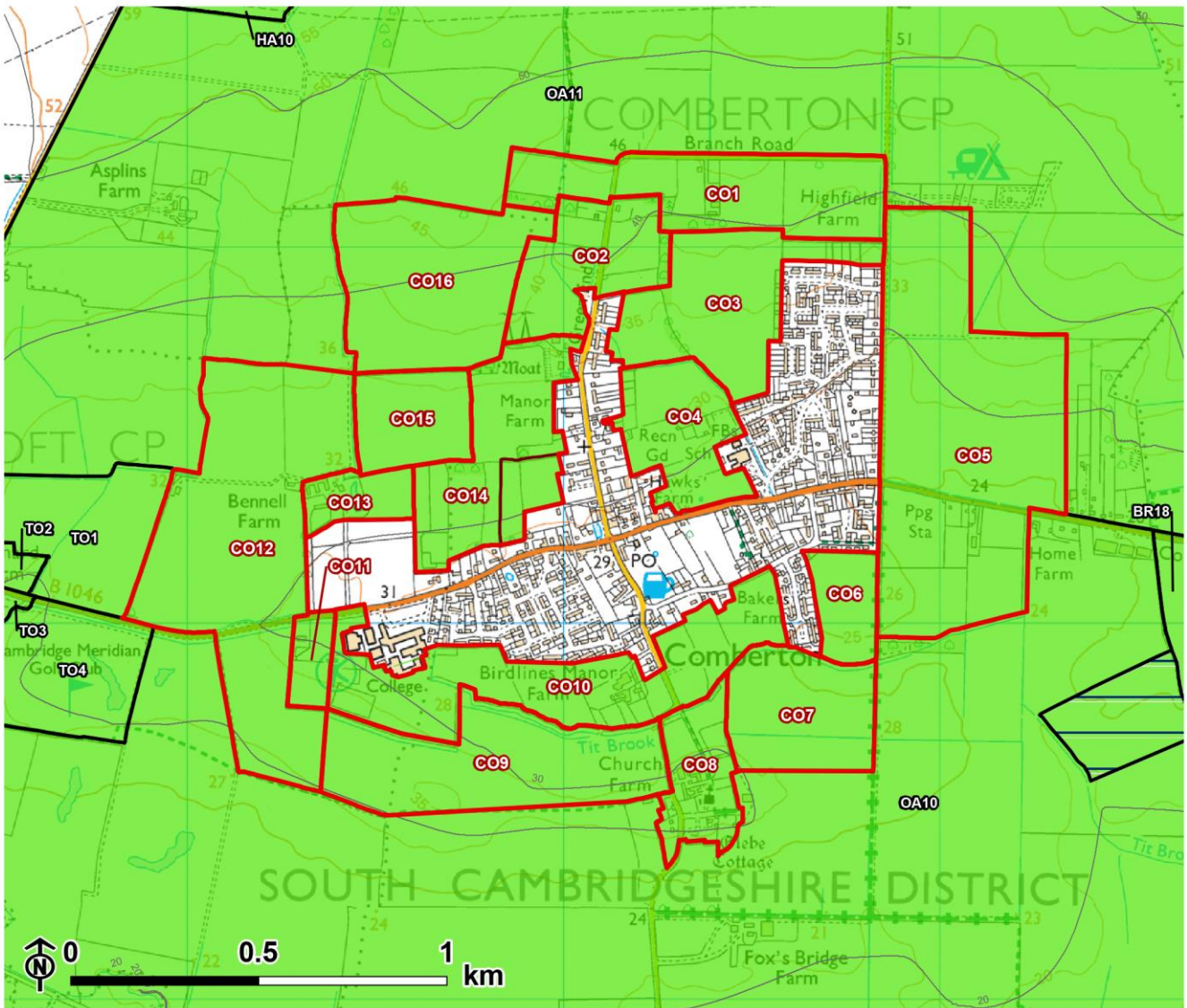
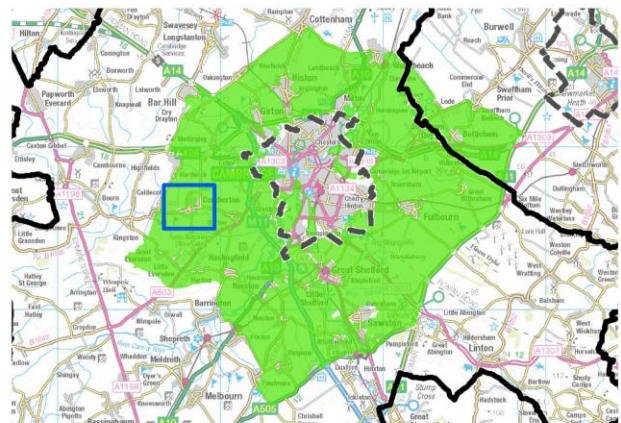


# Comberton



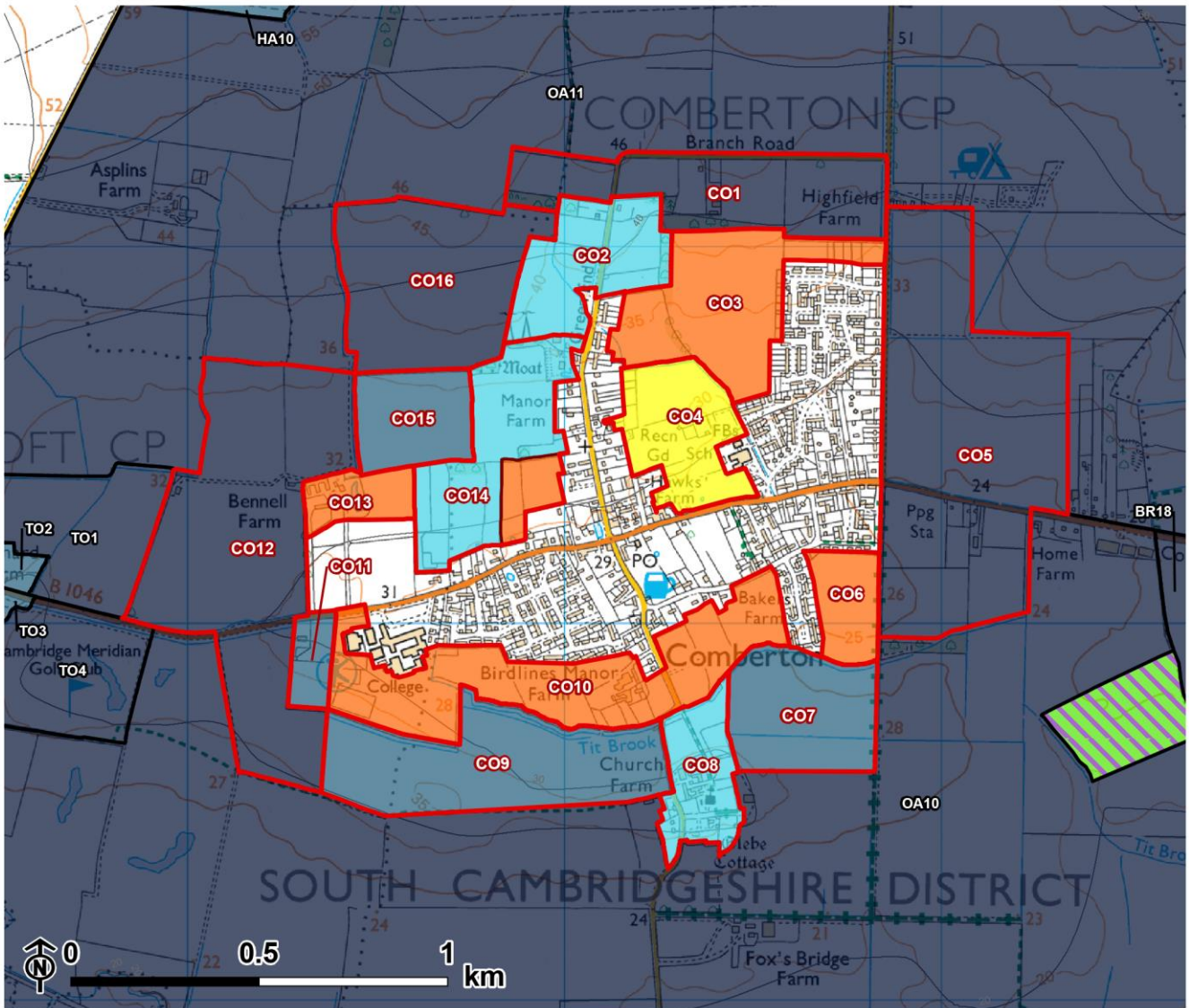
- - - Local Authority
- Comberton parcel
- Division between parcel sub-areas
- Neighbouring parcel
- Green Belt

- Absolute constraints**
- Scheduled monument

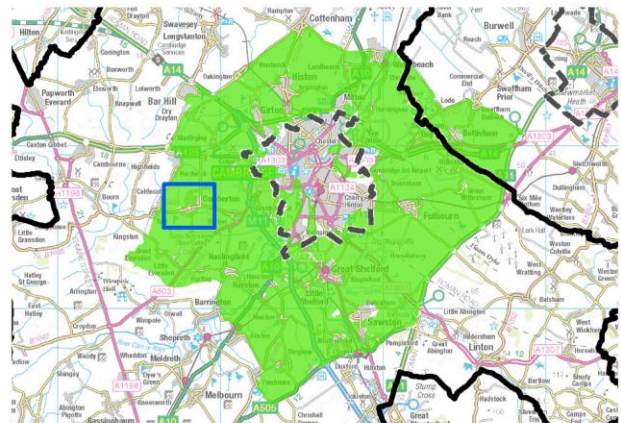




# Comberton



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



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## Notes on harm ratings

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

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

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

## Components of harm assessment

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

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

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

Each parcel assessment is then organised under the following headings:

### Parcel location and openness

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

### Distinction between parcel and inset area

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



## Contribution to the Green Belt purposes

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

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

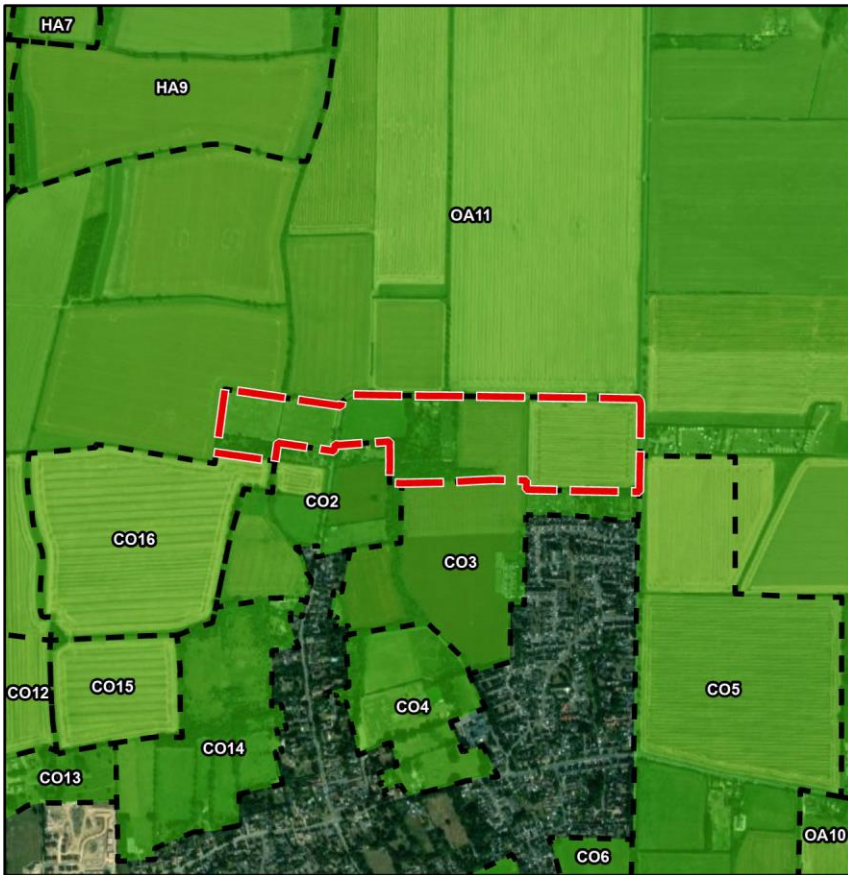
## Impact on contribution of adjacent Green Belt

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

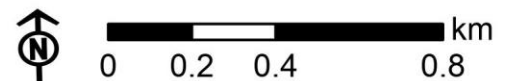
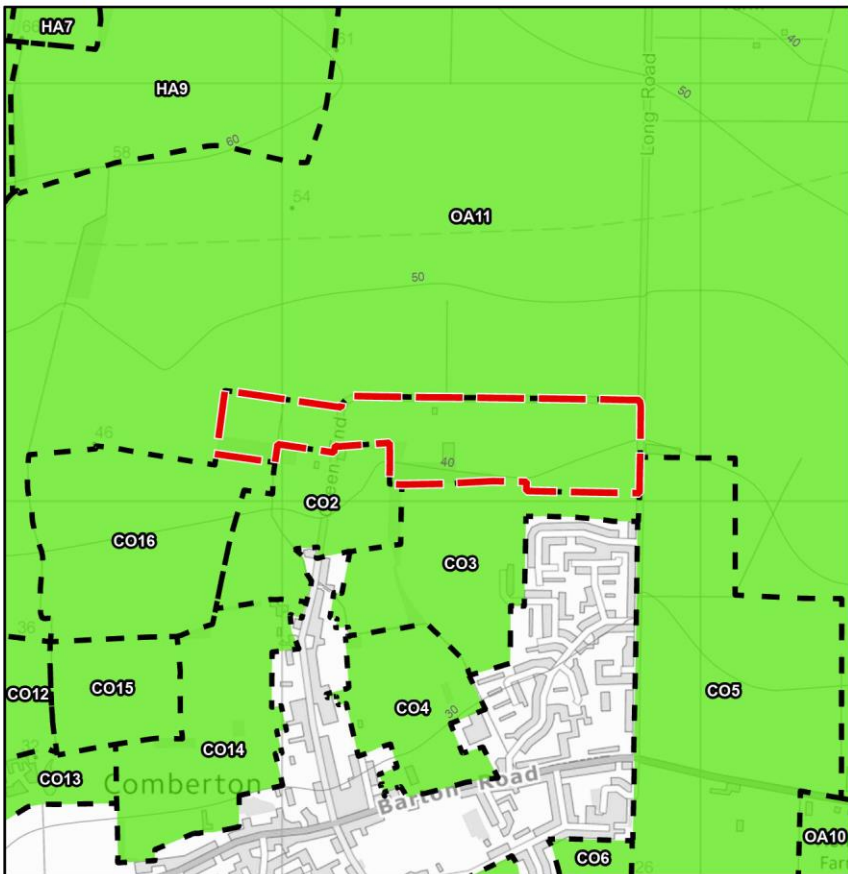
## Overall harm of Green Belt release

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

# CO1



-  CO1
-  Neighbouring parcel
-  Green Belt





# CO1

## **Parcel location and openness**

Parcel size: 17.78ha

The parcel is located to the north of Comberton and contains agricultural fields. A dwelling and woodland is located in the centre of the parcel. It is crossed by Green End to the west, which merges with Branch Road to form the northern edge of the parcel.

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

## **Distinction between parcel and inset area**

Land is not contained by inset development and the hedgerows to the south are relatively weak boundary features individually, but in combination they create moderate separation between the parcel and Comberton. AS such, there is no urbanising visual influence. The elevated landform within the parcel provides some additional distinction from Comberton. Overall, there is strong distinction between the parcel and the inset area.

# CO1

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

The parcel comprises open farmland and woodland that has a strong distinction from the edge of Comberton. Its rural character therefore contributes to the quality of Cambridge's setting. The parcel also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge. This contrasts with the low 'bowl' within which Cambridge lies and therefore allows an appreciation of the wider topographical framework of the city. The elevated topography also means there is some visual inter-relationship with Cambridge, with land forming part of a rural backdrop in views out of the city to the west and in views across the city from the south-east (including from the Gog Magog Hills). Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land lies in a moderate gap between Comberton and Hardwick, but elevated land is a significant separating feature. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# CO1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

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

The release would also remove some of the elevated land located between the settlements of Comberton and Hardwick. Therefore, a minor additional impact is expected on the relevance of this land to Green Belt purposes.

The release would not have an impact on the contribution of land to the east to Green Belt purposes, due to separation by Long Road and associated hedgerows.

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

## Overall harm of Green Belt release

- Parcel CO1 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Very High.

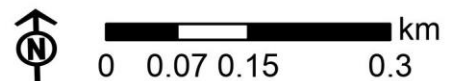
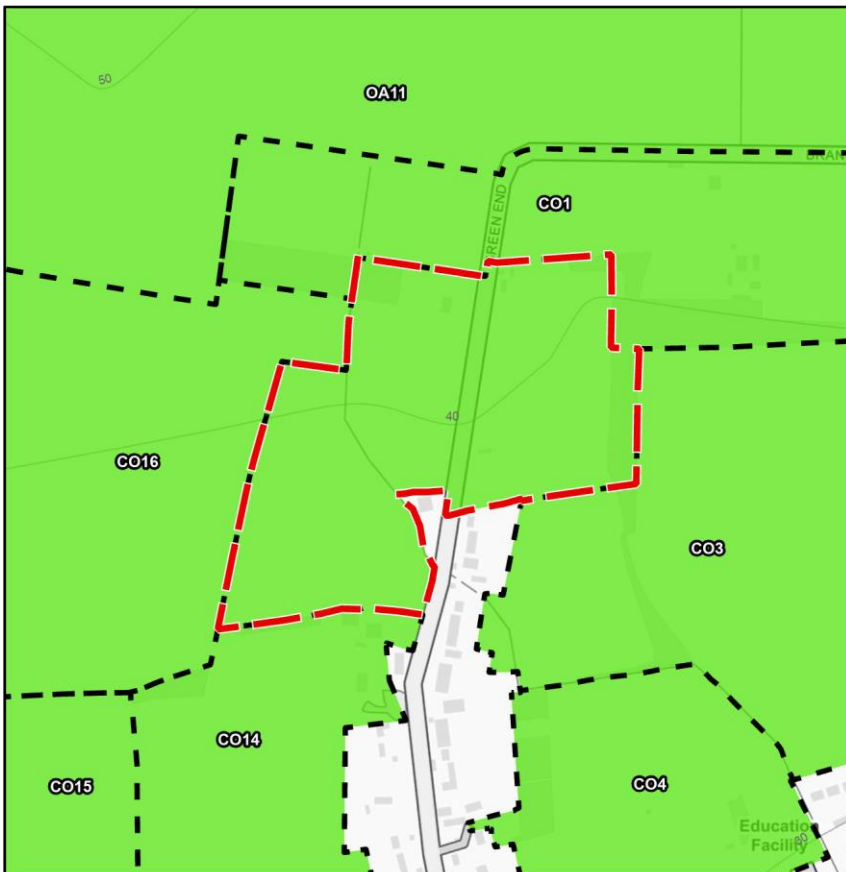
Very High



# CO2



-  CO2
-  Neighbouring parcel
-  Green Belt



# CO2

## Parcel location and openness

Parcel size: 11.09ha

The parcel is located to the north of Comberton and is comprised of agricultural land and two residential properties and their gardens in the north. Green End road bisects 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 there are only garden boundaries to separate the two fields adjacent to Comberton on either side of Green End road from the inset area, the remainder of the parcel is more strongly separated by tree cover and mature hedgerows. There is some urbanising visual influence from the settlement to the south, but the parcel is not contained by inset development. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is moderate distinction between the parcel and the inset area.

# CO2

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Moderate

Land is open and lies in a moderate gap between Comberton and Hardwick, but elevated ground 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.



# CO2

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

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

The release would also reduce the moderate settlement gap between Comberton and Hardwick and remove elevated ground between the two which forms part of the key separating feature.

