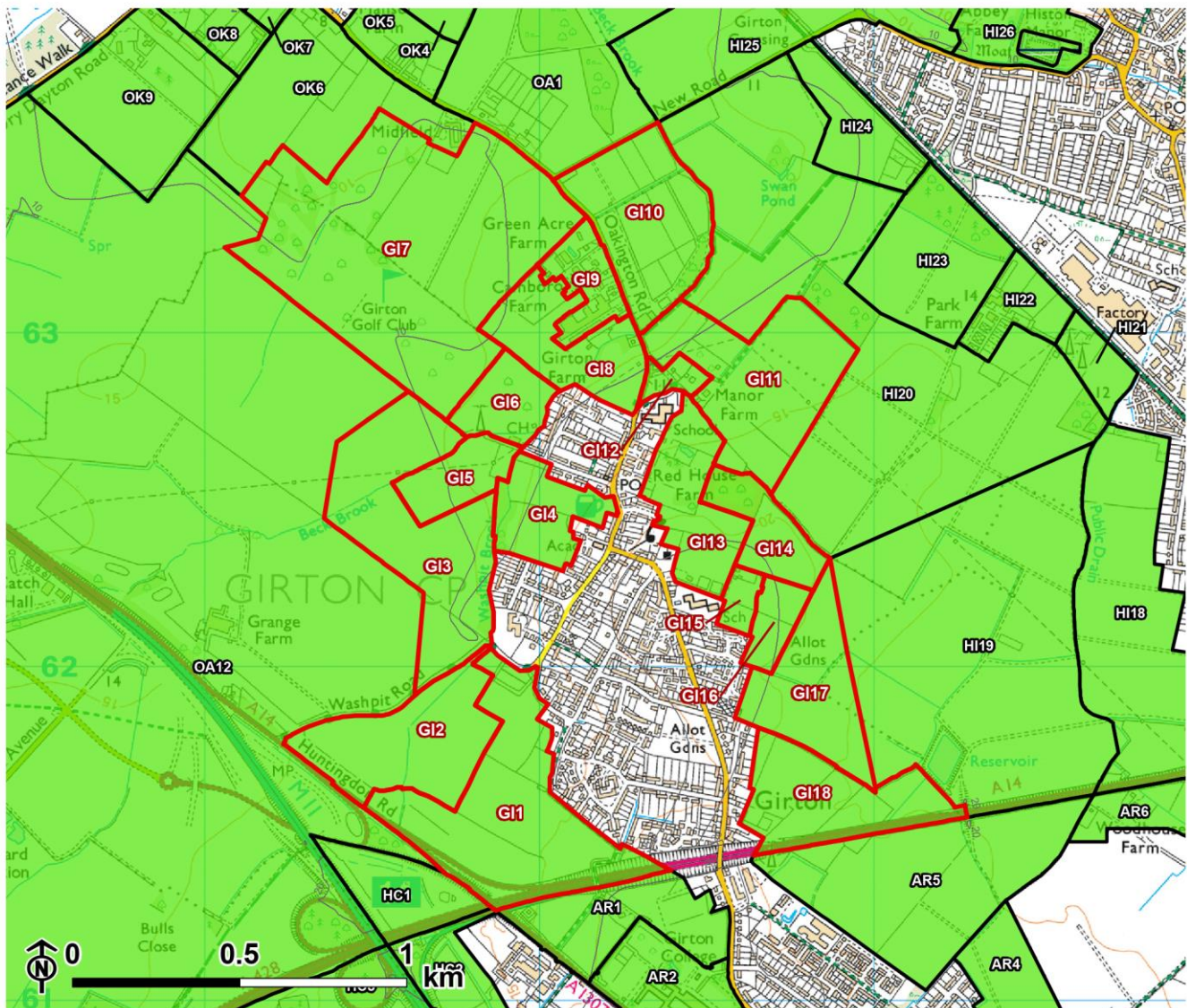


Girton



- - - Local Authority boundary

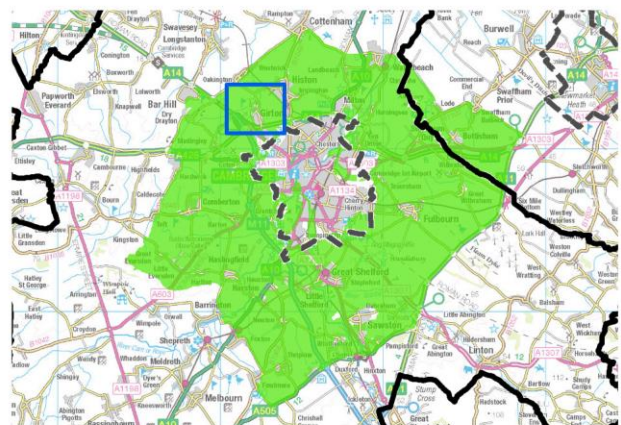
Girton parcel

Neighbouring parcel

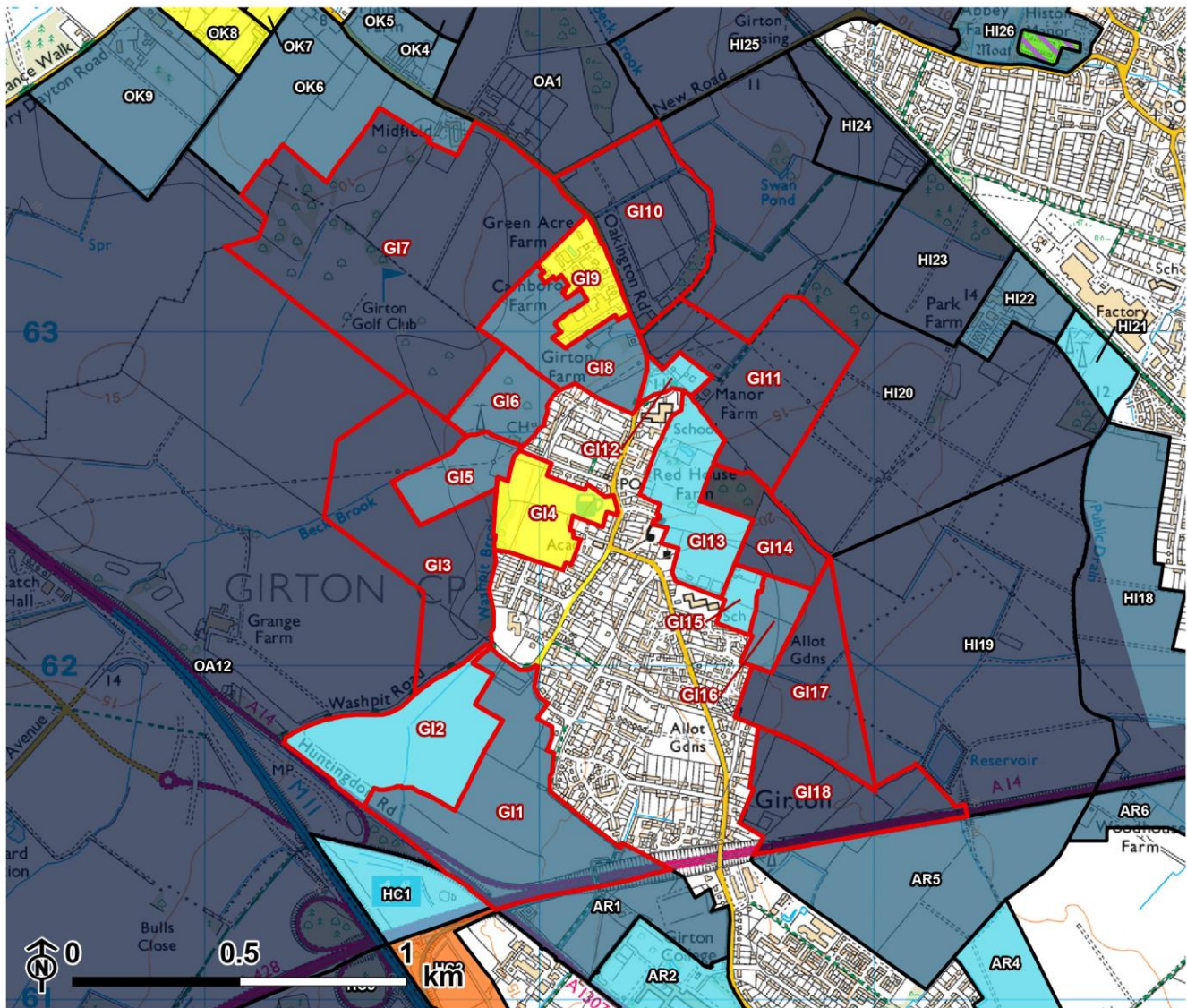
Green Belt

Absolute constraints

Scheduled monument



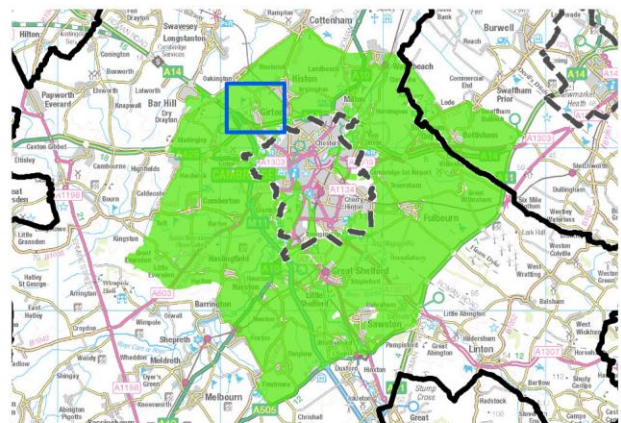
Girton



- - - Local Authority
- Girton parcel
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)

Harm rating

- Very high
- High
- Moderate high
- Moderate
- Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt

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

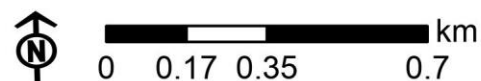
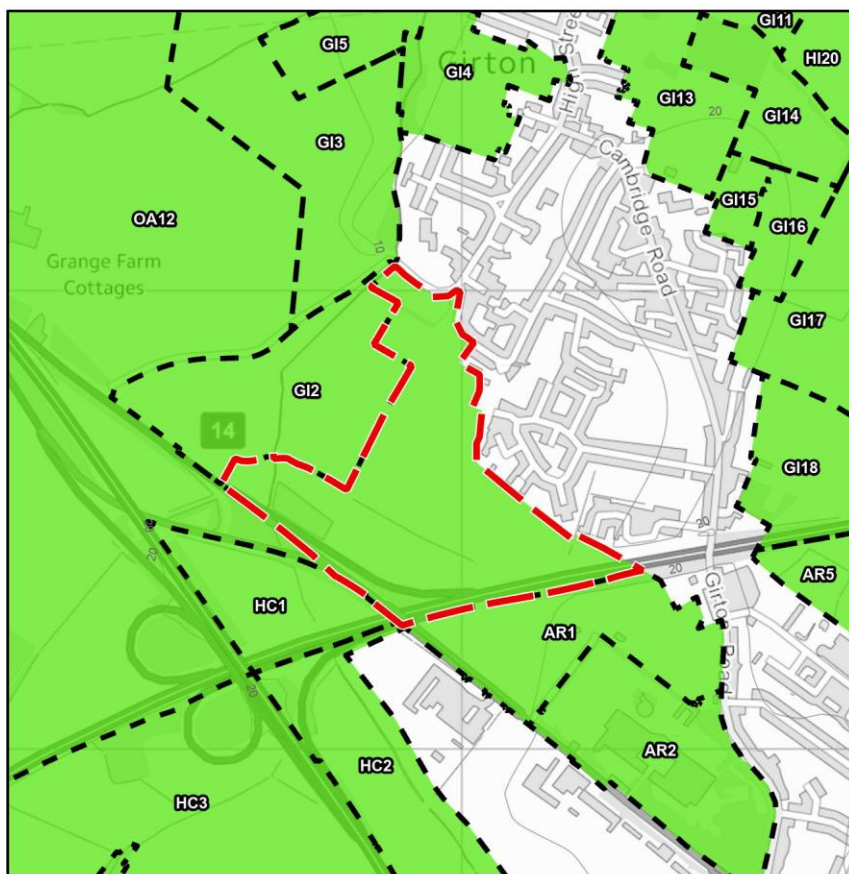
Overall harm of Green Belt release

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

GI1



- GI1
- Neighbouring parcel
- Green Belt



GI1

Parcel location and openness

Parcel size: 25.4ha

The parcel is located to the southwest of Girton and is comprised of agricultural land to the north of the A14.

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 inset development. However, the garden boundaries to the east of the parcel create little separation from the settlement of Girton. The parcel is subject to a degree of urbanising visual influence by the inset area to the east but this is balanced with open countryside to the west. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset 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 adjacent to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 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 Girton, meaning it has some relationship with the inset area. However, it is open and land use is not associated with the inset area, and therefore has some rural character. This contributes to the rural landscape setting experienced when approaching the wider city along the A1307 (Huntingdon Road) from the north-west, creating positive perceptions of the city on arrival. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Girton and Bar Hill, with the M11 acting as a significant separating feature. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

GI1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would increase urbanising visual influence on land to the northwest as well as weakening the boundary separation of this area from the settlement of Girton.

The A14 forms a strong boundary to the south and would therefore prevent impacts on land to the south of this in the event of a release.

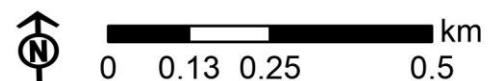
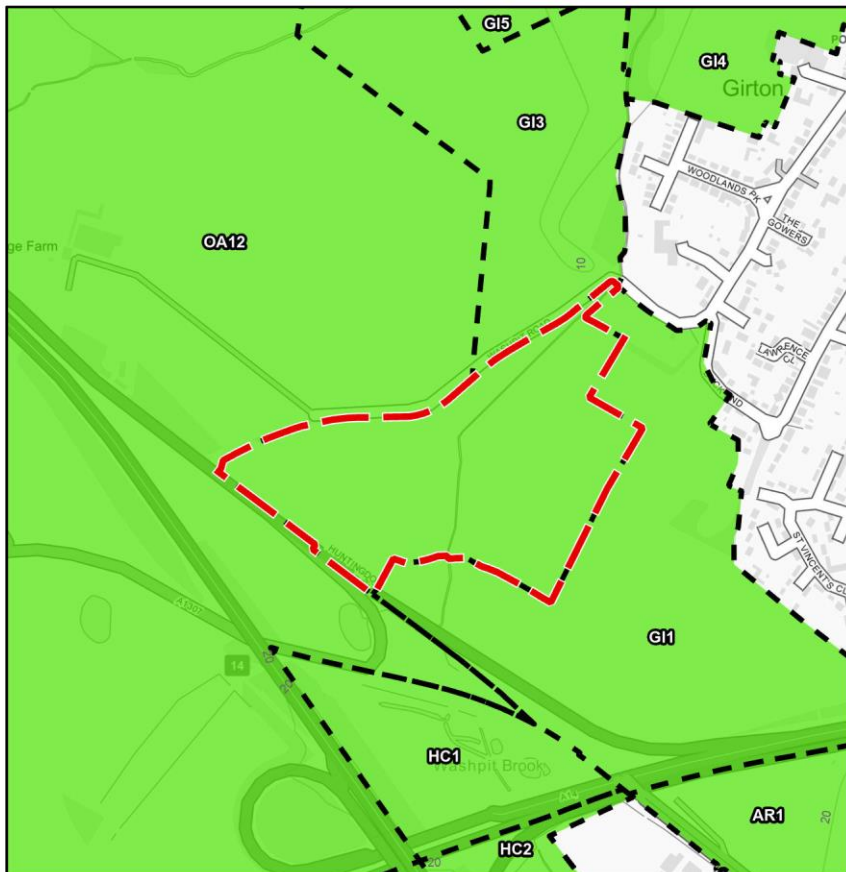
Overall harm of Green Belt release

- Parcel GI1 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be high.

High



- GI2
- Neighbouring parcel
- Green Belt



GI2

Parcel location and openness

Parcel size: 15.19ha

The parcel is located to the west of Girton and is comprised of agricultural land to the north of the A14. Washpit Lane lies to the north of the parcel.

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

Distinction between parcel and inset area

The field boundary and intervening land in the adjacent parcel to the east provide a moderate degree of separation between the parcel and the inset area of Girton. The parcel is not contained by inset development and there is little urbanising visual influence within the parcel. Although the landform and land cover within the parcel do not create any additional distinction from the inset area, overall there is strong distinction between the parcel and the inset 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 close to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open agricultural land that has a strong distinction from the edge of Girton, meaning it has a strong rural character. It contributes to the rural landscape setting experienced when approaching the wider city along the A1307 (Huntingdon Road) from the north-west, creating positive perceptions of the city on arrival. 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 Girton and Bar Hill, with the A14 acting as a significant separating feature. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GI2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor

The release of this land would increase urbanising visual impacts on land to the north of Washpit Lane. The main roads to the west provide a strong boundary and would prevent impacts on land in this direction in the event of a release.

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

Overall harm of Green Belt release

- Parcel GI2 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Girton, would be moderate-high.

Moderate High

GI3



-  GI3
-  Neighbouring parcel
-  Green Belt



GI3

Parcel location and openness

Parcel size: 22.61ha

The parcel is located to the west and northwest of Girton and is comprised of agricultural land. Back Brook lies to the north of the parcel.

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

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area and tree cover to the east provides a moderate degree of separation from the settlement of Girton. As a result of this distance and boundary separation, there is little urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from the inset area, overall there is strong distinction between the parcel and the inset 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 Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Girton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Oakington and Girton, as well as lying in a wide gap between Girton and Bar Hill. Although the settlement gaps are 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.

GI3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would increase urbanising visual influence on land to the west, northwest and north, as well as resulting in these areas forming the Green Belt adjacent to the inset edge.

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

Overall harm of Green Belt release

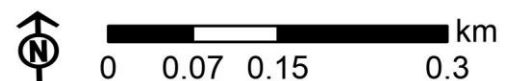
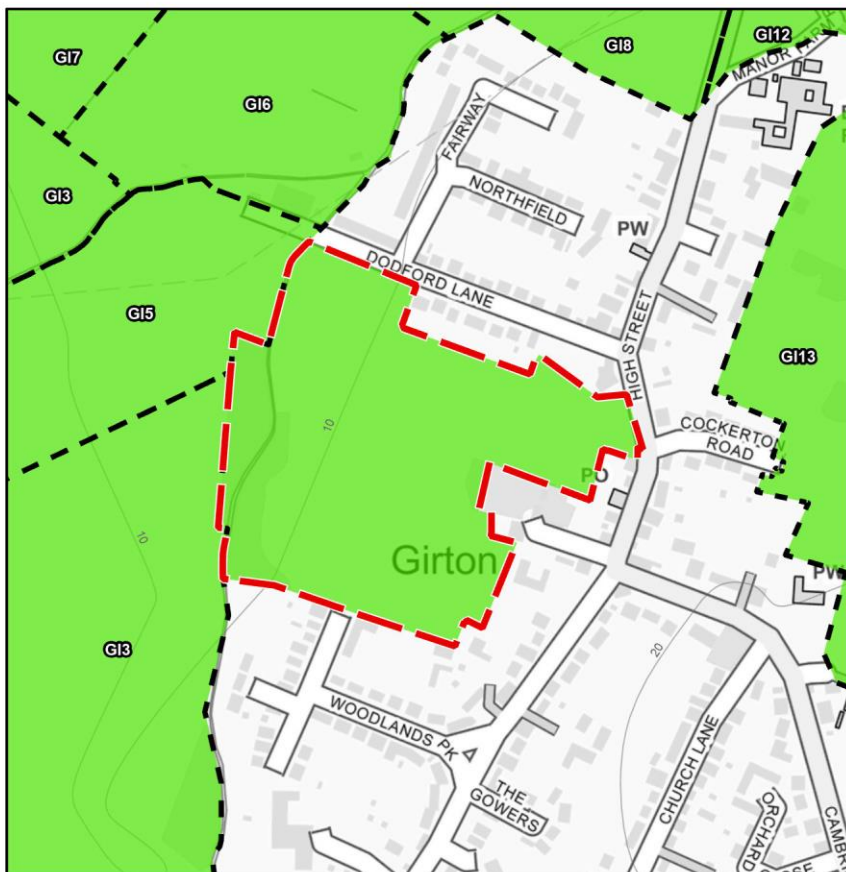
- Parcel GI3 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be very high.

