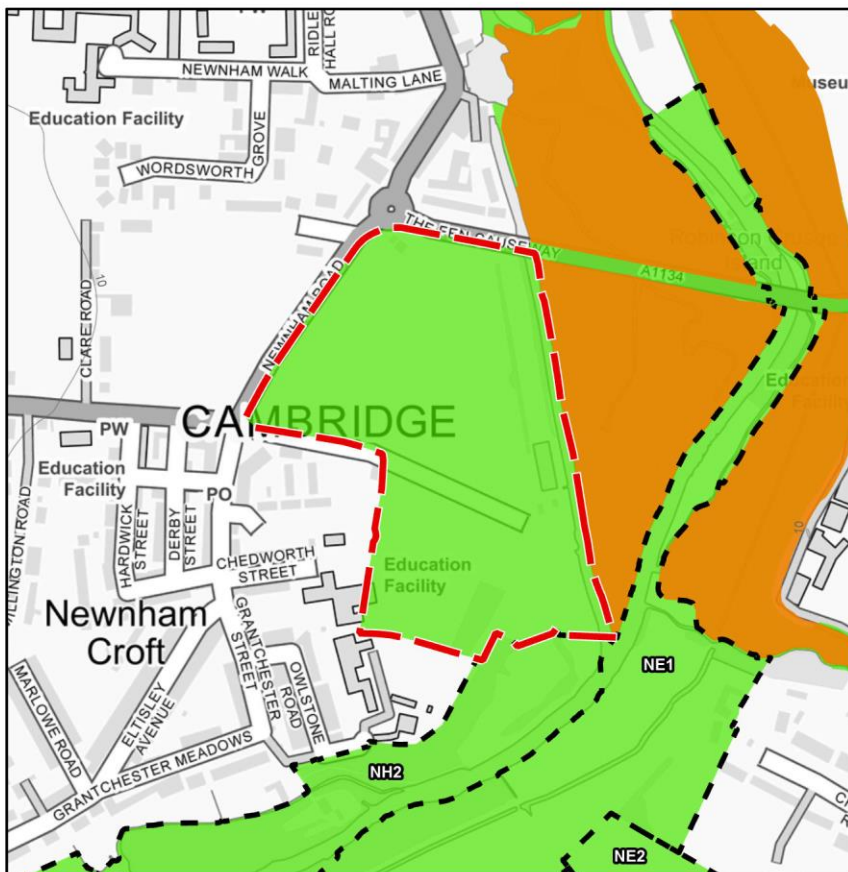
This covers Step 5 in the assessment process (see Paragraphs 3.111-3.124 in the main report). It considers the potential impact on the adjacent Green Belt of the release of land as an expansion of the adjacent inset settlement. If release of part of a parcel would result in a lower harm rating than release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



- NH1
- Neighbouring parcel
- Green Belt
- CRoW registered common land



NH1

Parcel location and openness

Parcel size: 8.82ha

The parcel is located to the southwest of Cambridge (Newnham) and to the southeast of Newnham College. The parcel contains Lammas Land parkland and is bordered by Sheep's Green Registered Common Land, Newnham Road, and the Fen Causeway.

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 forms part of an area that is largely contained by urban development, but roads and trees create moderate distinction from the urban area. Tree cover within the parcel is relatively prominent, which provides some distinction from Cambridge and prevent the urban area from dominating views. Overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Significant

Land comprises Lammas Land, an area of public open space that lies within the River Cam green corridor at proximity to the historic core. Footpaths within the parcel provide characteristic approaches to the historic core from the south-west, creating positive perceptions of the city on arrival. From more open locations of the parcel glimpsed views are available towards a number of landmark towers and spires within the historic core (including the spire of The Church of Our Lady and the English Martyrs). In addition, it is closely associated with Sheep's Green (Registered Common Land) to the east and lies within Newnham Croft Conservation Area, for which it contributes to the character and special qualities. Land therefore contributes positively to the character of the landscape and the setting of Cambridge and people's experience of it. Land also lies adjacent to the River Cam, a key topographical feature in the setting of Cambridge, which allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a significant contribution to Cambridge Purpose 2

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

Contribution: Limited/No contribution

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

NH1

Impact on contribution of adjacent Green Belt

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

Rating: Moderate

In regard to Cambridge Purpose 2, the release of land within this parcel would diminish the role of adjacent land to the south by creating greater separation between this part of the River Cam green corridor and the historic core. The release of the parcel would not have an impact on the contribution of land to the south, as its woodland forms a strong barrier.

The adjoining land to the east is common land, which is constrained from development. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

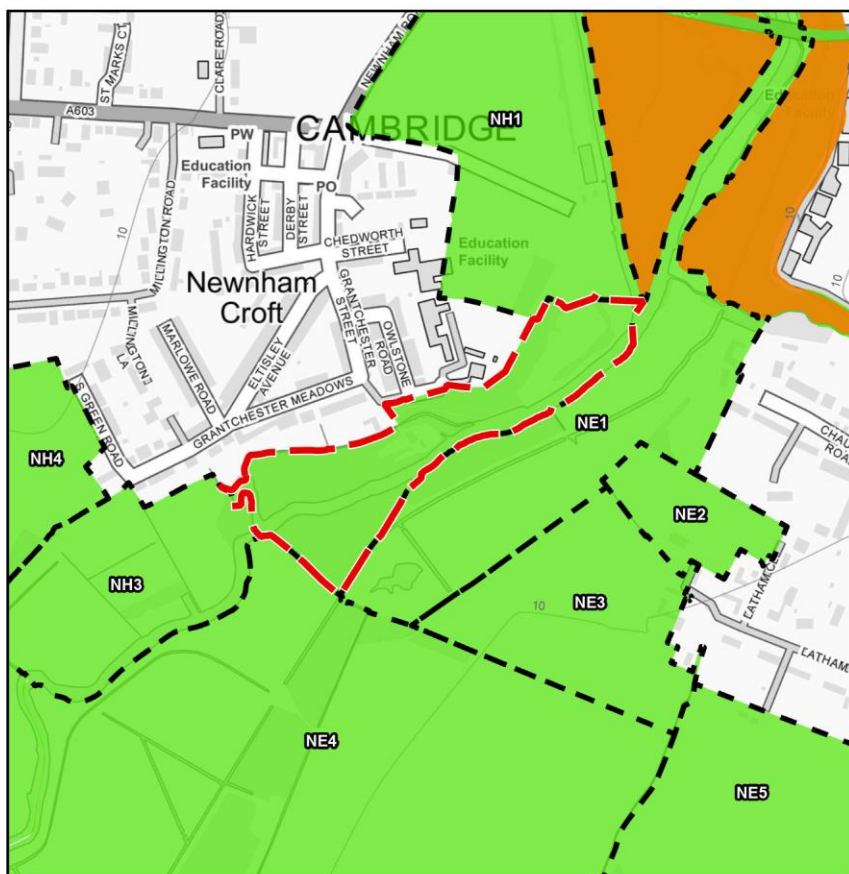
- Parcel NH1 makes a significant contribution to maintaining and enhance the quality of Cambridge's setting and a relatively significant contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH2



- NH2
- Neighbouring parcel
- Green Belt
- CRow registered common land



NH2

Parcel location and openness

Parcel size: 5.01ha

The parcel is located southwest of Cambridge (Newnham) and south of Newnham Croft School. The parcel contains woodland and the River Cam, which forms the southern edge.

