



**Ambrose Way,
Impington**

Green Belt Appraisal

Prepared by:
**The Environmental
Dimension Partnership
Ltd**

On behalf of:
Martin Grant Homes

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Plan

Plan EDP GB1	Landscape Planning Context (edp5518_d017b 30 November 2021 NB/EW)
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Section 1 Introduction

- 1.1 The Environmental Dimension Partnership (EDP) Ltd has been appointed by Martin Grant Homes (MGH) to undertake a Green Belt Appraisal to inform potential residential development on land at Ambrose Way, Impington ('the site'), located within South Cambridgeshire District Council (SCDC).
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham, and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute⁽¹⁾ specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 The proposals are for a development of up to 177 dwellings, open space, play space, landscaping and associated infrastructure.
- 1.4 The site is located at the northern edge of the merged settlements of Histon and Impington and falls within the SCDC Local Planning Authority (LPA), as illustrated on **Plan EDP GB1** and **Image EDP 1.1**. The site extends to 8.71 hectares (ha) and is situated entirely within the Cambridgeshire Green Belt, which washes over most of the site context, as illustrated by **Plan EDP GB1**



Image EDP 1.1: Aerial view of the site.

¹ LI Practice Number 1010

Purpose and Structure of this Green Belt Appraisal

- 1.5 The purpose of this Green Belt Appraisal is to test whether bringing forward sustainable development on this site would allow the key purposes of the Green Belt, in the context of the wider merged settlements of Histon and Impington, to be maintained, or possibly even enhanced.
- 1.6 In undertaking the assessment EDP has:
- Reviewed relevant policy and background documents, in **Sections 2** and **3**;
 - Assessed the existing (baseline) landscape character and visual context of the site and its setting, within the Landscape and Visual Appraisal (LVA; edp5518_r002), which, for the sake of brevity, has not been repeated here;
 - Undertaken an appraisal of the Greater Cambridge Green Belt Assessment Final Report, South Cambridgeshire District Council and Cambridge City Council (LUC, August 2021) (GCGBA) to appraise its findings in relation to the site and the extent to which the site performs against the National Planning Policy Framework (NPPF) Green Belt's fundamental aim "*to prevent urban sprawl by keeping land permanently open*", and the South Cambridgeshire Local Plan (adopted September 2018) Cambridge Green Belt purposes, at **Section 4**. This has been undertaken by a qualified Landscape Architect experienced in undertaking Green Belt assessments and appraisals who undertook a Green Belt assessment of the site and context prior to the publication of the GCGBA and which has informed this report;
 - Reached overall conclusions in **Section 5**.

Section 2 Policy Context and Other Considerations

National Policy

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) (July 2021)² states at paragraph 137 that (emphasis added):

“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

- 2.2 The NPPF (paragraph 138) states that Green Belt serves five purposes:

1. *“to check the unrestricted sprawl of large built-up areas;*
2. *to prevent neighbouring towns merging into one another;*
3. *to assist in safeguarding the countryside from encroachment;*
4. *to preserve the setting and special character of historic towns; and*
5. *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

Planning Practice Guidance

- 2.3 The NPPF’s Green Belt policies are supplemented by additional National Planning Practice Guidance (NPPG). GCGBA sets out the NPPG *“factors that should be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations borne out by specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects [see GCGBA reference 4]. Other circumstances which have the potential to affect judgements on the impact of development on openness include:*

- *the duration of development and its remediability to the original or to an equivalent (or improved) state of, openness; and*
- *the degree of activity likely to be generated by development, such as traffic generation.”*

²https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf - accessed 22.11.21

2.4 The guidance also elaborates on paragraph 142 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity or recreational need evidence to identify appropriate compensatory improvements, including:

- *“new or enhanced green infrastructure;*
- *woodland planting;*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *improvements to biodiversity, habitat connectivity and natural capital;*
- *new or enhanced walking and cycle routes; and*
- *improved access to new, enhanced or existing recreational and playing field provision.” (GCGBA paras. 2.11-2.12).*

Planning Advisory Service Guidance

2.5 As summarised in the GCGBA *“Neither the NPPF nor NPPG provide guidance on how to undertake Green Belt studies. However, the Planning Advisory Service (PAS) published an advice note [see GCGBA reference 5] in 2015 that discusses some of the key issues associated with assessing the Green Belt. Reference to the PAS guidance is included in the Methodology section in Chapter 3 where relevant.”* (GCGBA para 2.14).

Local Policy

South Cambridgeshire Local Plan

2.6 The South Cambridgeshire Local Plan was adopted in September 2018 and contains the following policies of relevance to Green Belt:

- **Policy S/2** ‘Objectives of the Local Plan’;
- **Policy S/4** ‘Cambridge Green Belt’; and
- **Policy NH/8** ‘Mitigating the Impact of Development’ in and adjoining the Green Belt, is partly relevant where it applies to development of land at the edge of settlements, surrounded by the designation. This would be the resulting case to re-drawing the Green Belt boundary to align with the edge of the site.

- 2.7 **Policy S/2** ‘Objectives of the Local Plan’ states that *“The vision for the Local Plan will be secured through the achievement of 6 key objectives:”* including *“b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.”*
- 2.8 **Policy S/4** ‘Cambridge Green Belt’ states that *“A Green Belt will be maintained around Cambridge that will define the extent of the urban area.”*
- 2.9 In the lower-case text relating to Policy S/4 the Local Plan lists the purposes of the Cambridge Green Belt (paragraph 2.30) as being to:
- *“Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;*
 - *Maintain and enhance the quality of its setting; and*
 - *Prevent communities in the environs of Cambridge from merging into one another and with the city.”*
- 2.10 The Local Plan lower-case text continues, at paragraph 2.31, to identify a *“number of factors [that] define the special character of Cambridge and it’s setting, which include*
- *Key views of Cambridge from the surrounding countryside;*
 - *A soft green edge to the city;*
 - *A distinctive urban edge;*
 - *Green corridors penetrating into the city;*
 - *Designated sites and other features contributing positively to the character of the landscape setting;*
 - *The distribution, physical separation, setting, scale and character of Green Belt villages; and*
 - *A landscape that retains a strong rural character.”*
- 2.11 Local Plan lower-case text at paragraph 2.34 states that, in addition to land identified for release for development by the Inner Green Belt Review 2012 and the Inner Green Belt Review 2015:
- “...land is released from the Green Belt at Sawston, Impington and Comberton (Policy H/1) to meet the overall need for housing and to provide a flexible and responsive package of sites that will best meet identified needs.”*