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

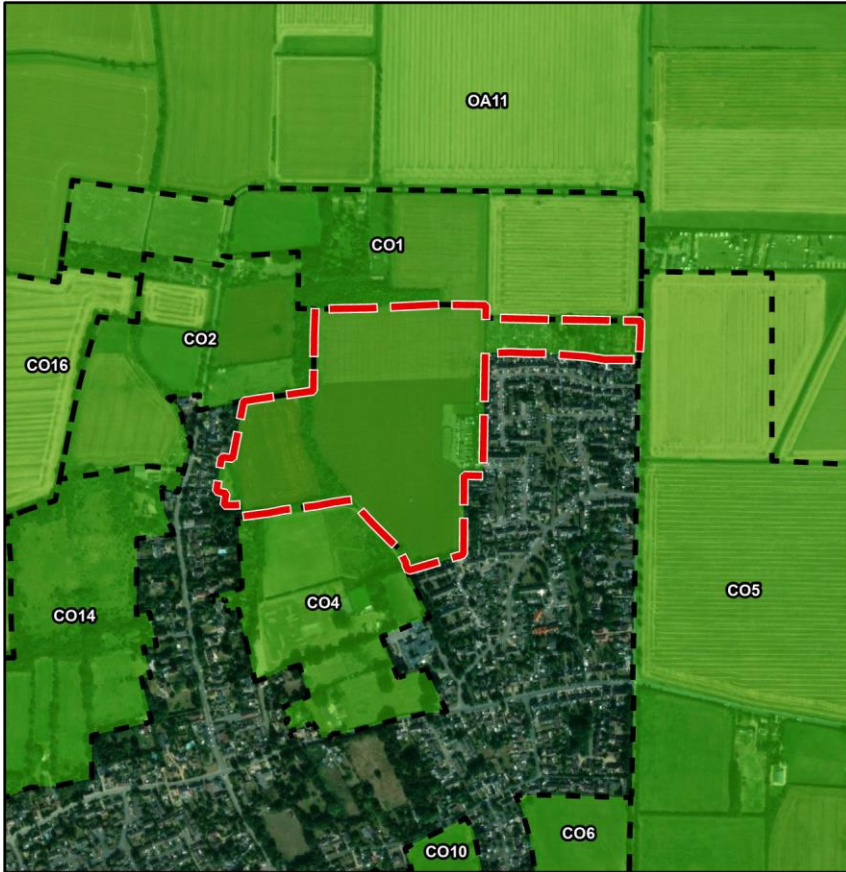
The adjoining land to the southeast and southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

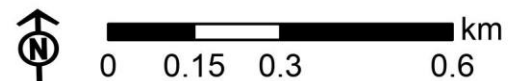
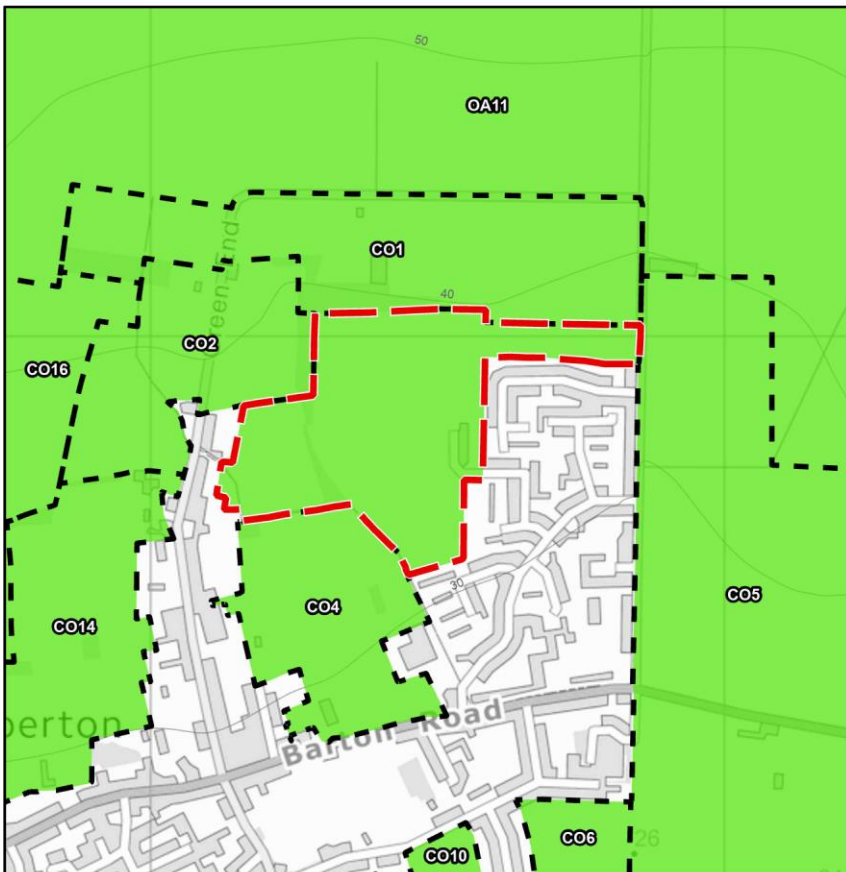
- Parcel CO2 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Moderate High.

Moderate High

# CO3



-  CO3
-  Neighbouring parcel
-  Green Belt



# CO3

## **Parcel location and openness**

Parcel size: 16.08ha

The parcel is located to the north of Comberton and is comprised of arable land, and allotments and residential gardens to the east. Several dwellings are within the southeast of the parcel.

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

## **Distinction between parcel and inset area**

The parcel has some degree of containment by inset development and the hedgerow boundaries to the east and southeast create little separation between the parcel and Comberton, so there is some urbanising visual influence from the inset settlement. The landform and land cover within the parcel do not create any additional distinction from Comberton and, overall, there is moderate distinction between the parcel and the inset area.



# CO3

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

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

# CO3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor

The release and development of land within this parcel would weaken the boundary distinction and increase urbanising visual impact on land to the northeast. However, the additional impact is limited due to a small frontage.

The release would not have an impact on the contribution of land to the east to Green Belt purposes, due to separation by Long Road and associated hedgerows.

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

## Overall harm of Green Belt release

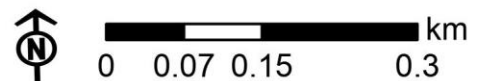
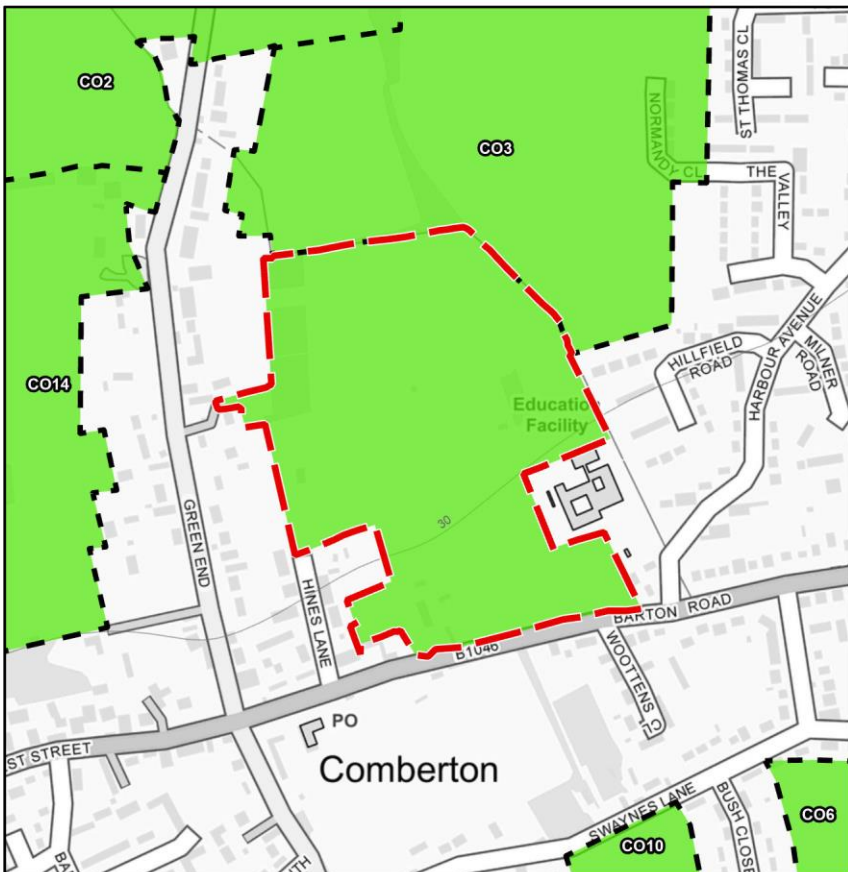
- Parcel CO3 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Moderate.

Moderate

# CO4



-  CO4
-  Neighbouring parcel
-  Green Belt



# CO4

## Parcel location and openness

Parcel size: 10.16ha

The parcel is located between the western and eastern sides of Comberton, to the north of Barton Road. Comberton Recreation Ground and playing fields associated with Meridian Primary School lie in the central region of the parcel and agricultural land lies to the north and south. There are some agricultural use buildings in the southwest of the parcel.

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

## Distinction between parcel and inset area

The parcel is in close proximity to Comberton and is largely contained by inset development. The hedgerow adjacent to Meridian Primary School and the residential gardens to the southeast are only a weak boundary feature, creating little separation between the parcel and Comberton. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is weak distinction between the parcel and the inset area.



# CO4

## 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 Comberton. 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 Comberton, meaning it has a strong relationship with the inset area. Whilst most of the parcel comprises open farmland, land located centrally has a use (school playing fields) that associates it with the inset area and weakens its rural character. To the south land lies within Comberton Conservation Area and fronts directly on to some of the more intact and historic parts of the village along Barton Road and Green End. As such it allows an appreciation of the rural character and setting of the more intact and historic parts of Comberton, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is too closely contained by the settlement of Comberton to contribute to its separation from any other settlement. Overall, the parcel makes no contribution to Cambridge Purpose 3.

# CO4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor

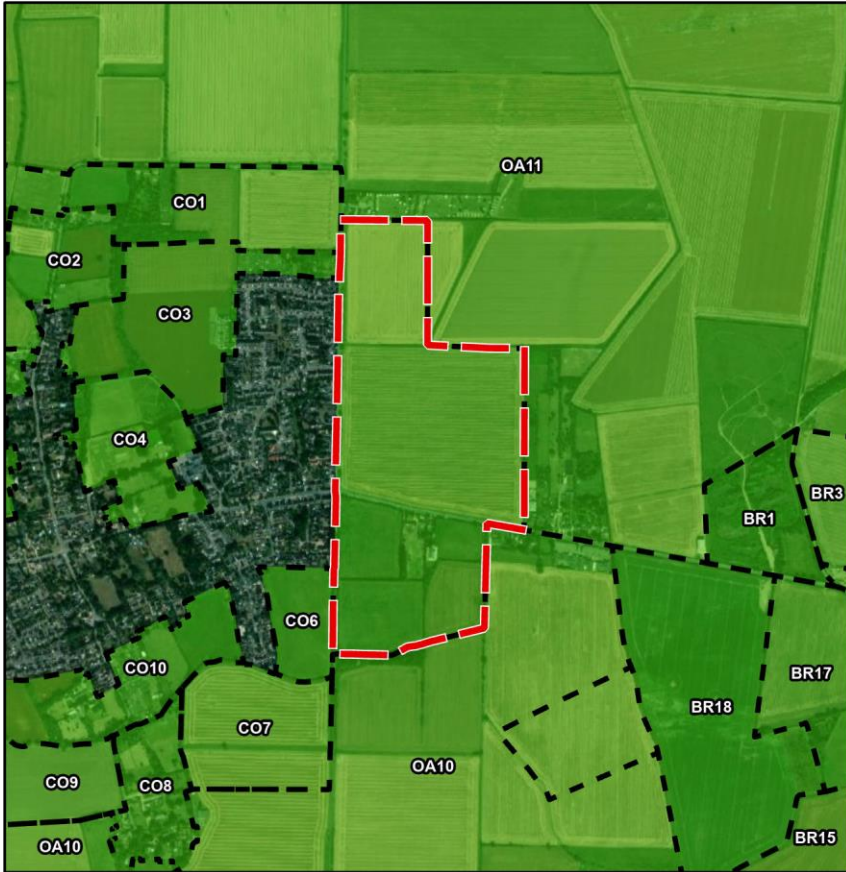
The release and development of land within this parcel would increase urbanising containment of land within the fields to the north. However, the additional impact is limited due to the extent of existing urbanising containment.



## Overall harm of Green Belt release

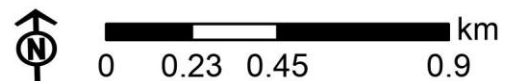
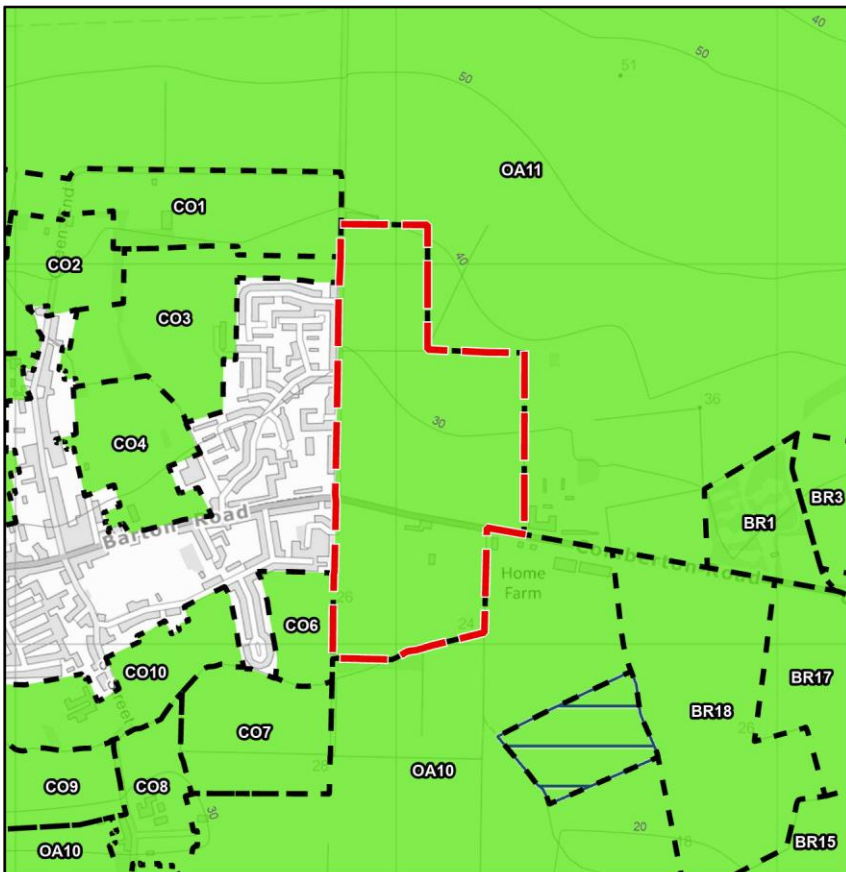
- Parcel CO4 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Low.

Low

# CO5



-  CO5
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# CO5

## Parcel location and openness

Parcel size: 43.54ha

The parcel is located to the northeast of Comberton and is dominated by agricultural fields. Long Road forms the western edge of the parcel and it is crossed by Barton Road to the south, where several dwellings are located.

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

## Distinction between parcel and inset area

Although there is some urbanising visual influence from the inset settlement and development within the south of the parcel, land extends a significant distance from the inset area and is not contained by inset development. Long Road to the west is a moderate boundary feature between the parcel and Comberton. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is strong distinction between the parcel and the inset area.

# CO5

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Comberton. It therefore has a strong rural character that contributes to the quality of Cambridge's setting. This contributes to the rural landscape setting experienced when approaching Cambridge along Comberton Road (B1046) from the 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: Significant

Land lies in a moderate gap between Comberton and Barton, but urbanising development on Barton Road between the two reduces perceived separation and increases the fragility of the gap. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.



# CO5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the east and land to the south due to breaching Long Road, which is a key separating feature.

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

## Overall harm of Green Belt release

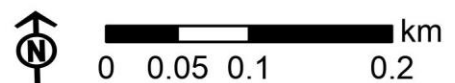
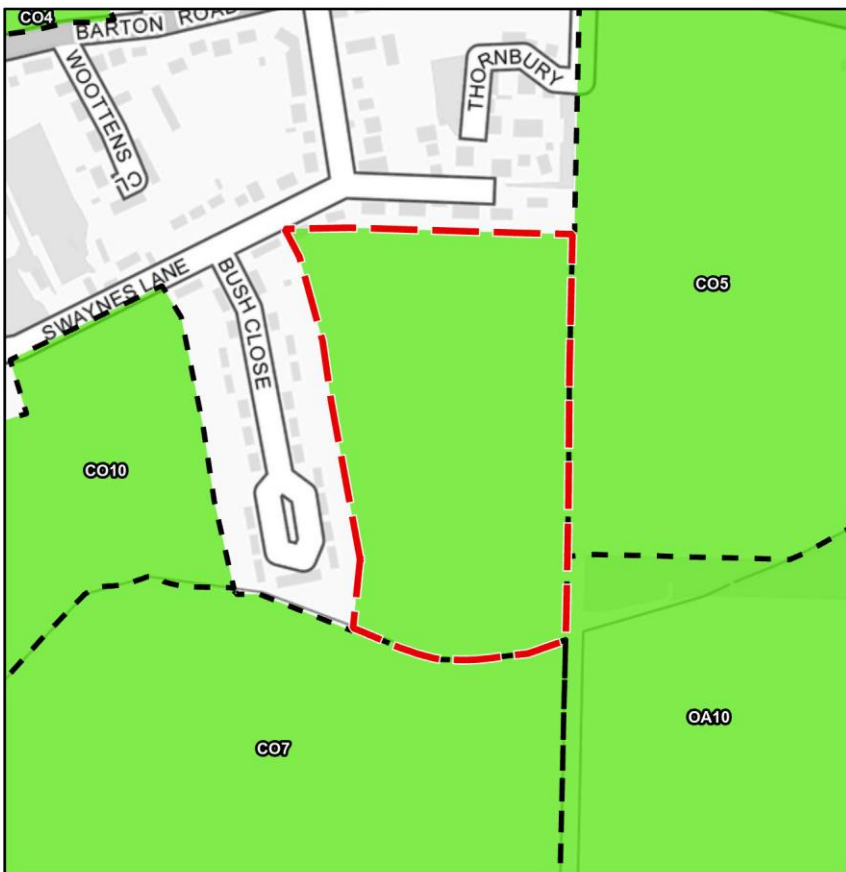
- Parcel CO5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Very High.

Very High

# CO6



-  CO6
-  Neighbouring parcel
-  Green Belt



# CO6

## **Parcel location and openness**

Parcel size: 4.83ha

The parcel is located to the southeast of Comberton and is comprised of an agricultural field.

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

## **Distinction between parcel and inset area**

The parcel has some degree of containment by inset development and the garden hedgerow boundaries to the north and west create little separation between the parcel and Comberton. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Comberton and, overall, there is moderate distinction between the parcel and the inset area.

# CO6

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

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

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

Contribution: Relatively limited

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

# CO6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor

The release and development of land within this parcel would increase urbanising visual impact on land within the fields to the south. However, the additional impact is limited due to a small frontage.

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

## Overall harm of Green Belt release

- Parcel CO6 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with 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 Comberton, would be Moderate.

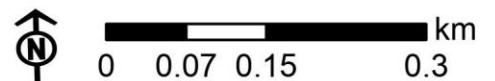
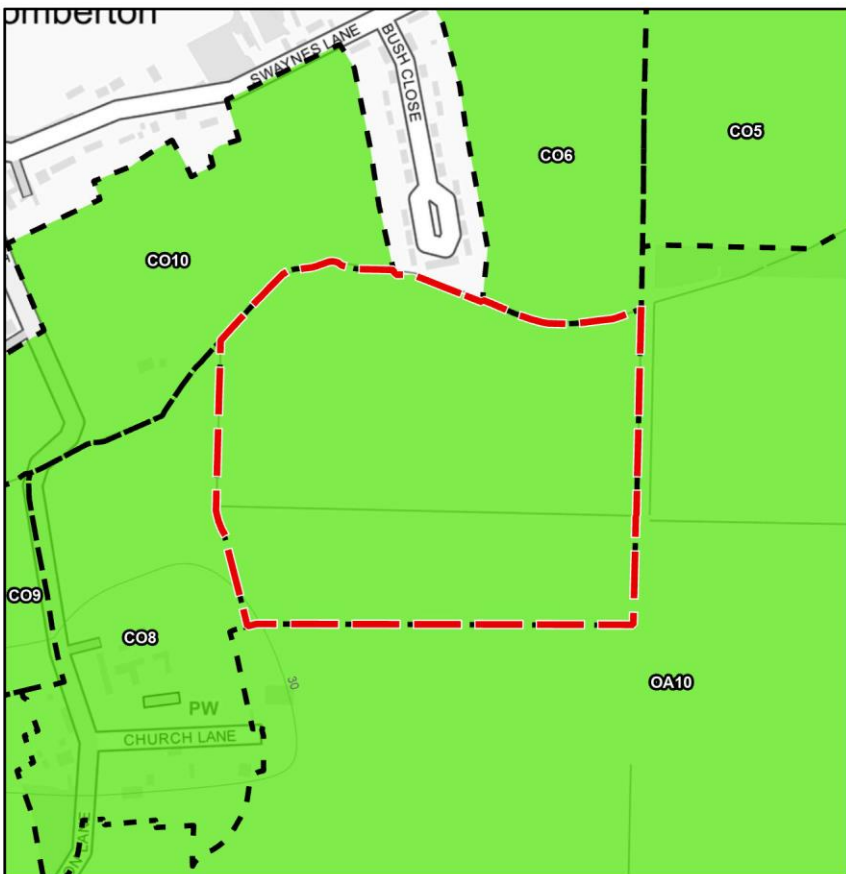
Moderate



# CO7



-  CO7
-  Neighbouring parcel
-  Green Belt



# CO7

## **Parcel location and openness**

Parcel size: 11.98ha

The parcel is located to the southeast of Comberton and is comprised of agricultural land. Comberton Church is located to the southwest of the parcel.

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

## **Distinction between parcel and inset area**

The hedgerow to the north creates little boundary separation between the parcel and residential development in Comberton. However, the parcel extends a significant distance from Comberton and is not contained by inset development. As such, there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is strong distinction between the parcel and the inset area.

# CO7

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Comberton. It therefore has a strong rural character that contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a moderate gap between Comberton and Little Eversden, and is peripheral to a moderate gap between Comberton and Barton. 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 relatively limited contribution to Cambridge Purpose 3.

# CO7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

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

The release would also reduce the relevance of the moderate settlement gap between Comberton and Little Eversden due to the sloping landform to the south.