Very High

GI4



- ▬ GI4
- Neighbouring parcel
- Green Belt



GI4

Parcel location and openness

Parcel size: 7.56ha

The parcel is located on the northwest edge of Girton and is comprised of two paddocks contained by Dodford Lane to the north and Girton High Street to the east. Washpit Brook lies to the west of the parcel, while Woodlans Park is located to the south.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the settlement of Girton and is largely contained by inset development. However, the rural nature of adjacent development reduces some of its urbanising visual influence. The garden boundaries at the inset edge provide little separation from the inset area. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Girton, meaning it has a strong relationship with the inset area. However, it comprises open farmland and therefore has some rural character. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

GI4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Negligible

The woodland belt to the west of the parcel would limit any impacts on land beyond this in the event of a release.

Overall harm of Green Belt release

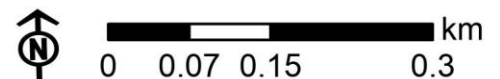
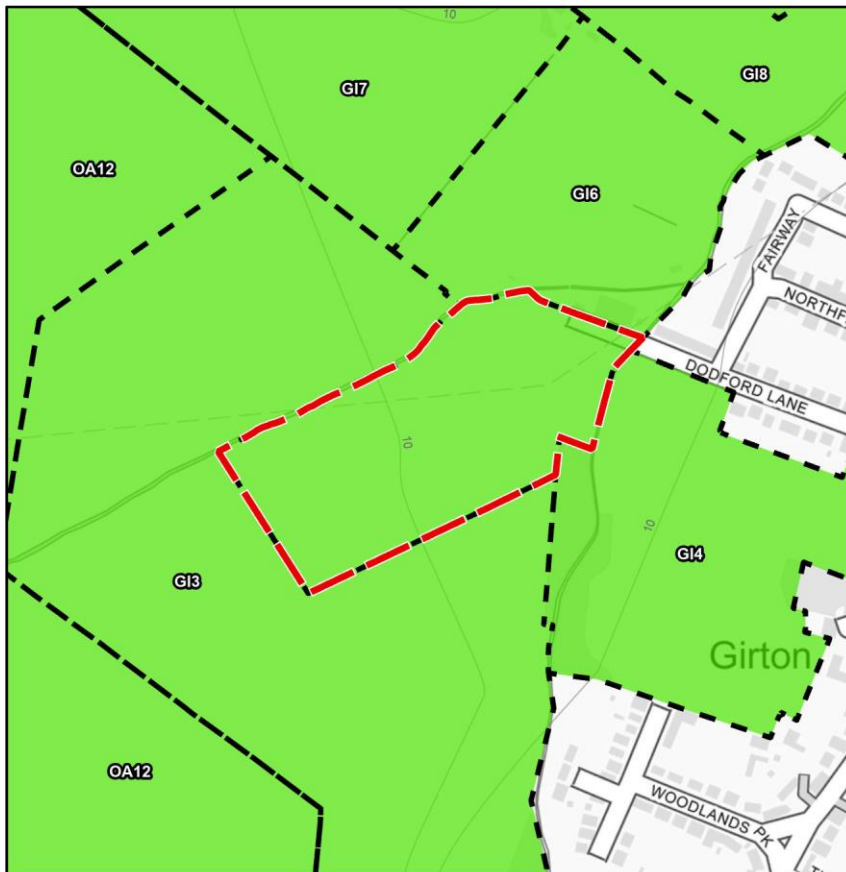
- Parcel GI4 makes a relatively limited contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Girton, would be low.

Low

GI5



- GI5
- Neighbouring parcel
- Green Belt



GI5

Parcel location and openness

Parcel size: 5.47ha

The parcel is located to the northwest of Girton and is comprised of a driving range associated with Girton Golf Club. Beck Brook lies to the north of the parcel and the Golf Club Car Park lies in the east of the parcel.

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

Distinction between parcel and inset area

Tree cover and Washpit Brook to the east of the parcel provide a moderate degree of separation from the inset area, but this boundary separation is diminished by Girton Golf Club Car Park, which has breached the boundary and lies in the east of the parcel. The presence of the car park within the parcel creates some urbanising visual influence, but this is balanced with open countryside to the north and west. The parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from the inset area, overall, there is moderate distinction between the parcel and the inset 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 adjacent to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Girton, meaning it has some relationship with the inset area. However, land is open and land use is not associated with the inset area, meaning it has some rural character. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

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

GI5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would increase urbanising visual impacts on land to the northwest as well as resulting in this area forming the Green Belt adjacent to the inset edge. The release would also increase urbanising visual impacts and urbanising containment on land to the north.

Impacts on land to the southwest and south would be limited by the linear tree belt that forms the boundary of the parcel in the event of a release.

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

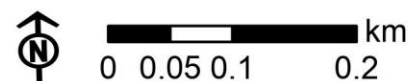
- Parcel GI5 makes a moderate contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be high.

High

GI6



-  GI6
-  Neighbouring parcel
-  Green Belt



GI6

Parcel location and openness

Parcel size: 5.49ha

The parcel is located to the northwest of Girton and is comprised of part of Girton Golf Club, with the clubhouse lying in the south of the parcel. Beck Brook lies to the south of the parcel.

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

Distinction between parcel and inset area

Beck Brook provides some degree of separation from the inset area to the southeast and there is little urbanising visual influence within the parcel. There are no significant boundary features close to the northwest edge of Girton, which means that there is a gradual weakening of the influence of the inset settlement with distance. The parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Girton, overall there is strong distinction between the parcel and the inset 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 adjacent to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a strong distinction from the edge of Girton, meaning it has a weak relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has a strong rural character. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Girton and Oakington. Urbanising development reduces gaps and multiple field boundaries between the two acts as 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 relatively significant contribution to Cambridge Purpose 3.

GI6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the gap between the settlements of Girton and Oakington.

The release would increase urbanising visual impacts on land to the northwest and southwest. The boundary separation of land to the southwest would be weakened by the release of this land.

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

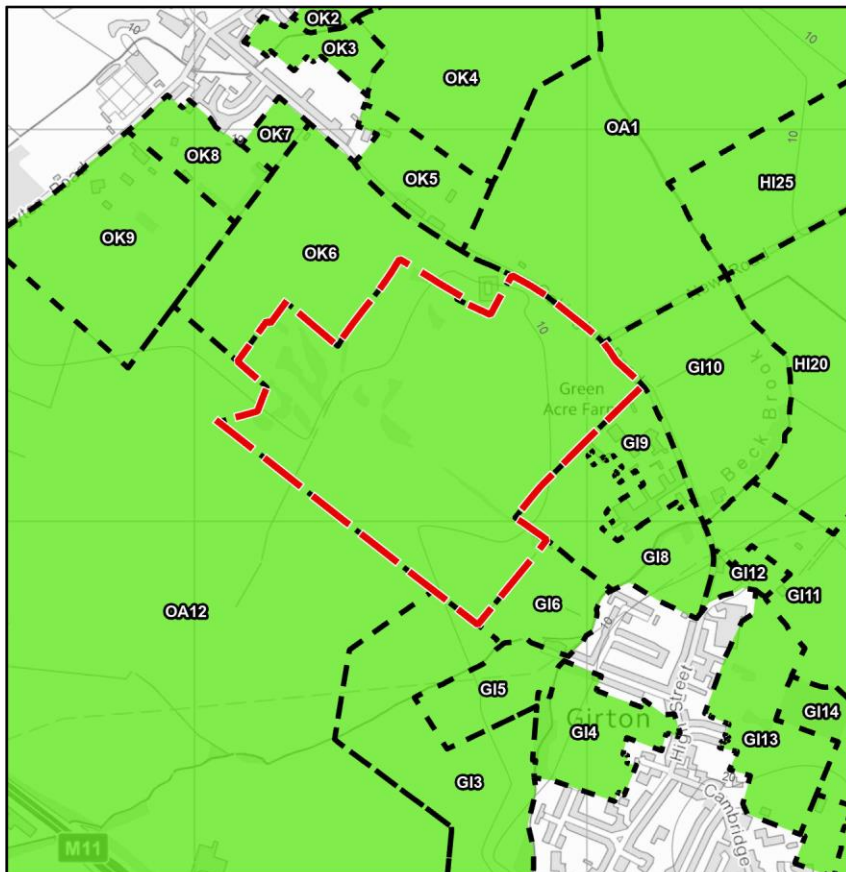
Overall harm of Green Belt release

- Parcel GI6 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be high.

High



- GI7
- Neighbouring parcel
- Green Belt



GI7

Parcel location and openness

Parcel size: 52.74ha

The parcel is located to the northwest of Girton and is comprised of agricultural land and Girton Golf Course. Comboro Business Park lies to the southeast of the parcel.

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

Distinction between parcel and inset area

There are no significant boundary features close to the northwest edge of Girton, which means that there is a gradual weakening of the influence of the inset settlement with distance. At the inset edge, the parcel is separated from Girton by Beck Brook, which provides a moderate degree of separation from the settlement. There is little urbanising visual influence within the parcel given the distance it is located from the inset settlement and the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Girton, overall, there is strong distinction between the parcel and the inset 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 close to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open agricultural land that has a strong distinction from the edge of Girton, meaning it has a strong rural character. It contributes to a rural landscape setting experienced when approaching the wider city along Cambridge Road 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 significant

Land is open and lies in a moderate gap between Girton and Oakington. Urbanising development reduces gaps and multiple field boundaries act as 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 relatively significant contribution to Cambridge Purpose 3.

GI7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Moderate

The release of this land would result in narrowing of the settlement gap between Girton and Oakington.

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

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

Overall harm of Green Belt release

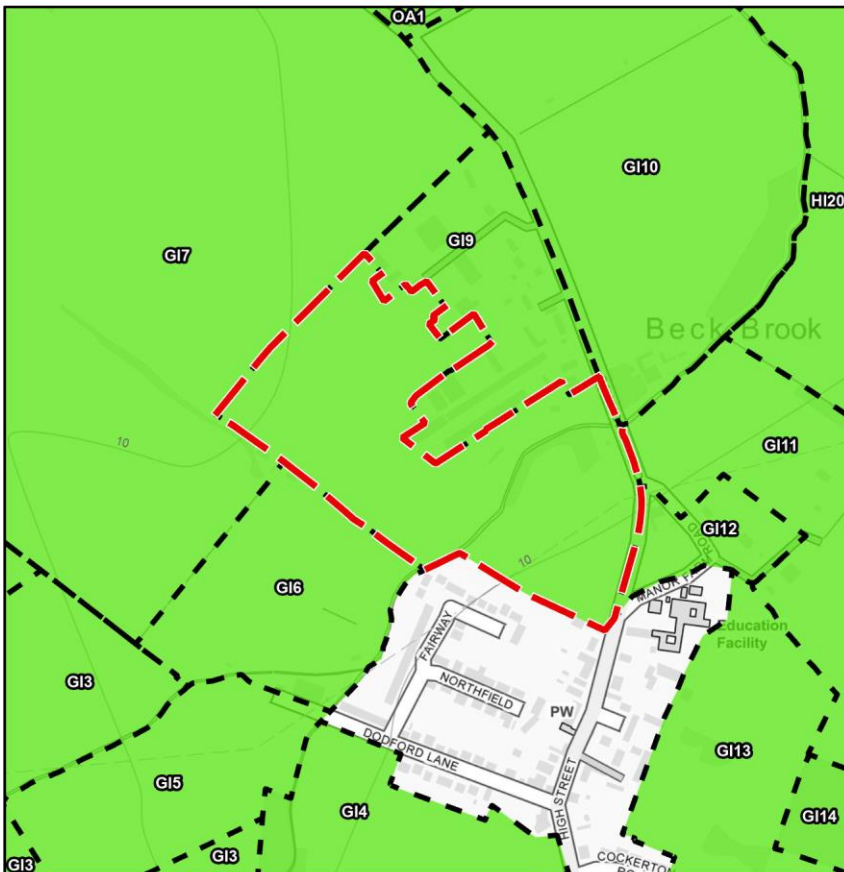
- Parcel GI7 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be very high.

Very High

GI8



- GI8
- - - Neighbouring parcel
- Green Belt



GI8

Parcel location and openness

Parcel size: 10.66ha

The parcel is located to the north of Girton and is comprised of agricultural land. Beck Brook passes through the parcel and Comboro Business Park is located 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

The garden boundaries at the inset edge to the south provide little separation from the settlement of Girton, and the presence of Comboro Business Park to the northeast creates degree of urbanising containment and urbanising visual influence on the parcel. However, there are still views of open countryside to the east and west. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset 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 adjacent to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Girton, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character. This makes some contribution to a rural landscape setting experienced when approaching the wider city along Cambridge Road from the north-west. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

The parcel is open and lies in a moderate gap between Girton and Oakington. Urbanising development reduces gaps and multiple field boundaries between the two acts as a significant separating feature. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GI8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the gap between the settlements of Girton and Oakington.

The release would increase urbanising containment and urbanising visual impacts on land to the southwest. The release would also increase urbanising visual impacts on land to the northwest and east.

Land to the north in Camboro Business Park and land to the southeast does not make a stronger contribution to any of the Green Belt purposes.

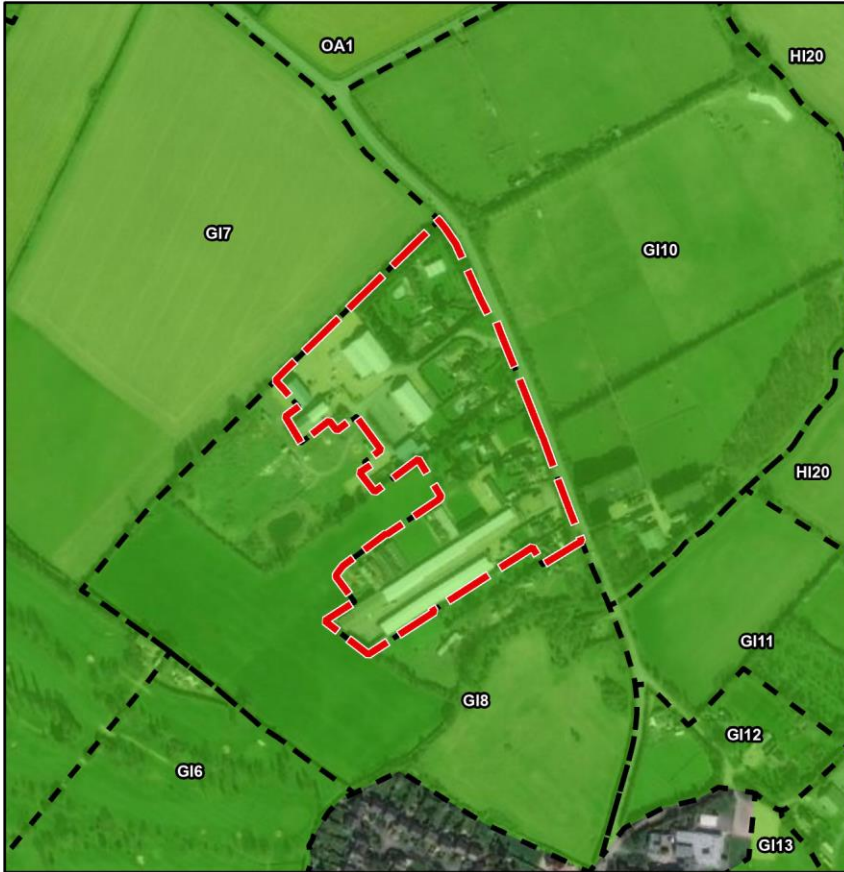
The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

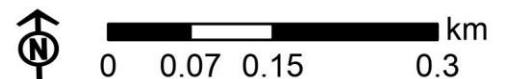
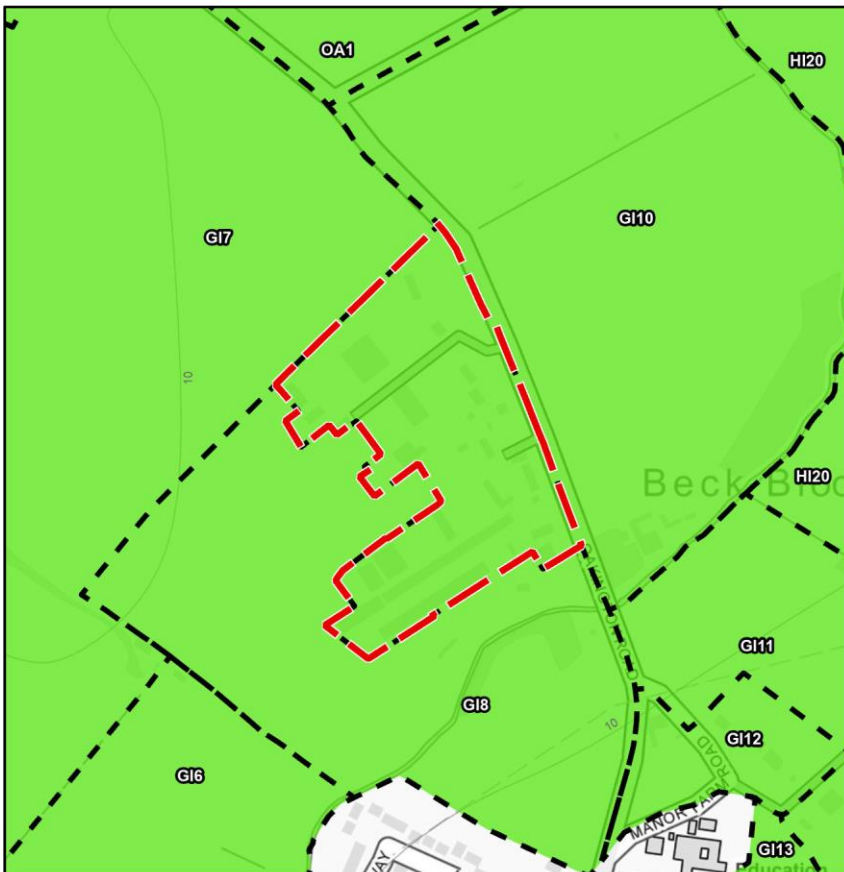
- Parcel GI8 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be high.

High

GI9



- GI9
- Neighbouring parcel
- Green Belt



GI9

Parcel location and openness

Parcel size: 5.21ha

The parcel is located to the north of Girton and is comprised of Camboro Business Park, Girton. Oakington Road lies to the east of the parcel.

Land has a significant amount of urbanising development within it associated with Camboro Business Park.