- 2.12 This is of relevance here as this site is located at the northern settlement edge just to the south of the site. This parcel of land was assessed in 2011 and considered appropriate to remove from Green Belt for residential development. In relation to this site the Council's hearing statement³ Appendix 3⁴, page 98 states:

"Although currently in the Green Belt, the site is capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design."

Other Relevant Considerations:

Histon and Impington Conservation Areas

- 2.13 An understanding of the historic features of the site and context is relevant to understanding the contribution that the site makes to NPPF Green Belt Purpose 4 "to preserve the setting and special character of historic towns"/Cambridge Purpose 2 "to maintain and enhance the quality of its setting".
- 2.14 As set out in the LVA and illustrated at **Image EDP 2.1**, Histon and Impington St Andrews Conservation Areas (CA) fall to the west and south-east of the site, respectively. While Histon CA is separated from the site by intervening 20th century residential development Impington St Andrews is separated from it by intervening field boundary vegetation. In addition, there are a number of Listed Buildings within the centre of Histon and Impington, primarily within the CAs, and none have intervisibility with the site.

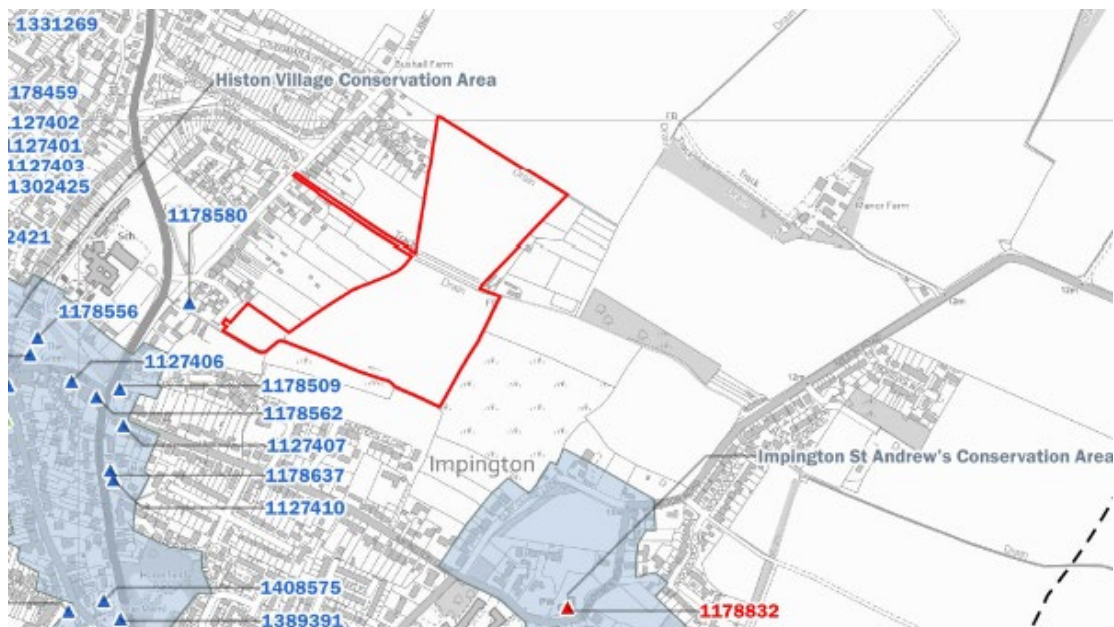


Image EDP 2.1: Designated Heritage Assets in the Site contact (extract of edp5518_d018).

³ Planning Statement, Land North of Impington Lane, Impington, April 2018 prepared by Beacon Planning

⁴ Examination into the Soundness of the South Cambridgeshire Local Plan, Matter SC1 – Strategy for the Rural Area, South Cambridgeshire District Council, May 2017. (Page 98, Paragraph 451)

- 2.15 The extent to which the site impacts on the historic setting to the heritage assets falls outside of the remit of this appraisal. The extent to which it contributes to its historic setting is therefore of limited relevance but is considered as part of the detailed assessment of the Green Belt purposes of the site.

Landscape Character

- 2.16 An understanding of the character of the site and context is relevant to understanding the contribution that the site makes to the Cambridge purpose to “*maintain and enhance the quality of its setting.*”
- 2.17 The Preliminary LVA undertakes a review of published landscape character assessments and undertakes a desk and field-based appraisal of the character of the site and context. The findings of the LVA are summarised here.
- 2.18 Published Landscape Character Assessments of relevance to the site and wider context include:
- National Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands⁵;
 - South Cambridgeshire District Design Guide: High Quality and Sustainable Development in South Cambridgeshire SPD (adopted 02 March 2010)⁶;
 - Adopted Histon and Impington Village Design Guide SPD (June 2019)⁷; and
 - Greater Cambridge Landscape Character Assessment (CBA 2021)⁸.
- 2.19 The LVA finds that, in some respects, the site and its wider context are consistent with published landscape descriptions. An exception is that site assessment found that in contrast to the published assessment, which found that “*Sparse woodland cover gives rise to open character and extensive views*”, field boundary vegetation foreshortens views across the agricultural landscape to the north of the site. This is reflected in the South Cambridgeshire District Design Guide, which states “*This character area has a mostly flat, low-lying landscape with open views. However, scatterings of clumps of trees, poplar shelterbelts and occasional hedgerows sometimes merge together to give the sense of a more densely treed horizon.*” (paragraph 3.37)
- 2.20 In addition, published descriptions of the landscape beyond the settlement limits is broad scale and does not take into account the local influences, which create a settlement edge