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

Distinction between parcel and inset area

Land is in close proximity to the inset area and has some degree of containment by urban development. However, as a woodland block it forms a strong and distinct boundary to the urban edge. Its relatively narrow width means that there is still some urbanising visual influence but, overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Significant

Land lies within the River Cam green corridor at proximity to the historic core. In addition, it forms part of Newnham Croft Conservation Area, for which it contributes to the character and special qualities. Land therefore contributes positively to the character of the landscape and the setting of Cambridge and people's experience of it. Land also lies adjacent to the River Cam, a key topographical feature in the setting of Cambridge, which allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Although the parcel is peripheral to the settlement gap, it 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.

NH2

Impact on contribution of adjacent Green Belt

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

Rating: Moderate-major

In regard to Cambridge Purpose 2, the release of land within this parcel would diminish the role of adjacent land to the south and south-west. It would create greater separation between this part of the River Cam green corridor and the historic core and would restrict some glimpsed views towards landmark towers/spires within the historic core. It would also weaken the relationship between the historic core and the wider Green Belt.

The adjoining land to the north, east, south and south west does not make a stronger contribution to any of the Green Belt purposes. Impact on this land's distinction from the urban area would not therefore increase overall harm.



Overall harm of Green Belt release

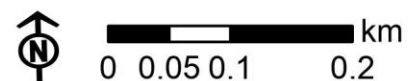
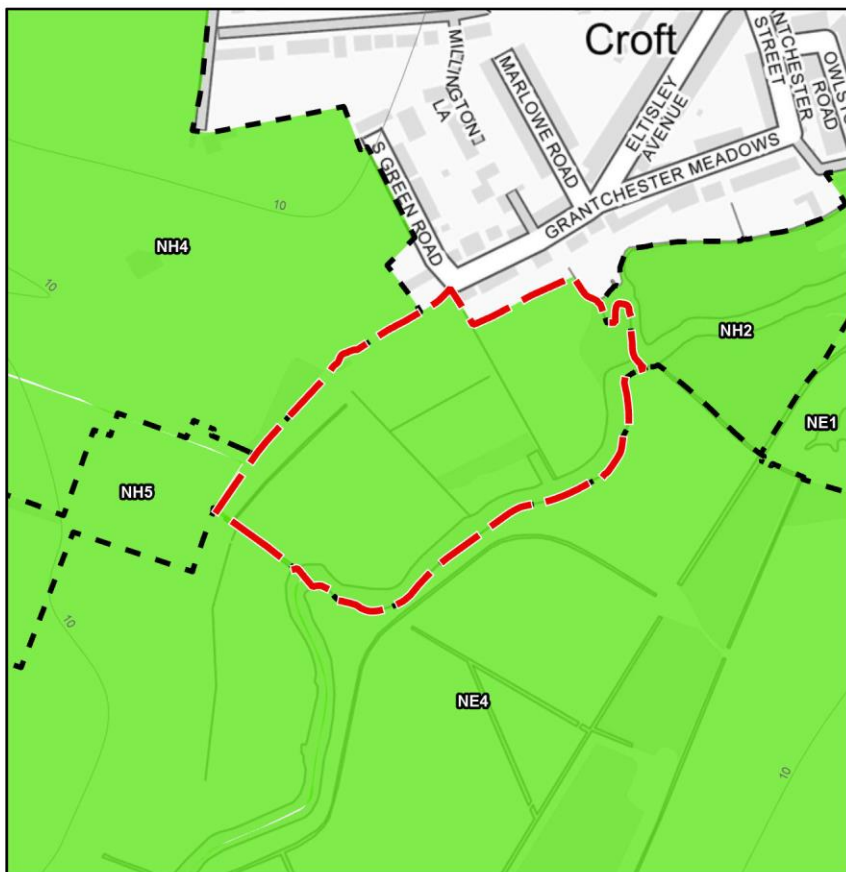
- Parcel NH2 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to maintaining and enhance the quality of its setting, and a moderate contribution to prevent communities in the environs of Cambridge from merging into the city. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH3



-  NH3
-  Neighbouring parcel
-  Green Belt



NH3

Parcel location and openness

Parcel size: 5.44ha

The parcel is located southwest of Cambridge (Newnham) and to the southeast of St Catharine's College Sports Ground. It contains Skaters' Meadow, Newnham Riverbank Club and Cambridge University Canoe Club alongside the River Cam, which forms the southern edge of the parcel.

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Significant

Land comprises Skaters' Meadow which lies within the River Cam green corridor, albeit at some distance from the historic core. Public Rights of Way follow the course of the river and pass through Skaters' Meadow. This provides characteristic approaches to the historic core from the south, creating positive perceptions of the city on arrival. In addition, land lies partly within Newnham Croft Conservation Area (fields down to the River Cam), for which it contributes to the character and special qualities. Land therefore contributes positively to the character of the landscape and the setting of Cambridge and people's experience of it. Land also lies adjacent to the River Cam, a key topographical feature in the setting of Cambridge, which allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a moderate gap between Cambridge and Grantchester, and there are no significant separating features between the two. The parcel has some relationship with the inset settlement, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NH3

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact and weaken the boundary distinction of land to the southwest to the settlement. The release would not have an impact on the distinction of land to the east or the south of the parcel, or the relevance of this land to Green Belt purposes. The River Cam forms a strong boundary to the east and south of the parcel, preventing any impact on land beyond.