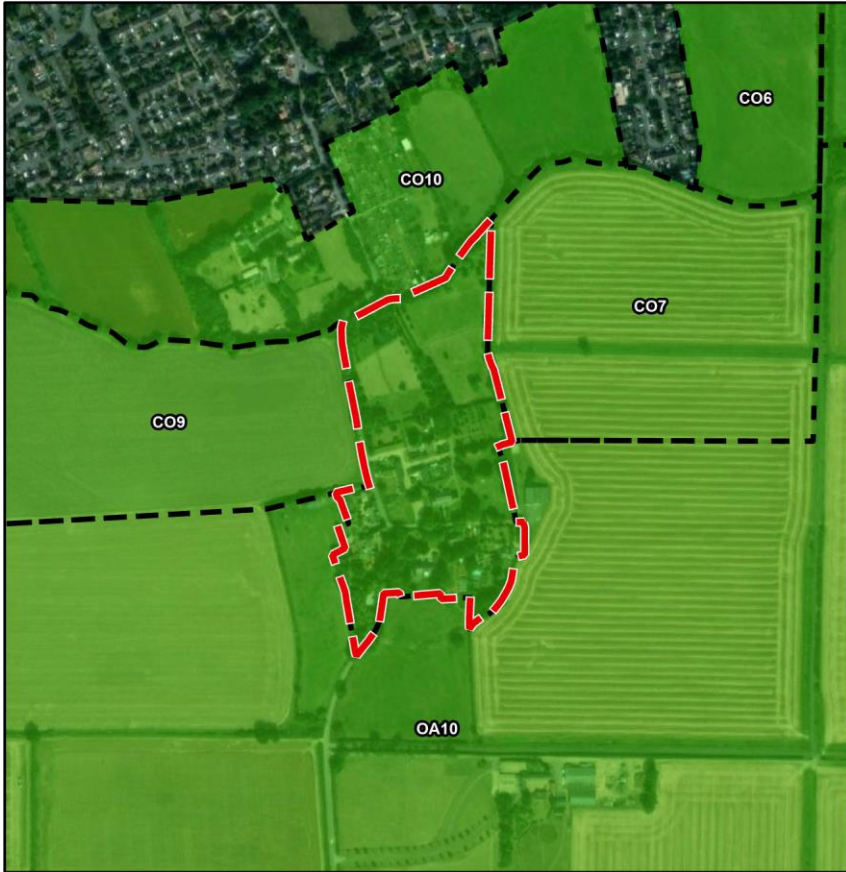
The adjoining land to the northeast, northwest and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

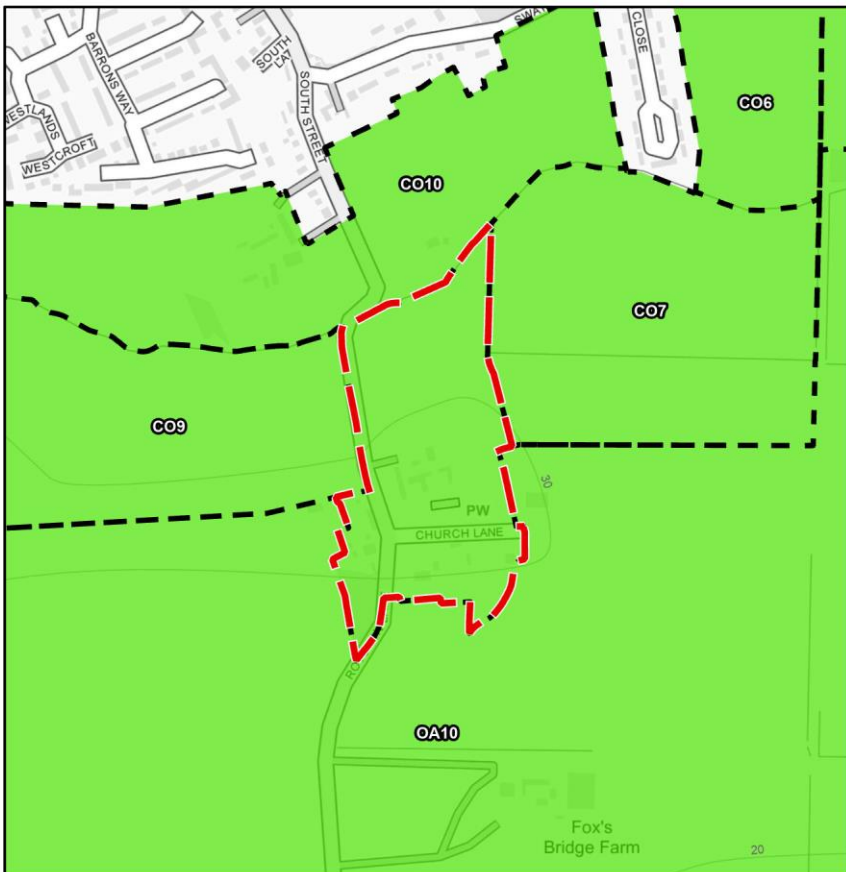
- Parcel CO7 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be High.

High

# CO8



-  CO8
-  Neighbouring parcel
-  Green Belt





# CO8

## Parcel location and openness

Parcel size: 7.33ha

The parcel is located to the south of Comberton and contains Comberton Church and grounds, as well as some residential development. Royston Lane forms the western edge of the parcel and crosses it to the southwest. Church Lane crosses the parcel to the southeast.

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

## Distinction between parcel and inset area

Although there is some urbanising visual influence from development within the parcel, it is not contained by inset development and extends a significant distance from Comberton. The brook and tree line to the north are a moderate boundary feature between the parcel and Comberton. The parcel is located on a low hill with some tree cover, which provides some additional distinction from Comberton. Overall, there is strong distinction between the parcel and the inset area.

# CO8

## 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 Comberton. 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 with scattered agricultural buildings that has a strong distinction from the edge of Comberton, and therefore it has a strong rural character. It lies almost entirely within Comberton Conservation Area and forms the immediate setting of the Church of St Mary (Grade I listed building). As such land allows an appreciation of the rural character and setting of some the more intact and historic parts of the village along Royston Lane and Church Lane, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land lies in a wide gap between Little/Great Eversden and Comberton, with some significant separating features including Bourn Brook and the old railway. 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.

# CO8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor

The release and development of land within this parcel would weaken the strong boundary distinction of land within the fields to the southeast and southwest. The additional impact is limited due to containment by vegetation.

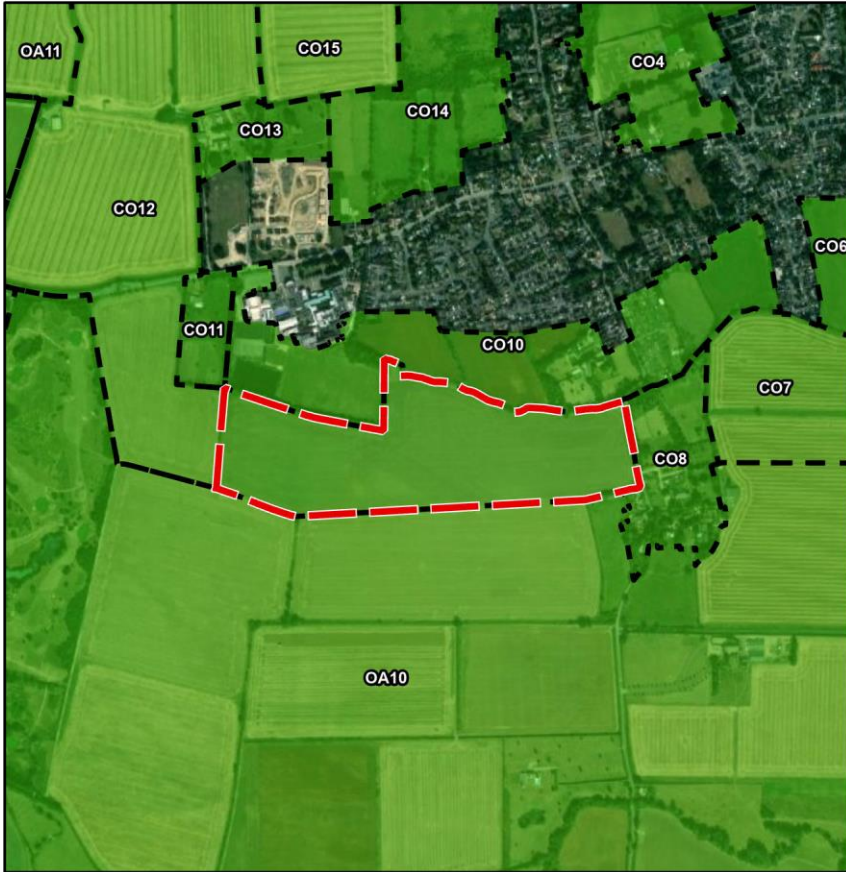
The adjoining land to the east, north and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

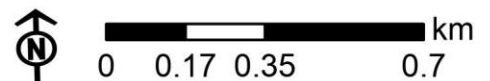
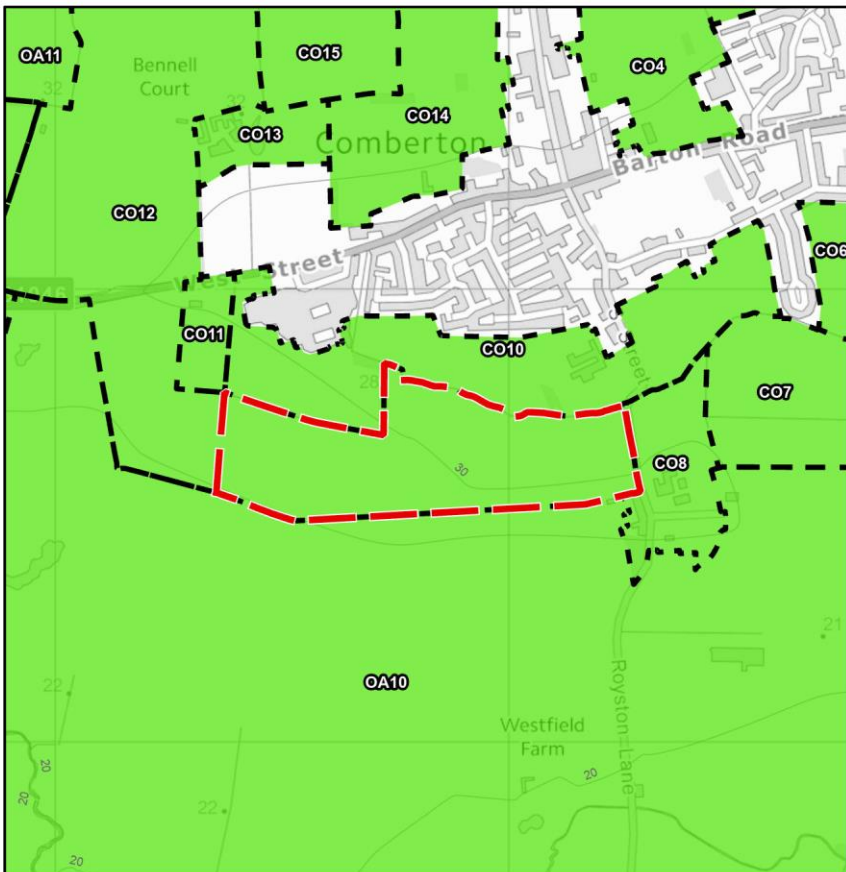
- Parcel CO8 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Moderate High.

Moderate High

# CO9



-  CO9
-  Neighbouring parcel
-  Green Belt



# CO9

## **Parcel location and openness**

Parcel size: 20.77ha

The parcel is located to the southwest of Comberton and is dominated by agricultural land.

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

## **Distinction between parcel and inset area**

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



# CO9

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Comberton. It therefore has a strong rural character that contributes to the quality of Cambridge's setting. This contributes to the rural landscape setting experienced when approaching Cambridge along Comberton Road (B1046) from the 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: Moderate

Land lies in a wide gap between Little/Great Eversden and Comberton, with some significant separating features including Bourn Brook, the associated tree line, and the old railway line. 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.

# CO9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

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

Release would also weaken the boundary distinction and increase urbanising visual impact on land to the west from the settlement.

The release would weaken the boundary distinction, increase urbanising visual impact and increase urbanising containment of land to the northwest from the settlement.

The release of land within this parcel would not have an additional impact on the relevance of the settlement gap between Comberton and Little/Great Eversden. However, the land to the south slopes noticeably downhill towards Bourn Brook, where there is more of a significant impact.

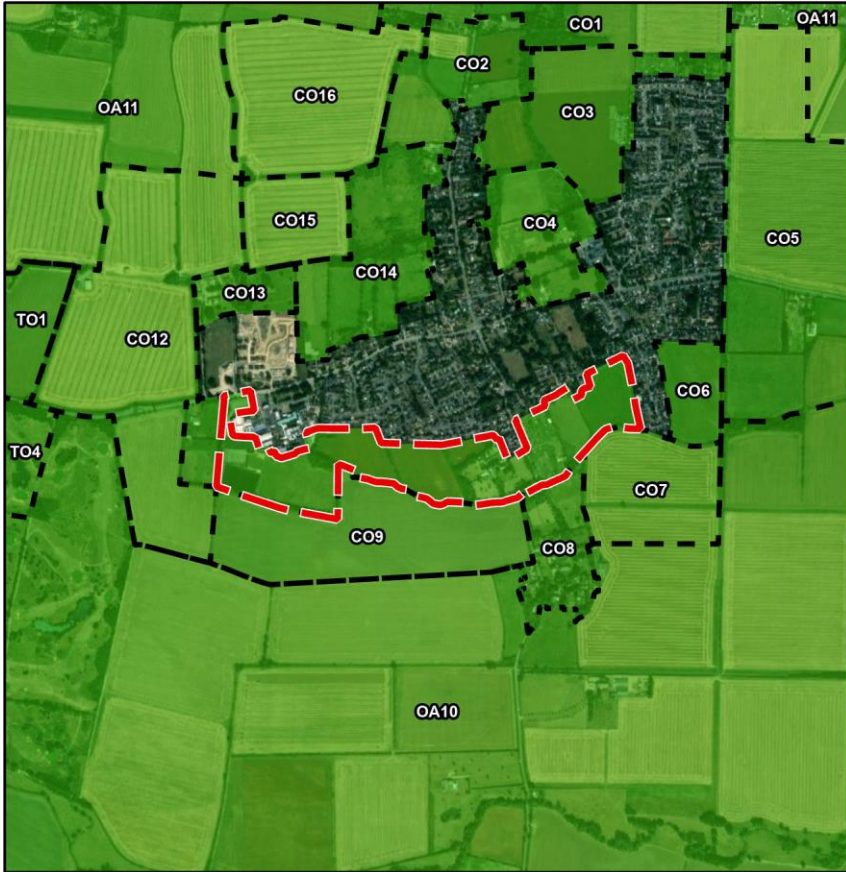
The adjoining land to the north and east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

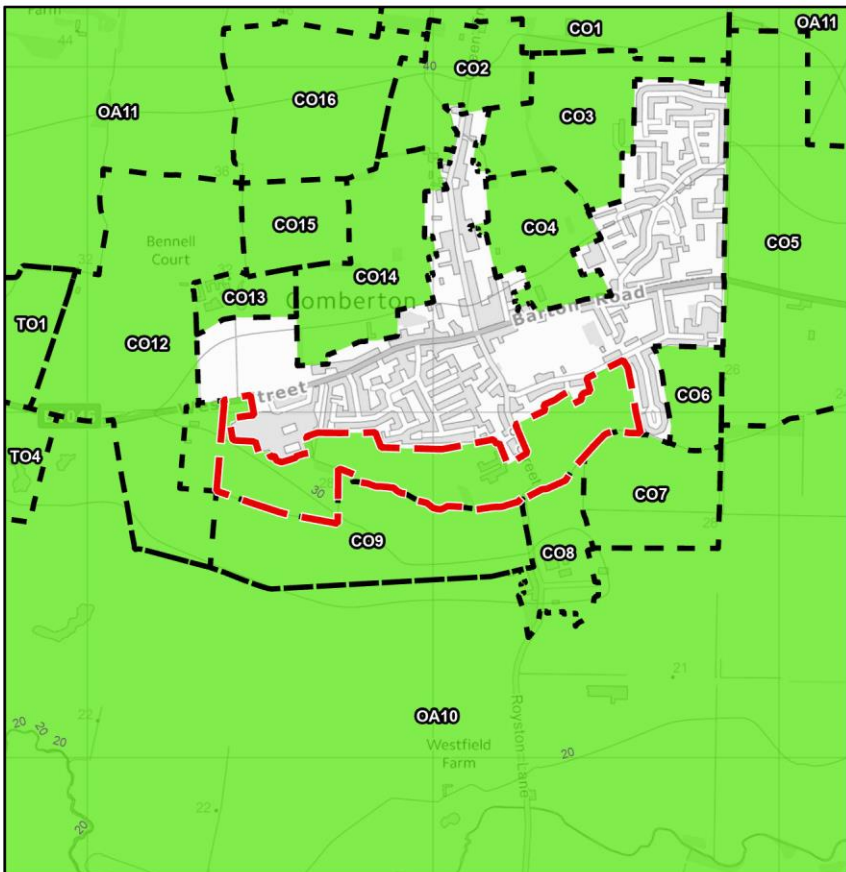
- Parcel CO9 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be High.

High

# CO10



-  CO10
-  Neighbouring parcel
-  Green Belt



# CO10

## **Parcel location and openness**

Parcel size: 22.11ha

The parcel is located to the south of Comberton and is crossed by South Street in the centre. Agricultural buildings are located to the west of South Street while allotments are located to the east. Comberton Village College sports ground are contained within the west of the parcel while agricultural fields are located within the centre and the east of the parcel.

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

## **Distinction between parcel and inset area**

Although the parcel is not contained by inset development, the garden hedgerows to the north create little boundary separation between the parcel and Comberton and so there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is moderate distinction between the parcel and the inset area.

# CO10

## 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 Comberton. 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 Comberton, meaning it has some rural character. However, to the west it contains some development and has a use (sports pitches) and has a small area of allotments off South Street that associates it with the inset area and weakens its rural character. To the east the parcel fronts onto the historic core of the village on Swaynes Lane and South Street/Royston Lane, marked by Comberton Conservation Area and several listed buildings. As such it allows an appreciation of the rural character and setting of the more intact and historic parts of Comberton, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land lies in a wide gap between Little/Great Eversden and Comberton, with some significant separating features including Tit Brook and Bourn Brook, and associated tree lines. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# CO10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor

The release and development of land within this parcel would increase urbanising visual impact on land within the fields to the south.

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

## Overall harm of Green Belt release

- Parcel CO10 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Moderate.

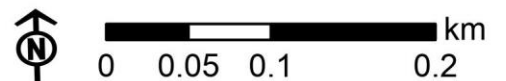
Moderate



# CO11



-  CO11
-  Neighbouring parcel
-  Green Belt



# CO11

## **Parcel location and openness**

Parcel size: 2.7ha

The parcel is located to the west of Comberton and contains paddock fields and a residential development.

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

## **Distinction between parcel and inset area**

Land is in close proximity to the inset area and there is some urbanising visual influence due to existing development within the parcel. However, the parcel is not contained by inset development and the tree line to the east and West Street to the north are a moderate boundary feature between the parcel and Comberton. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is moderate distinction between the parcel and the inset area.

# CO11

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Comberton, meaning it has some relationship with the inset area. Whilst it contains some development to the northwest it predominantly comprises open farmland and therefore has some rural character. This makes some contribution to a rural landscape setting experienced when approaching Cambridge along Comberton Road (B1046) from the west. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

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

# CO11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

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

The release would also reduce the narrow settlement gap between Comberton and Toft.

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

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

## Overall harm of Green Belt release

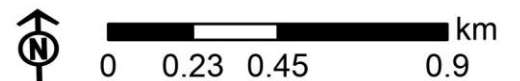
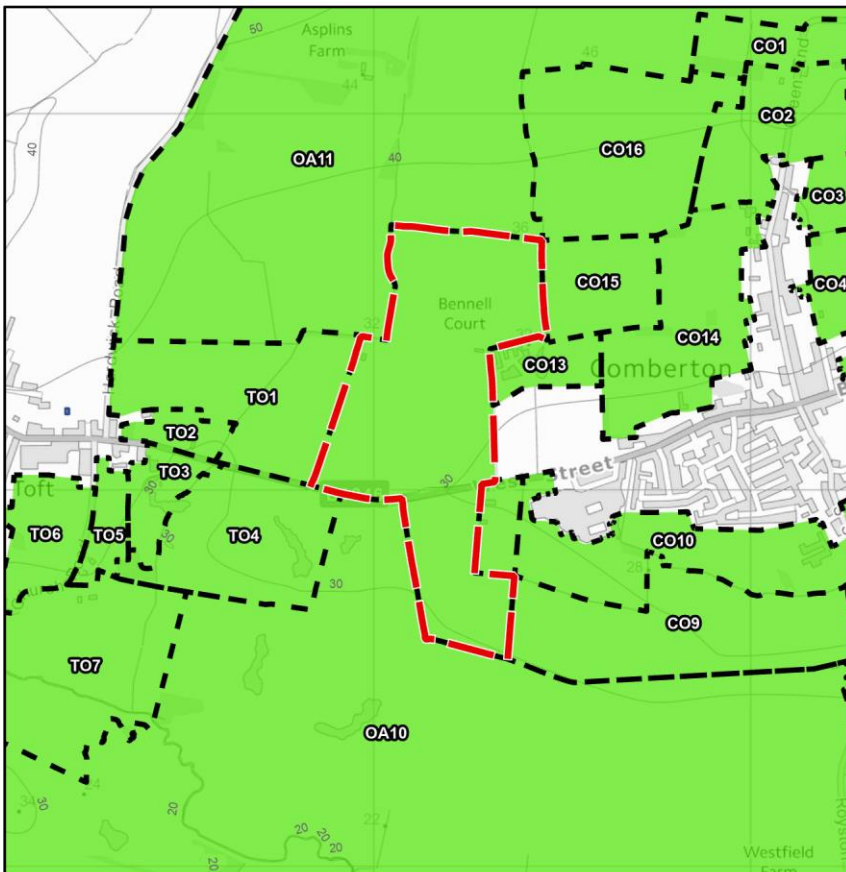
- Parcel CO11 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be High.