⁵ <http://publications.naturalengland.org.uk/publication/5091147672190976?category=587130> accessed 26.11.25

⁶ <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/district-design-guide-spd/> accessed 26.11.21

⁷ <https://www.scambs.gov.uk/media/17660/histon-impington-village-design-guide-supplementary-planning-document.pdf> accessed 26.11.21

⁸ Part A - https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-08/LandscapeCharacterAssessment_GCLP_210831_Part_A.pdf - accessed 25.11.21

Part B - https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-08/LandscapeCharacterAssessment_GCLP_210831_Part_B.pdf

character across the site and near context, which reduces quickly across the landscape to the north.

Section 3

Review and Appraisal of the Cambridge Green Belt Studies

3.1 There have been several green belt studies relevant to the site and context as listed below:

- The Cambridge Sub-Region Study (Colin Buchanan and Partners, September 2001)⁹;
- Inner Green Belt Study (2002)¹⁰;
- Cambridge Green Belt Study: A Vision for the Future of Cambridge and its Green Belt Setting, 2002¹¹;
- 2012 Appraisal of the Inner Green Belt, May 2012¹²;
- Inner Green Belt Boundary Study, December 2012¹³;
- Cambridge Inner Green Belt Boundary Study (LDA Design, 2015)¹⁴; and
- GCGBA (LUC, August 2021)¹⁵.

3.2 These studies provide the backdrop for the GCGBA, as set out in that report, they are of very limited direct relevance to the Site. Consequentially, for brevity, a review has been omitted here.

The Cambridge Sub-region Study, 2001

3.3 The Cambridge Sub-region Study (Colin Buchanan and Partners, September 2001) contains a Green Belt Review at Section 7, which established that the primary purposes of the Green Belt as:

- *“Primary Purpose: To preserve the special character of Cambridge and to maintain the quality of its setting”*; and
- *“Secondary Purpose: To prevent further coalescence of settlements”*. (paragraph 7.2.7).

⁹ <https://www.cambridge.gov.uk/media/2551/rd-strat-010.pdf> - accessed 23.11.21

¹⁰ <https://files.cambridge.gov.uk/public/ldf/coredocs/Inner%20Green%20Belt%20Boundary%20Study%202002%20pdf%20version%2024.4.05.pdf> - accessed 23.11.21

¹¹ <https://www.scambs.gov.uk/media/7579/cambridge-green-belt-study.pdf> - accessed 23.11.21

¹² <https://www.cambridge.gov.uk/media/2518/inner-green-belt-appraisal-2012.pdf> - accessed 23.11.21

¹³ <https://www.cambridge.gov.uk/media/2519/inner-green-belt-boundary-study-december-2012.pdf> - accessed 23.11.21

¹⁴ Report - https://www.scambs.gov.uk/media/6596/a-cambridge-inner-green-belt-boundary-study_-main-report.pdf, Figures - <https://files.cambridge.gov.uk/public/ldf/coredocs/rd-mc-030-part2.pdf> accessed 23.11.21

¹⁵ https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-08/GreenBeltStudy_GCLP_210831.pdf - accessed 23.11.21

3.4 The Study goes onto to say that:

“Special Character, in addition to the City’s historic core and associated university colleges, comprises:

- The green corridors and wedges connecting the city with the countryside; and
- The separation between settlements to ensure their clear identity.

Setting comprises:

- Views of the city; and
- The placement and character of villages surrounding the city and the interface between the city and the countryside.” (paragraph. 7.2.8).

3.5 The study identified a number of sites for further study. These were sites that did not possess characteristics that were recognised as being of particular importance to the Green Belt.

Inner Green Belt Study, 2002

3.6 *“This was an in-house working document produced by CCC, which informed the preparation of the 2006 Cambridge Local Plan, but was later made available to enable its inclusion as a Core Document for the Local Plan Inquiry. It assessed the importance of various sectors and parcels on the city edge to the purposes of the Green Belt, and then of the potential impact of developing these sites. It was carried out to assist specifically in identifying sites that could be released from Green Belt for development close to Cambridge without harm to the purposes of Green Belt or the setting of the City.*

The results of the survey are set out in the Sector Tables within the report, although no accompanying plan is available (reference to ‘Plan X’ only within the report) showing where the sectors are located.”¹⁶

Cambridge Green Belt Study: A Vision for the Future of Cambridge and its Green Belt Setting, 2002

3.7 The Cambridge Green Belt Study (LDA, September 2002) was undertaken to assess whether there was scope for urban expansion to the east of the city, without harming Green Belt purposes.

3.8 The methodology used in this study was based on the principles of landscape and visual assessment, then the Guidelines for Landscape and Visual Impact Assessment, 2nd Edition

¹⁶ Greater Cambridge Green Belt Assessment Final Report, South Cambridgeshire District Council and Cambridge City Council (LUC, August 2021) paras 2.51-2.52

(The Landscape institute and the Institute of Environmental Management and Assessment, 2002).

3.9 With its focus on the eastern sector of the Cambridge Green Belt, the study excludes the area of the site and so is of limited relevance here. However, of broader relevance, it does identify a number of *“qualities that contribute positively to the setting and special character of Cambridge, and which are essential to the Green Belt purposes”* summarised as:

- *“A large historic core relative to the size of the city as a whole;*
- *A city focussed on the historic core;*
- *Short and/or characteristic approaches to Cambridge from the edge of the city;*
- *A city of human scale easily crossed by foot and by bicycle;*
- *Key views of Cambridge from the landscape;*
- *Significant areas of distinctive and supportive townscape and landscape;*
- *Topography providing a framework to Cambridge;*
- *A soft green edge to the city;*
- *Green fingers into the city;*
- *Designated sites and areas enriching the setting of Cambridge;*
- *Long distance footpaths and bridleways providing links between Cambridge and the open countryside;*
- *Elements and features contributing positively to the character of the landscape setting;*
- *The distribution, physical separation, setting, scale and character of necklace villages;*
- *A city set in a landscape which retains a strong rural character.”* (pages 2–3).