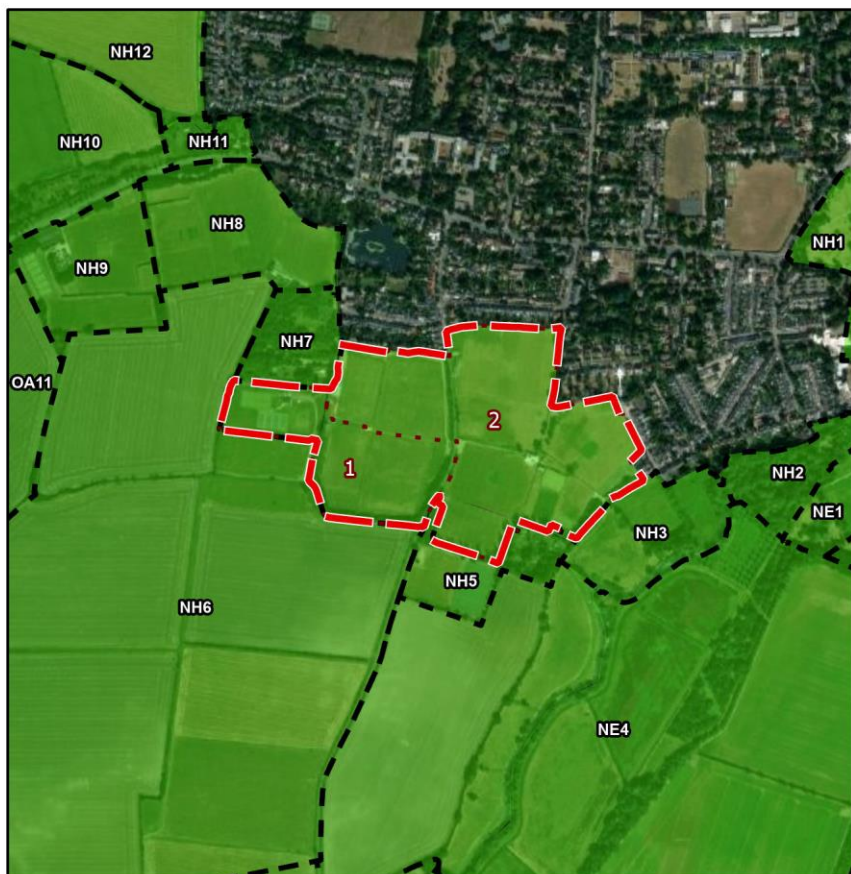
In regard to Cambridge Purpose 2, the release of the parcel would restrict some glimpsed views towards landmark towers/spires within the historic core from adjacent land to the southwest.

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

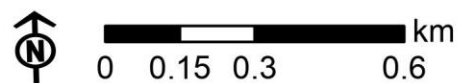
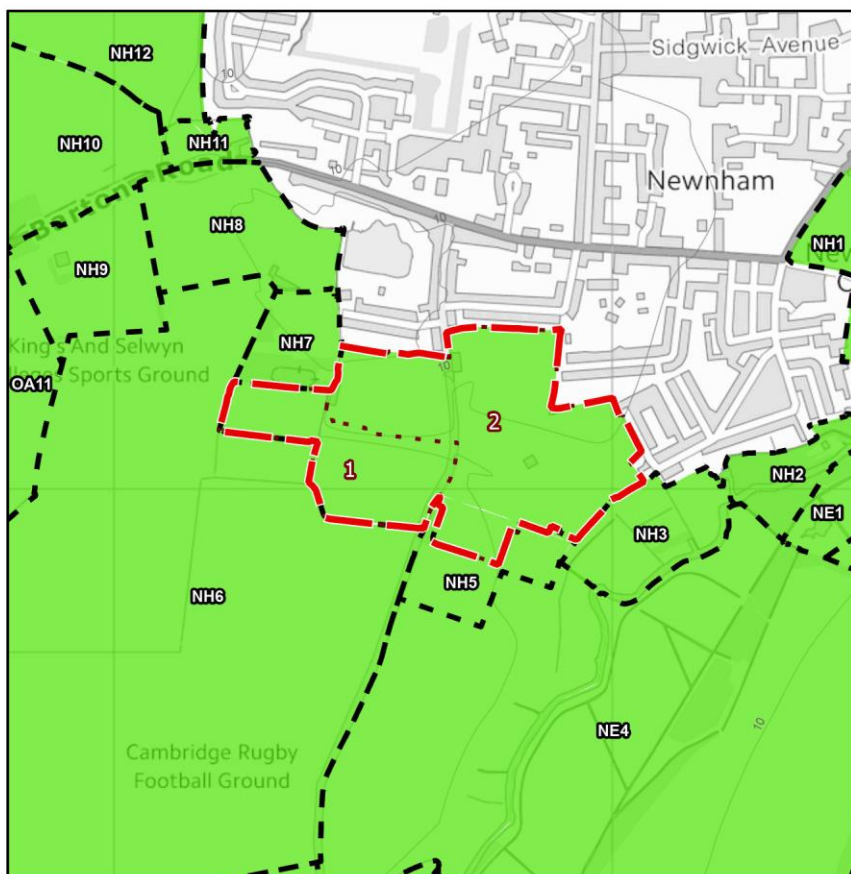
Overall harm of Green Belt release

- Parcel NH3 makes a significant contribution to maintaining and enhance the quality of Cambridge's setting, a relatively significant contribution to preserving Cambridge's compact character, and a relatively significant contribution to prevent communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High



- NH4
- Harm scenario
- Neighbouring parcel
- Green Belt



NH4

Parcel location and openness

Parcel size: 23.58ha

The parcel is located southwest of Cambridge (Newnham) and to the southeast of King's College and Selwyn College Sports Ground. The parcel contains Cambridge Rugby Football Ground, Pembroke College Sports Ground, Downing College Sports Ground and St Catharine's College Sports Ground, as well as Cocks and Hens Cambridge Tennis to the west, and is crossed by Grantchester Road.

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Land lies partly within Newnham Croft Conservation Area (St Catherines College Sports Field) to the east, for which it contributes to the character and special qualities. It therefore makes some positive contribution to the character of the landscape and the setting of Cambridge and people's experience of it, despite its formal recreational usage diminishing its rural character. The land also contributes to a characteristic open and green setting experienced in proximity to the city edge on approach to the historic core along Grantchester Road from the south, creating positive perceptions of the city on arrival. Overall, the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a moderate gap between Cambridge and Grantchester, and there are no significant separating features between the two. The parcel has some relationship with the inset settlement, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NH4

Impact on contribution of adjacent Green Belt

- Release of land out to the western and southwestern edges of the parcel (map areas 1 and 2), as an expansion of Cambridge (Newnham):

Rating: Minor-moderate

The release of land within the parcel would cause some limited impact on the role of adjacent land to the south-west in regard to Cambridge Purpose 2, by restricting some glimpsed views towards landmark towers/spires within the historic core.

Any release including the south western part of the parcel (area 1) would have some impact on the perceived settlement gap between this part of Cambridge and Granchester.