Distinction between parcel and inset area

There is significant urbanising visual influence within the parcel, given that it contains Camboro Business Park. However, the parcel is not contained by inset development and tree cover and intervening land to the south provide a moderate degree of separation from Girton. Furthermore, the parcel extends a significant distance from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Girton. Overall, there is moderate distinction between the parcel and the inset 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: Limited/No contribution

The parcel contains a significant amount of urbanising development associated with Camboro Business Park and is close to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a limited contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land as a moderate distinction from the edge of Girton, meaning it has some relationship with the inset area. However, it contains development of a scale that substantially weakens its rural character. Overall the parcel makes no contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

The parcel contains a significant amount of urbanising development associated with Camboro Business Park and lies in a moderate gap between Girton and Oakington. Urbanising development reduces gaps but multiple field boundaries act as a significant separating feature. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

GI9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

Although the parcel is relatively developed, its release and further development would have some impact on narrowing of the gap between Girton and Oakington. The release and further development of this land would increase urbanising visual impacts on land to the northwest and northeast as well as resulting in these areas forming the Green Belt adjacent to the inset edge. The release would also particularly increase urbanising containment on land to the south.

Overall harm of Green Belt release

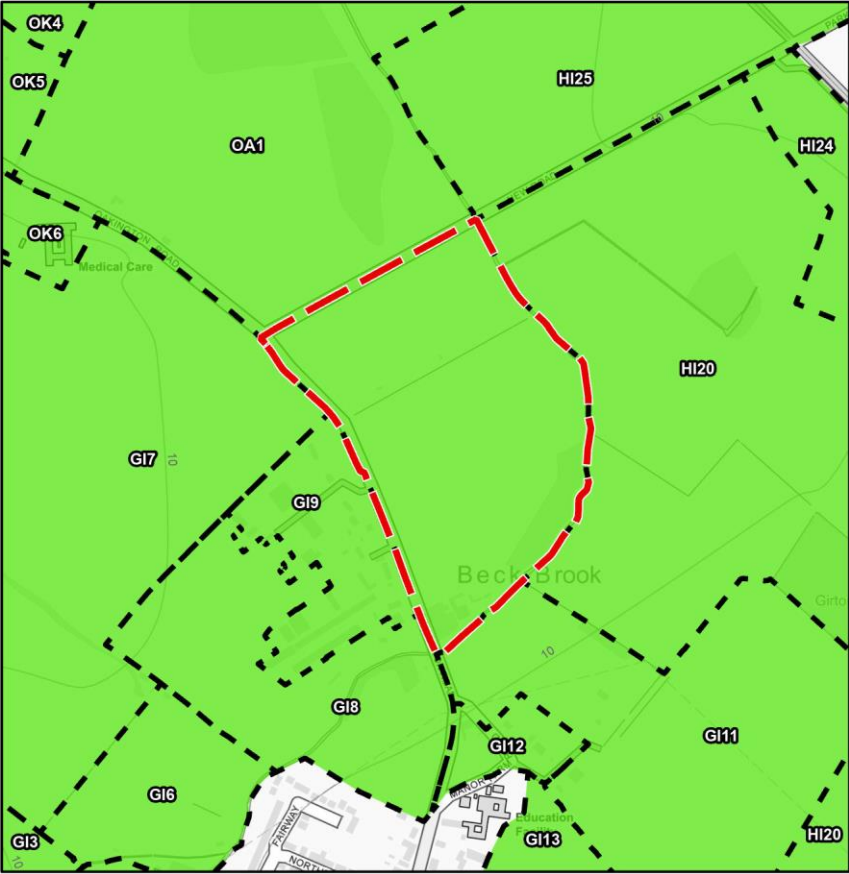
- Parcel GI9 makes a limited contribution to preserving Cambridge's compact character, maintaining and enhancing the quality of Cambridge's setting, and preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be low.

Low

GI10



- GI10
- Neighbouring parcel
- Green Belt



GI10

Parcel location and openness

Parcel size: 16.29ha

The parcel is located to the north of Girton and is comprised of agricultural land with some agricultural use buildings in the south of the parcel. Oakington Road lies to the west of the parcel.

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

Distinction between parcel and inset area

Comboro Business Park lies to the west of the parcel and therefore there is some urbanising visual influence within the parcel. However, the tree cover, intervening land to the south and Manor Farm Road combine to create a strong degree of separation between the parcel and the inset area.

Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Girton, overall there is strong distinction between the parcel and the inset 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 close to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open agricultural land that has a strong distinction from the edge of Girton, meaning it has a strong rural character. It contributes to the rural landscape setting experienced when approaching the wider city along Cambridge Road 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 significant

Land is open and lies in a moderate gap between Girton and Histon, but tree cover and Beck Brook act as significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GI10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Moderate

The release of this land would result in narrowing of the settlement gap between Girton and Histon.

The release would increase urbanising visual influence on land to the north and east, as well as weakening the boundary separation of this land from the inset area.

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

Overall harm of Green Belt release

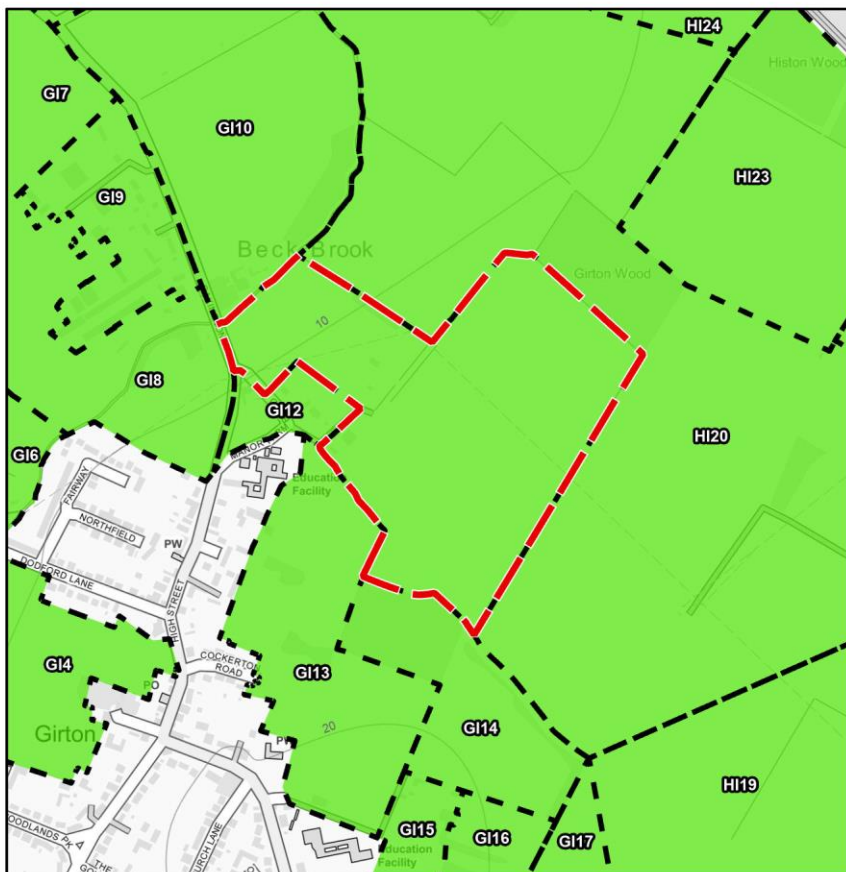
- Parcel GI10 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be very high.

Very High

GI11



- GI11
- Neighbouring parcel
- Green Belt



GI11

Parcel location and openness

Parcel size: 19.25ha

The parcel is located to the northeast of Girton and is comprised of agricultural land. There is some tree cover and agricultural use buildings to the northeast of Manor Farm Road within the parcel.

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

Distinction between parcel and inset area

The tree cover and intervening land to the southwest of the parcel provide a moderate degree of boundary separation between the parcel and the inset settlement of Girton. The parcel extends a significant distance from the inset area and as a result there is little urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development. Although the landform and land cover within the parcel do not create any additional distinction from Girton, overall there is strong distinction between the parcel and the inset 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 close to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Girton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Girton and Histon, but areas of tree cover act as significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge

GI11

Purpose 3.

GI11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

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

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

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

Overall harm of Green Belt release

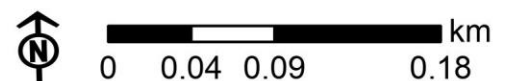
- Parcel GI11 makes a relatively significant contribution to preserving Cambridge's compact character, a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be very high.

Very High

GI12



-  GI12
-  Neighbouring parcel
-  Green Belt



GI12

Parcel location and openness

Parcel size: 1.74ha

The parcel is located to the northeast of Girton and is comprised of agricultural land in the west and residential gardens in the east associated with two residential properties. Oakington Road lies to the west of the parcel.

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

Distinction between parcel and inset area

The inset area lies in close proximity to the south and there is residential development in the east of the parcel, which increasing urbanising visual influence. However, this is balanced within open countryside to the north and east. Tree cover and Manor Farm Road to the south provide separation from the settlement of Girton, but this boundary has been breached by the residential development in the east of the parcel. The parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Girton. Overall, there is moderate distinction between the parcel and the inset 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 adjacent to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

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

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Girton, meaning it has some relationship with the inset area. However, it comprises open farmland with scattered agricultural buildings meaning it has some rural character. It makes some contribution to a rural landscape setting experienced when approaching the wider city along Cambridge Road from the north-west. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Girton and Histon, but multiple field boundaries act as a significant separating feature. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GI12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor

The release of this land would weaken the boundary separation of land to the north and east from the settlement of Girton.

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

Overall harm of Green Belt release

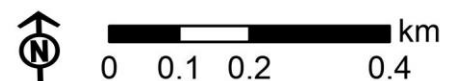
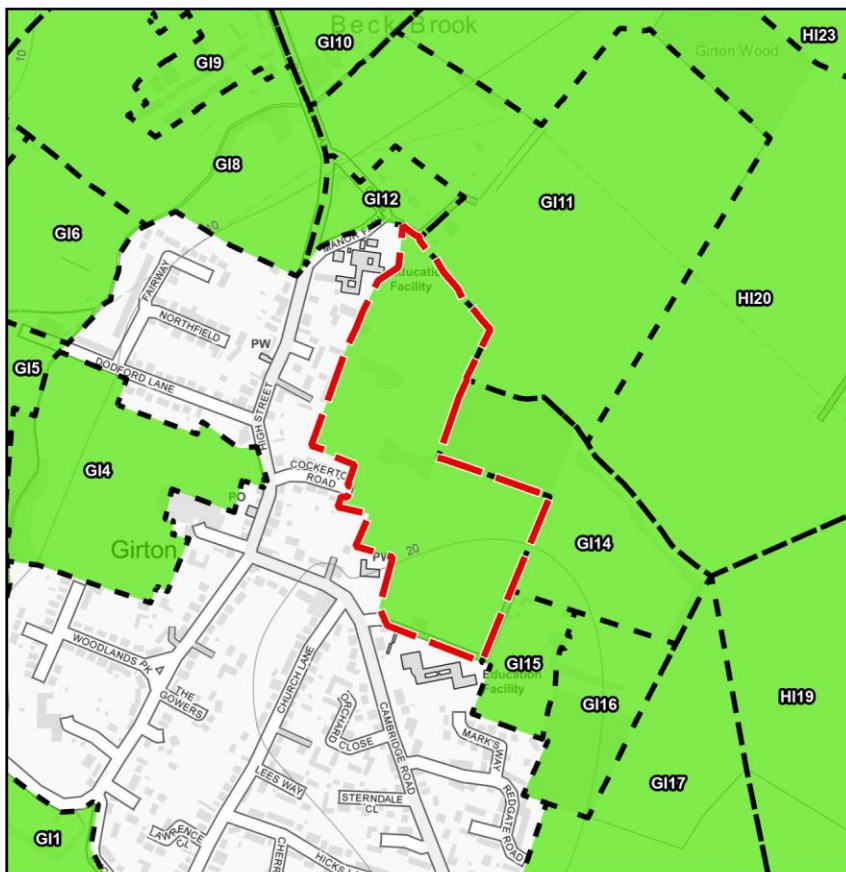
- Parcel GI12 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Girton, would be moderate-high.

Moderate High

GI13



- ▬ GI13
- Neighbouring parcel
- Green Belt



GI13

Parcel location and openness

Parcel size: 10.28ha

The parcel is located to the northeast and east of Girton. It is comprised of agricultural land and a cricket pitch and Girton Village Hall in the south. Girton High Street lies to the west of the parcel within the inset area.

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

Distinction between parcel and inset area

The garden boundaries to the west of the parcel at the inset edge provide little separation from Girton and the frontage that the parcel shares with the inset area means there is some urbanising visual influence within the parcel.

However, the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Girton. Overall, there is moderate distinction between the parcel and the inset 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 adjacent to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Girton, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character that makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Girton and Histon, but areas of tree cover act as a significant separating feature. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GI13

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor

The release of this land would increase urbanising visual impacts on agricultural land to the northeast of the parcel and the grass sports pitches to the east.

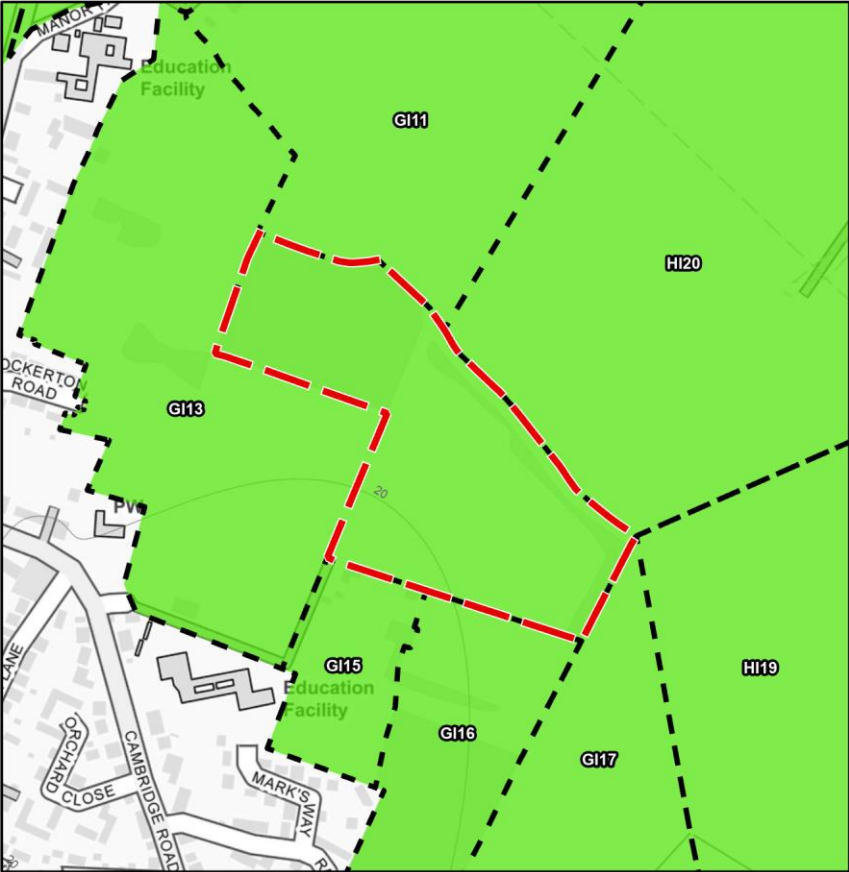
Land to the southeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel GI13 makes a moderate contribution to preserving Cambridge's compact character, a moderate contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Girton, would be moderate-high.

Moderate High

GI14



GI14

Parcel location and openness

Parcel size: 6.39ha

The parcel is located to the east of Girton and is comprised of grass sports pitches associated with Girton Council Parish Pavilion Hall. There is an area of tree cover in the northwest of the parcel.

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

Distinction between parcel and inset area

The linear areas of tree cover and intervening land to the west of the parcel provide a moderate degree of separation between the parcel and Girton and also minimise any urbanising visual influence of the settlement. The parcel extends a significant distance from the inset settlement and is not contained by inset development. Although there is tree cover in the northwest of the parcel, the landform and land cover in the southeast of the parcel do not create any additional distinction from the inset area. Overall, there is strong distinction between the parcel and the inset 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 close to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Whilst land is open and has a strong distinction from the edge of Girton, it has a use (sports pitches) that associate it with the inset area and weaken its rural character. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Girton and Histon, but with no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

GI14

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would result in narrowing of the gap between Girton and Histon and, in particular, the loss of the woodland block in the north, which currently plays a key role in strengthening the settlement gap.

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

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

Overall harm of Green Belt release

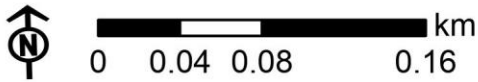
- Parcel GI14 makes a significant contribution to preventing communities in the environs of Cambridge from merging with each other, a relatively significant contribution to preserving Cambridge's compact character, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Overall, the harm resulting from the parcel's release, as an expansion of Girton, would be very high.

Very High

GI15



- GI15
- Neighbouring parcel
- Green Belt



GI15

Parcel location and openness

Parcel size: 1.88ha

The parcel is located to the east of Girton and is comprised of allotment land and two residential properties 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 garden boundaries at the inset edge to the south of the parcel provide little separation from Girton. The tree cover to the west provides a moderate degree of boundary separation, but residential development has breached this boundary into the north of the parcel. The parcel lies in close proximity to the inset edge and therefore there is some urbanising visual influence within the parcel. The parcel is subject to a degree of containment as the inset area lies to the west as well as the south. The landform and land cover within the parcel do not create any additional distinction from Girton. Overall, there is weak distinction between the parcel and the inset 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 and is adjacent to Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has weak distinction from 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: Limited/No contribution

Land as a weak distinction from the edge of Girton, meaning it has a strong relationship with the inset area. It also has a use (sports pitches) that associates it with the inset area and weakens its rural character. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a moderate gap between Girton and Histon, but tree cover to the east of the parcel acts as a significant separating feature. The parcel has weak distinction from the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited to Cambridge Purpose 3.

GI15

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would increase urbanising visual impacts on the grass sports pitches to the north, as well as weakening the boundary separation of this area from the settlement of Girton. The release would also increase urbanising containment on land to the northwest.

Dense tree cover to the east would prevent impacts in this direction in the event of a release.

Overall harm of Green Belt release

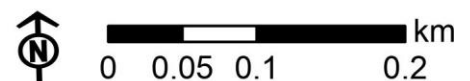
- Parcel GI15 makes a relatively limited contribution to preserving Cambridge's compact character, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be moderate-high.