High

# CO12



-  CO12
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument



# CO12

## **Parcel location and openness**

Parcel size: 37.64ha

The parcel is located to the west of Comberton and is comprised of agricultural fields. An agricultural building is located within the east of the parcel. It is crossed by West Street to the south.

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

## **Distinction between parcel and inset area**

Land extends a significant distance from the inset area and is not contained by inset development. Bennell Court and the associated tree line to the southeast is a moderate boundary feature between the parcel and Comberton. As such, there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is strong distinction between the parcel and the inset area.



# CO12

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Comberton. It therefore has a strong rural character that contributes to the quality of Cambridge's setting. This contributes to a rural landscape setting experienced when approaching Cambridge along Comberton Road (B1046) from the 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: Significant

Land lies in a gap which is narrow but which maintains clear separation between Toft and Comberton due to elevated land. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# CO12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly reduce the narrow settlement gap between Comberton and Toft to the west. It would also significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the northwest from the settlement.

Release would also weaken the strong boundary distinction and increase urbanising visual impact on land to the southwest from the settlement.

Any partial release would have at least minor-moderate additional impact on the remainder of the land within the parcel, and at least a minor additional impact on the relevance of the settlement gap.

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

## Overall harm of Green Belt release

- Parcel CO12 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 Comberton, would be Very High.

Very High

# CO13



-  CO13
-  Neighbouring parcel
-  Green Belt



0 0.05 0.1 0.2 km

# CO13

## Parcel location and openness

Parcel size: 3.88ha

The parcel is located to the west of Comberton and consists of commercial/residential development on Bennell Court and associated parkland.

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

## Distinction between parcel and inset area

Although the parcel is not contained by inset development, it is in close proximity to Comberton and there is no boundary feature to create separation between the parcel and the inset area. Therefore, there is urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Comberton. Overall, there is weak distinction between the parcel and the inset area.

# CO13

## 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 Comberton. 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 Comberton, meaning it has a strong relationship with the inset area. However, it comprises open farmland with scattered buildings of an agricultural character, meaning it has some rural character. Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is peripheral to a narrow gap between Toft and Comberton. 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.

# CO13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor

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

The release would also leave land within the field to the northeast more closely contained by the inset edge and the hedgerow further north, which separates it from the wider Green belt.

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

## Overall harm of Green Belt release

- Parcel CO13 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with 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 Comberton, would be Moderate.

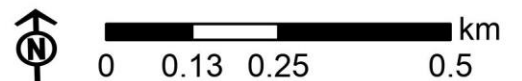
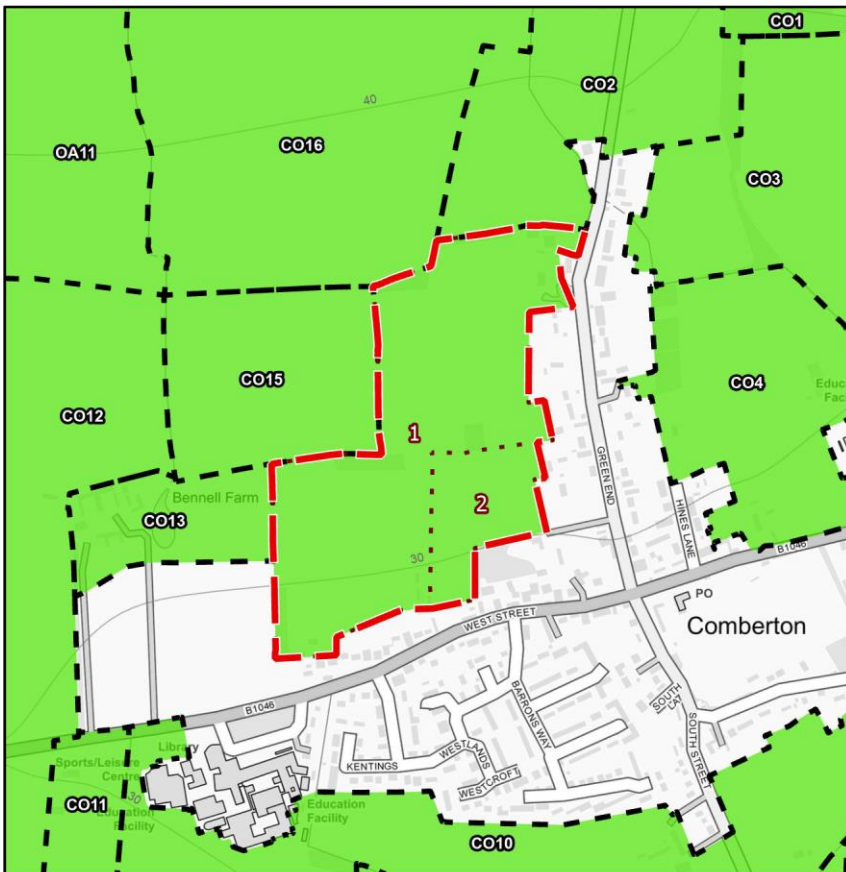
Moderate



# CO14



-  CO14
-  Harm scenario
-  Neighbouring parcel
-  Green Belt



# CO14

## Parcel location and openness

Parcel size: 16ha

The parcel is located on the western edge of Comberton and is comprised of residential gardens in the south and grassland and vegetation in the north. West Street lies to the south of the parcel and Green End road lies to the east. There are some agricultural use buildings 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 there are gaps in coverage, tree cover at the inset edge of Comberton to the south and east provides a moderate degree of separation between the parcel and the settlement. The containment by the settlement to the south and east means that there is some urbanising visual influence within the parcel. The sloping landform within the parcel provides some additional distinction from Comberton. Overall, there is moderate distinction between the parcel and the inset area.

# CO14

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

The parcel comprises open farmland and woodland that has a moderate distinction from the edge of Comberton, meaning it has some rural character. A small part of the parcel to the south and southeast fronts onto the historic core of the village on West Street and Green End, which is marked by Comberton Conservation Area and several listed buildings. As such land allows an appreciation of the rural character and setting of the more intact and historic parts of Comberton, which in turn makes some contribution to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and is peripheral to a moderate gap between Comberton and Toft. 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.

# CO14

## Impact on contribution of adjacent Green Belt

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

Rating: Minor-moderate

The release and development of land within the whole of this parcel would increase urbanising containment, weaken the boundary distinction and increase urbanising visual impact on land to the west from the settlement, and would also leave this land more closely contained by the inset edge and the hedgerows to the north and further west.

The release would not have an impact on the contribution of land to the north and northwest to Green Belt purposes due to separation retained by tree lines and a small frontage.

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

- Release of only land in the south eastern part of this parcel (map area 2) as an expansion of Comberton:

Rating: Minor

The release of land within only the south eastern part of this parcel, which has greater containment by urban edges and well-treed hedgerows, would have less impact on the strength of adjacent Green Belt land.

## Overall harm of Green Belt release

- Parcel CO14 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel (map areas 1 and 2) would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Moderate-High.

Moderate High

## CO14

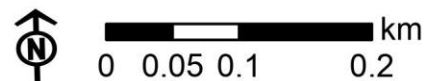
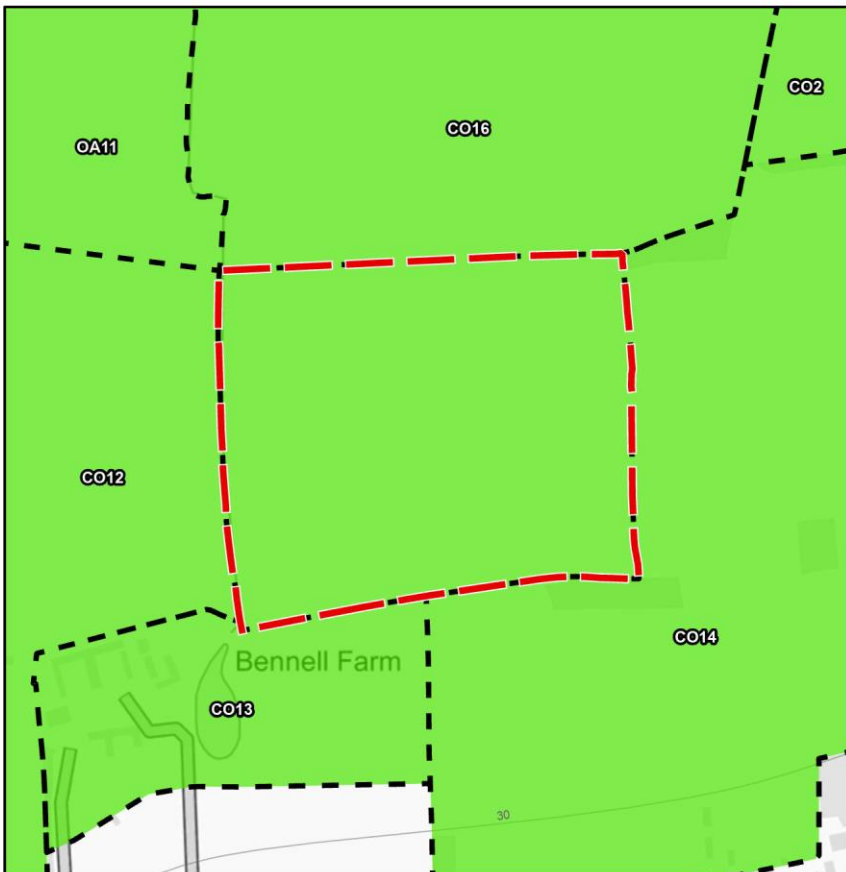
- The additional impact on the adjacent Green Belt of the release of only the south eastern part of the parcel (map area 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Moderate.

Moderate

# CO15



-  CO15
-  Neighbouring parcel
-  Green Belt





# CO15

## **Parcel location and openness**

Parcel size: 7.78ha

The parcel is located to the west of Comberton and is comprised of agricultural land.

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

## **Distinction between parcel and inset area**

Vegetation around much of the parcel and intervening land to the south and east provides a moderate degree of separation between the parcel and the inset settlement of Comberton. The parcel is not contained by inset development and extends a significant distance from the settlement, which means that there is little urbanising visual influence within the parcel. Whilst the landform and land cover within the parcel do not create any additional distinction from Comberton, overall there is strong distinction between the parcel and the inset area.

# CO15

## 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 Comberton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Comberton. 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 Comberton and Toft, but multiple field boundaries act as a significant feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge

CO15

Purpose 3.

# CO15

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

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

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

## Overall harm of Green Belt release

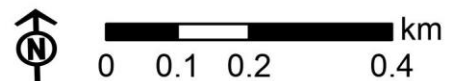
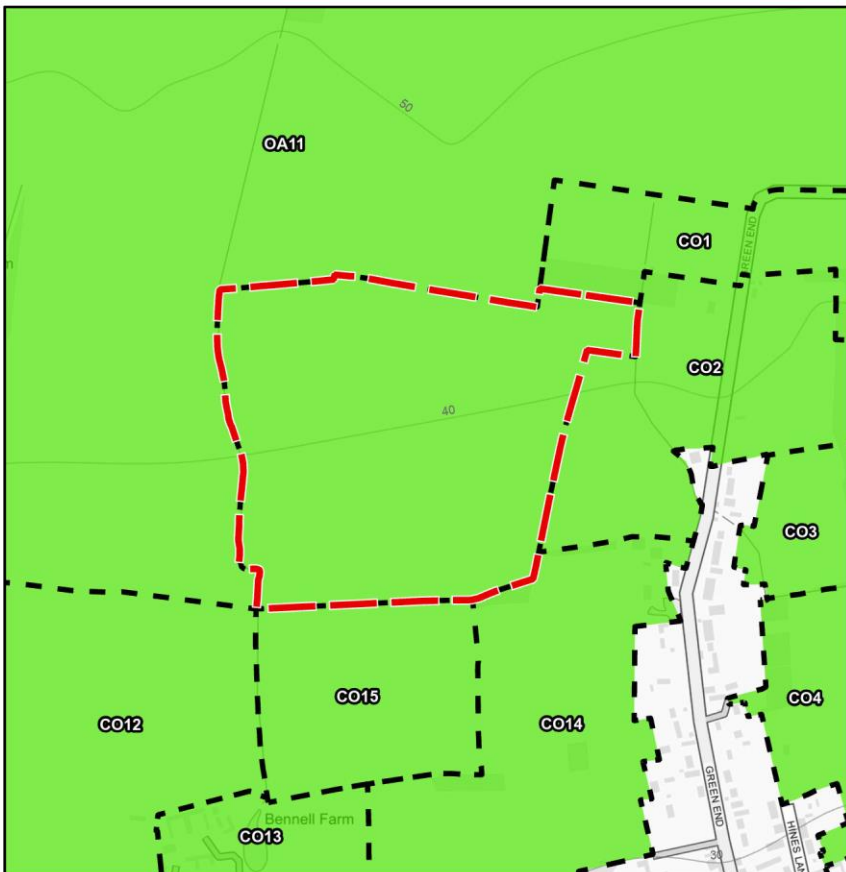
- Parcel CO15 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be High.

High

# CO16



-  CO16
-  Neighbouring parcel
-  Green Belt



# CO16

## **Parcel location and openness**

Parcel size: 20.62ha

The parcel is located to the northwest of Comberton and is comprised of agricultural land. Green End lies to the further east and northeast of the parcel.

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

## **Distinction between parcel and inset area**

Tree cover at the edge of the parcel and intervening land to the east provide a moderate degree of separation between the parcel and the inset area. The parcel extends a significant distance from Comberton and is not contained by inset development, which means that there is little urbanising visual influence within the parcel. The gradual upslope within the parcel to the northwest provides some additional distinction from Comberton. Overall, there is strong distinction between the parcel and the inset area.



# CO16

## 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 Comberton. 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 Comberton. Its rural character therefore contributes to the quality of Cambridge's setting. The parcel also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge.

This contrasts with the low 'bowl' within which Cambridge lies and therefore allows an appreciation of the wider topographical framework of the city. The elevated topography also means there is some visual inter-relationship with Cambridge, with land forming part of a rural backdrop in views out of the city to the west and in views across the city from the southeast (including from the Gog Magog Hills). 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 Comberton and Hardwick, but elevated ground between the two acts as a significant separating feature. The parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# CO16

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Comberton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the north and west and would leave land to the west more closely contained by the inset edge and the hedgerow further west, which separates it from the wider Green Belt. The release would also reduce the moderate settlement gap between Comberton and Hardwick.

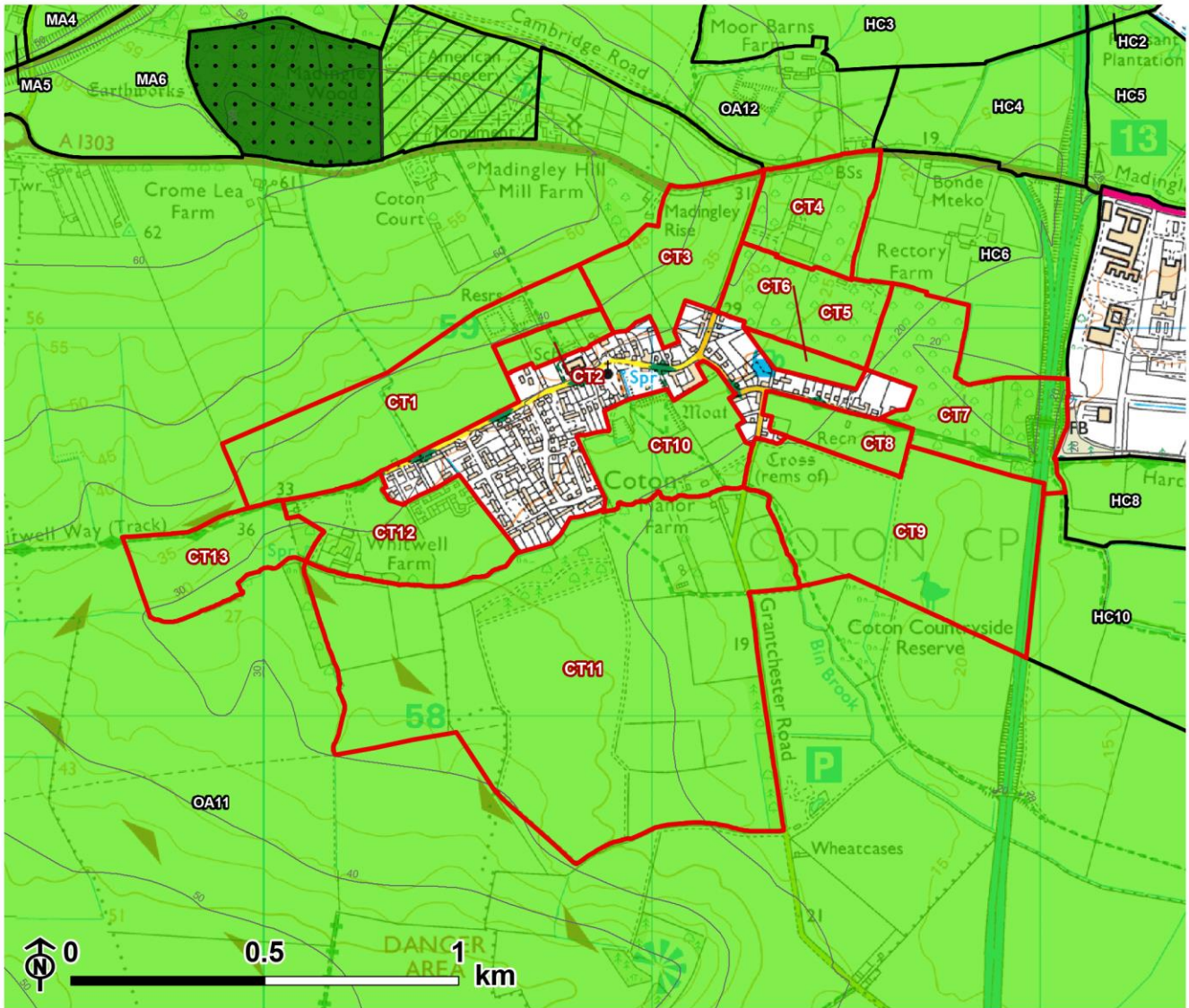
The adjoining land to the south, east and north east does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel CO16 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Comberton, would be Very High.

Very High

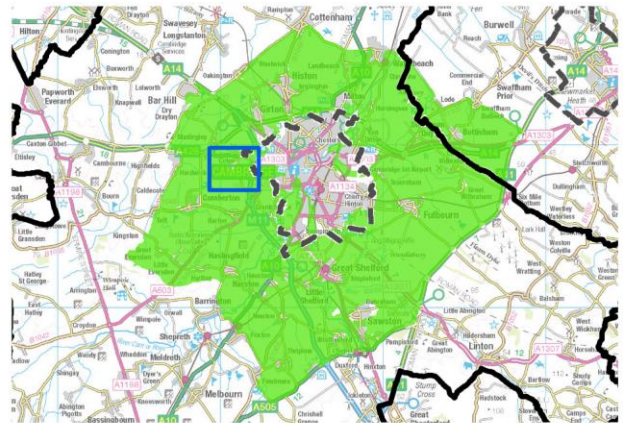
# Coton



- - - Local Authority
- Coton parcel
- Neighbouring parcel
- Green Belt

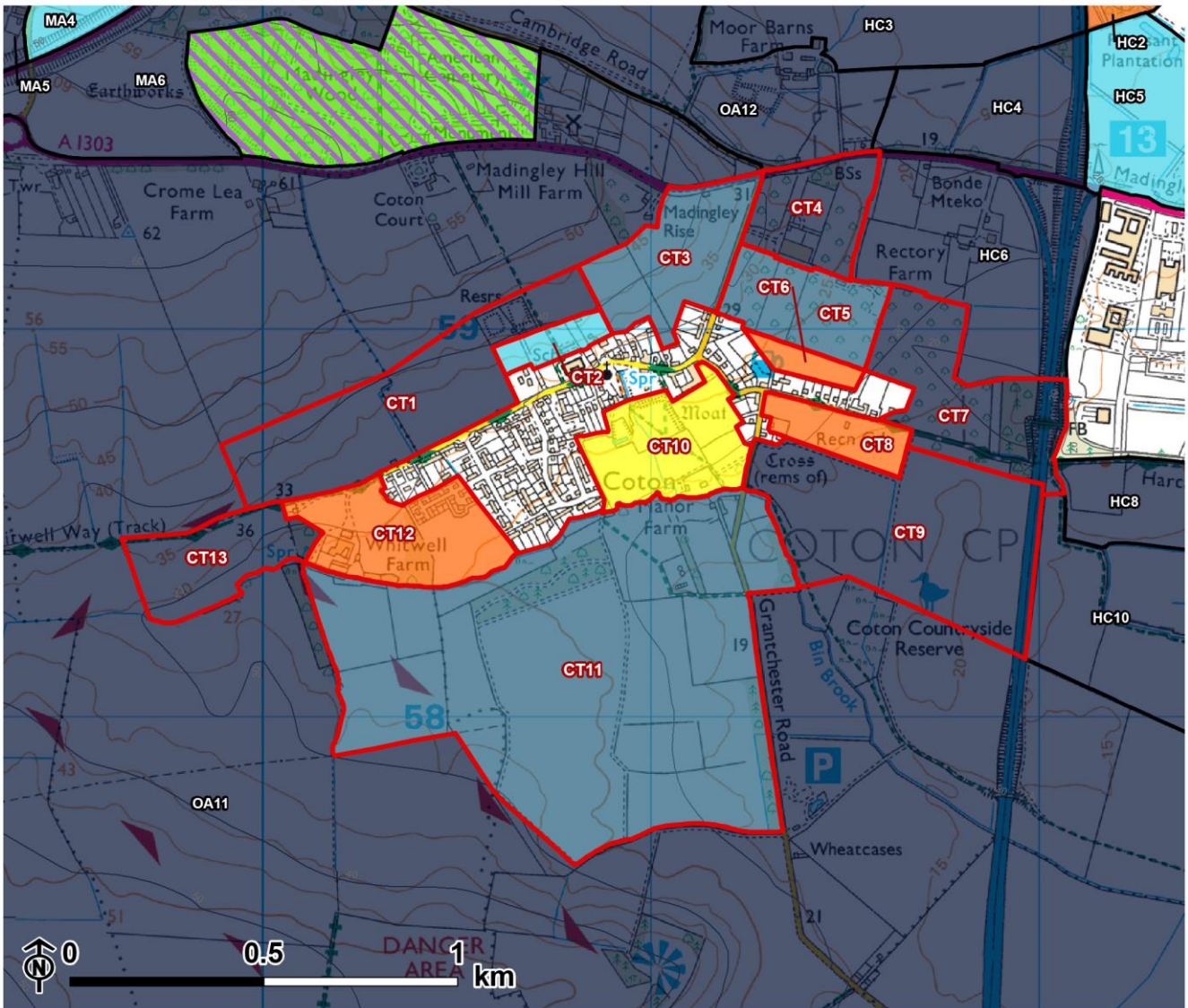
## Absolute constraints

- Site of Special Scientific Interest
- Ancient woodland inventory
- Registered park & garden

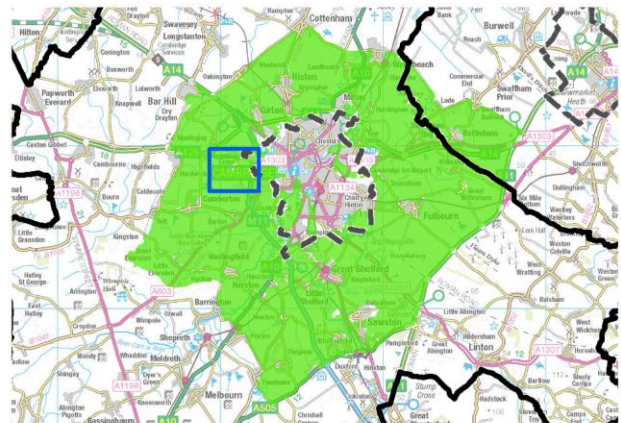




# Coton



- - - Local Authority
  - Coton 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.