The release would also have some urbanising visual impact on land to the south, but relatively strong boundary vegetation would limit impact in this respect. There would be greater impact on land to the south west, with a weakening of boundary separation here, and there would also be urbanising containment of the well-treed area beyond the western end of Fulbrooke Road.

- Release of the land other than the western and south western parts (just map area 2), as an expansion of Cambridge (Newnham):

Rating: Minor

The westernmost part of the parcel (area 1) has the weakest boundary separation from the wider Green belt to the south and west, and plays a greater role in preserving the settlement gap between this part of Cambridge and Granchester. Retention of this area as Green Belt would reduce the level of impact on adjacent Green Belt land.

Overall harm of Green Belt release

- Parcel NH4 makes a relatively significant contribution to preserving the unique character of Cambridge as a compact, dynamic city with a thriving historic centre, and to preventing communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhance the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of land extending through area 2 into area 1 would be minor-moderate. Therefore,

NH4

the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

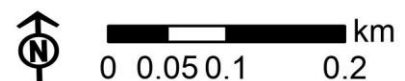
- The additional impact on the adjacent Green Belt of the release of land within map area 2 would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

NH5



-  NH5
-  Neighbouring parcel
-  Green Belt



NH5

Parcel location and openness

Parcel size: 3.7ha

The parcel is located southwest of Cambridge (Newnham) and south of Downing College, Pembroke College Sports Ground and St Catharine's College Sports Grounds. It contains the Peter Boizot Sports Grounds to the west and Grantchester Road forms the western boundary of the parcel. There is some tree cover and allotments in the northeast 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

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

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Although not strongly rural in character, owing to its use as formal sports pitches, land contributes to a characteristic open and green setting as experienced on approach to the historic core along Grantchester Road from the south, creating positive perceptions of the city on arrival. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land lies in a moderate gap between Cambridge and Grantchester, and there are no significant separating features between the two. 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.

NH5

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release of land within this parcel would diminish the role of adjacent land to the west in regard to Cambridge Purpose 2, restricting some glimpsed views towards landmark towers/spires within the historic core. It would also, in regard to Cambridge Purpose 3, slightly weaken the settlement gap between Cambridge and Granchester, but the well-treed hedgerow along the southern edge of the parcel forms a relatively strong boundary. The release would also weaken the boundary distinction of land to the west and south from the settlement, and would increase urbanising visual impact on these areas.

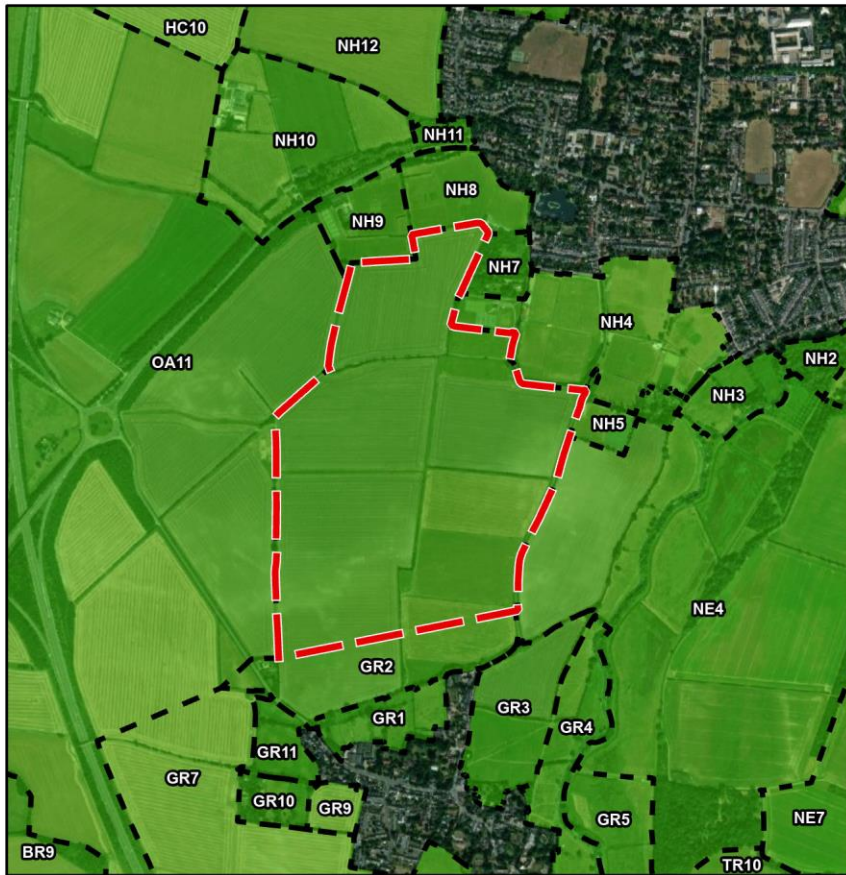
The adjoining land to the north and north east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

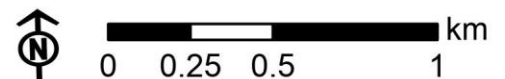
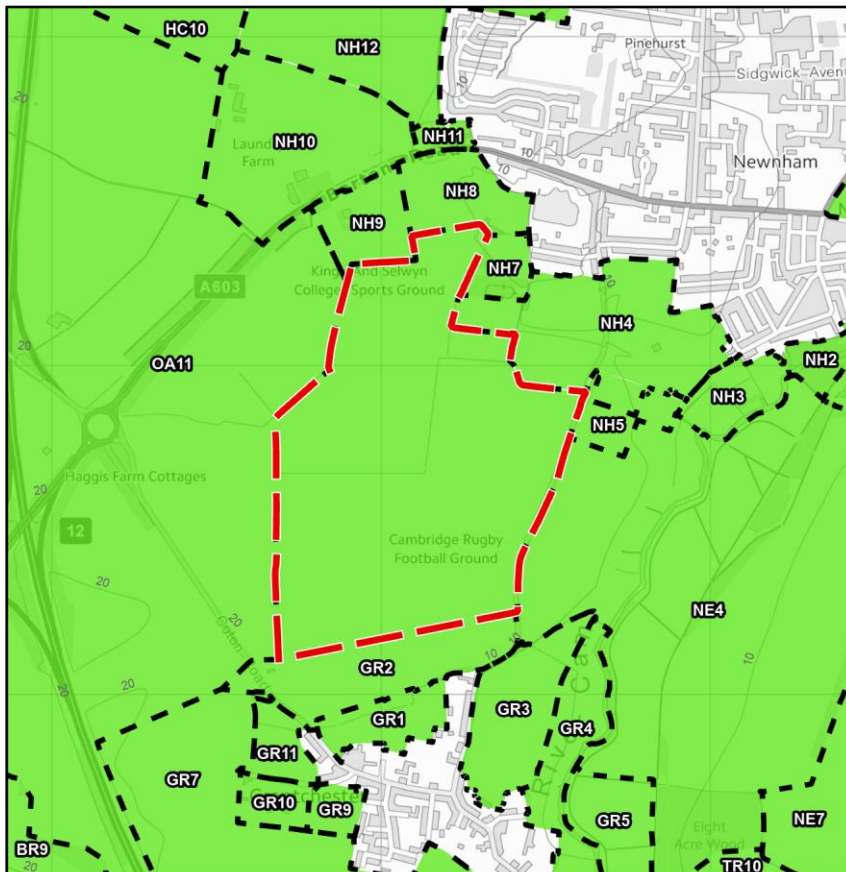
- Parcel NH5 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to prevent communities in the environs of Cambridge from merging with the city, and a relatively significant contribution to maintaining and enhance the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH6