Moderate High

GI16



-  GI16
-  Neighbouring parcel
-  Green Belt



GI16

Parcel location and openness

Parcel size: 3.34ha

The parcel is located to the east of Girton and is comprised of tree cover in the south and grassland in the north. Cambridge Road lies to the west of the parcel in the inset area.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge of Girton, but the tree cover within the parcel provides a strong degree of boundary separation from the inset area as well as minimizing any urbanising visual influence. The parcel is not contained by inset development and the wooded land cover is very prominent, creating additional distinction from Girton. Overall, there is strong distinction between the parcel and the inset 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 Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it comprises a wooded area that has a strong distinction from the edge of Girton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

GI16

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor

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

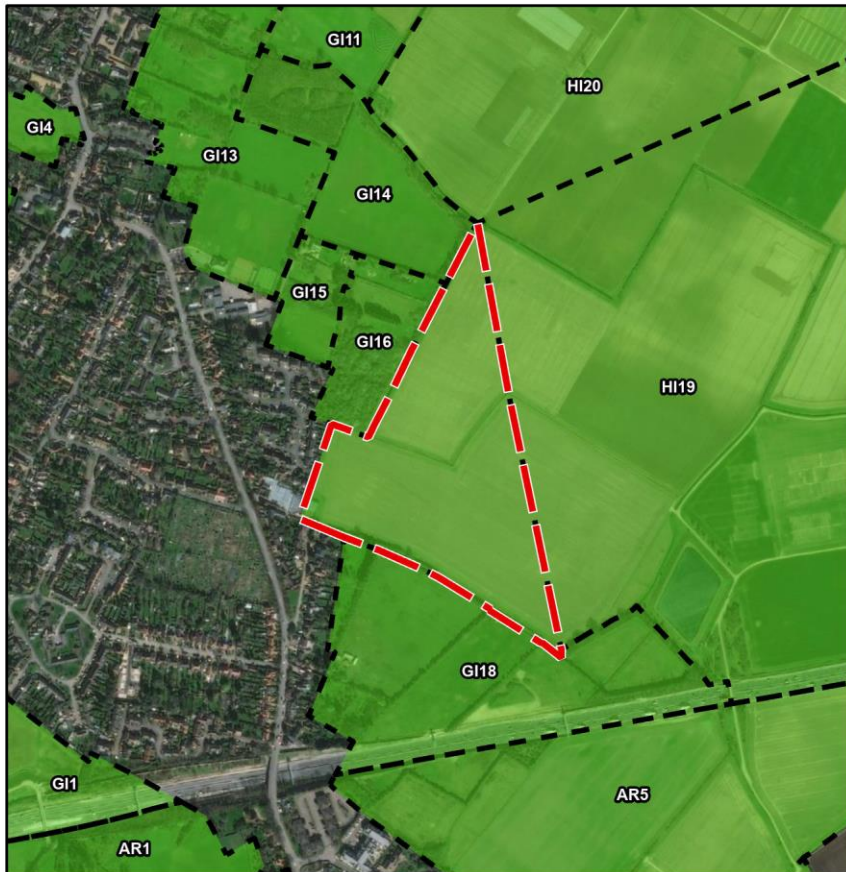
The adjoining land to the north and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

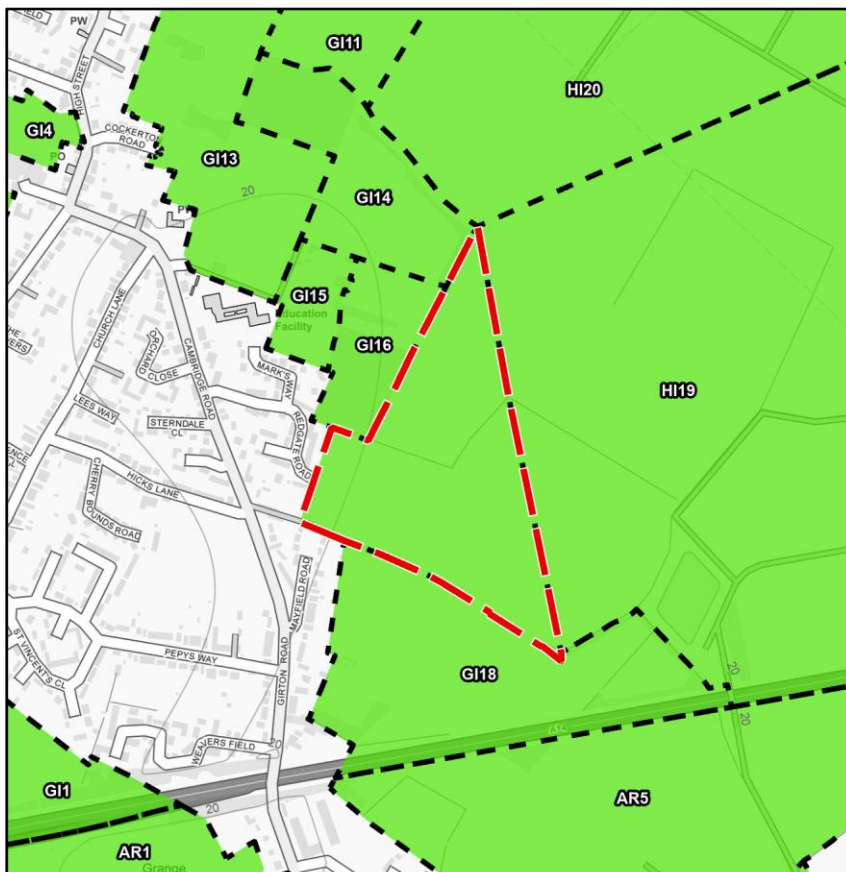
- Parcel GI16 makes a relatively significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Girton, would be high.

High

GI17



- GI17
- Neighbouring parcel
- Green Belt



GI17

Parcel location and openness

Parcel size: 12.42ha

The parcel is located to the east of Girton and is comprised of agricultural land. Cambridge Road lies to the west of the parcel within the inset area.

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

Distinction between parcel and inset area

The garden boundaries to the west at the inset edge provide little boundary separation from Girton. However, the parcel extends a significant distance from the settlement and therefore there is little urbanising visual influence within the parcel. The parcel is not contained by inset development and the sloping landform down from the settlement within the parcel provides some additional distinction from Girton. Overall, there is strong distinction between the parcel and the inset 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 Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Girton. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Girton and Histon, but with no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

GI17

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

The release of this land would result in narrowing of the settlement gap between Girton and Histon. Although release of part of the parcel may have less impact on the settlement gap, the absence of any existing boundary features within the parcel means that this would weaken the distinction between the inset settlement and the remainder of the parcel. The release of this land would also increase urbanising visual impacts on land to the east, as well as resulting in this land forming the Green Belt adjacent to the inset edge.

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

Overall harm of Green Belt release

- Parcel GI17 makes a relatively significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively 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 Girton, would be very high.

Very High

GI18



-  GI18
-  Neighbouring parcel
-  Green Belt



GI18

Parcel location and openness

Parcel size: 13.31ha

The parcel lies to the southeast of Girton and is comprised of agricultural land, with some agricultural use buildings in the west of the parcel. The A14 lies to the south of the parcel.

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

Distinction between parcel and inset area

The mature hedgerow to the west of the parcel provides a moderate degree of boundary separation from Girton and also minimises urbanising visual influence within the parcel. The parcel is not contained by inset development and the sloping landform down from the settlement is relatively prominent, providing some distinction from the inset area. Overall, there is strong distinction between the parcel and the inset 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 Girton, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Girton, meaning it has some relationship with the inset area. However, it comprises open farmland meaning it has some rural character that makes some contribution to the quality of Cambridge's setting. Land contains no features/aspects that contribute specifically to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between Girton and Histon, but with no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

GI18

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Girton:

Rating: Minor-moderate

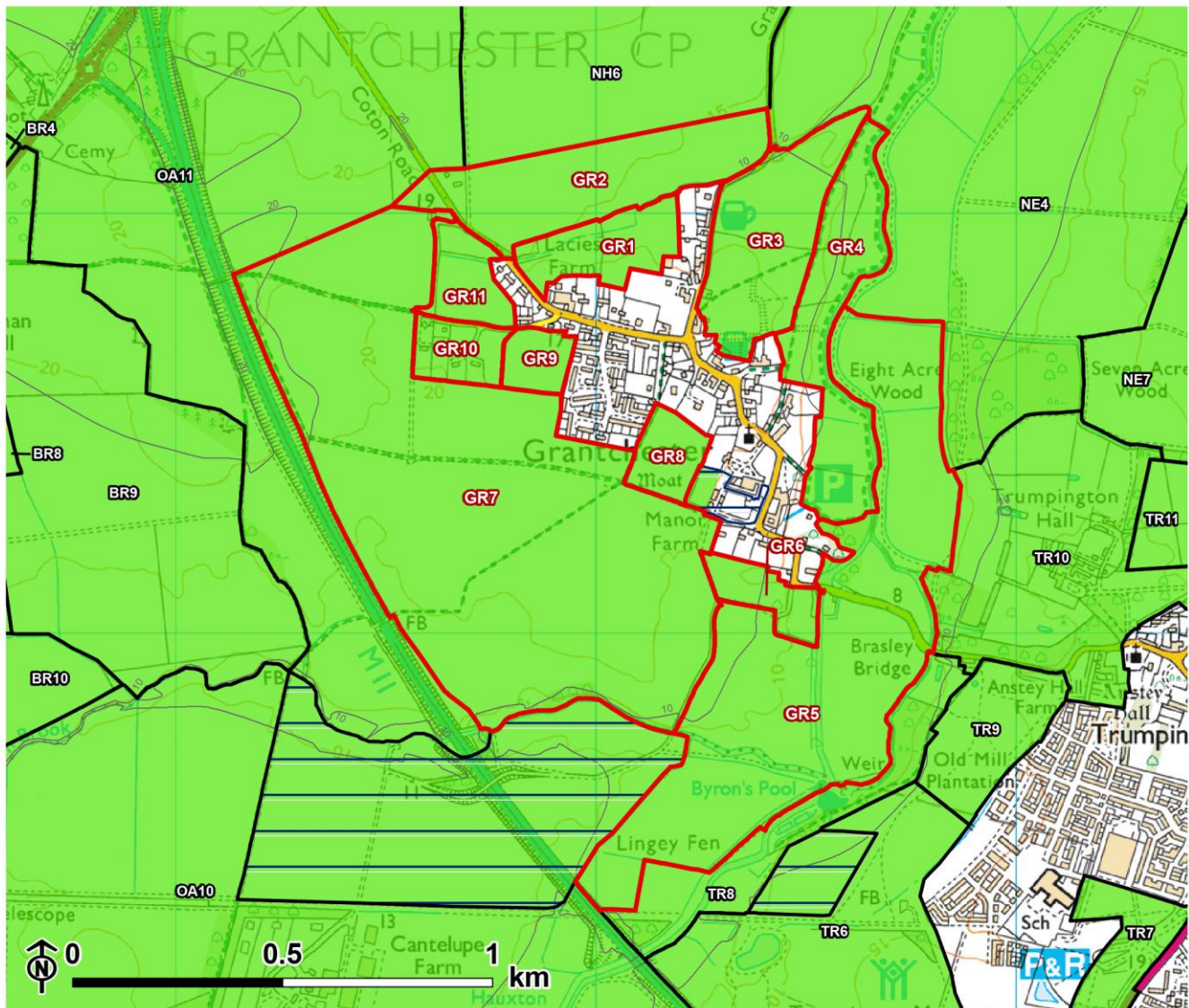
The treeline to the east and north east of the parcel would prevent urbanising visual impacts on land beyond this in the event of the release of this land. However, the release would increase urbanising containment on land to the north and would also result in narrowing of the settlement gap between Girton and Histon. The A14 to the south provides strong boundary separation and would prevent impacts on land to the south in the event of a release.

Overall harm of Green Belt release

- Parcel GI18 makes a relatively significant contribution to preserving Cambridge's compact character, a significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Girton, would be very high.

Very High

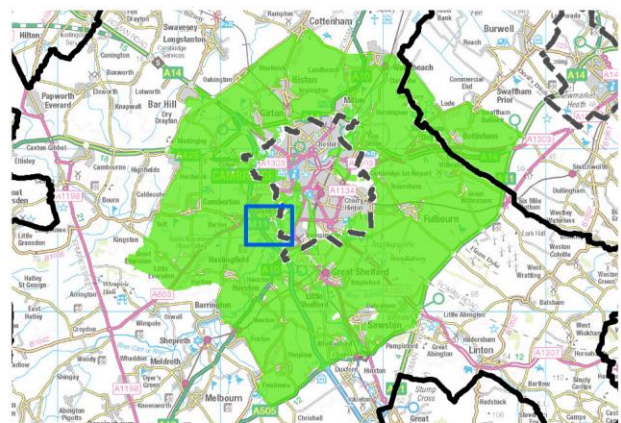
Grantchester



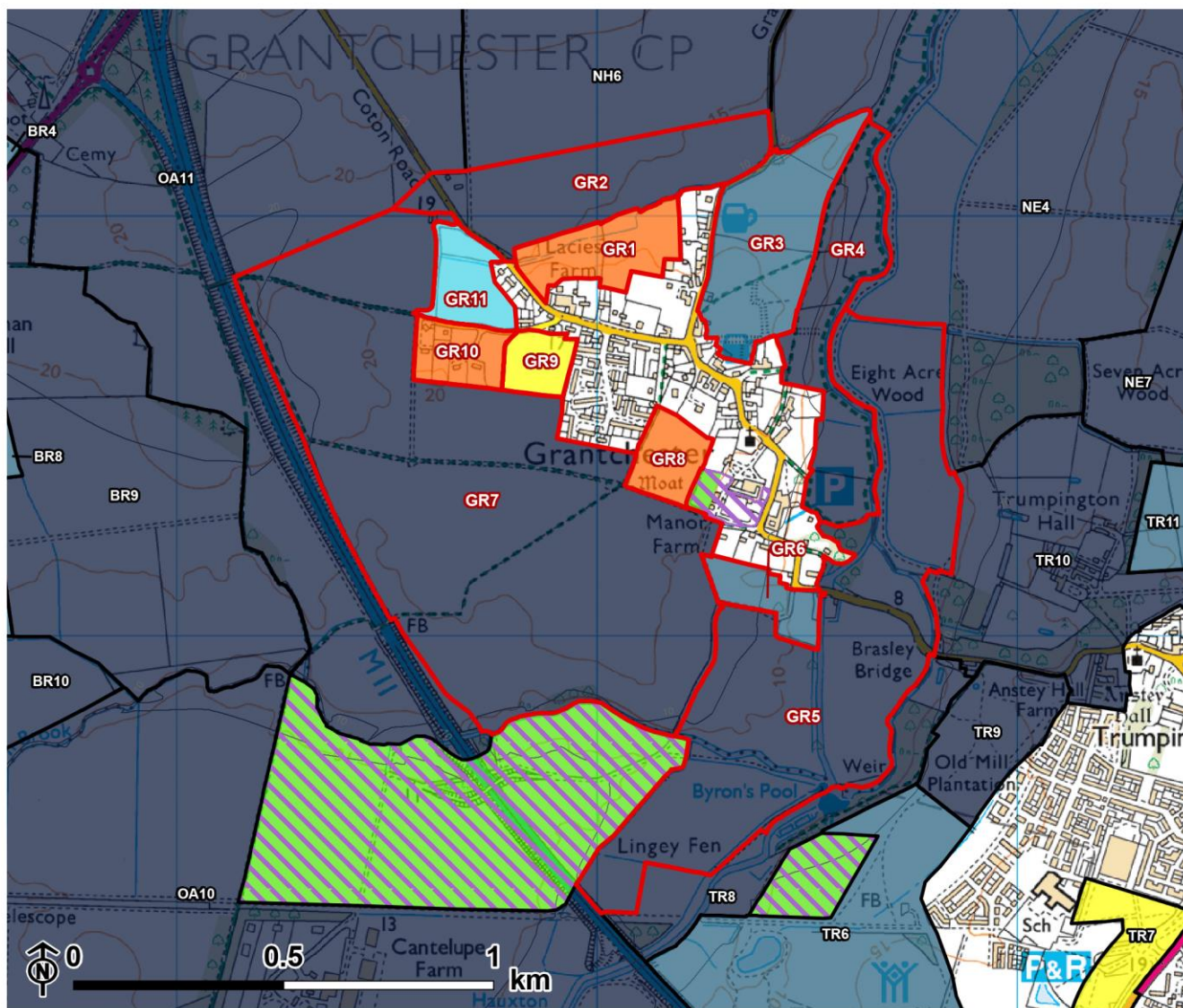
- - - Local Authority
- Grantchester parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

- Scheduled monument



Grantchester



--- Local Authority

▭ Grantchester parcel

▭ Neighbouring parcel

▭ Green Belt

▨ Absolute constraint(s)

Harm rating

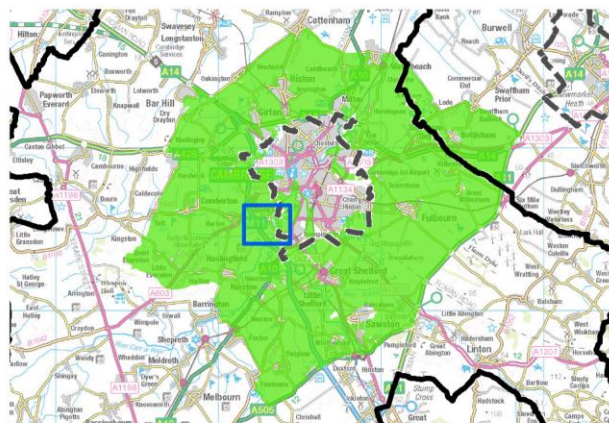
▭ Very high

▭ High

▭ Moderate high

▭ Moderate

▭ Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

Impact on contribution of adjacent Green Belt

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

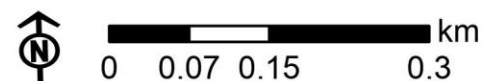
Overall harm of Green Belt release

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

GR1



-  GR1
-  Neighbouring parcel
-  Green Belt



GR1

Parcel location and openness

Parcel size: 5.33ha

The parcel is located to the north of Grantchester and is comprised of several agricultural fields. Coton Road lies to the west of the parcel.

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

Distinction between parcel and inset area

The inset area contains the parcel from the south and east and therefore views are balanced between inset development and open countryside to the north. The parcel lies in close proximity to the inset settlement of Grantchester. Whilst the tree line to the south provides some boundary separation, the garden boundaries to the east provide little separation from the inset area. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the urban area.

GR1

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Grantchester, meaning it has a strong relationship with the inset area. However it comprises open agricultural land and therefore has some rural character. The parcel directly fronts on to Grantchester Conservation Area, for which it makes some contribution to the character and special qualities. It allows some appreciation of the rural character and setting of Grantchester in proximity to some of the more intact and historic parts of the village along Coton Road, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a moderate gap between Cambridge (Newnham) and Grantchester, but multiple field boundaries act as a significant separating feature. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

GR1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor

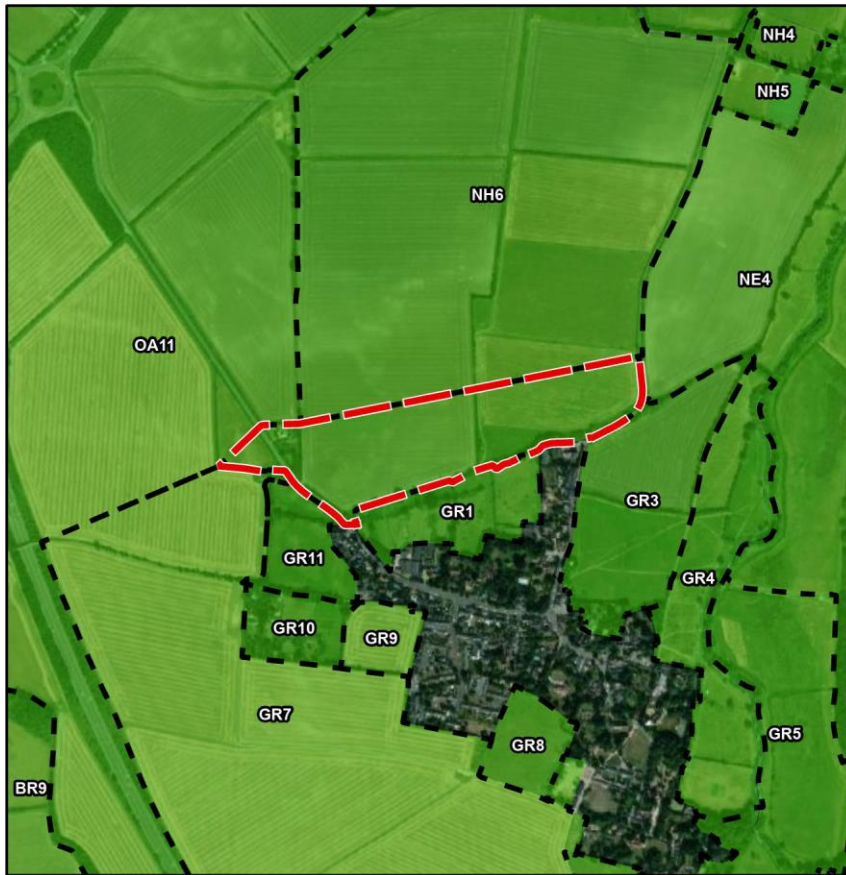
Release of this land would increase the visual urbanising impact on the agricultural land to the north.