2012 Appraisal of the Inner Green Belt, May 2012

3.10 The Appraisal of the Inner Green Belt, 2012 undertakes a broad appraisal of the inner Green Belt boundary areas in the context of the recent land releases and how those releases have affected the revised inner Green Belt boundary.

3.11 As with the 2002 study the methodology used was based on the principles of landscape and visual assessment, then the Guidelines for Landscape and Visual Impact Assessment, 2nd Edition, 2002.

3.12 The appraisal drew conclusions on broad zones of the city edge, which had more or less importance when measured against Green Belt criteria. These broad zones exclude the site and so the appraisal is of limited relevance. However, of broader relevance, it found that:

“...areas where the City is viewed from higher ground or generally has open aspects, or where the urban edge is close to the city centre are more sensitive and cannot accommodate change easily. Areas of the City that have level views and where the edge has mixed foreground can accommodate change more easily. On a comparative basis these areas have a lesser importance to the setting of the City and to the purposes of Green Belt.

It should be noted that areas with a lesser importance are very limited and should be considered bearing in mind the value that is put on the City in its setting. Getting it wrong will have irreparable consequence on the historic City of Cambridge.” (paragraphs. 5.5–5.6).

2012 Inner Green Belt Boundary Study, December 2012

3.13 The purpose of the Inner Green Belt Boundary Study, 2012 was to provide an up-to-date evidence base for both Councils’ new Local Plans at that time. It was to help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt and allocated for development to meet identified needs, without significant harm to Green Belt purposes.

3.14 As with the 2002 and earlier 2012 studies the methodology used was based on the principles of landscape and visual assessment, then the Guidelines for Landscape and Visual Impact Assessment, 2nd Edition, 2002.

3.15 The area of study was confined to land on the edge of Cambridge and within any major physical barriers around Cambridge such as the M11 motorway to the west of the city and the A14 to the north. Land around the necklace villages, including Histon and Impington, are excluded so that the study is of limited relevance here.

3.16 However, of broader relevance, the examination of the emerging Local Plans was suspended in May 2015. The inspectors set out their preliminary conclusions in a letter dated 20 May 2015, stating that:

“...the two authorities have individually and jointly undertaken a review of the inner Green Belt boundary during the course of the plan preparation ... A number of respondents have questioned the methodology employed in the Green Belt Review and we have found it difficult, in some cases, to understand how the assessment of ‘importance to the Green Belt’ has been derived from underlying assessments of importance to setting, character and separation...”

3.17 In response to these comments Cambridge City Council (CCC) and SCDC commissioned LDA to undertake a further study of the inner Green Belt in 2015.

Cambridge Inner Green Belt Boundary Study, 2015

3.18 Cambridge Inner Green Belt Boundary Study, 2015 was commissioned jointly by Cambridge City Council and South Cambridgeshire District Council following the suspension of the Examinations of their respective Local Plans in May 2015. The Study provides two pieces of work identified in the Examination:

- An assessment of the Inner Green Belt Boundary; and
- A review of the methodologies put forward by objectors in relation to the Inner Green Belt Boundary.

3.19 The Study assesses how land in the Inner Cambridge Green Belt performs against both National Green Belt purposes (with the exception of purpose 5) and Cambridge Green Belt purposes, and considers whether there is potential to release land for development without significant harm to Green Belt purposes. Sixteen qualities were identified and used as the criteria for the assessment. These qualities were identified and adapted from policy documents and previous studies (in particular the 2002 Cambridge Green Belt Study by LDA.

3.20 As with the 2012 Study the study area boundary was confined to land on the edge of Cambridge and excludes Histon and Impington, so that it is of limited relevance here. However, Histon and Impington and the site fall within the 'Outer Rural Areas of the Green Belt' in an area deemed to "*provide a broader rural context to Connective, Supportive and Distinctive areas of the city*". The function of this landscape is "*in providing a backdrop to views of the city and in providing a setting for approaches to Connective, Supportive and Distinctive areas of townscape and landscape.*"

Greater Cambridge Green Belt Assessment Final Report, 2021

3.21 GCGBA (LUC, August 2021) provides an assessment of the performance of all Green Belt land across the two districts which, together, form Greater Cambridge. The strategic Green Belt Assessment forms part of the evidence informing the emerging Greater Cambridge Local Plan being prepared jointly by CCC and SCDC.

3.22 The study broadens the scope of the previous Green Belt study 2015, which focused on the 'inner' Green Belt area adjacent to the city of Cambridge. The study area includes all land within the Green Belt in addition to the main urban area of Cambridge and the South Cambridgeshire villages that are inset from, or adjoin the outer edge of, the Green Belt including Histon/Impington.

3.23 This study has assessed:

- The extent to which land contributes to the purposes of the Cambridge Green Belt; and

- The potential harm to these purposes of releasing land for development within Greater Cambridge (notably expanding existing inset settlements, or settlements bordering the Green Belt's outer edge, within Greater Cambridge).

3.24 The methodology is set out in GCGBA Chapter 3. This is not repeated here with the exception of:

- Some key points that have informed the LUC assessment approach; and
- A brief overview of the LUC process.

3.25 Key points that have informed the assessment approach include:

- Cambridge's historic nature is the reason for the existence of its Green Belt;
- The three Cambridge Green Belt purposes are to:
 1. Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
 2. Maintain and enhance the quality of its setting; and
 3. Prevent communities in the environs of Cambridge from merging into one another and with the city.
- Cambridge Green Belt purposes should be considered in the application of the National (NPPF) Green Belt purposes in the local context, rather than as additional purposes;
- Not all five of the National purposes are necessarily relevant to the Cambridge Green Belt; and
- Key qualities of Cambridge should be the starting point for any future Green Belt Reviews.