- NH6
- Neighbouring parcel
- Green Belt



NH6

Parcel location and openness

Parcel size: 80.3ha

Farmland between Cambridge (Newnham) and Grantchester, to the west of Grantchester Road and east of the M11 and A603.

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

Distinction between parcel and inset area

Land is not contained by urban development and extends a significant distance from the inset area. Intervening hedgerows create at least moderate boundary separation from both Newnham and Grantchester, and views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Cambridge, but overall there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Land contributes to a characteristic rural setting as experienced on approach to the historic core along Grantchester Road from the south and Barton Road from the west, creating positive perceptions of the city on arrival. From certain places to the east of the parcel some distant glimpsed views are available towards the city, with a number of landmark towers and spires visible within the historic core (including the spire of The Church of Our Lady and the English Martyrs). Land is also partially visible in the middle ground of key elevated distant views towards Cambridge from the south-west (including from Chapel Hill, Haslingfield), allowing some appreciation of the wider rural setting 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 lies in a moderate gap between Cambridge and Grantchester, and there are no significant separating features between the two. 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.

NH6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cambridge (Newnham) or Grantchester:

Rating: Moderate

The release of land within this parcel would significantly weaken the settlement gap between Cambridge and Grantchester, constituting at least a moderate impact on Green Belt functionality.

Adjacent land does not make a stronger contribution to any of the Green Belt purposes. Impact on the distinction between these areas and the urban edge would not therefore increase overall harm.

Overall harm of Green Belt release

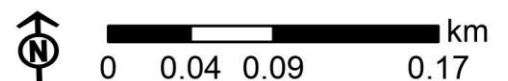
- Parcel NH6 makes a significant contribution to preserving Cambridge's compact character, a significant contribution to prevent communities in the environs of Cambridge from merging with the city, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be at least moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH7



-  NH7
-  Neighbouring parcel
-  Green Belt



NH7

Parcel location and openness

Parcel size: 3.28ha

The parcel is located southwest of Cambridge (Newnham), to the south of King's and Selwyn College Sports Ground and to the north of Cocks and Hens Cambridge Tennis. The parcel is dominated by woodland and contains the Cambridge Model Engineering Club's miniature railway.

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

Distinction between parcel and inset area

Land is not contained by urban development and the tree line to the north of the parcel is a moderate boundary feature between the parcel and Cambridge. As such, views are dominated by open countryside. The tree cover within the parcel is very prominent, creating additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Moderate

Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting, but its tree cover contributes to Cambridge's rural and well-treed setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is peripheral to gap between Cambridge and Grantchester which is moderate in size but which lacks significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NH7

Impact on contribution of adjacent Green Belt

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

Rating: Minor

Release of this distinctive wooded area would weaken the settlement gap between Cambridge and Granchester, but retention of boundary tree cover would limit impact on the distinction of adjacent land to the south and west.

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

Overall harm of Green Belt release

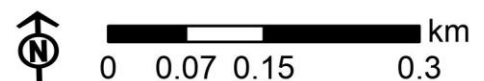
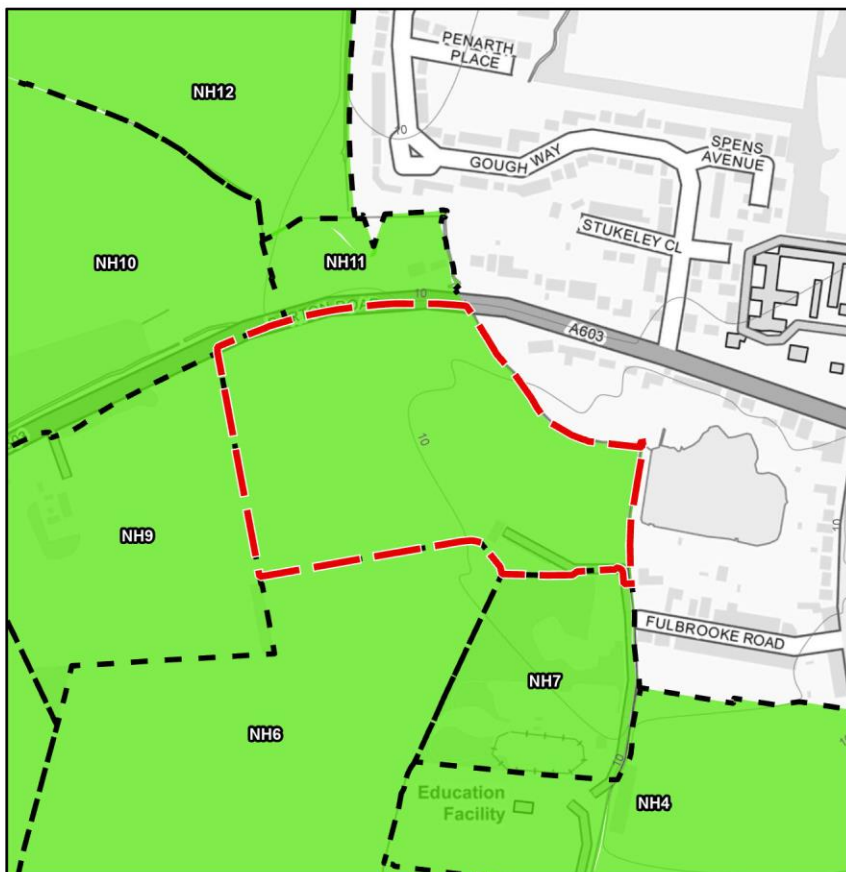
- Parcel NH7 makes a significant contribution to preserving the unique character of Cambridge as a compact, dynamic city with a thriving historic centre, a relatively significant contribution to prevent communities in the environs of Cambridge from merging into one another and with the city, and a moderate contribution to maintaining and enhance the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

NH8



-  NH8
-  Neighbouring parcel
-  Green Belt



NH8

Parcel location and openness

Parcel size: 7.87ha

The parcel is located west of Cambridge (Newnham), to the east of Queen's College and Robinson College Sports Ground, and to the west of Bolton's Pit Lake. The parcel contains King's College and Selwyn College Sports Ground, and Barton Road forms the northern edge of the parcel.