Overall harm of Green Belt release

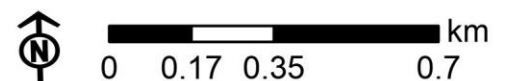
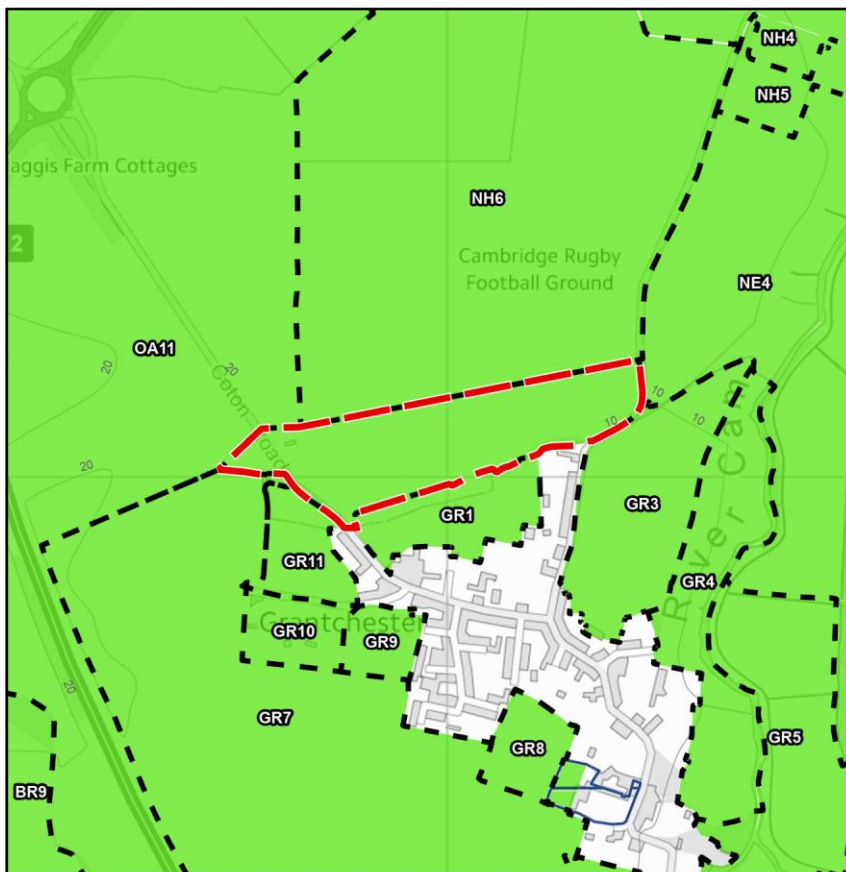
- Parcel GR1 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate.

Moderate

GR2



- ▬ GR2
- ▬ Neighbouring parcel
- Green Belt
- Scheduled monument



GR2

Parcel location and openness

Parcel size: 13.89ha

The parcel is located to the north of Grantchester and is comprised of agricultural land with a residential property in the west of the parcel. Coton Road is adjacent to the west of the parcel and Grantchester Road is adjacent 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

There are no boundary features beyond the field boundary of the adjacent parcel to the south on the north side of Grantchester, which means that there is a gradual weakening of the influence of the inset settlement with distance. The field boundary and intervening land to the south, as well as Coton Road to the southwest, provide a moderate degree of separation from the inset area. The parcel is not contained by inset development and views are dominated by open countryside given the distance of the parcel from the inset area and the relatively undeveloped, rural nature of the inset edge to the south. Although the landform and land cover within the parcel do not create any additional distinction from the inset area, overall there is strong distinction between the parcel and the inset area.

GR2

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Relatively significant

The parcel comprises open agricultural land that has a strong distinction from the edge of Grantchester, meaning it has a strong rural character. This is experienced on approach to Cambridge along Grantchester Road from the southwest, creating positive perceptions of the city on arrival. Some glimpsed views towards the historic core of Cambridge are also available across the Cam valley from Grantchester Road, with certain landmark towers/spires within the historic core (including the spire of The Church of Our Lady and the English Martyrs) visible at distance. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Grantchester and Cambridge (Newnham), but with no 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.

GR2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Moderate

Intervening hedgerows create at least moderate boundary separation between Grantchester and land to the north of the parcel. Release of land within the parcel would weaken this boundary separation and increase urbanising visual influence of land to the north and east. In addition, release of this land would reduce the moderate gap between Grantchester and Cambridge (Newnham).

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

Overall harm of Green Belt release

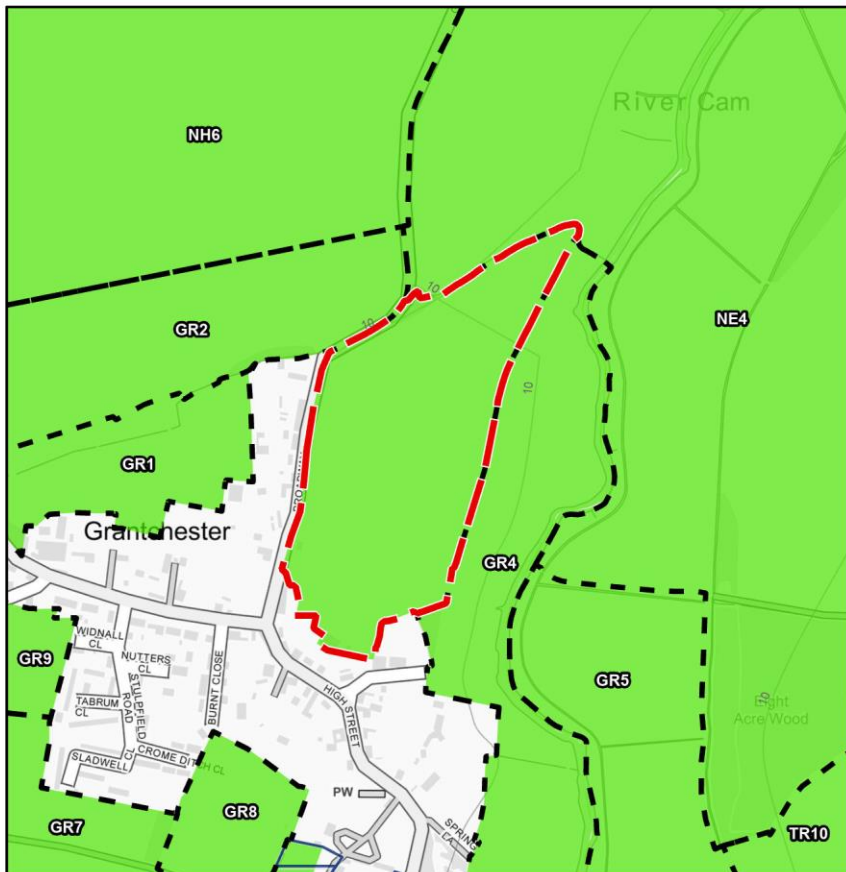
- Parcel GR2 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

GR3



- ▬ GR3
- Neighbouring parcel
- Green Belt
- Scheduled monument



GR3

Parcel location and openness

Parcel size: 11.83ha

The parcel is located to the north of Grantchester and is comprised of agricultural land. Grantchester Road lies to the north of the parcel. There is one residential property in the southernmost region of the parcel.

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

Distinction between parcel and inset area

Whilst the tree cover to the south offers a moderate degree of boundary separation, the road to the west offers little separation from the inset settlement of Grantchester. Inset development contains to the south and west of the parcel and therefore views are balanced between inset development and open countryside to the north and east. The landform and land cover within the parcel do not create any additional distinction from the inset area of Grantchester. Overall, there is moderate distinction between the parcel and the inset area.

GR3

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Relatively significant

Land forms part of the shallow valley of the River Cam, a key topographical feature in the setting of Cambridge. Some glimpsed views towards the historic core of the city are also available along the Cam valley, with certain landmark towers/spires within the historic core (in particular the University Library and the spire of The Church of Our Lady and the English Martyrs) visible at distance. The parcel also lies directly adjacent to Grantchester Conservation Area, for which it contributes to the character and special qualities. This also allows an appreciation of the rural character and setting of Grantchester in proximity to some of the more intact and historic parts of the village along Broadway, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Grantchester and Cambridge (Newnham), but multiple field boundaries act as significant separating features. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GR3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor-moderate

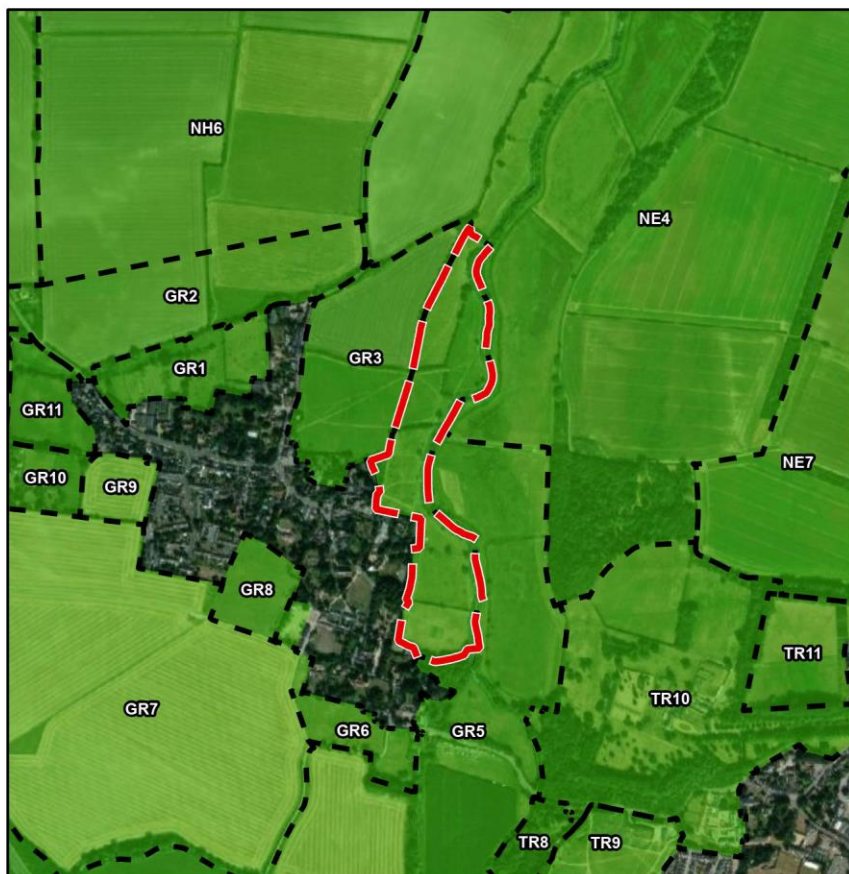
Release of this land would increase the visual urbanising impact on the river corridor to the east.

Overall harm of Green Belt release

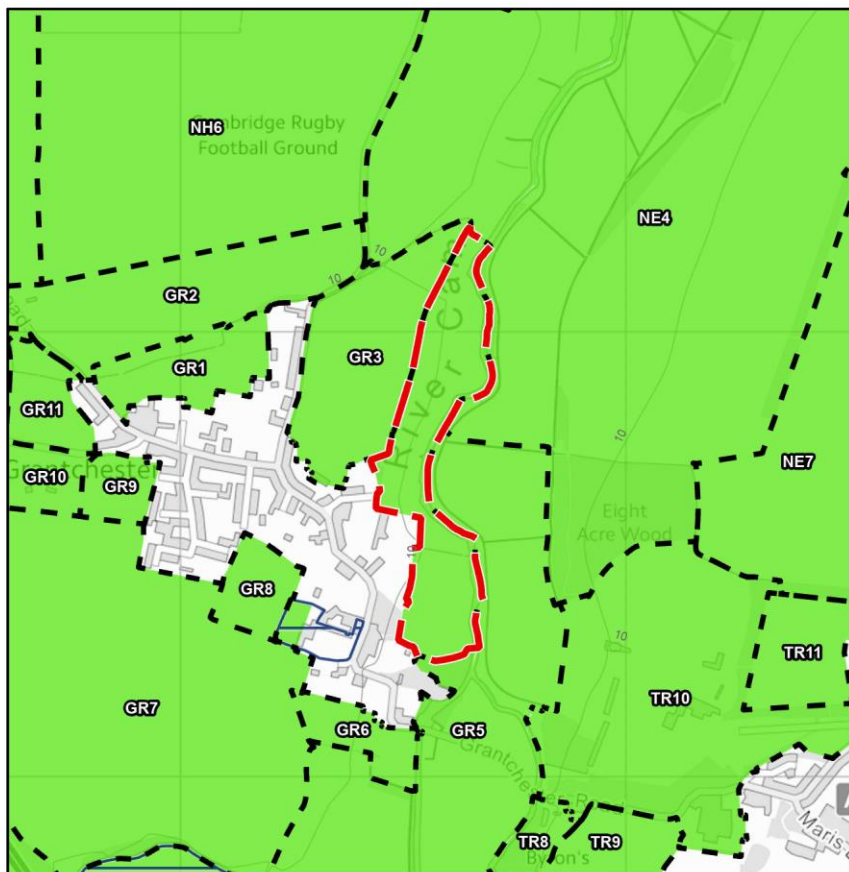
- Parcel GR3 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

GR4



- GR4
- Neighbouring parcel
- Green Belt
- Scheduled monument



GR4

Parcel location and openness

Parcel size: 12.21ha

The parcel lies to the northeast and east of Grantchester and is comprised of Grantchester Meadows adjacent to the River Cam.

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

Distinction between parcel and inset area

The parcel is not contained by inset development and the tree line to the southwest provides a moderate degree of boundary separation from the inset area of Grantchester and also prevents views of the urban area. The riverside floodplain landform within the parcel provides some additional distinction from the inset area. Overall, there is strong distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Significant

Land forms part of shallow valley of the River Cam, a key topographical feature in the setting of Cambridge. It also forms part of the River Cam green corridor, albeit at distance from the historic core of the city. The parcel comprises open agricultural land that contributes to the rural character experienced on approach to Cambridge from the south-west along the River Cam (including to people using the river and the adjacent footpaths), creating positive perceptions of the city on arrival. Some glimpsed views towards the historic core of the city are also available along the Cam valley, with certain landmark towers/spires within the historic core (in particular the University Library) visible at distance. The parcel also lies directly adjacent to Grantchester Conservation Area, for which it contributes to the character and special qualities. This also allows an appreciation of the rural character and setting of Grantchester in proximity to some of the more intact and historic parts of the village along High Street and Mill Way, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a narrow gap between Grantchester and Cambridge (Trumpington). 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

GR4

parcel makes a relatively significant contribution to Cambridge Purpose 3.

GR4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor-moderate

Release of this land would introduce additional development adjacent to the River Cam corridor which would slightly diminish the role that land to the north and east plays in regard to Cambridge Purpose 2. In addition, release of this parcel would increase the visual urbanising impact on the agricultural land beyond the river to the east.

Due to the presence of woodland on the southern border of the parcel, its release would not impact the contribution of land to the south to the Green Belt purposes. Its release would also not impact the contribution of land to the north, with which it shares a very short frontage.

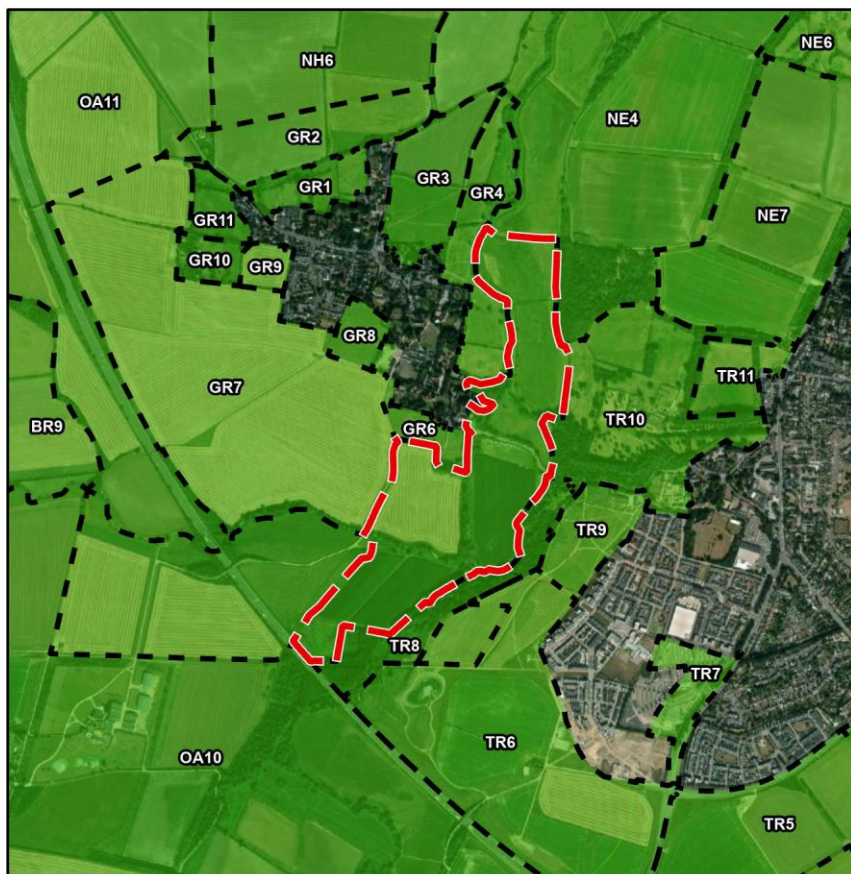
Land to the west of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

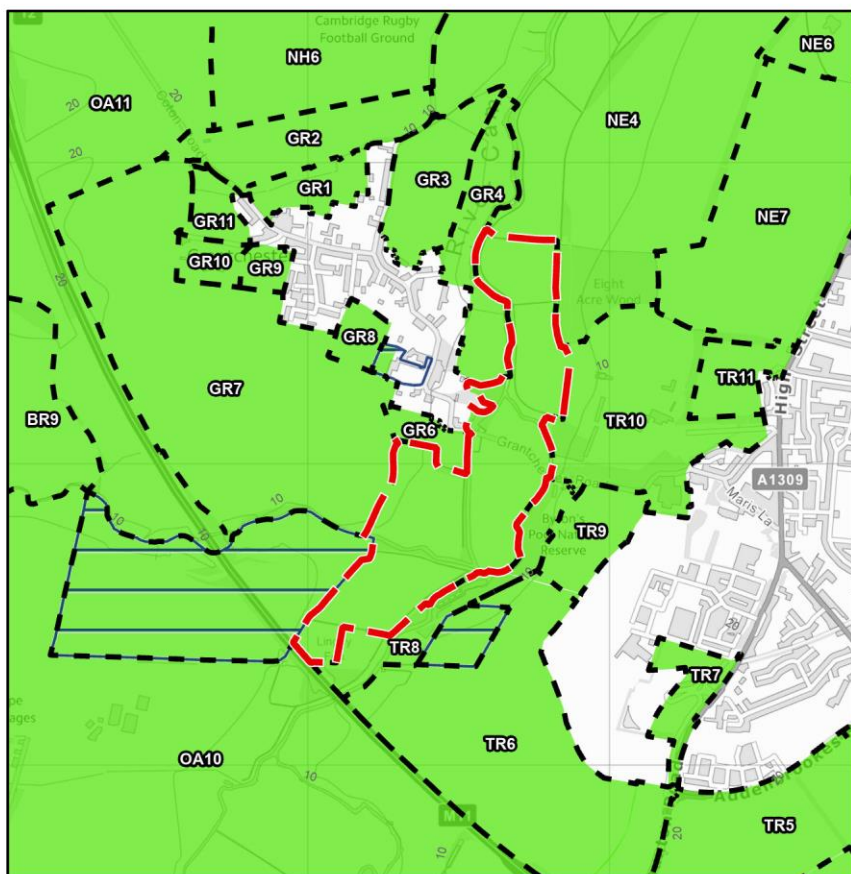
- Parcel GR4 makes a significant contribution to maintaining and enhancing the quality of Cambridge's setting and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

GR5



- ▬ GR5
- - - Neighbouring parcel
- Green Belt
- ▬ Scheduled monument



GR5

Parcel location and openness

Parcel size: 44.8ha

The parcel is located to the east and southeast of Grantchester and is comprised of agricultural land adjacent to the River Cam.