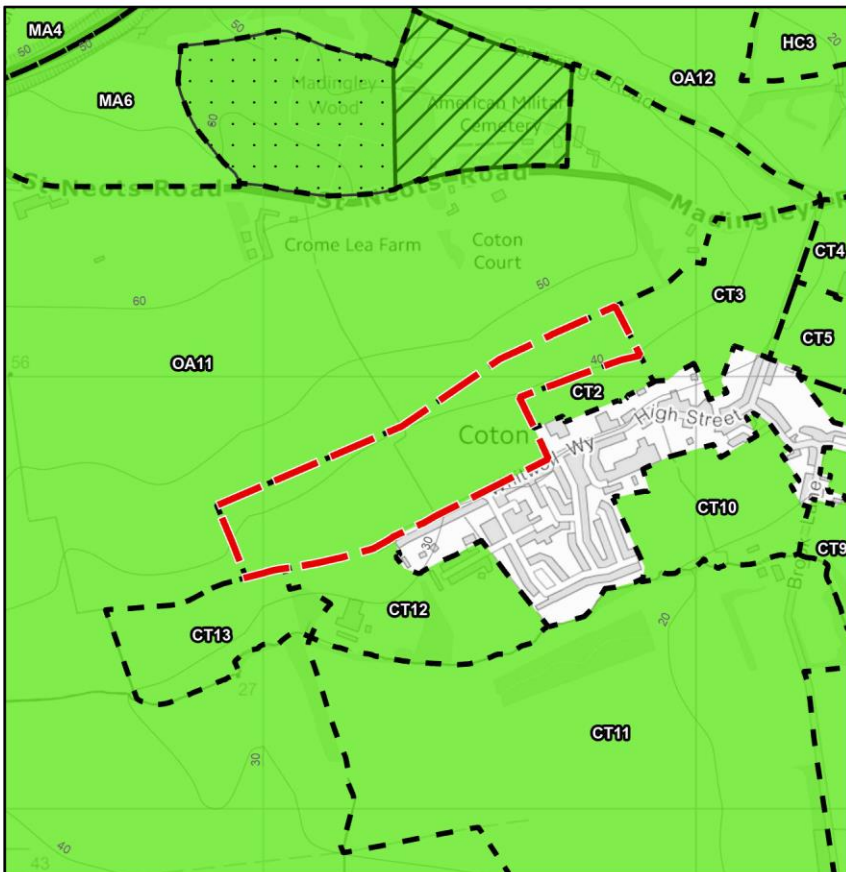
## Overall harm of Green Belt release

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.

# CT1



-  CT1
-  Neighbouring parcel
-  Green Belt
-  Site of Special Scientific Interest
-  Registered park & garden



# CT1

## **Parcel location and openness**

Parcel size: 19.94ha

The parcel is located to the northwest of Coton and contains agricultural fields. Whitwell Way forms most of the southern edge of the parcel.

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

## **Distinction between parcel and inset area**

The parcel extends a significant distance from Coton and is not contained by inset development. Whitwell Way to the south and the tree line to the east are moderate boundary features between the parcel and Coton. The sloping landform within the parcel provides some additional distinction from Coton, particularly the higher ground within the north of the parcel, although there is some urbanising visual influence from the south on this elevated ground. Overall, there is strong distinction between the parcel and the inset area.

# CT1

## 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 Coton. 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 forms the lower slopes of a gault clay ridge, a key topographical feature that lies to the west of Cambridge. This contrasts with the low 'bowl' within which Cambridge lies and therefore allows an appreciation of the wider topographical framework of the city. The slightly elevated topography also means there is some direct visual inter-relationship with Cambridge, with land forming a rural backdrop in views out of the city to the west and in views across the city from the southeast (including from the Gog Magog Hills). It also affords some views towards Cambridge (particularly from the PRoW between Madingley Road and Whitwell Way) across a largely rural landscape interspersed with villages, including Coton, Barton and Grantchester. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages, as well as the wider rural setting of Cambridge itself. 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 Coton and Madingley, but there are some significant separating features including Madingley Woods SSSI and the A428. 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.

# CT1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

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

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

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

## Overall harm of Green Belt release

- Parcel CT1 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

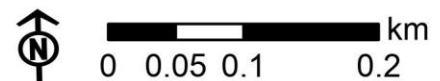
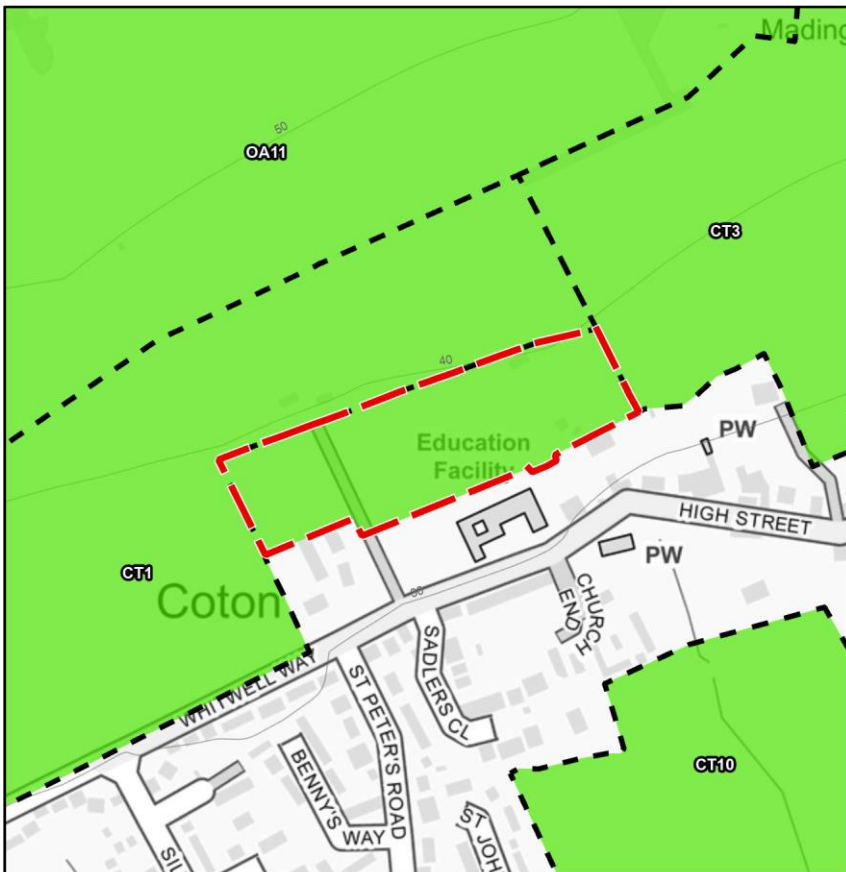
Very High



# CT2



-  CT2
-  Neighbouring parcel
-  Green Belt



# CT2

## Parcel location and openness

Parcel size: 2.44ha

The parcel is located to the north of Coton and contains grassland associated with commercial buildings to the west and, towards the east, an area of agricultural field, primary school recreational grounds, and residential gardens.

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

## Distinction between parcel and inset area

Although the parcel is not contained by inset development, it is in close proximity to Coton and there is no boundary feature to create separation between the parcel and the inset area. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Coton. Overall, there is moderate distinction between the parcel and the inset area.

# CT2

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from the edge of Coton, meaning it has some relationship with the inset area. However, it is largely open and land use is not associated with the inset area, 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: Relatively significant

Land is open and lies in a moderate gap between Coton and Madingley, but there are some significant separating features including Madingley Woods SSSI and the A428. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

## CT2

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

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

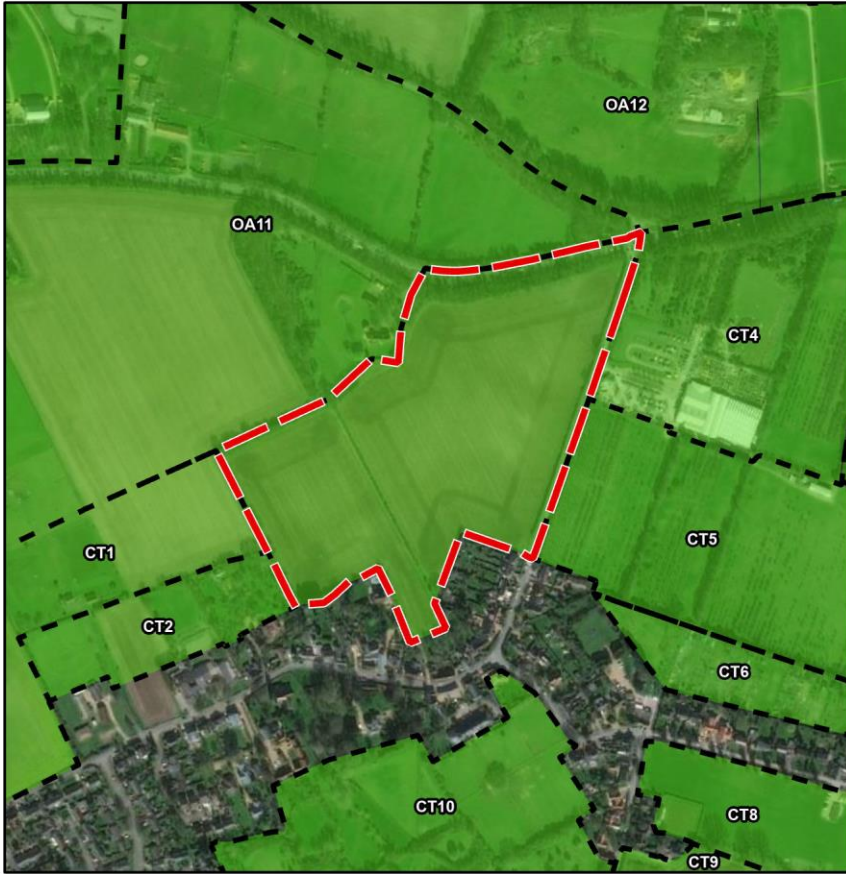
The release would not have an impact on the contribution of land to the east to Green Belt purposes.





### Overall harm of Green Belt release

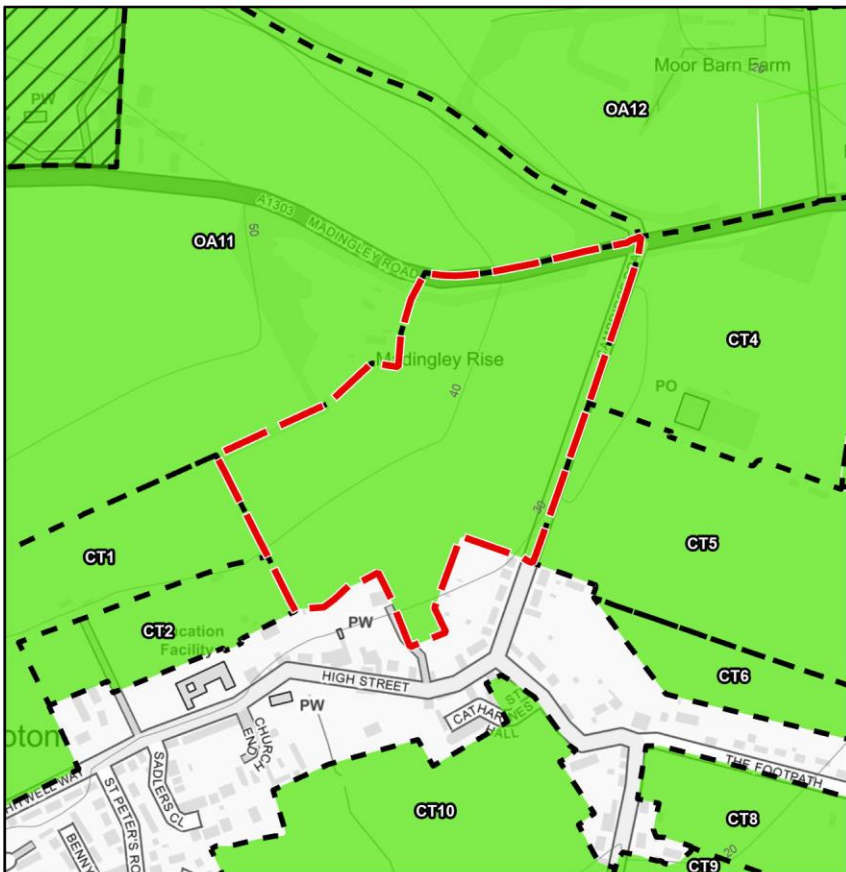
- Parcel CT2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be Moderate High.

Moderate High

# CT3



-  CT3
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



# CT3

## Parcel location and openness

Parcel size: 10.9ha

The parcel is located to the north of Coton and is comprised of agricultural fields. Cambridge Road forms the eastern edge of the parcel, while St Neots Road is located to the north.

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

## Distinction between parcel and inset area

The garden hedgerow boundaries to the south create little separation between the parcel and Coton so there is some urbanising visual influence. However, the parcel extends a significant distance from Coton and is not contained by inset development. In addition, the rising landform within the parcel provides some distinction from Coton. Overall, there is strong distinction between the parcel and the inset area.



# CT3

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Coton, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach Cambridge from the west along Madingley Road and Cambridge Road, creating positive perceptions of the city on arrival. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between Coton and Madingley, but there are some significant separating features including Madingley Woods SSSI and the A428. 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.

# CT3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The substantial release and development of land within the eastern field of this parcel would weaken the settlement gap between Coton and Cambridge as perceived from the connecting A1303 road.

The release would also increase urbanising containment of land to the southeast from the settlement.

The partial release of only the smaller western field within the parcel would reduce the additional impact on the settlement gap between Coton and Cambridge but would still have a minor-moderate additional impact on the contribution of land within the remainder of the parcel due to increased urbanising visual impact and containment by the inset edge and the A1303.

The release would not have an impact on the contribution of land to the west, north or northeast to Green Belt purposes due to separation retained by vegetation, the A1303 and Cambridge Road, respectively.

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


## Overall harm of Green Belt release

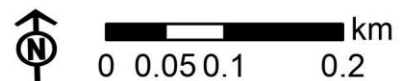
- Parcel CT3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be High.

High

# CT4



-  CT4
-  Neighbouring parcel
-  Green Belt



# CT4

## **Parcel location and openness**

Parcel size: 7.88ha

The parcel is located to the northeast of Coton and contains Coton Orchard Garden Centre and the associated grounds. The A1303 forms the northern edge of the parcel.

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

## **Distinction between parcel and inset area**

The parcel is not contained by inset development and extends a significant distance from Coton, with no urbanising visual influence. The tree lines to the south are a moderate boundary feature between the parcel and Coton and the sloping landform and tree cover within the parcel provides some additional distinction from the inset settlement. Overall, there is strong distinction between the parcel and the inset area.

# CT4

## 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 Coton. 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 forms part of an agricultural landscape partially visible on the edge of the city in key views from elevated claylands to the west, including from Madingley Rise and Madingley Road. This allows an appreciation of the separate identity of Coton (from Cambridge) and its rural setting, as well as the wider rural setting of Cambridge. Land also contributes to the rural landscape setting experienced in proximity to the city edge when approaching towards the historic core along the A1303 (Madingley Road) from the west. 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 is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# CT4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release and development of land within this parcel would leave the A1303 adjacent to the settlement edge and weaken the very narrow gap between Coton and Cambridge (High Cross) as perceived from the A1303 road connecting the two settlements.

The release would not have an impact on the contribution of land to the north to Green Belt purposes due to separation retained by the A1303 and associated tree lines.

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

## Overall harm of Green Belt release

- Parcel CT4 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

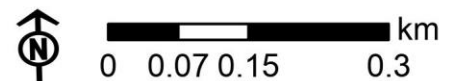
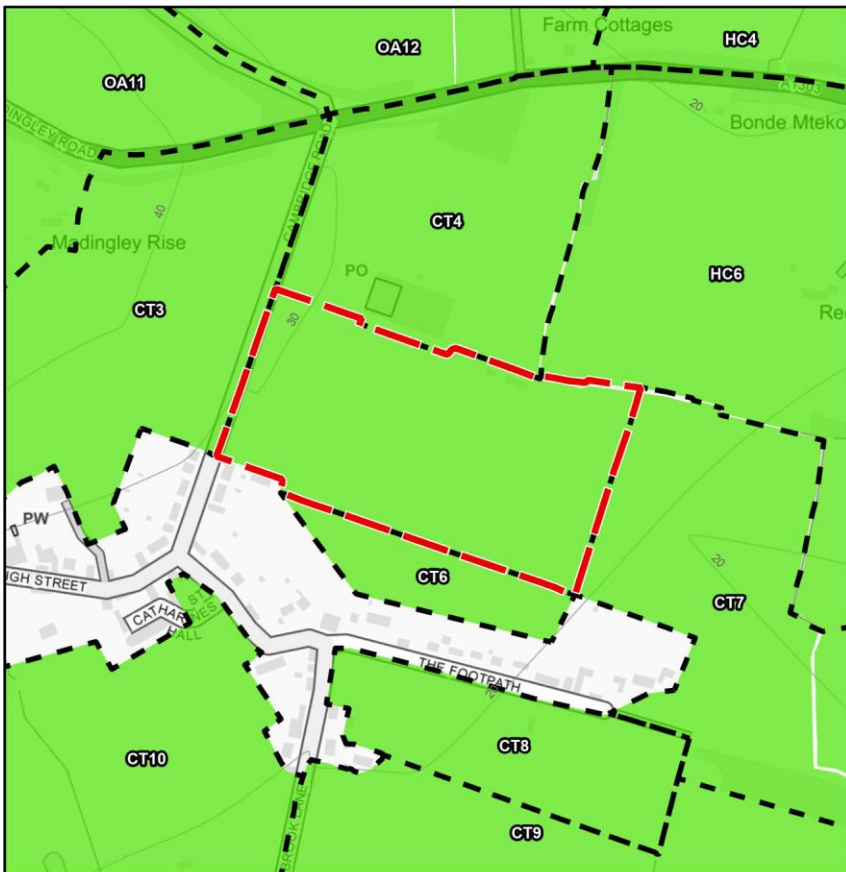
Very High



# CT5



-  CT5
-  Neighbouring parcel
-  Green Belt





# CT5

## **Parcel location and openness**

Parcel size: 8.36ha

The parcel is located to the northeast of Coton and contains an orchard. Cambridge Road forms the western edge of the parcel.

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

## **Distinction between parcel and inset area**

The parcel is not contained by inset development and the tree line to the south is a moderate boundary feature between the parcel and Coton. As such, there is no urbanising visual influence. The sloping landform and tree cover within the parcel provides some additional distinction from Coton and, overall, there is strong distinction between the parcel and the inset area.

# CT5

## 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 Coton. 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 fields and orchards that have a strong distinction from the edge of Coton, and as such its rural character contributes to the quality of Cambridge's setting. Land is partially visible in key views from elevated claylands to the west (including from Madingley Rise and Madingley Road), which allows an appreciation of the separate identity of Coton (from Cambridge) and its rural setting, 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: Significant

Land is open and is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# CT5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

The release and development of land within this parcel would leave land to the north more closely contained between the inset edge and the A1303 further north, which separates it from the wider Green Belt.

The release would not have an impact on the contribution of land to the east or northeast to Green Belt purposes due to separation retained by vegetation.

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

## Overall harm of Green Belt release

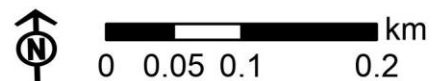
- Parcel CT5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be High.