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

Distinction between parcel and inset area

Land is not contained by urban development and the tree line to the east and Barton Road are a moderate boundary feature between the parcel and Cambridge. As such, neither the countryside nor the urban area dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Moderate

Although its land use (King's College and Selwyn College Recreation Grounds) weakens its rural character, the parcel contributes to a characteristic open and green setting as experienced in proximity to the city edge when approaching the historic core along the A603 (Barton Road) from the south-west, with some glimpsed views available across the land. 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 gap between Cambridge and Grantchester which is moderate in size but which lacks significant separating features. The parcel has some relationship with the inset settlement, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

NH8

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release of land within the parcel would weaken the strong boundary distinction of land to the west and southwest from the settlement. It would also increase urbanising containment of land to the north.

Overall harm of Green Belt release

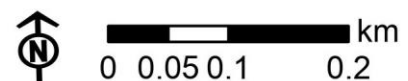
- Parcel NH8 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to prevent communities in the environs of Cambridge from merging with the city, and a moderate contribution to maintaining and enhance the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

NH9



-  NH9
-  Neighbouring parcel
-  Green Belt



NH9

Parcel location and openness

Parcel size: 6.48ha

The parcel is located west of Cambridge (Newnham) and King's College and Selwyn College Sports Ground. The parcel contains Queen's College and Robinson College Sports Ground and is bordered by Barton Road to the north.

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

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, land is not contained by urban development and extends a significant distance from the inset area. The tree lines to the east are a strong boundary feature creating separation between the parcel and Cambridge. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

Although its land use (Queen's College Recreation Ground) weakens its rural character, the parcel contributes to a characteristic open and green setting as experienced in proximity to the city edge when approaching the historic core along the A603 (Barton Road) from the south-west, with some glimpsed views available across the land. This creates a positive perceptions of the city on arrival. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is peripheral to gap between Cambridge and Grantchester which is moderate in size but which lacks significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

NH9

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact and significantly weaken the strong boundary distinction of land to the south from the settlement. It would also weaken the strong boundary distinction of land to the southwest from the settlement. Barton Road and associated trees and hedgerows form a strong boundary, which means that the release would not have an impact on the contribution of land to the north of the parcel.

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

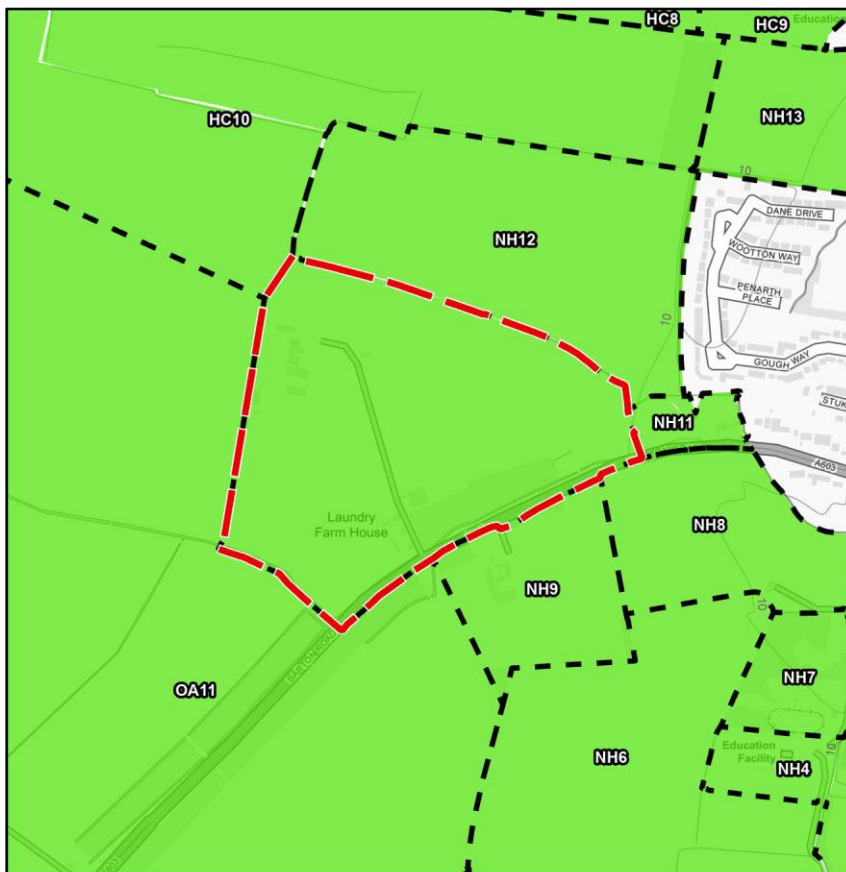
- Parcel NH9 makes a significant contribution to preserving Cambridge's compact character, a relatively significant contribution to prevent communities in the environs of Cambridge from merging into one another and with the city, and a relatively contribution to maintaining and enhance the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH10



-  NH10
-  Neighbouring parcel
-  Green Belt



NH10

Parcel location and openness

Parcel size: 23.57ha

The parcel is located west of Cambridge (Newnham) and to the north of Queen's College and Robinson College Sports Ground. It is comprised predominantly of arable land and contains Laundry Farm to the south. Barton Road forms the southern edge of the parcel.

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

Distinction between parcel and inset area

Land is not contained by urban development and extends a significant distance from the inset area. The tree lines to the east of the parcel are a moderate boundary feature between the parcel and Cambridge. As such, views are dominated by open countryside. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Significant

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

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

Contribution: Relatively significant

The land lies in the middle ground of a key views towards the historic core of the city from elevated claylands to the west (including Red Meadow Hill within Coton Country Reserve). Within these views several notable landmarks within the historic core (including King's College Chapel, St John's Chapel, the University Library, Holy Trinity Church and the Roman Catholic Church spire of The Church of Our Lady and the English Martyrs) are visible on the skyline beyond this open agricultural land. This allows the rural landscape setting in proximity to the historic core to be clearly appreciated. Land also contributes to the rural landscape setting experienced in proximity to the city edge when approaching the historic core along the A603 (Barton Road) from the south-west, with some glimpsed views available across the land. This creates positive perceptions of the city on arrival. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is peripheral to the narrow gap between Cambridge and Coton, but the M11 motorway is a significant separating feature. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose

NH10

3.