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

Distinction between parcel and inset area

The River Cam provides a strong degree of separation between the north of the parcel and Grantchester, whilst tree cover provides strong separation between the south of the parcel and the inset area. The parcel extends a significant distance from the inset area and a woodland belt to the east prevents views of Cambridge's urban area and tree cover on the western edge of Grantchester prevents views of the settlement. The parcel is not contained by inset development. Whilst the landform and land cover do not not create any additional distinction from the inset area, overall there is strong distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Significant

The parcel forms part of shallow valley of the River Cam, a key topographical feature in the setting of Cambridge. It also forms part of the River Cam green corridor, albeit at distance from the historic core of the city. Land predominantly comprises open farmland/meadows that contribute to the rural character experienced on approach to Cambridge from the south-west along the River Cam (including to people using the river and the adjacent footpaths), creating positive perceptions of the city on arrival. It also forms part of the immediate setting of a Scheduled Monument to the west (Settlement complex NE of Haslingfield). Some glimpsed views towards the historic core of Cambridge are also available in places from the north of the parcel, with certain landmark towers/spires within the historic core (including the University Library) visible at distance. Land also directly fronts on to Grantchester Conservation Area, for which it contributes to the character and special qualities. It allows an appreciation of the rural character and setting of Grantchester in proximity to some of the more intact and historic parts of the village along Mill Way and Grantchester Road, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a gap which is narrow but which maintains clear separation between Grantchester and Cambridge (Trumpington), with

GR5

the River Cam and a woodland belt acting as significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

GR5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Moderate

Release of land within the parcel would significantly narrow the already narrow gap between Grantchester and Cambridge (Trumpington), but the significant separating features of the River Cam and a woodland belt would remain. In addition, release of land would increase the urbanising containment of land to the southeast, and would increase the urbanising visual impact on land to the north and east.

Due to the presence of the motorway providing a strong boundary to the south of the parcel, its release would not impact the contribution of land to the south to the Green Belt purposes.

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

Overall harm of Green Belt release

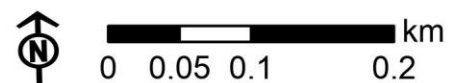
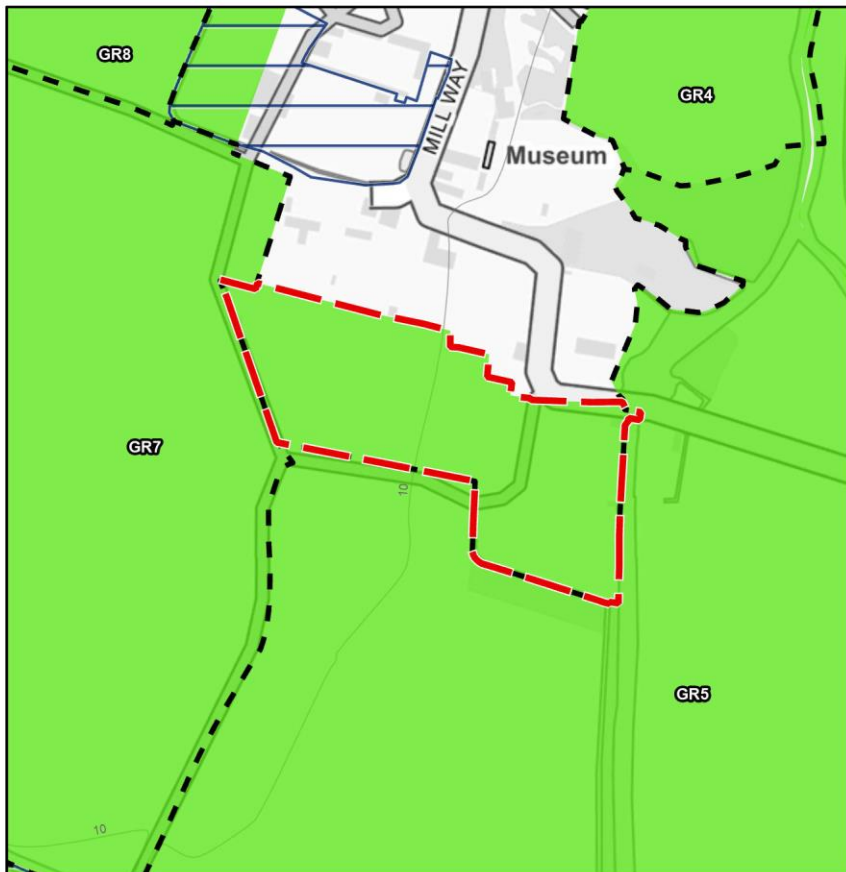
- Parcel GR5 makes a significant contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

GR6



-  GR6
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



GR6

Parcel location and openness

Parcel size: 3.02ha

The parcel is located to the southeast of Grantchester and is comprised of agricultural land. Grantchester Road and the River Cam lie to the east of the parcel.

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

Distinction between parcel and inset area

The parcel is not contained by inset development and views from the parcel are dominated by open countryside give the lack of development in the inset area to the north as well as tree cover. However, the parcel lies in close proximity to the inset settlement of Grantchester. Whilst the tree cover to the northwest provides some separation between the west of the parcel and the inset area, Grantchester Road provides little separation between the east of the parcel and the inset area. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Moderate

The parcel comprises open agricultural land that has a moderate distinction from the edge of Grantchester, meaning it has some rural character. It directly fronts on to Grantchester Conservation Area, for which it contributes to the character and special qualities. It allows an appreciation of the rural character and setting of the more intact and historic parts of the village along Mill Way and Grantchester Road, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

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

GR6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor-moderate

Release of land within the parcel would introduce additional development adjacent to the River Cam corridor which would slightly diminish the role that land to the southeast and east plays in regard to Cambridge

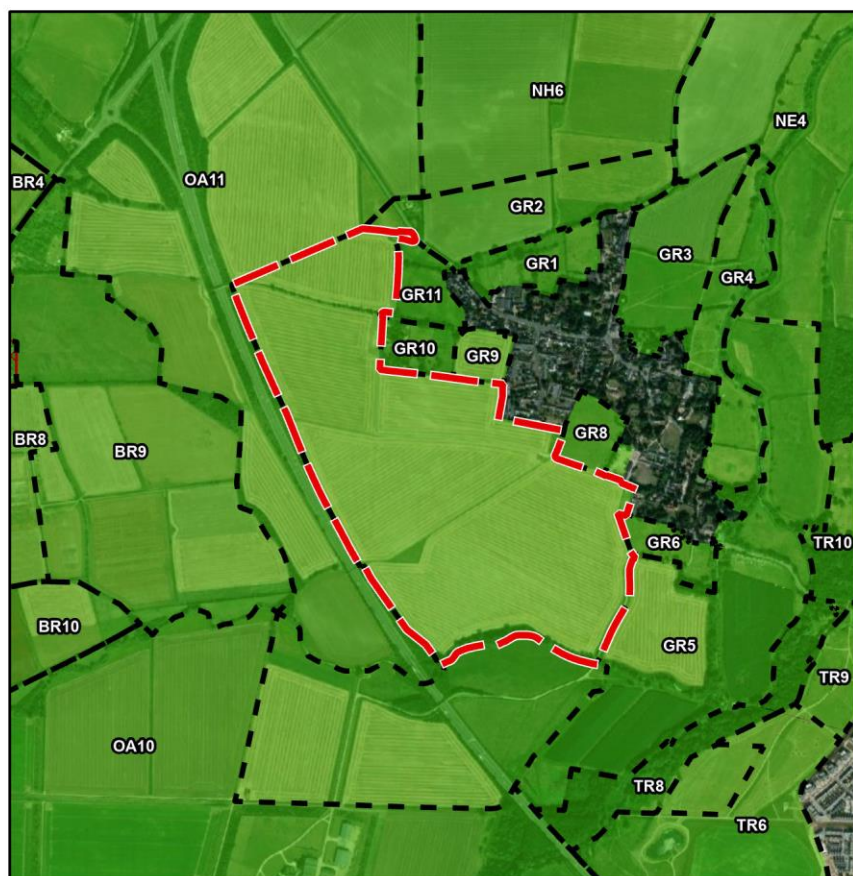
Purpose 2. The release would also increase the urbanising visual impact on the adjacent agricultural land to the south, east and west.

Overall harm of Green Belt release

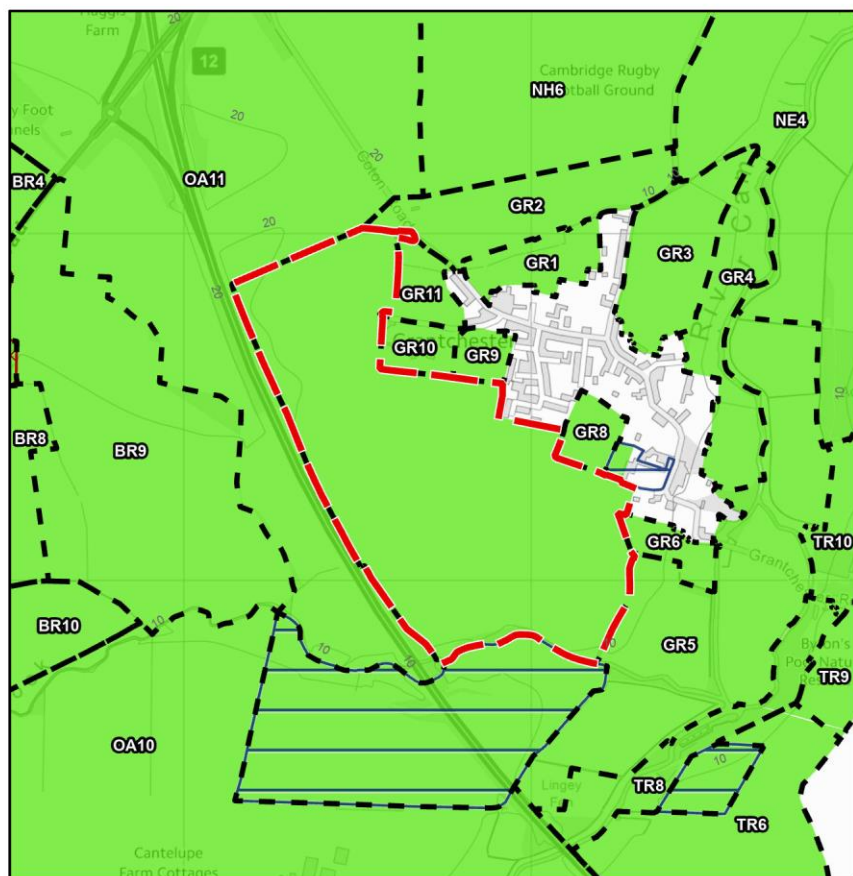
- Parcel GR6 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be high.

High

GR7



- GR7
- Neighbouring parcel
- No openness
- Green Belt
- Scheduled monument



GR7

Parcel location and openness

Parcel size: 72.86ha

The parcel is located to the southwest and west of Grantchester and comprises a large area of agricultural land. The M11 contains the west of the parcel. A Scheduled Monument (Settlement complex NE of Haslingfield lies to the south of the parcel.

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

Distinction between parcel and inset area

The garden boundaries at the inset edge of Grantchester to the northwest of the parcel provide little separation from the inset area. However, the parcel extends a significant distance from the inset settlement and is not contained by inset development. Views from the parcel are therefore dominated by open countryside to the west and south. Although the landform and land cover within the parcel do not create any additional distinction from the inset area, overall there is strong distinction between the parcel and the inset area.

GR7

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Grantchester, meaning it has a strong rural character. Whilst it abuts the edge of Grantchester to the north-east, it is separated from the more intact and historic parts of the village by later 20th century development. Land forms part of the immediate Scheduled Monuments to the northeast (Moated Site at Manor Farm) and south (Settlement Complex NE of Haslingfield). 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 separate identity and rural setting of Green Belt villages and 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: Relatively significant

The parcel is open and lies in a moderate gap between Grantchester and Barton. Urbanising development reduces gaps but the M11 acts as 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 relatively significant contribution to Cambridge Purpose 3.

GR7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor-moderate

Release of land within the parcel would reduce the moderate gap between Grantchester and Barton, however the M11 motorway would remain as a significant separating feature. In addition, intervening hedgerows create at least moderate boundary separation between Grantchester and land to the north of the parcel. Release of the parcel would weaken this boundary separation, and would also increase the visual urbanising impact on adjacent land to the north and east.

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

Overall harm of Green Belt release

- Parcel GR7 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be very high.

Very High

GR8



-  GR8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



GR8

Parcel location and openness

Parcel size: 2.99ha

The parcel is located to the south of Grantchester and is comprised of a paddock. A Scheduled Monument (Moated site at Manor Farm) lies to the east of the parcel.

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

Distinction between parcel and inset area

The parcel lies in close proximity to the inset edge of Grantchester and is subject to a degree of containment by the settlement. Development within the inset area is rural and sparse and therefore views from the parcel are not dominated by inset development and are balanced with open countryside to the south. The garden boundaries at the inset edge provide little separation from the inset area. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Grantchester, meaning it has a strong relationship with the inset area. However it comprises open agricultural land and therefore has some rural character. The parcel directly fronts on to Grantchester Conservation Area, for which it contributes to the character and special qualities, and forms the immediate setting of the adjacent moated site at Manor Farm (Scheduled Monument). Land therefore allows some appreciation of the rural character and setting of Grantchester in proximity to some of the more intact and historic parts of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and lies in a wide gap between Grantchester and Haslingfield, with the M11 and multiple field boundaries acting as significant separating features. The parcel has weak distinction from the inset area, which decreases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

GR8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor-moderate

Release of this land would increase the visual urbanising impact on the agricultural land to the south and west.

Overall harm of Green Belt release

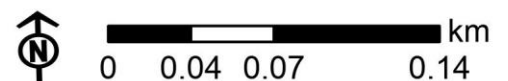
- Parcel GR8 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate.

Moderate

GR9



-  GR9
-  Neighbouring parcel
-  Green Belt



GR9

Parcel location and openness

Parcel size: 2.29ha

The parcel is located to the west of Grantchester and is comprised of an agricultural field. Coton Road lies to the north of the parcel within the inset area.

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

Distinction between parcel and inset area

The parcel is in close proximity to the inset area of Grantchester and the garden boundaries provide little separation from the inset residential development to the north and east, which contains the parcel. The containment from the inset area means that views are balanced between inset development and open countryside to the southwest. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the inset area.

GR9

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Grantchester, meaning it has a strong relationship with the inset area. However it comprises open agricultural land and therefore has some rural character. Whilst it abuts the edge of Grantchester to the north and east, it is separated from the more intact and historic parts of the village by later 20th century development. Land is partially visible in key elevated distant views towards Cambridge from the south-west (including from Chapel Hill, Haslingfield), allowing some appreciation of the separate identity and rural setting of Green Belt villages and the wider rural setting of the city. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a moderate gap between Grantchester and Barton. Urbanising development reduces gaps but the M11 acts as a significant separating feature. There is weak distinction between the parcel and the inset area which decreases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

GR9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Negligible

The release of land within this parcel would not impact the contribution of land to the south, with which it shares a short frontage.

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

Overall harm of Green Belt release

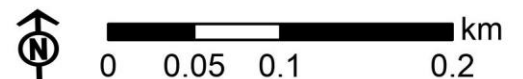
- Parcel GR9 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be low.

Low

GR10



-  GR10
-  Neighbouring parcel
-  Green Belt



GR10

Parcel location and openness

Parcel size: 3.15ha

The parcel is located to the west of Grantchester and is comprised of paddocks in the east and residential properties in the west.

The dwellings in the western part of the parcel are fairly low density, so the parcel is considered to be relatively open.

Distinction between parcel and inset area

Whilst the tree cover to the northeast and east does provide a moderate degree of separation from the inset area, this boundary feature has been breached by residential development within the parcel. The parcel is not contained by inset development, and there are views of open countryside to the northwest, west and southwest. However, the properties within the parcel means that views are balanced with residential development. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Relatively limited

The parcel has a moderate distinction from the edge of Grantchester, meaning it has some relationship with the inset area. Whilst the majority of the parcel comprises open farmland, there is some development to the west that weakens its rural character. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is relatively open and lies in a moderate gap between Grantchester and Barton. Urbanising development reduces gaps but the M11 acts as a significant separating feature. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

GR10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor

The release of land within the parcel would increase the urbanising containment and visual impact on land to the north.

The release would not impact the contribution of land to the south or west, with which it shares short frontages

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

Overall harm of Green Belt release

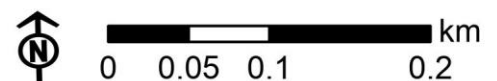
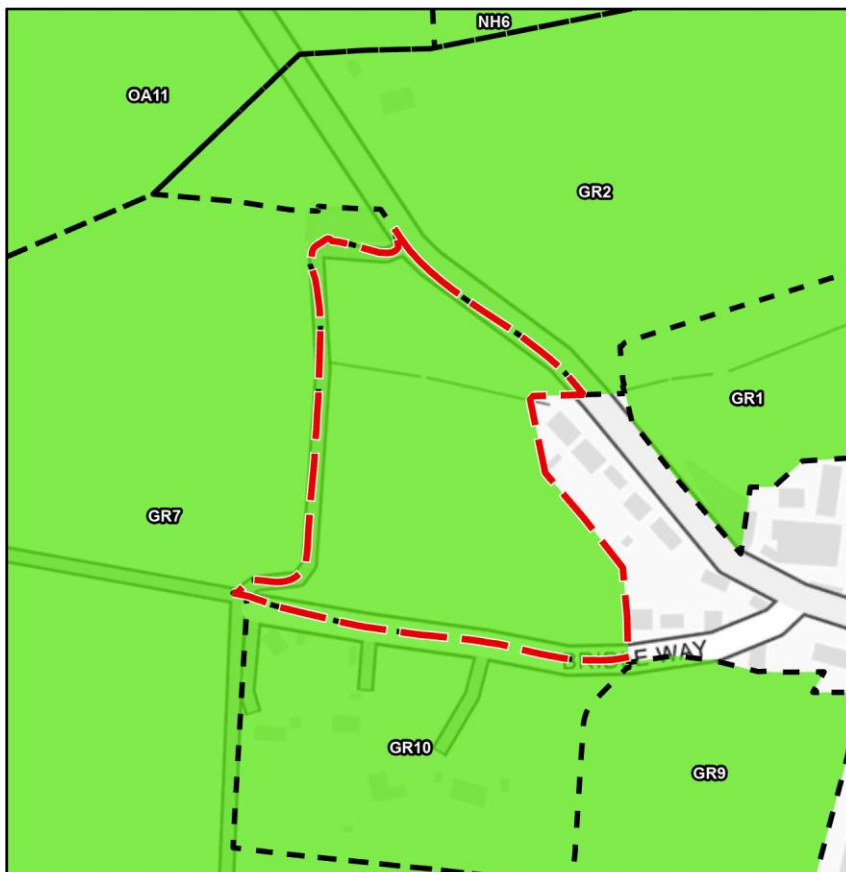
- Parcel GR10 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate.