High

# CT6



-  CT6
-  Neighbouring parcel
-  Green Belt



# CT6

## Parcel location and openness

Parcel size: 1.86ha

The parcel is located to the northeast of Coton and is comprised predominantly of allotments.

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

## Distinction between parcel and inset area

Although the parcel is not contained by inset development, it is in close proximity to Coton and the garden hedgerow boundary to the south creates little separation between the parcel and the inset settlement. Therefore, there is some urbanising visual influence. Neither the landform nor land cover within the parcel create any additional distinction from Coton. Overall, there is moderate distinction between the parcel and the inset area.

# CT6

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a moderate distinction from the edge of Coton, meaning it has some relationship with the inset area. Whilst it is open, the land has a use (allotments) that weakens its rural character. 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 significant

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

# CT6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Negligible

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

## Overall harm of Green Belt release

- Parcel CT6 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a 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 Coton, would be Moderate.

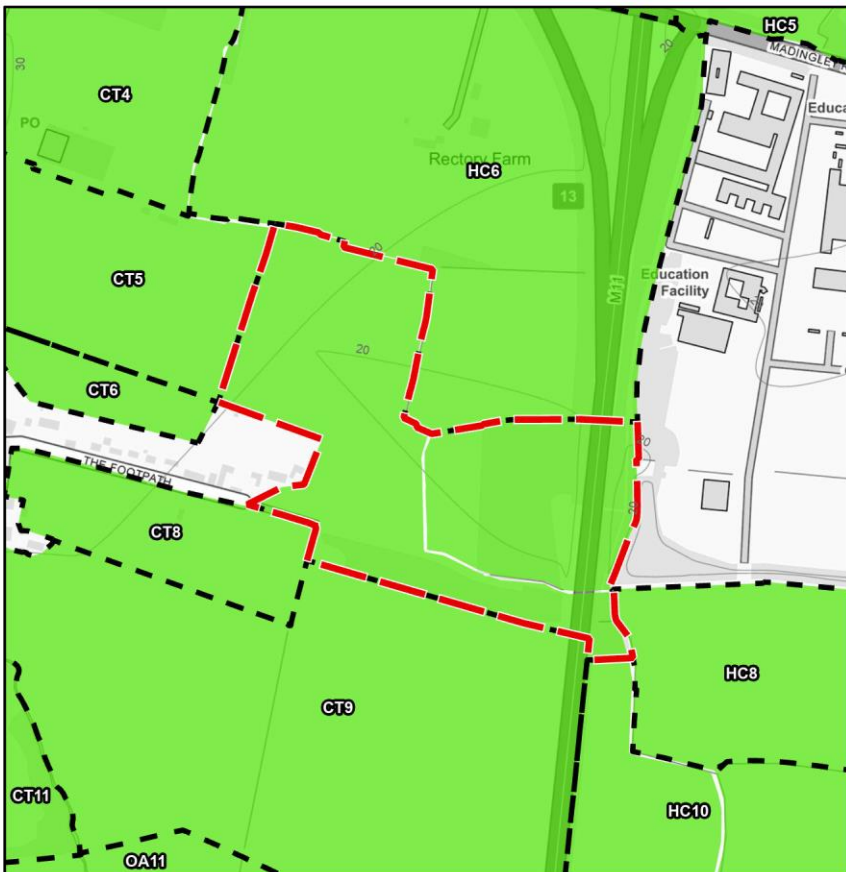
Moderate



# CT7



-  CT7
-  Neighbouring parcel
-  Green Belt



# CT7

## **Parcel location and openness**

Parcel size: 14.16ha

The parcel is located to the east of Coton and is dominated by orchards. It is contained by the M11 motorway to the east, which separates it from the main urban area of Cambridge.

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

## **Distinction between parcel and inset area**

The parcel is not contained by inset development and the vegetation to the west is a moderate boundary feature between the parcel and Coton. As such, there is no urbanising visual influence. The tree cover associated with the orchards within the parcel is very prominent, creating additional distinction from Coton. Overall, there is strong distinction between the parcel and the inset area.

# CT7

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

Land forms part of an agricultural landscape visible on the edge of the Cambridge in key views from elevated claylands to the west, including from Madingley Hill and Madingley Rise. This allows an appreciation of the separate identity of Coton (from Cambridge) and its rural setting, as well as the wider rural setting of Cambridge. Land also contributes to the rural landscape setting experienced in proximity to the city edge when approaching the historic core along PRow from the west, including the Harcamlow Way and the Wimpole Way. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Significant

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

# CT7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the strong boundary distinction of land to the north and would increase urbanising containment of land within the field to the north east, although this impact is confined to this area.

Any release of land within this parcel would significantly weaken the very narrow gap between Coton and Cambridge (High Cross).

Although it is adjacent to Cambridge, the lack of road connectivity and separation retained by the M11 motorway and associated tree lines means that a separate identity would be maintained.

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

## Overall harm of Green Belt release

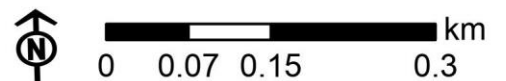
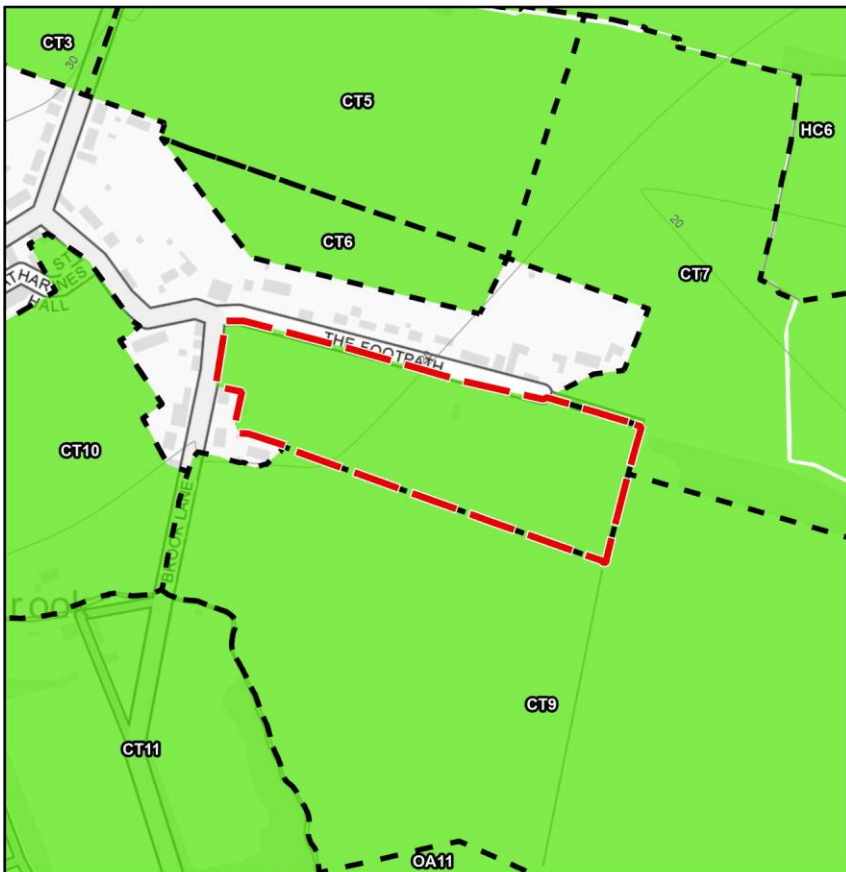
- Parcel CT7 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

Very High

# CT8



-  CT8
-  Neighbouring parcel
-  Green Belt



# CT8

## Parcel location and openness

Parcel size: 4.24ha

The parcel is located to the east of Coton and contains Coton Football Club and associated sports grounds. It is contained by small roads to the north and west.

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

## Distinction between parcel and inset area

The parcel is in close proximity to Coton and is not contained by inset development. The hedgerows and lanes to the north and west create little boundary separation between the parcel and residential development in Coton, which has urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Coton. Overall, there is weak distinction between the parcel and the inset area.



# CT8

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Coton, meaning it has a strong relationship with the inset area. Whilst it is open, the land has a use (sports pitches/recreation ground) that weakens its rural character. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# CT8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

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

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

## Overall harm of Green Belt release

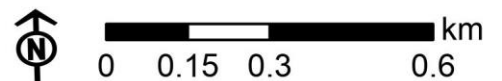
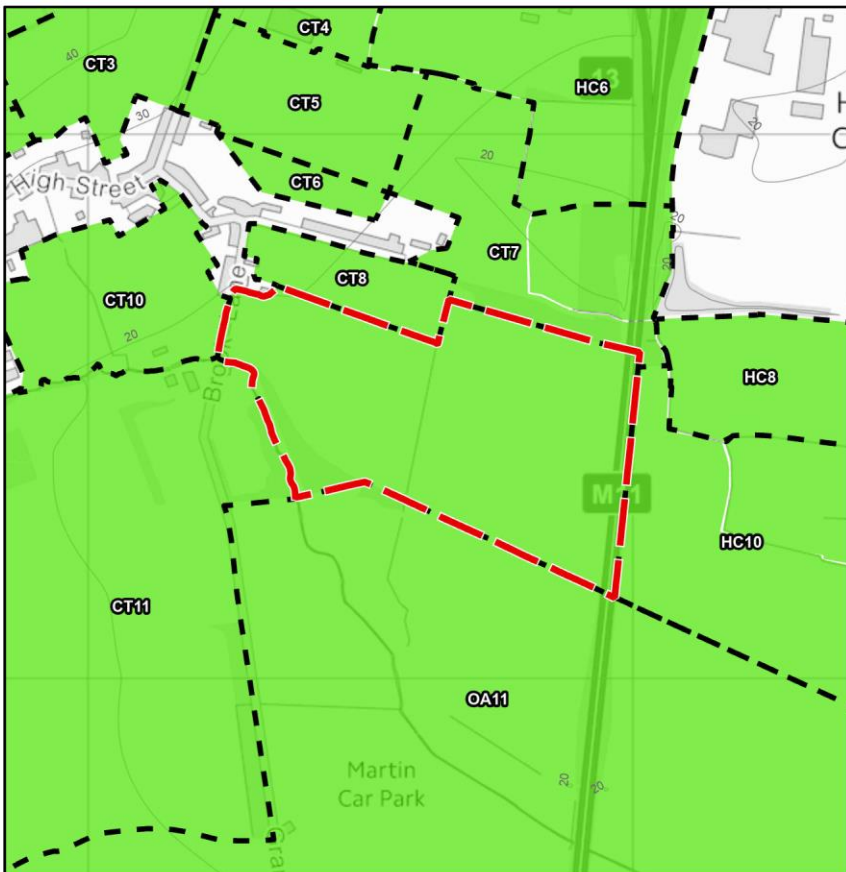
- Parcel CT8 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be Moderate.

Moderate

# CT9



-  CT9
-  Neighbouring parcel
-  Green Belt



# CT9

## **Parcel location and openness**

Parcel size: 26.21ha

The parcel is located to the southeast of Coton and is comprised of agricultural fields. The M11 motorway forms the eastern edge of the parcel.

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

## **Distinction between parcel and inset area**

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

# CT9

## 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 Coton. 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 lies within Coton Country Park and comprises open farmland that has a strong distinction from the edge of Coton, and as such it contributes to the quality of Cambridge's wider setting. Land is partially visible in the middle ground of key views towards the historic core of Cambridge from elevated claylands to the west, including from Madingley Hill. This also allows an appreciation of the rural setting of the city as well as the scale, separate identity (from Cambridge) and rural setting of Coton. 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 is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

# CT9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

Although the M11 motorway would maintain some separation, the release of land within this parcel including the eastern field would remove the settlement gap between Coton and Cambridge (High Cross) and significantly weaken separation.

The partial release of only the western field within the parcel would reduce the additional impact on the settlement gap between Coton and Cambridge (High Cross) but would still weaken the strong boundary distinction and increase urbanising visual impact on land to the southwest from the settlement and would leave the land within these smaller fields more closely contained by the inset edge and Bin Brook to the south.

The release would not have an impact on the contribution of land to the east or the northeast to Green Belt purposes due to separation retained by the M11 motorway and vegetation, respectively.

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

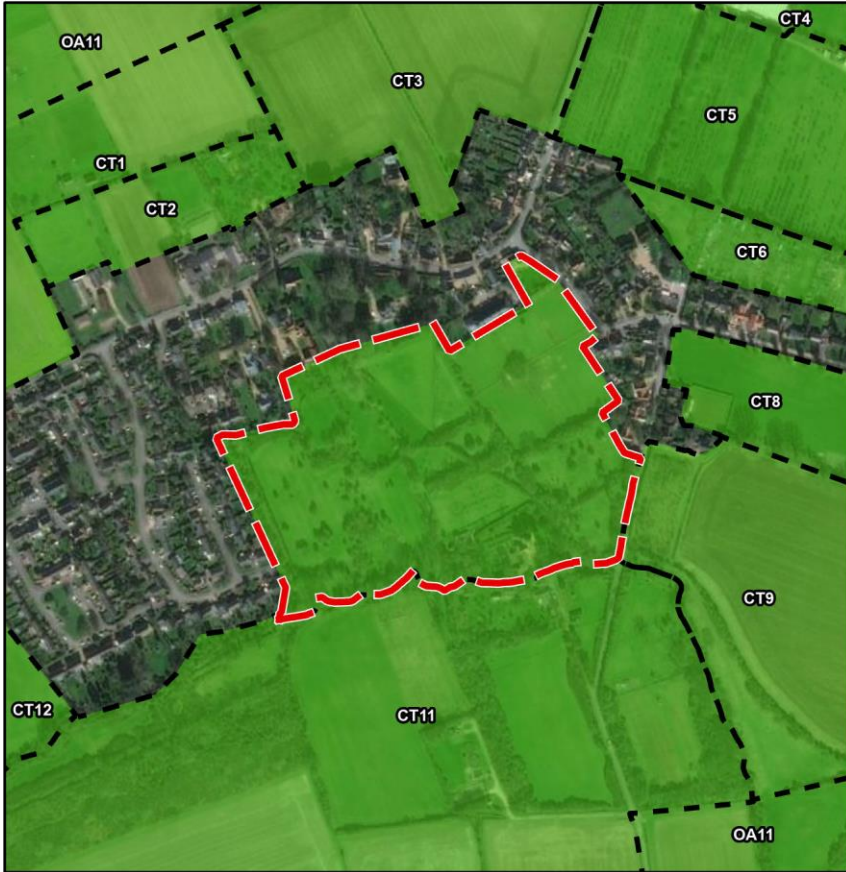
## Overall harm of Green Belt release

- Parcel CT9 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

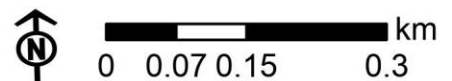
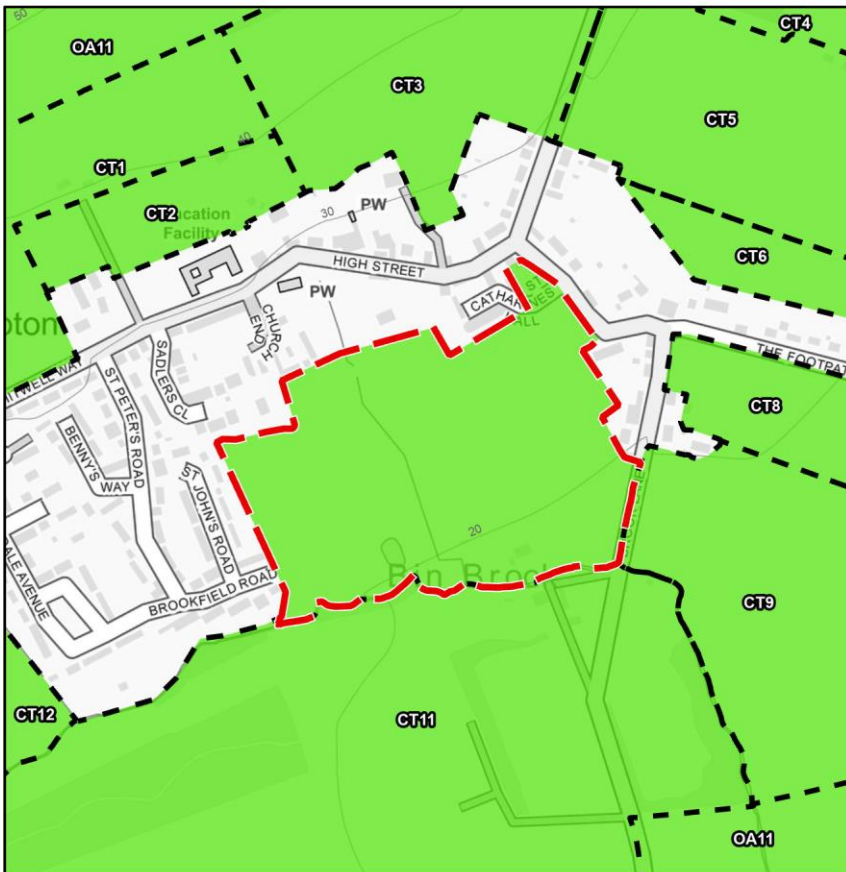
Very High



# CT10



-  CT10
-  Neighbouring parcel
-  Green Belt



# CT10

## **Parcel location and openness**

Parcel size: 10.4ha

The parcel is located on the southern edge of Coton and is comprised of several paddocks and the grounds of a large country house in the south of the parcel. Bin 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**

The parcel is relatively large, but is contained by inset development within the settlement of Coton to the west, north and east, which means that there is some urbanising visual influence within the parcel. The garden boundaries to the west, north and east provide little separation from the settlement. The sloping landform in the south of the parcel provides some additional distinction from the settlement of Coton. Overall, there is strong distinction between the parcel and the inset area.

# CT10

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a moderate distinction from the edge of Coton, 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. The parcel also lies within Coton Conservation Area, for which it contributes to the character and special qualities. Land fronts directly on to the historic core of the village along High Street, and as such allows an appreciation of the rural character and setting of the more intact and historic parts of Coton, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

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

# CT10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Negligible

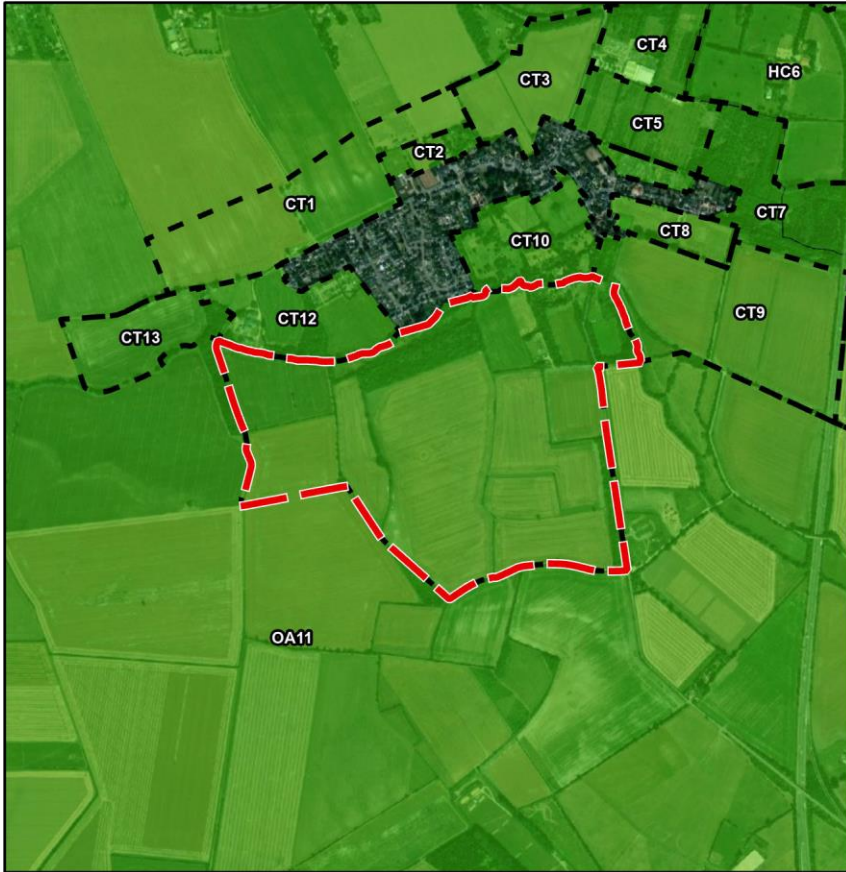
The parcel is largely contained by the settlement of Coton and there is tree cover to the south, both of which limit any impact that the release and development of this land would have on adjacent Green Belt

## Overall harm of Green Belt release

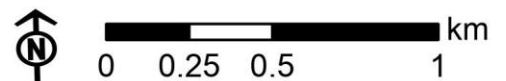
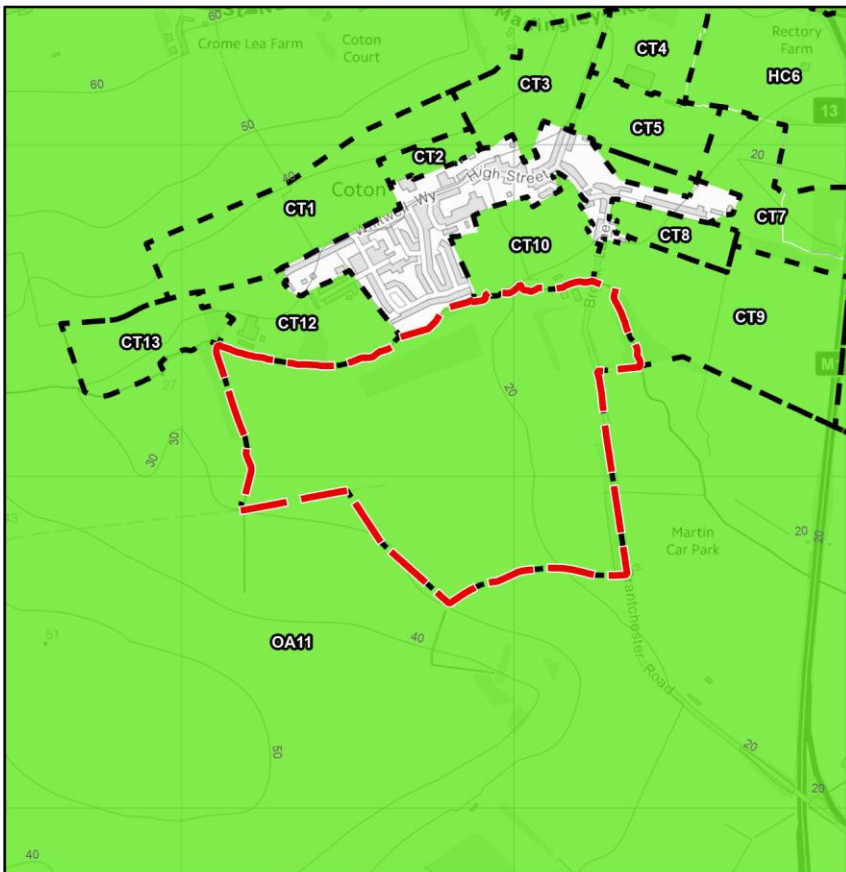
- Parcel CT10 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Coton, would be low.