NH10

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

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

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

Overall harm of Green Belt release

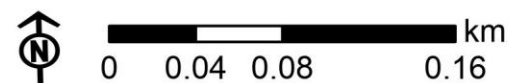
- Parcel NH10 makes a significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhance the quality of Cambridge's setting, and a moderate contribution to prevent communities in the environs of Cambridge from merging into one another and with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH11



-  NH11
-  Neighbouring parcel
-  Green Belt



NH11

Parcel location and openness

Parcel size: 1.49ha

The parcel is located west of Cambridge (Newnham) and to the north of King's College and Selwyn College Sports Ground. It is comprised predominantly of pasture land and is bordered by Barton Road to the south.

Land is open, comprising of a small paddock in the west and residential development in the east. However, this development is not of a scale, character or form that has a significant impact on Green Belt openness of the parcel as a whole.

Distinction between parcel and inset area

Land is not contained by urban development but is in close proximity to the inset area. As such, neither the countryside nor the urban area dominates views. The tree line to the north and east is a moderate boundary feature between the parcel and Cambridge. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Relatively significant

Land forms part of an open agricultural landscape visible in the middle ground of a key views towards Cambridge from elevated claylands to the west (including Red Meadow Hill within Coton Country Reserve). Within these views several notable landmarks within the historic core are discernible on the skyline (including King's College Chapel, St John's Chapel, the University Library, Holy Trinity Church and the Roman Catholic Church spire of The Church of Our Lady and the English Martyrs). This allows the rural landscape setting in proximity to the historic core to be clearly appreciated. Land also contributes to the rural landscape setting experienced in proximity to the city edge when approaching the historic core along the A603 (Barton Road) from the south-west, with some glimpsed views available across the land. This creates positive perceptions of the city on arrival. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is peripheral to the narrow gap between Cambridge and Coton, but the M11 motorway is a significant separating feature. The parcel has some relationship with the inset settlement, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

NH11

Impact on contribution of adjacent Green Belt

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

Rating: Minor

The parcel is relatively well contained by trees and hedgerows but its release would result in a limited degree of containment of land to the south, and also some limited additional urbanising influence on land to the west. Its release would have only a negligible impact on the settlement gap between Cambridge and Coton.

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

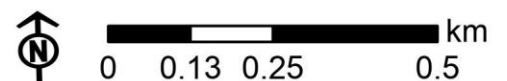
- Parcel NH11 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhance the quality of Cambridge's setting, and a relatively limited contribution to prevent communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

NH12



-  NH12
-  Neighbouring parcel
-  Green Belt



NH12

Parcel location and openness

Parcel size: 17.39ha

The parcel is located west of Cambridge (Newnham). It consists of arable farmland.

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

Distinction between parcel and inset area

The garden hedgerow boundary to the east creates little separation between the parcel and Cambridge. However, land is not contained by urban development and extends a significant distance from the inset area. As such, neither the countryside nor the urban area dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

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

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

Contribution: Relatively significant

The land lies in the middle ground of a key views towards the historic core of the city from elevated claylands to the west (including from Red Meadow Hill within Coton Country Reserve), and in low-level views from the M11 and Grantchester Road. Within these views several notable landmarks within the historic core (including King's College Chapel, St John's Chapel, the University Library, Holy Trinity Church and the Roman Catholic Church spire of The Church of Our Lady and the English Martyrs) are visible on the skyline beyond this open agricultural land. This allows the rural landscape setting in proximity to the historic core to be clearly appreciated. In addition, land contributes to the rural landscape setting experienced in proximity to the city edge when approaching the historic core along short and/or characteristic approaches, including several PRow from the west (the Harcamlow Way, the Wimpole Way and the footpath following the parcel's north-western boundary). Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is peripheral to the narrow gap between Cambridge and Coton, but the M11 motorway is a significant separating feature. The parcel has some relationship with the inset settlement, but also a degree of distinction from it. Overall, the parcel makes a relatively limited

NH12

contribution to Cambridge Purpose 3.

NH12

Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising visual impact on land to the southwest, and would weaken the boundary distinction of land to the north from the settlement. It would not significantly affect the contribution of land to the west of the parcel, which already has some long distance urbanising visual influence from the large scale development to the north at the West Cambridge Site, University of Cambridge.

The adjoining land to the south 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

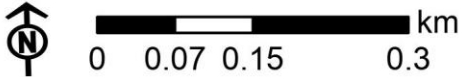
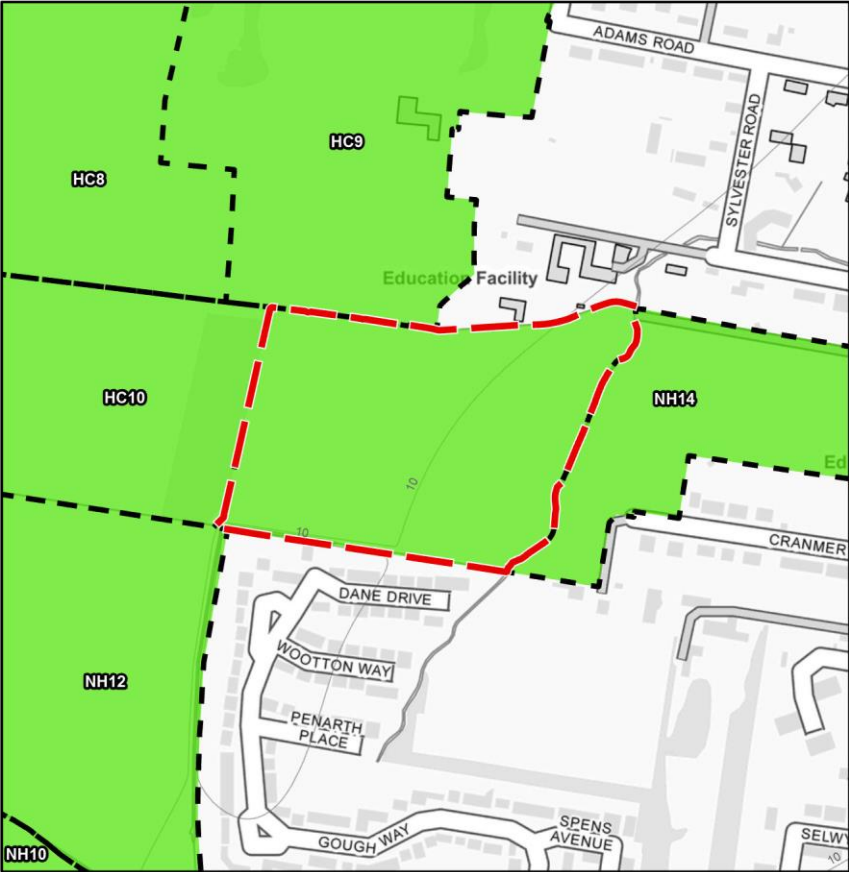
- Parcel NH12 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to maintaining and enhance the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH13



-  NH13
-  Neighbouring parcel
-  Green Belt



NH13

Parcel location and openness

Parcel size: 7.42ha

The parcel is located west of Cambridge (Newnham) and to the northwest of Corpus Christi College Sports Ground. The parcel is comprised of arable land and Cambridge University Athletics Track is located to the north.