3.26 The LUC assessment identified assessment criteria based on the principles above, then carried out an assessment of harm as a series of six steps as set out in **Appendix EDP 1** (GCGBA Figure 3.2: Harm assessment steps overview), and summarised below:

- Step 1 was applied across all the Green Belt area for each Cambridge Green Belt purpose, to gain an initial understanding of the study area;
- Steps 2–4 identified the variations in contribution to the Cambridge Green Belt purposes around the edge of the inset settlements, resulting in the definition of parcels to reflect these variations; and

- Steps 5 and 6 then considered (alongside the findings of Step 4) the potential harm of releasing land from the Green Belt.

3.27 The parcel identified across the site and context is parcel HI8, as illustrated at **Image EDP 3.1**. This parcel is divided into sub-areas (also referred to as ‘harm scenarios’ or ‘map areas’); 1, further from the settlement; and 2, adjacent to the settlement. The site comprises less than approximately a third of the parcel with the main site area comprising the western extent of sub parcel 1 and the western site extents (the access track to the north-west and the south-western site extent) within the western extents of sub-parcel 2.



Image EDP 3.1: Parcel HI8 and sub-parcels 1 and 2 (GCGBA Appendix B Parcel HI8 extract).

3.28 Each parcel was then assessed in terms of:

- Parcel location and openness;
- Distinction between parcel and inset area;
- Contribution to the Green Belt purposes;
- Impact on contribution of adjacent Green Belt; and
- Overall harm of Green Belt release.

3.29 The assessment of Parcel HI8 is included at **Appendix EDP 2**, with the results of the assessment summarised in **Table EDP 3.1** and **Image EDP 3.2**.

Table EDP 3.1: Green Belt Parcel HI8 Contribution to Harm Ratings (extract of GCGBA Table 4.1)

Settlement	Parcel Ref	Release Scenario	Area (ha)	P1 Contribution	P2 Contribution	P3 Contribution	Harm
Histon and Impington	HI8	Release of land beyond the smaller hedged fields on the inset settlement edge (map areas 1 and 2), as an expansion of Impington	57.87	Moderate	Moderate	Relatively limited	Moderate High
Histon and Impington	HI8	Release of land within the smaller hedged fields on the inset settlement edge (map area 2) as an expansion of Impington	17.94	Moderate	Moderate	Relatively limited	Moderate

3.30 Green Belt harm is 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. The GCGBA finds that release of land sub areas 1 and 2 together would result in moderate-high harm (at the middle of the range), while release of land sub 2 alone would result in moderate harm (below the middle of the range).

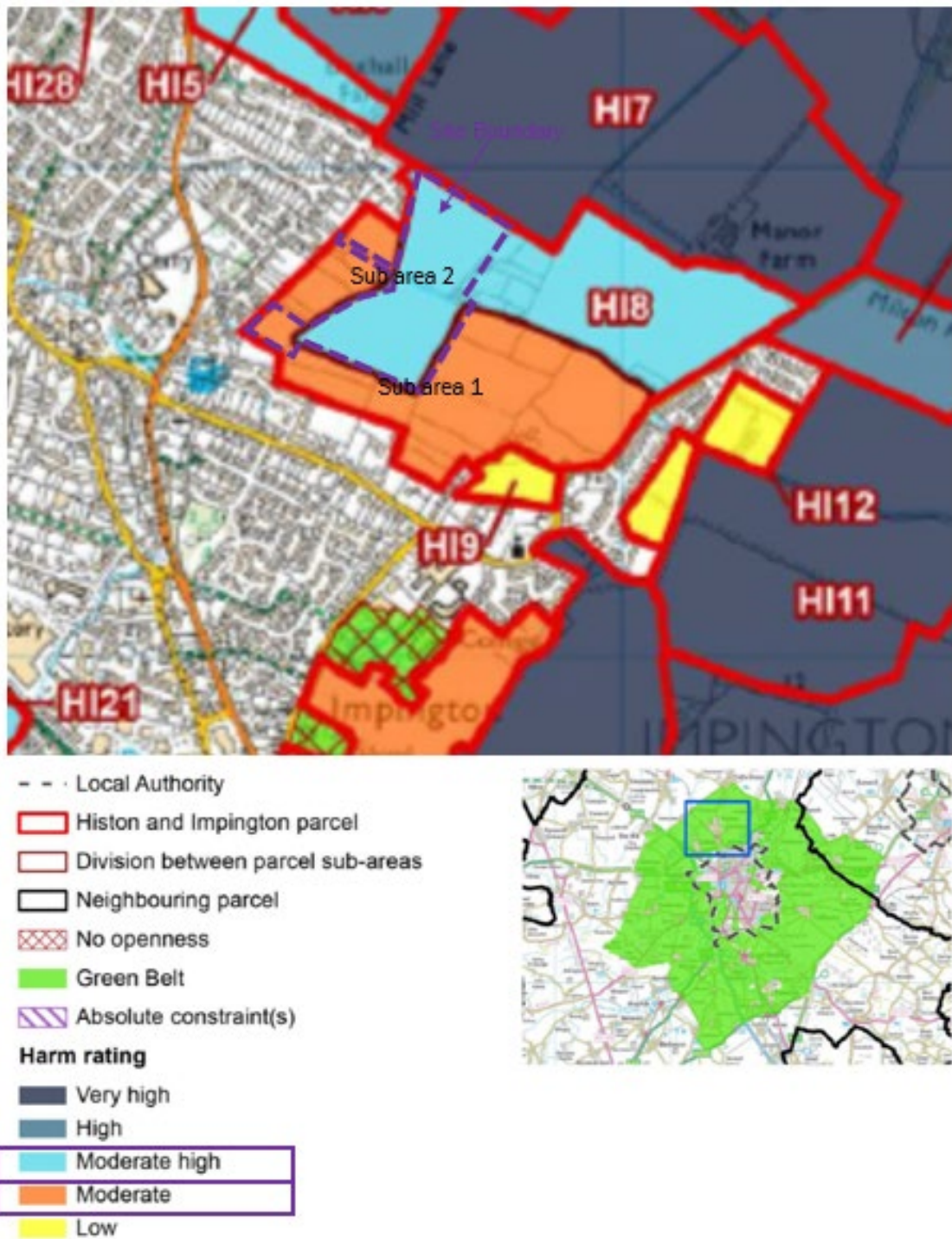


Image EDP 3.2: Harm Rating of Parcel H18 and sub parcels 1 and 2 (GCGBA Figure 4.4 extract).