Low

# CT11



-  CT11
-  Neighbouring parcel
-  Green Belt



# CT11

## Parcel location and openness

Parcel size: 77.12ha

The parcel is located to the south and southwest of Coton and is comprised of large agricultural land. There is a residential property in the northeast of the parcel. Grantchester Road lies forms the eastern boundary of the parcel and Bin Brook lies to the north.

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

## Distinction between parcel and inset area

Dense tree cover and Bin Brook at the inset edge of Coton to the north provide a strong degree of boundary separation between the parcel and the settlement and prevent any urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development and it extends a significant distance from the settlement. Whilst the landform and land cover within the parcel do not create any additional distinction from Coton, overall there is strong distinction between the parcel and the inset area.



# CT11

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land comprises open farmland and woodland that has a strong distinction from the edge of Coton, meaning it has a strong rural character. The western part of the parcel forms part of Coton Country Park and therefore makes some positive contribution to the character of the landscape and the setting of Cambridge. In addition, when viewed from the elevated clay ridge to the north, northwest and west (including from Madingley Road and Long Road) it allows an appreciation of the scale, separate identity (from Cambridge) and rural setting of Coton, and the wider rural setting of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Coton and Comberton/Barton, with tree cover at the edge of Coton acting as a significant separating feature. Although the settlement gap is robust, the parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# CT11

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the settlement gap between Coton and Comberton/Barton.

However, the main impact of the release would be it breaching tree cover and Bin Brook at the inset edge of Coton, which currently act a strong boundary features, and would therefore weaken the boundary separation of land to the southwest, south and southeast from the settlement. The release would also increase urbanising visual influence on these areas.

The adjoining Green Belt land to the northwest 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 CT11 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be high.

High

# CT12



-  CT12
-  Neighbouring parcel
-  Green Belt



# CT12

## **Parcel location and openness**

Parcel size: 11.49ha

The parcel is located to the west of Coton and is comprised largely of agricultural land. There are some residential properties in the northeast of the parcel and there is a farmstead in the west of the parcel. Bin 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**

The garden boundaries at the inset edge of Coton to the east provide little boundary separation between the parcel and the settlement. Furthermore, residential development has breached into the eastern part of the parcel. As a result, there is some urbanising visual influence within the parcel. However, the parcel is not contained by inset development and there are views of open countryside to the north, west and south. The landform and land cover within the parcel do not create any additional distinction from Coton. Overall, there is moderate distinction between the parcel and the inset area.

# CT12

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land has a moderate distinction from the edge of Coton, meaning it has some relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has some rural character.

When viewed from the elevated clay ridge to the north, northwest and west (including from Madingley Road and Long Road) it allows an appreciation of the scale, separate identity (from Cambridge) and rural setting of Coton, as well as 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: Relatively limited

Land is open and lies in a wide gap between Comberton and Coton, with elevated land between the two 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.

# CT12

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

The release and development of this land would have some urbanising visual influence on land to the north. Tree cover around much of the parcel would prevent some visual impacts on land to the west and south.

## Overall harm of Green Belt release


- Parcel CT12 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be moderate.

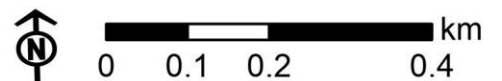
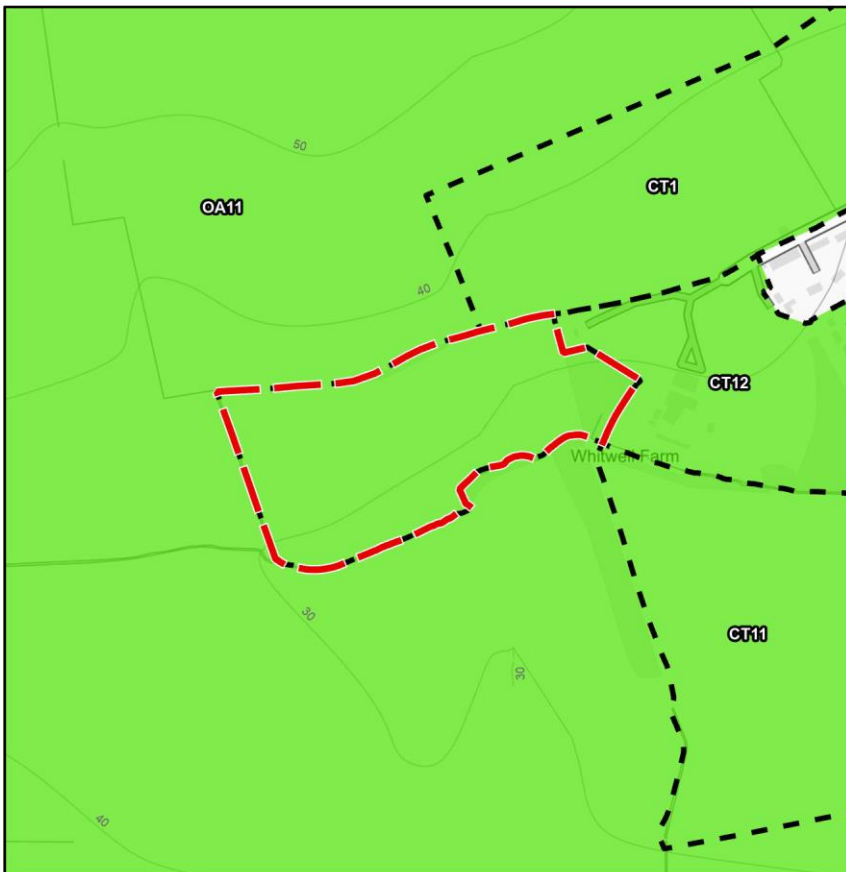
Moderate



# CT13



-  CT13
-  Neighbouring parcel
-  Green Belt



# CT13

## **Parcel location and openness**

Parcel size: 8.65ha

The parcel is located to the west of Coton and is comprised of agricultural land. Bin Brook lies to the south of the parcel.

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

## **Distinction between parcel and inset area**

A wooded area in the east of the parcel provides a strong degree of boundary separation from the inset settlement of Coton and minimises any urbanising visual influence within the parcel. The parcel extends a significant distance from the settlement and is not contained by inset development. The upwards sloping landform to the north within the parcel provides some additional distinction from Coton. Overall, there is very strong distinction between the parcel and the inset area.

# CT13

## 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 Coton. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively significant

Land comprises open farmland and a wooded area that has a very strong distinction from the edge of Coton, meaning it has a strong rural character. When viewed from the elevated clay ridge to the north, northwest and west (including from Madingley Road and Long Road) it allows an appreciation of the scale, separate identity (from Cambridge) and rural setting of Coton, as well as the wider rural setting of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a wide gap between Comberton and Coton, with elevated land between the two acting as a significant separating feature. Although the settlement gap is robust, the parcel has very 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.

# CT13

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

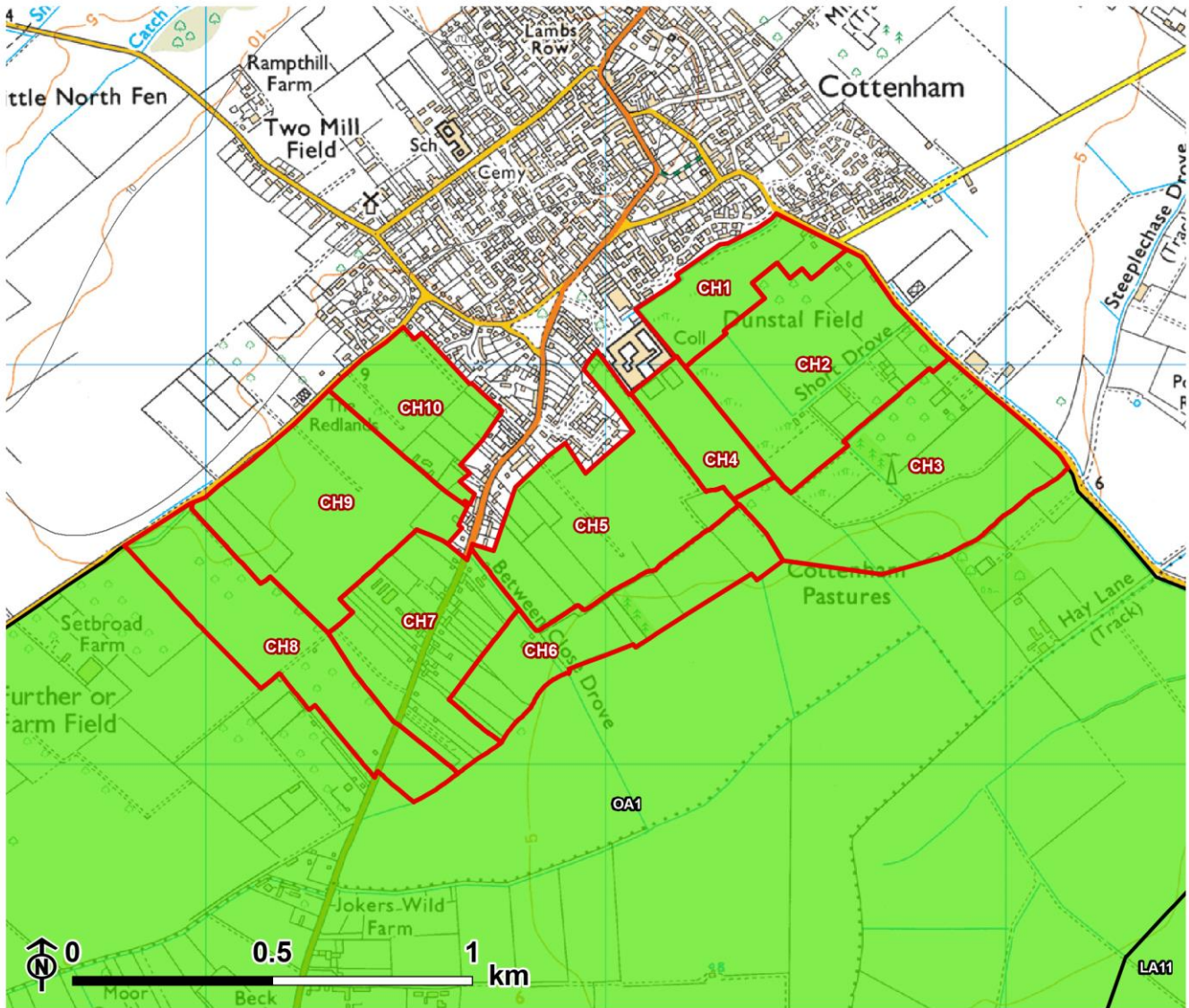
The release and development of this land would breach the woodland to the east, which currently acts as a strong boundary feature, and would therefore weaken the boundary separation of the surrounding Green Belt from the settlement of Coton. The release would also increase urbanising visual influence on land to the north, west and south.

## Overall harm of Green Belt release

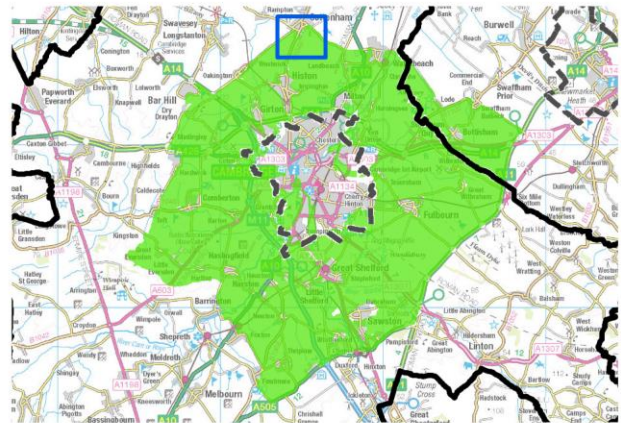
- Parcel CT13 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be very high.

Very High

# Cottenham

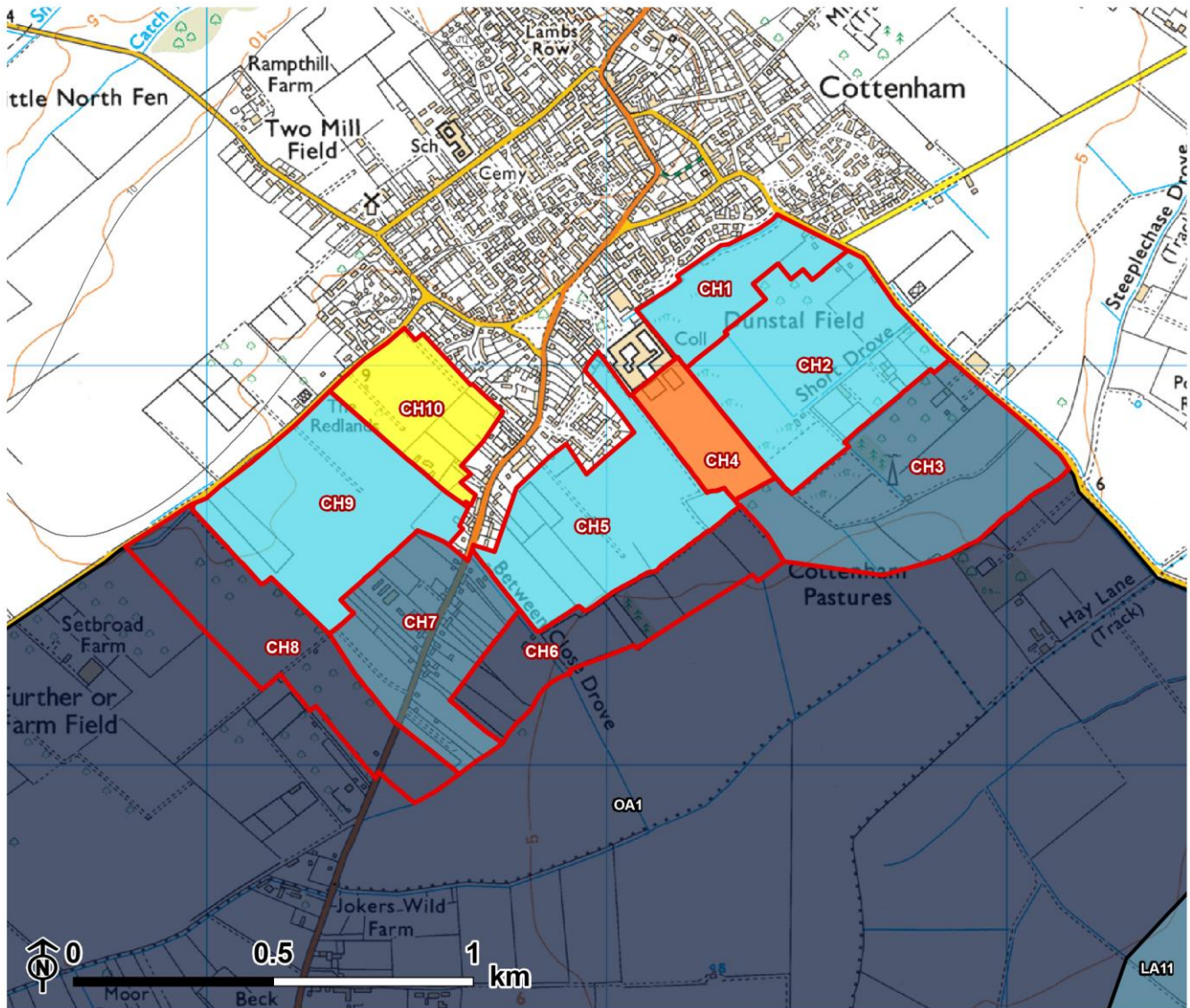


- - - Local Authority
- ▭ Cottenham parcel
- ▭ Neighbouring parcel
- ▭ Green Belt

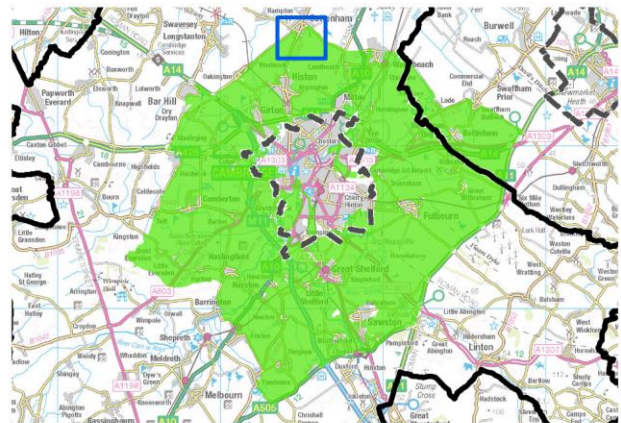




# Cottenham



- - - Local Authority boundary
  - Cottenham parcel
  - 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.

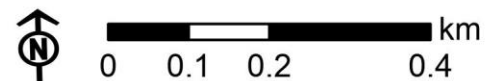
## Overall harm of Green Belt release

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.

# CH1



-  CH1
-  Neighbouring parcel
-  Green Belt



# CH1

## Parcel location and openness

Parcel size: 7.71ha

The parcel is located to the southeast of Cottenham, with Beach Road forming the eastern edge. It contains an area of sparse woodland and Dunstal Field arable land.

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

## Distinction between parcel and inset area

The parcel has some degree of containment by development and there is some urbanising visual influence. However, the thick tree line to the north and Beach Road to the northeast are moderate boundary features between the parcel and Cottenham. The tree cover within the parcel is relatively prominent, particularly in the west, which provides some distinction from Cottenham. Overall, there is moderate distinction between the parcel and the settlement.



# CH1

## 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 Cottenham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from Cottenham, meaning it has some relationship with the inset area. However, it comprises open farmland and a wooded area meaning it has some rural character. Whilst a small area to the north-east of the parcel fronts on to Cottenham Conservation Area, the majority of the parcel lies adjacent to modern residential development and is at some distance from the more intact and historic parts of the village. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Cottenham and Landbeach, with some significant separating features including woodland blocks. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# CH1

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

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


## Overall harm of Green Belt release

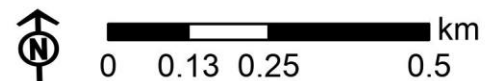
- Parcel CH1 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be moderate high.

Moderate High

# CH2



-  CH2
-  Neighbouring parcel
-  Green Belt



# CH2

## Parcel location and openness

Parcel size: 20.62ha

The parcel is located to the southeast of Cottenham and contains Dunstal Field arable land. Short Drove is located within the parcel to the south, and Beach Road forms the eastern edge.

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

## Distinction between parcel and inset area

The parcel is located a significant distance from the inset area and is not contained by development, with no urbanising visual influence. The tree line to the north and Beach Road to the northwest are moderate boundary features between the parcel and Cottenham. The landform and land cover within the parcel do not create any additional distinction from Cottenham. Overall, there is strong distinction between the parcel and the settlement.

## CH2

### 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 Cottenham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it comprises open agricultural fields and orchards that have a strong distinction from the edge of Cottenham. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and lies in a wide gap between Cottenham and Landbeach, with some significant separating features including woodland blocks. 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.

## CH2

### Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor

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

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

### Overall harm of Green Belt release

- Parcel CH2 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be moderate high.