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

Distinction between parcel and inset area

Land has a degree of containment by urban edges to the northeast and to the south, but the tree lines to the northeast and south, as well as Bin Brook to the east, are moderate boundary features between the parcel and Cambridge. As such, neither the countryside nor the urban area dominates views. The landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is moderate distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is partially contained by the main urban area of Cambridge, but still links to the wider Green Belt.. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Significant

Land lies within the Western green corridor, a key defining element in the setting of Cambridge to the west that is located in proximity to the historic core. The open nature of the land also allows some glimpsed views towards the city centre, with certain landmark towers/spires within the historic core (including the University Library and Kings College) visible above intervening development on the city edge. The land also lies immediately adjacent to the West Cambridge Conservation Area, making some contribution to its character and special qualities. Land therefore makes some positive contribution to the character of the landscape and the setting of Cambridge and people's experience of it. Overall the parcel makes a significant contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is too contained by the urban area, and too peripheral the gap between Cambridge and Coton, to contribute to the separation between these settlements.

NH13

Impact on contribution of adjacent Green Belt

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

Rating: Moderate-major

In regard to Cambridge Purpose 2, the release of land within this parcel would diminish the role of land to the east. This would isolate this part of the Western green corridor from open countryside to the west and would negate its function as a green corridor. The release would not have an impact on the distinction of land to the west, from which it is separated by a strong woodland block boundary.

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

Overall harm of Green Belt release

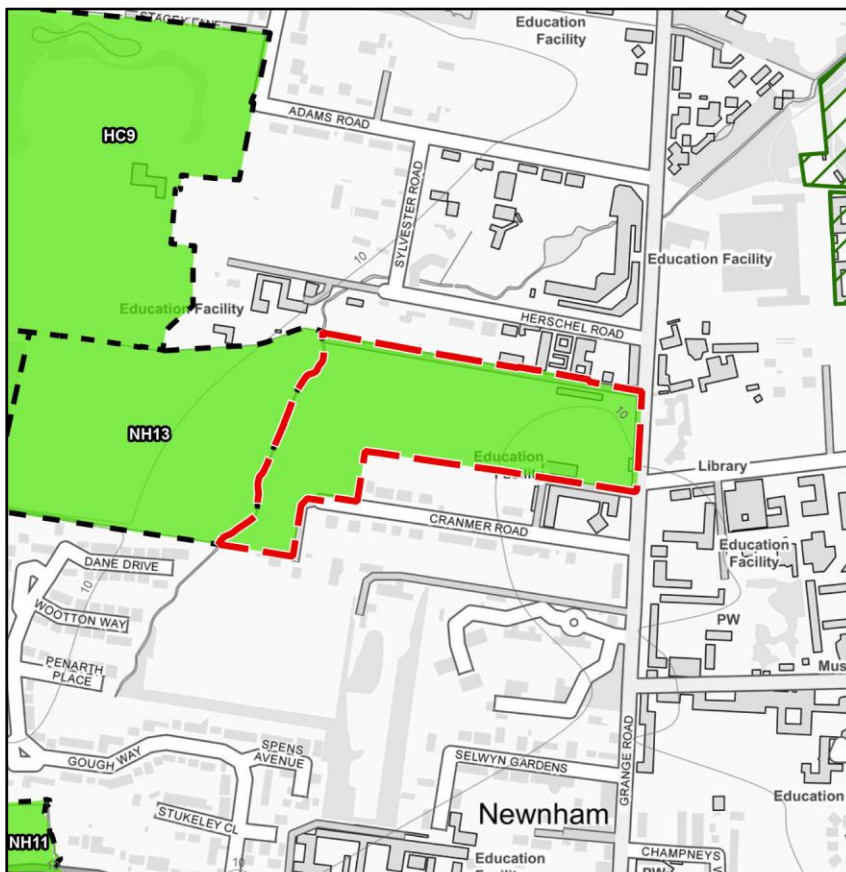
- Parcel NH13 makes a significant contribution to maintaining and enhance the quality of Cambridge's setting, and a moderate contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

NH14



- ▬ NH14
- Neighbouring parcel
- Green Belt
- Registered park & garden



NH14

Parcel location and openness

Parcel size: 6.41ha

The parcel is located west of Cambridge (Newnham) and to the north of Corpus Christi College Sports Ground. Robinson College and Cambridge University Library are located to the north and northeast of the parcel, respectively. The parcel contains Cambridge University Rugby Union Football Club and is bordered by Bin Brook to the west and Grange Road to the east.

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

Distinction between parcel and inset area

Land is largely contained by, and is in close proximity to, the urban area. In addition, there is no boundary feature to create separation between the parcel and Cambridge. The urban edge in this area is fairly well treed, so the urban area doesn't dominate views, but landform and land cover within the parcel do not create any additional distinction from Cambridge. Overall, there is weak distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

Land is open. It is perceived as being within the main urban area of Cambridge, but still links to the wider Green Belt. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Significant

Land lies within the Western green corridor, a key defining element in the setting of Cambridge to the west located in proximity to the historic core. The largely open nature of the land also allows some glimpsed views towards the city centre, with certain landmark towers/spires within the historic core (including the University Library and Kings College) visible above intervening development on the city edge. The land also lies within the West Cambridge Conservation Area, for which it contributes to the character and special qualities. Land therefore makes some positive contribution to the character of the landscape and the setting of Cambridge and people's experience of it. Overall, the parcel makes a significant contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is too contained by the urban area, and too peripheral the gap between Cambridge and Coton, to contribute to the separation between these settlements.

NH14

Impact on contribution of adjacent Green Belt

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

Rating: Moderate-major

In regard to Cambridge Purpose 2, the release of land within this parcel would diminish the role of adjacent land to the west. It would create greater separation between this part of the Western green corridor and the historic core and would restrict glimpsed views towards landmark towers/spires within the historic core. The release would not have a significant impact on the distinction of land to the west of the parcel, which already lies adjacent to the inset settlement edge to the south.

Overall harm of Green Belt release

- Parcel NH14 makes a significant contribution to maintaining and enhance the quality of Cambridge's setting, and a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate-major. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High