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Section 4

Review of the Greater Cambridge Green Belt Appraisal

Appraisal of the Greater Cambridge Green Belt Assessment Final Report 2021

4.1 An appraisal of the GCGBA has been undertaken at **Appendix EDP 3** with the findings summarised in **Table EDP 4.1**. The appraisal has considered:

- The GCGBA findings of overall harm of Green Belt release of host parcel HI8; and
- Application of the GCGBA findings to consideration of potential harm of Green Belt release of the site.

4.2 The appraisal has been undertaken for each of the assessment steps:

- Parcel location and openness;
- Distinction between parcel and inset area;
- Contribution to the Green Belt purposes;
- Impact on contribution of adjacent Green Belt; and
- Overall harm of Green Belt release.

Table EDP 4.1: Summary of EDP appraisal of GCGBA findings in relation to overall harm of Green Belt release of host parcel HI8 and the Site

GCGBA Assessment Topics	GCGBA Findings (Appendix B Parcel HI8)	EDP's Findings re Parcel HI8	EDP's Findings re the Site
Parcel location and openness			
Location	Fields, paddocks, scrub, wooded copses and gardens located to the east of Impington	The parcel comprises infill	The site comprises infill
Openness	Land is open	Broadly agreed	As for parcel
Distinction between parcel and inset area	Moderate	Agreed	As for parcel
Contribution to the Cambridge Green Belt purposes (scale: significant, relatively significant, moderate, relatively limited,			

GCGBA Assessment Topics	GCGBA Findings (Appendix B Parcel H18)	EDP's Findings re Parcel H18	EDP's Findings re the Site
limited or no contribution to purpose)			
Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre	Moderate contribution	Limited or no contribution	Site plays a lesser role than the parcel as a whole.
Purpose 2 - to maintain and enhance the quality of Cambridge's setting	Moderate contribution	Relatively limited contribution	Site plays a lesser role than the parcel as a whole.
Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city	Relatively limited contribution	Agreed	Site plays a lesser role than the parcel as a whole.
Impact on contribution of adjacent Green Belt (scale: major, moderate major, moderate, minor-moderate, minor impact)			
Release of land beyond the smaller hedged fields on the inset settlement edge (sub areas 1 and 2), as an expansion of Impington	Minor impact	Agreed	Site plays a lesser role than the parcel as a whole.
Release of land within the smaller hedged fields on the inset settlement edge (sub area 2) as an expansion of Impington	Negligible impact	Agreed	Not considered as the site falls predominantly outside this area.
Overall harm of Green Belt release (scale: very high, high, moderate high, moderate, low harm)			
Release of land beyond the smaller hedged fields on the inset settlement edge (sub areas 1 and 2), as an expansion of Impington	Moderate-high overall harm	Moderate overall harm (or lower if accepted as infill)	Site plays a lesser role than the parcel as a whole.
Release of only land within the smaller hedged fields on the inset settlement edge (sub area 2) as an expansion of Impington	Moderate overall harm	Low overall harm (or lower if accepted as infill)	Not considered as the site falls predominantly outside this area.

4.3 **Table EDP 4.1** shows that, using the GCGBA methodology, minor differences in the findings at each stage based on EDP's fieldwork, results in:

- The overall harm of Green Belt release of land beyond the smaller hedged fields on the inset settlement edge (sub areas 1 and 2), as an expansion of Impington, would be reduced from moderate-high overall to moderate overall;
- The overall harm of development of Green Belt land within the smaller hedged fields on the inset settlement edge (sub area 2), as an expansion of Impington, would be reduced from moderate overall to low overall; and
- The overall harm of Green Belt release of the site land would be further reduced within, or below, the moderate band assessed for sub-area 1. This is due, primarily, to the fact that the site area represents less than a third of the parcel area and falls within the north-western area of sub-area 1 where it is set back from Impington St Andrews CA to the south-east.

4.4 Further, EDP's appraisal has found that:

- It should be recognised as infill given the considerations at **Appendix EDP 3, Image EDP A3.2**. The overall level of harm would be lower if the parcel is recognised as infill; and
- There is scope to reduce the potential overall harm resulting from the development of the parcel or the site, through the establishment of a strong boundary along more open sections of the northern boundary (see **Appendix EDP 3, Image EDP A3.4**). Further measures are detailed in GCGBA at paragraph 5.14.

Other Considerations

4.5 It should also be noted that, as set out in the GCGBA:

- *“the relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that would justify release of the land from the Green Belt. Conversely, higher performing Green Belt may be appropriate for release where exceptional circumstances are demonstrated.”* (paragraph 5.3);
- *“there are other important factors that need to be considered when establishing exceptional circumstances for making alterations to Green Belt boundaries, most notably sustainability, viability and deliverability issues. In each location where alterations to Green Belt boundaries are being considered, planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.”;*
- *“In addition, consideration will need to be given to potential measures to mitigate harm to the Green Belt, as well as potential opportunities to enhance the beneficial use of the Green Belt.”* (GCGBA paragraphs 5.25-5.26);

- Paragraph 145 of the NPPF, states that: “... *local planning authorities should plan positively to enhance the beneficial use of the Green Belt...*” Furthermore, paragraph 142 of the NPPF states that where it has been concluded that it is necessary to release Green Belt land for development, plans should “*set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land*”. The NPPF suggests different types of beneficial use. They principally relate to the environmental quality of the land but can also, through strengthening boundaries/buffers and affecting landscape and visual character, affect the contribution of land to Green Belt purposes; and
- Potential enhancements to the Green Belt are listed at GCGBA paragraphs 5.22–5.23 with reference to:
 - Green Infrastructure Opportunity Mapping Final Report (July 2021) prepared by LUC; and
 - Landscape Character Assessment Report (2021).