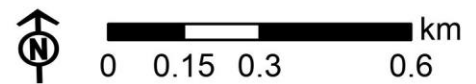
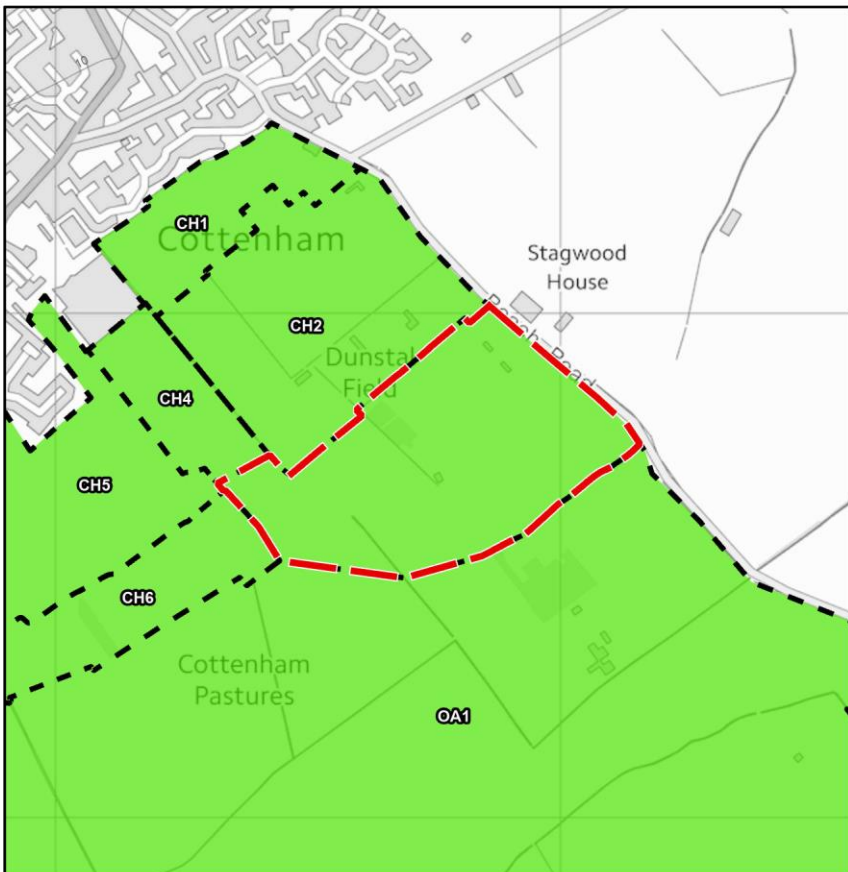
Moderate High



# CH3



-  CH3
-  Neighbouring parcel
-  Green Belt



# CH3

## Parcel location and openness

Parcel size: 23.54ha

The parcel is located to the southeast of Cottenham and is comprised predominantly of arable land, with some woodland to the west. Beach Road forms the eastern edge of the parcel.

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

## Distinction between parcel and inset area

The parcel extends a significant distance from the inset area and is not contained by development. The hedgerows and woodland to the northwest combine to create strong separation between the parcel and Cottenham so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Cottenham. Overall, there is strong distinction between the parcel and the settlement.

# CH3

## 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 Cottenham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it comprises open agricultural fields and orchards that have a strong distinction from the edge of Cottenham. 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 Cottenham and Histon. 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.

# CH3

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the south from the settlement and would leave an area of this land more closely contained by the inset edge and Hay Lane and the hedgerows to the south, which separate these fields from the wider Green Belt.

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

The release of land within this parcel would reduce the wide settlement gap between Cottenham and Landbeach to the southeast.

The adjoining land to the north 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

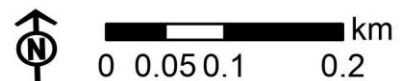
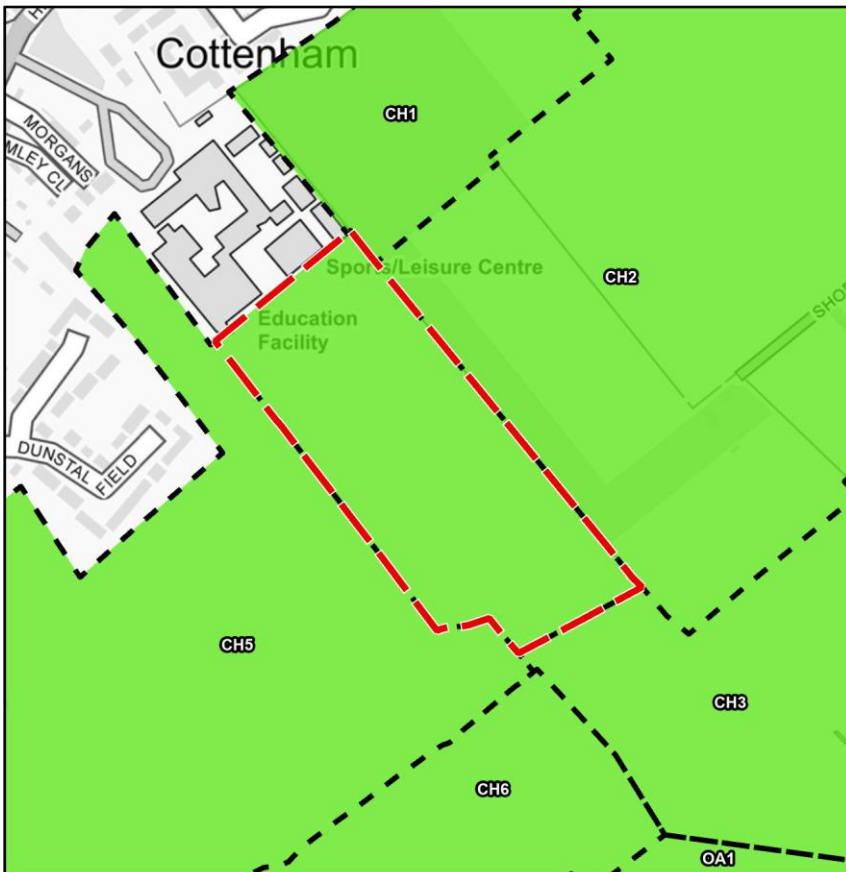
- Parcel CH3 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be high.

High

# CH4



-  CH4
-  Neighbouring parcel
-  Green Belt



# CH4

## Parcel location and openness

Parcel size: 5.52ha

The parcel is located to the southeast of Cottenham and contains Cottenham Village College sports grounds. Cottenham Village College is located to the north.

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

## Distinction between parcel and inset area

Although the parcel extends a significant distance from the inset area and is not contained by development, there is no boundary feature to create separation between the parcel and Cottenham and there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Cottenham. Overall, there is moderate distinction between the parcel and the settlement.



# CH4

## 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 Cottenham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a moderate distinction from the edge of Cottenham, meaning it has some relationship with the inset area. It also has a use (sports pitches at Cottenham Sports Centre) which associates it with the inset area and weakens its rural character. It does not form or contain any features/aspects that contribute 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 wide gap between Cottenham and Landbeach, with some significant separating features including woodland blocks. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

# CH4

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

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

The release would also increase urbanising containment of land to the southwest.

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

## Overall harm of Green Belt release

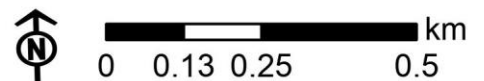
- Parcel CH4 makes a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be moderate.

Moderate

# CH5



-  CH5
-  Neighbouring parcel
-  Green Belt



# CH5

## Parcel location and openness

Parcel size: 18.79ha

The parcel is located to the south of Cottenham and to the southwest of Cottenham Village College, and contains arable land.

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

## Distinction between parcel and inset area

Although the parcel is not contained by development overall, there are some smaller areas of the parcel that are more contained and make a weaker contribution to Green Belt purposes. The garden hedgerow boundaries to the northwest create little separation from Cottenham and there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Cottenham. Overall, there is moderate distinction between the parcel and the settlement.

# CH5

## 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 Cottenham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from Cottenham, meaning it has some relationship with the inset area. However, it predominantly comprises open farmland meaning it has some rural character. Whilst most of the parcel adjoins more recent development (on Dunstal Field and Histon Road), a small area to the north directly fronts on to the historic core of the village on High Street/The Green, which is marked by Cottenham Conservation Area. As such, land allows some appreciation of the rural character and setting of Cottenham 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: Moderate

Land is open and is peripheral to a moderate gap between Cottenham and Histon that lack any significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# CH5

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the boundary distinction and increase urbanising visual impact on land to the south from the settlement and would leave an area of this land more closely contained by the inset edge and the hedgerows further south, which separate these fields from the wider Green Belt.

The release of this parcel would also reduce the moderate settlement gap between Cottenham and Histon and Impington, particularly if land within the southwest of the parcel, near Histon Road, is released.

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

## Overall harm of Green Belt release

- Parcel CH5 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be moderate high.

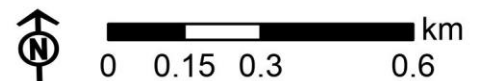
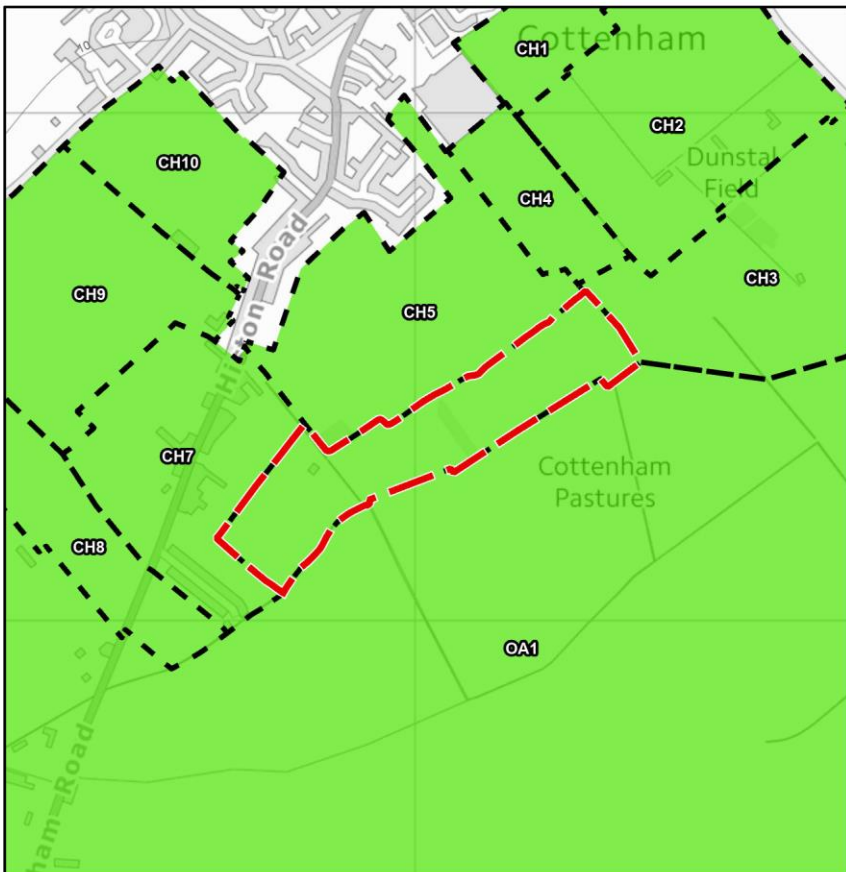
Moderate High



# CH6



-  CH6
-  Neighbouring parcel
-  Green Belt



# CH6

## Parcel location and openness

Parcel size: 13.46ha

The parcel is located to the south of Cottenham and contains arable land and an area of Cottenham pastures. Histon Road and Appletree Close are located to the west.

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

## Distinction between parcel and inset area

Land is not contained by development and is located a significant distance from the inset area. The hedgerows to the northwest are weak boundary features individually, but in combination they create moderate separation between the parcel and Cottenham. There is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Cottenham and, overall, there is strong distinction between the parcel and the settlement.

# CH6

## 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 Cottenham. 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 strong distinction from the edge of Cottenham, meaning it has a weak relationship with the inset area. It also predominantly comprises open farmland meaning it has a strong rural character. Land does not form or contain any features/aspects that contribute specifically 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 lies in a moderate gap between Cottenham and Histon, 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 significant contribution to Cambridge Purpose 3.

# CH6

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the south from the settlement and would leave an area of this land more closely contained by the inset edge and the wider Green Belt to the south.

The release of this parcel would also reduce the moderate settlement gap between Cottenham and Histon and Impington, particularly if land within the southwest of the parcel, near Histon Road, is released.

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

## Overall harm of Green Belt release

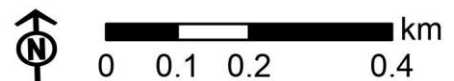
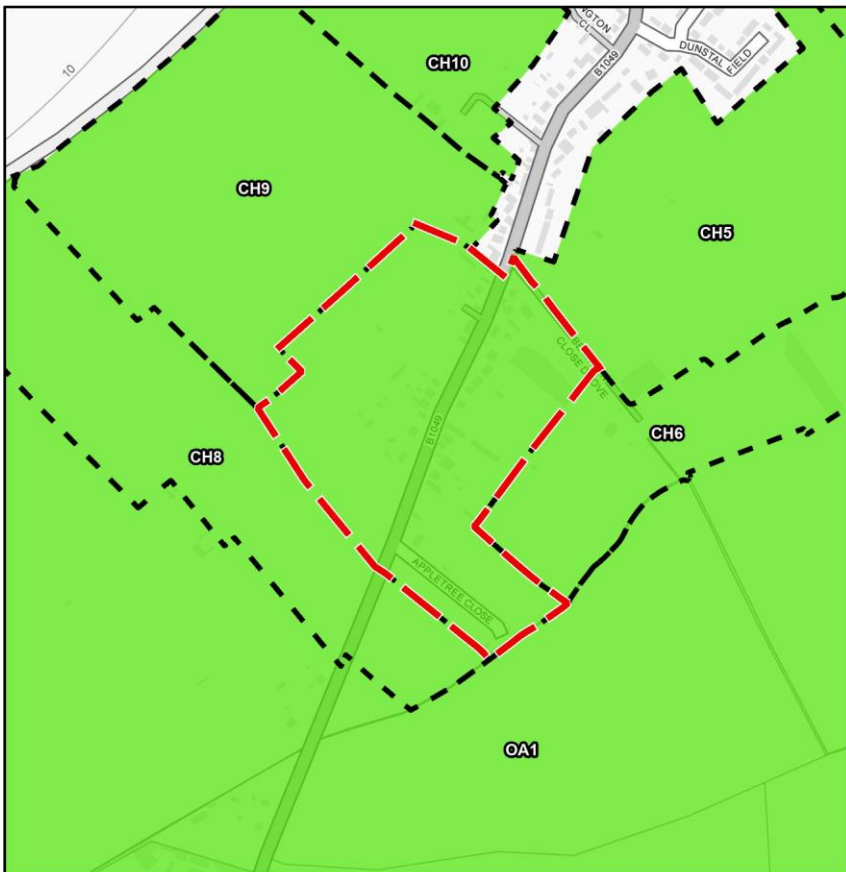
- Parcel CH6 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be very high.

Very High

# CH7



-  CH7
-  Neighbouring parcel
-  Green Belt



# CH7

## Parcel location and openness

Parcel size: 15.78ha

The parcel is located to the south of Cottenham and is crossed by Histon Road. Areas of residential development, including Appletree Close, are included in the parcel.

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

## Distinction between parcel and inset area

Land is not contained by development. However, the garden hedgerow boundaries to the north create little boundary separation between the parcel and Cottenham, and urbanising development within the parcel results in urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Cottenham. Overall, there is moderate distinction between the parcel and the settlement.



# CH7

## 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 Cottenham. 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

Whilst the majority of the parcel comprises open farmland, there is some development along the B1049 (Histon Road) that weakens the land's rural character. To the south and southwest of the parcel land contributes to a rural landscape setting experienced on approach to the city from the north along Histon Road, particularly to the south where the road becomes less enclosed and open long views are available. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a moderate gap between neighbouring Cottenham and Histon, but with no significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

# CH7

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

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

The release would also increase urbanising containment and urbanising visual impact on an area of land to the east from the settlement and would leave this area of land more closely contained by the inset edge and the hedgerows to the southeast.

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

The release and development of land within this parcel would reduce the moderate settlement gap between Cottenham and Histon and Impington, however, the additional impact is limited due to the extent of existing urbanising development on Histon Road and within Appletree Close.

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

## Overall harm of Green Belt release

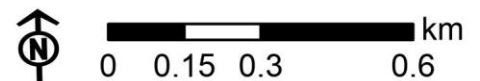
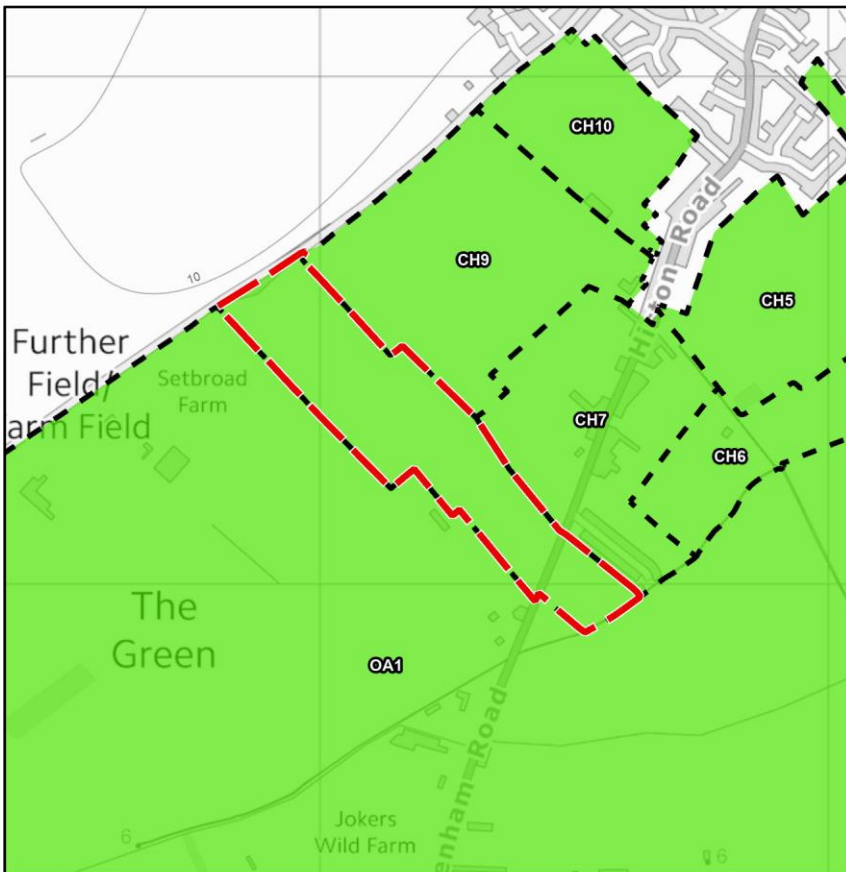
- Parcel CH7 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be high.

High

# CH8



-  CH8
-  Neighbouring parcel
-  Green Belt



# CH8

## Parcel location and openness

Parcel size: 15.89ha

The parcel is located to the southwest of Cottenham and is comprised predominantly of arable land. The parcel is crossed by Histon Road in the southeast, and Oakington Road forms the north western edge.

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

## Distinction between parcel and inset area

The parcel is located a significant distance from the inset area and is not contained by development. The hedgerows to the northeast are relatively weak boundary features individually, but in combination they create moderate separation between the parcel and Cottenham and there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Cottenham. Overall, there is strong distinction between the parcel and the settlement.

# CH8

## 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 Cottenham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land comprises open farmland that has a strong distinction from the edge of Cottenham, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach to Cambridge from the north along the B1049 (Histon Road). Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Significant

Land is open and lies in a moderate gap between neighbouring Cottenham and Histon, 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 significant contribution to Cambridge Purpose 3.

# CH8

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the west from the settlement and would leave an area of this land more closely contained by the inset edge and the hedgerows to the southeast, which separate these fields from the wider Green Belt.

The release of land within this parcel would also reduce the moderate settlement gap between Cottenham and Histon and Impington, resulting in at least a minor additional impact. If land within the southeast of the parcel near Histon Road is released, this impact would be increased.

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

## Overall harm of Green Belt release

- Parcel CH8 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 Cottenham, would be very high.

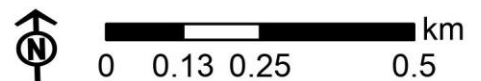
Very High



# CH9



-  CH9
-  Neighbouring parcel
-  Green Belt



# CH9

## Parcel location and openness

Parcel size: 19.93ha

The parcel is located to the southwest of Cottenham and is dominated by arable land. Oakington Road forms the north western edge of the parcel.

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

## Distinction between parcel and inset area

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

# CH9

## 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 Cottenham. It therefore makes no contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a moderate distinction from Cottenham, meaning it has some relationship with the inset area. However, it predominantly comprises open arable fields meaning it has some rural character. It does not form or contain any features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Moderate

Land is open and is peripheral to a moderate gap between Cottenham and Histon that lack any significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

# CH9

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor-moderate

The release and development of land within this parcel would increase urbanising containment of land to the southeast, due to the extent of existing urbanising development on Histon Road.

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

The release of land within this parcel would reduce the moderate settlement gap between Cottenham and Histon and Impington.

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

## Overall harm of Green Belt release

- Parcel CH9 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be moderate high.

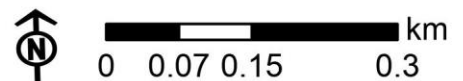
Moderate High



# CH10



-  CH10
-  Neighbouring parcel
-  Green Belt



# CH10

## Parcel location and openness

Parcel size: 9.18ha

The parcel is located to the southwest of Cottenham and contains arable land and residential gardens. Oakington Road forms the north western edge of the parcel.

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

## Distinction between parcel and inset area

Land is largely contained by development to the northeast and west, but the size of the area limits the urbanising influence. The garden hedgerow boundaries to the north and east create little separation between the parcel and Cottenham and there is urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Cottenham. Overall, there is weak distinction between the parcel and the settlement.



# CH10

## 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 Cottenham. 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 Cottenham, meaning it has a strong relationship with the inset area. However, land comprises open arable fields meaning it has some rural character. It does not form or contain any features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is open and is peripheral to a moderate gap between Cottenham and Histon. 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.

# CH10

## Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Cottenham:

Rating: Minor

The release and development of land within this parcel would increase urbanising visual impact on land to the southwest and would leave this land more closely contained by the inset edge and the field boundary to the south, which separates it from the wider Green Belt.

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

## Overall harm of Green Belt release

- Parcel CH10 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with 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 Cottenham, would be low.

Low