Moderate

GR11



-  GR11
-  Neighbouring parcel
-  Green Belt



GR11

Parcel location and openness

Parcel size: 3.67ha

The parcel is located to the west of Grantchester and is comprised of two paddocks. Coton Road lies to the northeast of the parcel.

Distinction between parcel and inset area

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

GR11

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Moderate

The parcel has a moderate distinction from the edge of Grantchester, meaning it has some relationship with the inset area. It comprises open farmland and therefore has some rural character. Land is 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 separate identity and rural setting of Green Belt villages and the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a moderate gap between Grantchester and Barton. Urbanising development reduces gaps but the M11 acts as a significant separating feature. The parcel has some relationship with the inset area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GR11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Grantchester:

Rating: Minor

Release of this land would increase the visual urbanising impact on the agricultural land to the north and west.

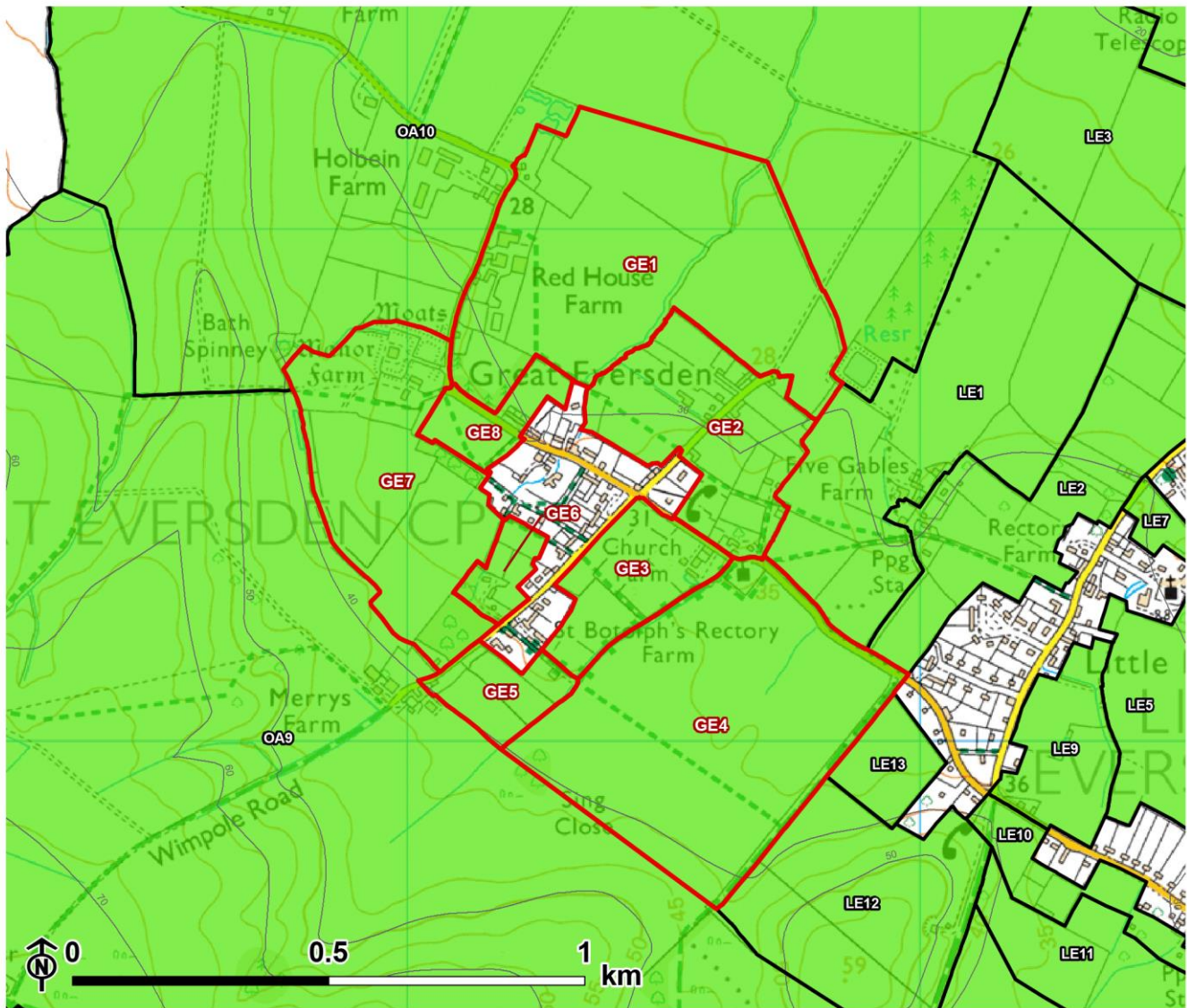
Land to the south of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

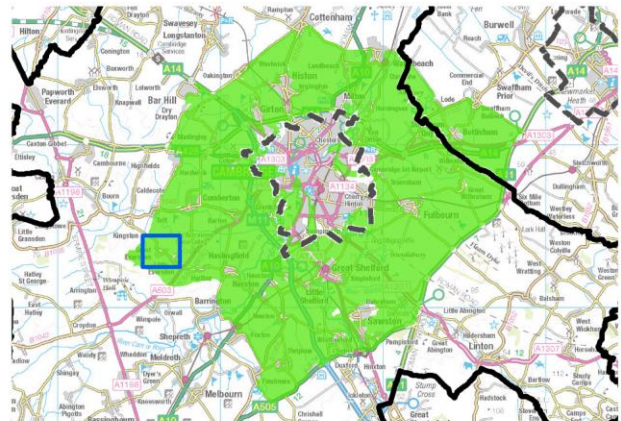
- Parcel GR11 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be moderate-high.

Moderate High

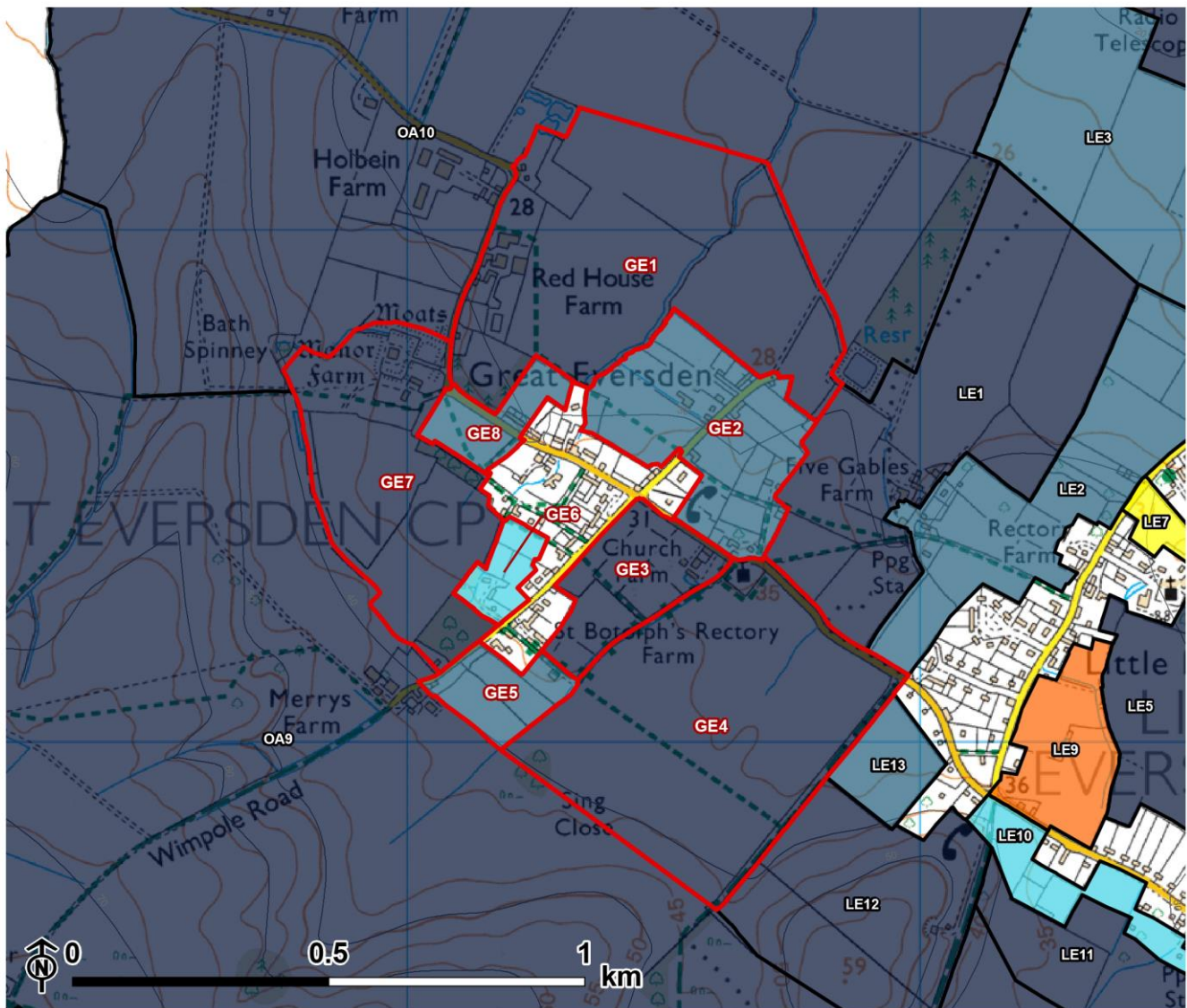
Great Eversden



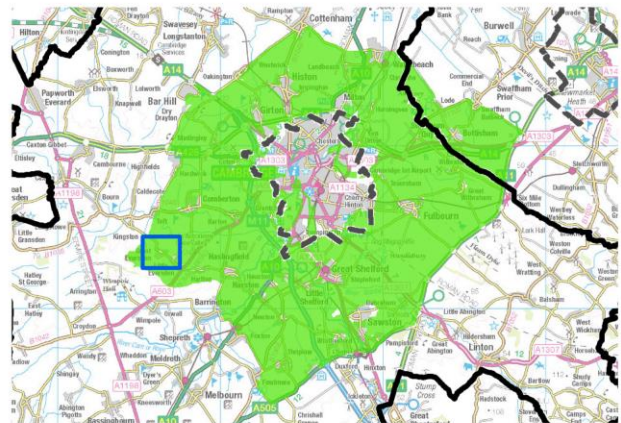
- - - Local Authority
- Great Eversden
- Neighbouring parcel
- Green Belt



Great Eversden



- - - Local Authority
 - Great Eversden
 - Neighbouring parcel
 - Green Belt
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



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Notes on harm ratings

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

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

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

Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

Parcel location and openness

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

Distinction between parcel and inset area

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

Contribution to the Green Belt purposes

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

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

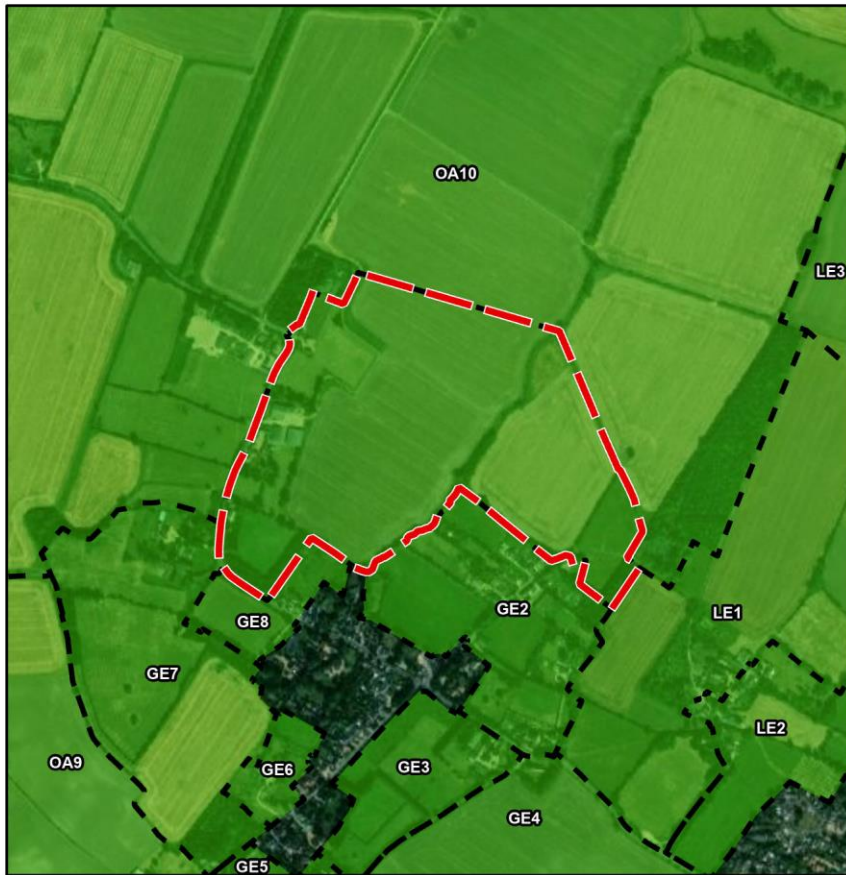
Impact on contribution of adjacent Green Belt




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

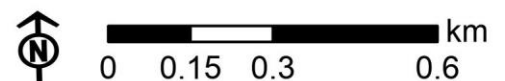
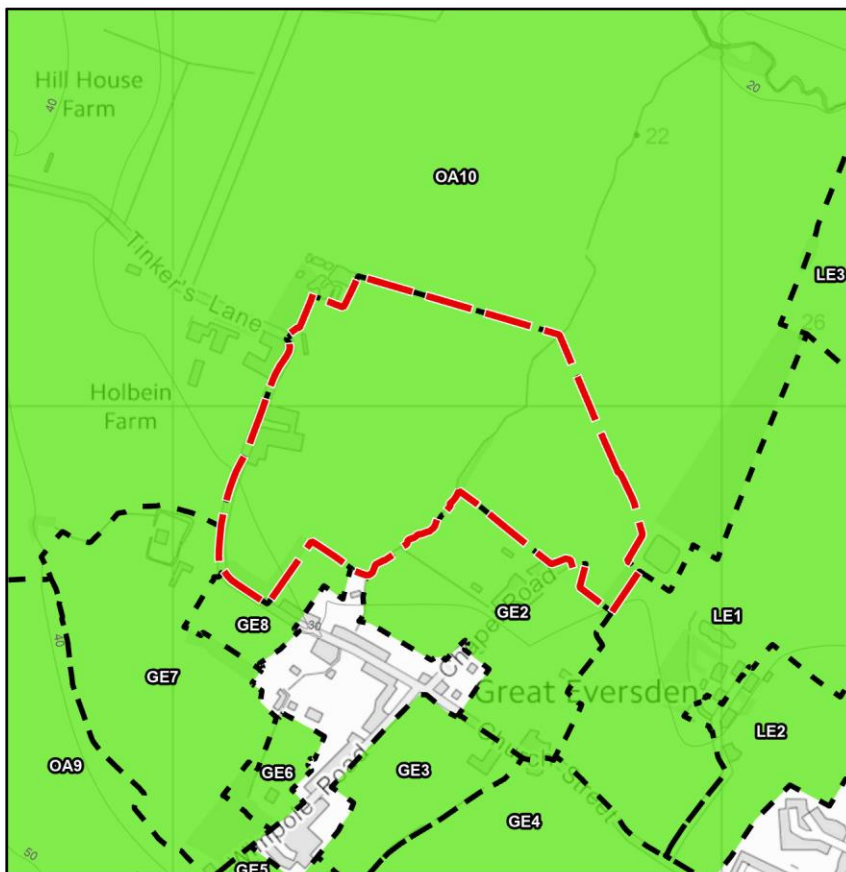
Overall harm of Green Belt release

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

GE1



-  GE1
-  Neighbouring parcel
-  Green Belt



GE1

Parcel location and openness

Parcel size: 29ha

Agricultural fields to the north of Great Eversden. A farm and three individual houses are located within the parcel along 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

Tree lines on the south western edge of the parcel are moderate boundary features between the western part of the parcel and the inset village of Great Eversden. The multiple treelines to the southeast of the parcel together create strong boundary separation between the east of the parcel and the inset settlement. Land is not contained by inset development and extends a significant distance from the inset area, therefore there is no urbanising visual influence on the parcel. The agricultural land within the parcel does not create any additional distinction from Great Eversden. Overall there is strong distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Great Eversden, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood and the Harcamlow Way/Mare Way), which allows some appreciation of the wider rural setting and topographical framework of the city. To the west land also fronts onto the historic core of the village along High Street, marked by several listed buildings. As such, land allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Great Eversden and the edge of the Green Belt and intervening elevated land provides separation. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GE1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Great Eversden and land to the north, east and west, as well as increase the urbanising visual impact on this land.

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




Overall harm of Green Belt release

- Parcel GE1 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be very high.

Very High

GE2



-  GE2
-  Neighbouring parcel
-  Green Belt



GE2

Parcel location and openness

Parcel size: 11.71ha

The parcel is located to the northeast of Great Eversden and contains several fields contained by tree lines, allotments, a few dwellings and a village hall.

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 back gardens of houses to the south of the parcel create little boundary separation between the parcel and the inset village of Great Eversden. There is some urbanising visual influence from the inset settlement to the south of the parcel, as well as from some small development within the parcel. Land is not contained by inset or urbanising development. The fields and land uses within the parcel do not create any additional distinction from Great Eversden. Overall there is moderate distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Moderate

The parcel predominantly comprises open farmland that has a moderate distinction from the edge of Great Eversden, meaning it has some rural character. It forms the immediate setting of several listed buildings along Chapel Road and Church Street, including the Grade II* Church of St Mary. As such, it allows an appreciation of the rural character and setting of Great Eversden in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Land is also partially visible within the foreground of some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood and the Harcamlow Way/Mare Way). This allows some appreciation of the scale, separate identity and rural setting of Green Belt villages (Great Eversden and Little Eversden), as well as the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a narrow gap between Great Eversden and Little Eversden. Intervening development is located between the settlements, but this is small and intervening well-bounded fields create separation between the settlements. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

GE2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden:

Rating: Minor-moderate

Release of land within the parcel would reduce the already narrow gap between Great Eversden and Little Eversden. Release of land within the parcel would also increase the urbanising containment of land to the southeast and increase the urbanising visual impact on land to the north, east and south.