Section 5 Conclusions

- 5.1 EDP has been commissioned by Martin Grant Homes to undertake a Green Belt Appraisal of the Green Belt surrounding Histon and Impington, as illustrated on **Plan EDP GB1**.
- 5.2 The purpose of the Green Belt Appraisal is to test whether bringing forward sustainable development on this site, as informed by the LVA, would allow the fundamental aim and purposes of the Green Belt, in the context of the wider merged settlements of Histon and Impington, to be maintained, or possibly even enhanced.
- 5.3 The fundamental aim and purposes of Green Belt are set out in the NPPF paragraphs 137–138 and the purposes of the Cambridge Green Belt are set out in South Cambridgeshire Local Plan (adopted September 2018) Policy S/4 – Cambridge Green Belt and associated lower case text.
- 5.4 Cambridge City Council and South Cambridgeshire District Council have undertaken a number of Green Belt reviews. Of these only the most recent, the Greater Cambridge Green Belt Assessment Final Report, South Cambridgeshire District Council and Cambridge City Council (LUC, August 2021), has undertaken a review of the contribution made to the Cambridge Green Belt of land containing the site and its context (GCGBA Parcel H18).
- 5.5 EDP has undertaken an appraisal of this assessment considering:
- The GCGBA findings of overall harm of Green Belt release of host parcel H18; and
 - Application of the GCGBA findings to consideration of potential harm of Green Belt release of the site.
- 5.6 This appraisal has been undertaken by a qualified Landscape Architect experienced in undertaking Green Belt assessments and appraisals.
- 5.7 The Green Belt Appraisal finds that the site provides a low contribution to the NPPF principal aim and Cambridge Green Belt purposes, with the overall harm of Green Belt release of the site land would be moderate or less (on the GCGBA scale: very high, high, moderate high, moderate, low harm).
- 5.8 It finds that development can occur in this location without compromising the fundamental aim of the Green Belt to keep land permanently open and while continuing to serve the three purposes of the Cambridge Green Belt to:
- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
 - Maintain and enhance the quality of its setting; and

- Prevent communities in the environs of Cambridge from merging into one another and with the city.

5.9 Further, development of the site, incorporating the key considerations as set out in the LVA and illustrated on the Concept Masterplan, would be compatible with the protection of the factors that define the “*special character of Cambridge and its setting*”.

5.10 These findings are primarily due to:

- The visual and physical separation of the site from the city, by the built development of Histon and Impington and the A14, so that there is no physical or perceived increase in proximity between Histon and Impington and the city;
- The site’s location within an indent in the northern edge of the settlement so that it does not extend beyond the existing settlement extents or, consequentially, reduce the distance between settlements;
- The visually contained nature of the site, which means that there is no perception of settlements merging into one another;
- The visual containment of the site, which limits changes to visual amenity and landscape character across the site context;
- The site’s existing defensible boundaries and visual containment, together with proposed boundary planting to the north, which reduces the visual and physical association between the site and the wider countryside to the north and east, so that its removal from the Green Belt would not undermine the integrity of the Green Belt beyond;
- The potential to secure the retention and enhancement of vegetation along the southern, eastern, and western boundaries and introduce a new characteristic woodland belt along the northern boundary, so further enhancing the defensible boundaries and visual containment;
- The fact that, as identified by the preliminary LVA:
 - The site is not located within, and does not contain, a designated site;
 - Local influences create a settlement edge character across the site and near context; and
 - The site does not contain any features that are rare in this landscape.

5.11 It is considered that the site could reasonably be removed from the Green Belt and developed in accordance with the principles set out in the LVA without harm to the integrity of the Green Belt overall and with potential measures to mitigate harm in terms of creation