Overall harm of Green Belt release

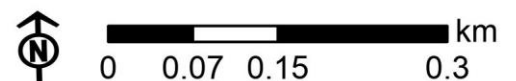
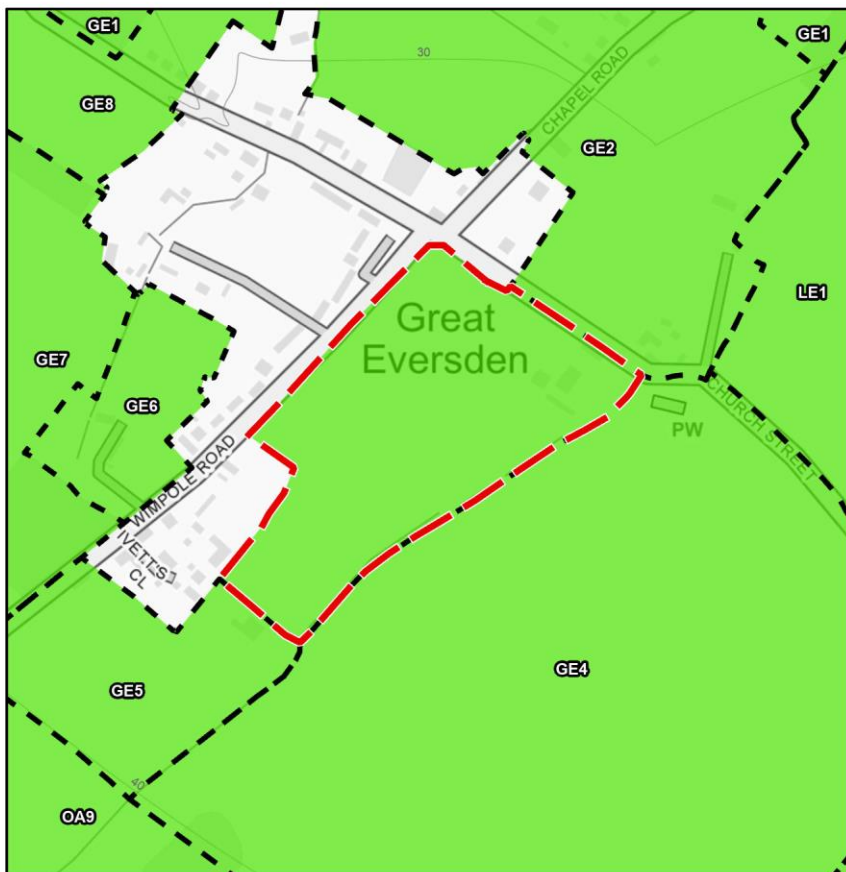
- Parcel GE2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be high.

High

GE3



-  GE3
-  Neighbouring parcel
-  Green Belt



GE3

Parcel location and openness

Parcel size: 6ha

The parcel is located on the eastern edge of Great Eversden and comprises of grassland fields and tree lines, and a dwelling with associated grounds is located 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

Although the tree lined Church Street to the north of the parcel and the tree lines along the western edge of the parcel create moderate separation between the parcel and the inset village of Great Eversden, Wimpole Road along the north western edge of the parcel is a minor lane lined only by hedgerow, which creates little boundary separation between the parcel and the inset settlement. There is some urbanising visual influence from inset development to the north and west, but the land within the parcel is not contained by inset or urban development. The landcover within the parcel does not create any additional distinction from Great Eversden. Overall there is moderate distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Moderate

The parcel predominantly comprises open farmland that has a moderate distinction from the edge of Great Eversden, meaning it has some rural character. It forms part of the immediate setting of several listed buildings along Church Street and Wimpole Road, including the Grade II* Church of St Mary. As such, it allows an appreciation of the rural character and setting of Great Eversden in proximity to the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Land is also partially visible within the foreground of some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood and the Harcamlow Way/Mare Way). This allows some appreciation of the scale, separate identity and rural setting of Green Belt villages (Great Eversden and Little Eversden), as well as the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a narrow gap between Great Eversden and Little Eversden, and has no 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 significant contribution to Cambridge Purpose 3.

GE3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden:

Rating: Minor-moderate

Release of land within the parcel would increase the urbanising visual impact on land to the east and would reduce the already narrow gap between Great Eversden and Little Eversden.

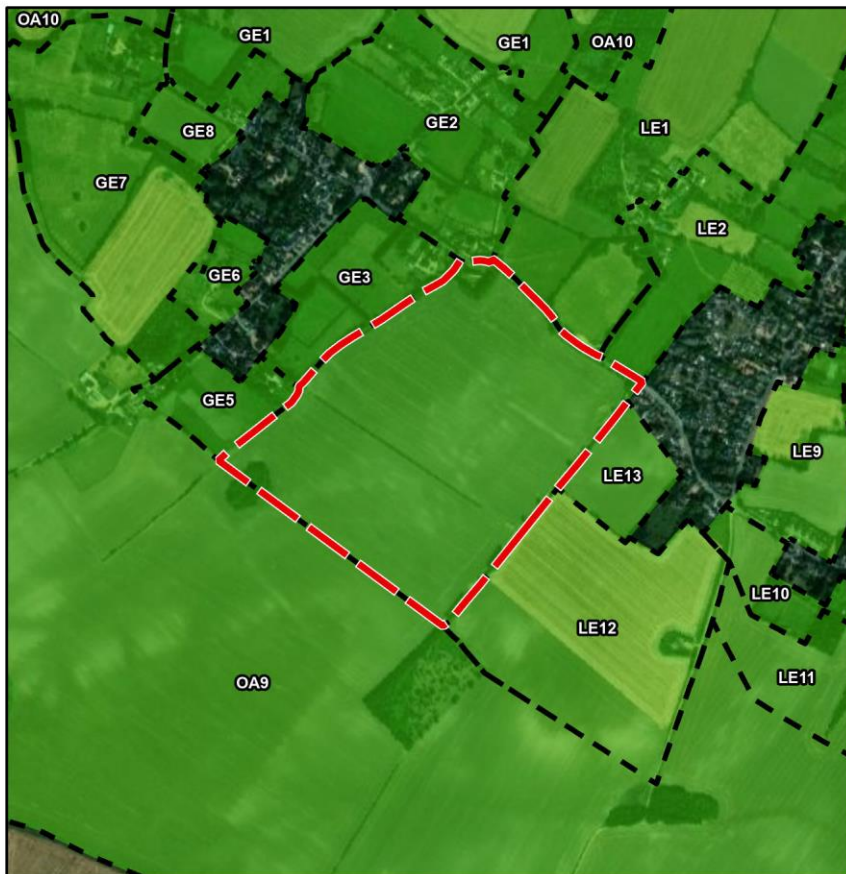
Land to the north and south of the parcel does not make a stronger contribution to any of the Green Belt purposes. Any impact on this land would not therefore increase overall harm.




Overall harm of Green Belt release

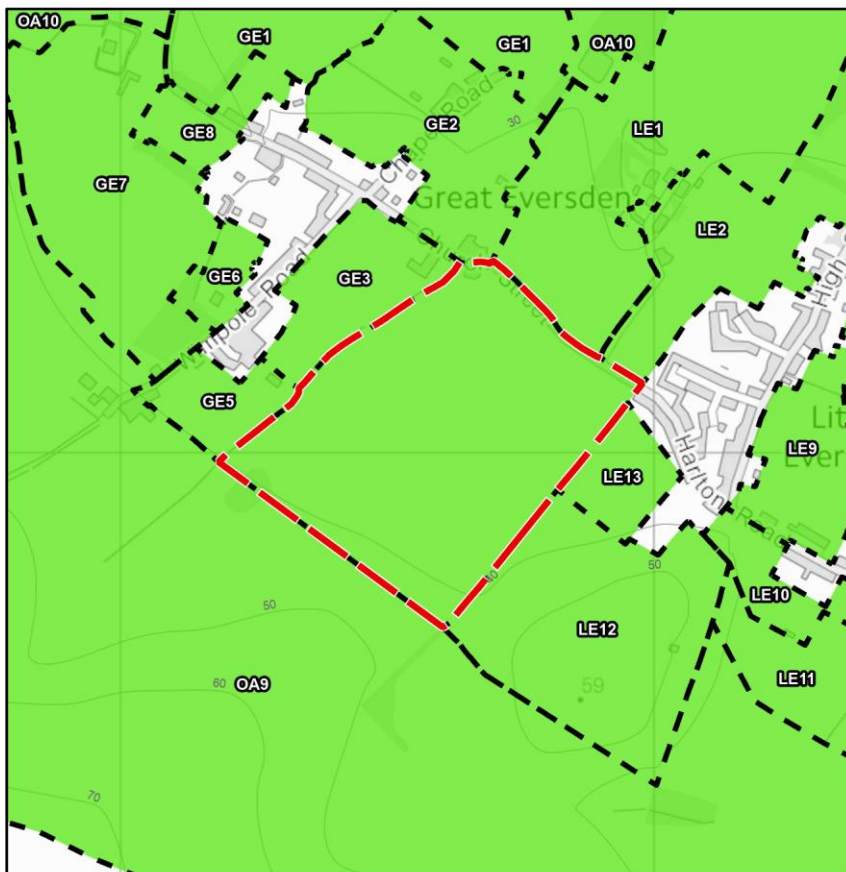
- Parcel GE3 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be very high.

Very High

GE4



-  GE4
-  Neighbouring parcel
-  Green Belt



GE4

Parcel location and openness

Parcel size: 27.91ha

Agricultural fields to the southwest of Great Eversden and southwest of Little Eversden. St Mary's Church is located in the northernmost part of the parcel and is contained by trees.

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

Distinction between parcel and inset area

Field boundaries, garden boundaries and tree cover to the east and west of the parcel together create moderate separation between the parcel and the inset villages of Great Eversden and Little Eversden. Land is not contained by inset development and there is no urbanising visual influence on the parcel.

The agricultural land within the parcel does not create any additional distinction from Great Eversden or Little Eversden. Overall there is strong distinction between the parcel and the inset area.

GE4

Contribution to the Green Belt purposes

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

Contribution: Limited/No contribution

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

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

Contribution: Relatively significant

The parcel comprises open agricultural land that has a strong distinction from the edge of Great Eversden, meaning it has a strong rural character. It is visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood and the Harcamlow Way/Mare Way), which allows some appreciation of the scale, separate identity and rural setting of Green Belt villages (Great Eversden and Little Eversden), as well as the wider rural setting and topographical framework of the city. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a narrow gap between Great Eversden and Little Eversden, and has no significant separating features. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

GE4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden or Little Eversden:

Rating: Moderate

Release of land within the parcel would significantly weaken the already narrow gap between Great Eversden and Little Eversden. In addition, the absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between the settlements and land to the south and southeast of the parcel, as well as any remaining land within the settlement gap. Release of land within the parcel would also increase the urbanising containment of land to the north and any remaining land within the settlement gap, and would increase the urbanising visual impact on this land, as well as land to the south and southeast.

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


Overall harm of Green Belt release

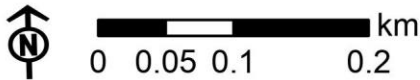
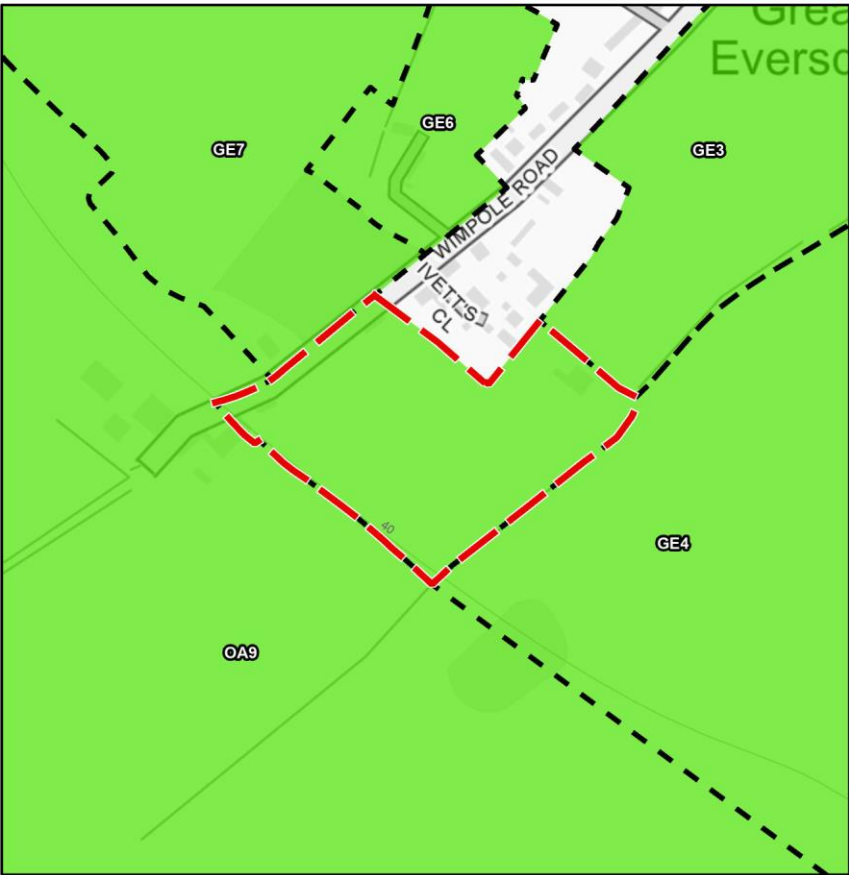
- Parcel GE4 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be moderate. Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be very high.

Very High

GE5



-  GE5
-  Neighbouring parcel
-  Green Belt



GE5

Parcel location and openness

Parcel size: 3.34ha

The parcel is located to the south of Great Eversden, comprising predominantly of fields. An agricultural building surrounded by trees is located in the east of the parcel and an agricultural building, dwelling and scattered trees are located in the north of the parcel.

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

Distinction between parcel and inset area

The tree cover along the southern boundary of Great Eversden creates moderate separation between the parcel and the inset village. There is some urbanising visual influence from the inset settlement to the northeast. Land within the parcel is not contained by inset development. The fields comprising the majority of the parcel do not create any additional distinction from Great Eversden. Overall there is moderate distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Moderate

The parcel predominantly comprises open farmland that has a moderate distinction from the edge of Great Eversden, meaning it has some rural character. Land is partially visible within the foreground of some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood and the Harcamlow Way/Mare Way). This allows some appreciation of the scale, separate identity and rural setting of Green Belt villages (Great Eversden and Little Eversden), as well as the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and is peripheral to a narrow gap between Great Eversden and Little Eversden, which has no 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 significant contribution to Cambridge Purpose 3.

GE5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Great Eversden and land to the south, east and west, and would increase the urbanising visual impact on this land and the urbanising containment of land to the north east.

Due to the presence of the strong woodland boundary to the northwest of the parcel, release of land within the parcel would not impact the contribution of land to the northwest.




Overall harm of Green Belt release

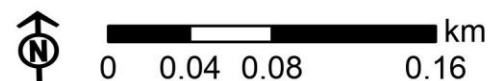
- Parcel GE5 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be high.

High

GE6



-  GE6
-  Neighbouring parcel
-  Green Belt



GE6

Parcel location and openness

Parcel size: 1.91ha

Grassland fields, scattered trees and a farmstead located on the western edge of Great Eversden.

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

Distinction between parcel and inset area

The back gardens of houses along Wimpole Road create little boundary separation between the parcel and the inset village of Great Eversden. Land within the parcel is in close proximity to the inset area and there is some degree of urbanising containment by and visual influence from the inset settlement to the north, east and southeast. The land cover within the parcel does not create any additional distinction from Great Eversden. Overall there is weak distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Moderate

Land has a weak distinction from the edge of Great Eversden meaning it has a strong relationship with the inset area. However, it comprises open farmland with some scattered agricultural buildings meaning it has some rural character. Land is partially visible within the foreground of distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood and from the Harcamlow Way/Mare Way), which allows some appreciation of the wider rural setting of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and is peripheral to a moderate gap between Great Eversden and the edge of the Green Belt. The parcel has weak distinction from the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a limited contribution to Cambridge Purpose 3.

GE6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Great Eversden and land to the west, as well as increase the urbanising visual impact on this land.

Due to the presence of the strong woodland boundary to the south of the parcel, release of land within the parcel would not impact the contribution of land to the south.

Overall harm of Green Belt release

- Parcel GE6 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate.

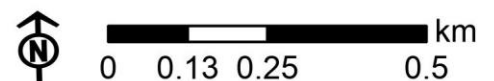
Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be moderate-high.

Moderate High

GE7



-  GE7
-  Neighbouring parcel
-  Green Belt



GE7

Parcel location and openness

Parcel size: 16.72ha

Agricultural fields located to the west and southwest of Great Eversden. Two dwellings are located in the north of the parcel and a woodland block and dwelling are located in the south.

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

Distinction between parcel and inset area

The tree cover to the east of the parcel, as well as the garden boundaries together with the tree cover to the southeast of the parcel, create moderate separation between the parcel and the inset village of Great Eversden. Land is not contained by inset development and extends a significant distance from the inset area, therefore there is no urbanising visual influence on the parcel. The agricultural fields that comprise the majority of the parcel do not create any additional distinction from Great Eversden. Overall there is strong distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Relatively significant

The parcel comprises open farmland that has a strong distinction from the edge of Great Eversden, meaning it has a strong rural character. It forms part of an extensive area of relatively flat, low-lying agricultural land to the southwest of Cambridge, which lies between a chalk ridge to the south and a gault clay ridge to the northwest. It is partially visible within some distant views towards Cambridge from elevated areas to the south and southwest (including from the vicinity of Eversden Wood and the Harcamlow Way/Mare Way), which allows some appreciation of the wider rural setting and topographical framework of the city. Land also fronts onto the historic core of the village along High Street, marked by several listed buildings including the manor House (Grade II* listed building). As such, land allows an appreciation of the rural character and setting of the more intact and historic parts of the village, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Great Eversden and the edge of the Green Belt and intervening elevated land provides separation. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant

GE7

contribution to Cambridge Purpose 3.

GE7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Great Eversden and land to the north, west and southwest, as well as increase the urbanising visual impact on this land. Release of land within the parcel would also reduce the moderate gap between Great Eversden and the edge of the Green Belt.

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




Overall harm of Green Belt release

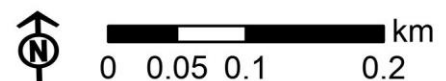
- Parcel GE7 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be very high.

Very High

GE8



-  GE8
-  Neighbouring parcel
-  Green Belt



GE8

Parcel location and openness

Parcel size: 2.92ha

A grassland field and a scrubland field contained by woodland belts on the western edge of Great Eversden. The parcel is crossed by High Street road and three houses lining this are located within the parcel.

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

Distinction between parcel and inset area

The garden boundaries of houses on the western edge of Great Eversden create little boundary separation between the parcel and the inset village. There is some urbanising visual influence from the inset area to the east, however land within the parcel is not contained by inset development. The grassland and scrub within the parcel do not create any additional distinction from Great Eversden. Overall there is moderate distinction between the parcel and the inset 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: Limited/No contribution

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

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

Contribution: Moderate

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

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

Contribution: Moderate

Land is open and lies in a moderate gap between Great Eversden and the edge of the Green Belt and intervening elevated land provides separation. 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.

GE8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Eversden:

Rating: Minor-moderate

Release of land within the parcel would reduce the moderate gap between Great Eversden and the edge of the Green Belt, notable when travelling through the parcel on High Street road. Release of land within the parcel would also increase the urbanising visual influence on land to the west.

Due to the presence of the woodland band bounding the north and south of the parcel, release of land within it would not impact the contribution of land to the north and south to the Green Belt purposes.

Overall harm of Green Belt release

- Parcel GE8 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Eversden, would be high.

High