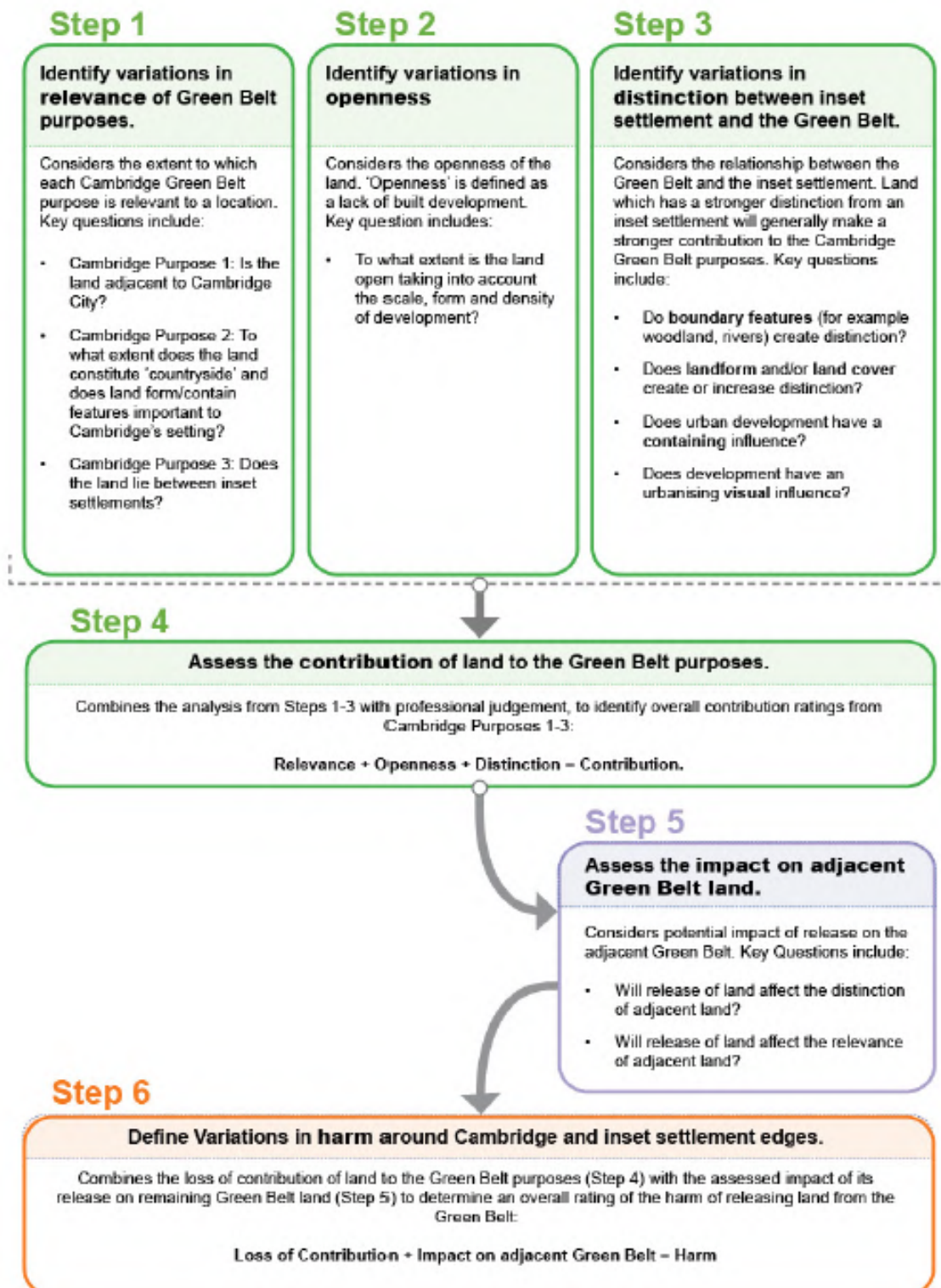
of an attractive, integrated settlement edge and a defensible Green Belt boundary, and enhancement of the beneficial use of the Green Belt through environmental enhancement.

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Appendix EDP 1

GCGBA Figure 3.2: Harm assessment steps overview

Figure 3.2: Harm assessment steps overview



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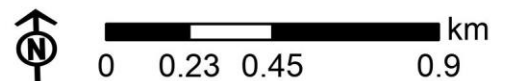
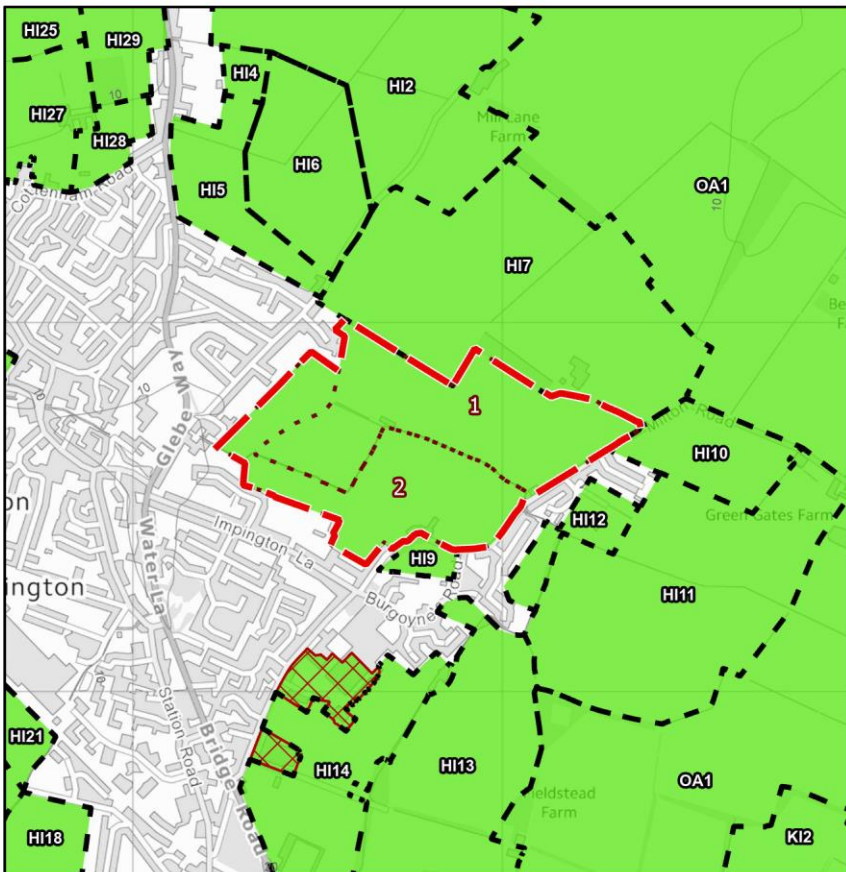
Appendix EDP 2
Parcel H18 Detailed Contribution and Harm Assessment
(GCGBA Appendix B extract)

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HI8



- HI8
- Harm scenario
- Neighbouring parcel
- No openness
- Green Belt



HI8

Parcel location and openness

Parcel size: 39.93ha

Fields, paddocks, scrub, wooded copses and gardens located to the east of Impington.

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

Milton Road is a moderate boundary feature between land in the east of the parcel and the inset village of Impington. However, the back gardens of houses to the south and west of the parcel create little boundary separation between the parcel and Impington. The parcel is largely contained by inset development, but the size of the area limits the urbanising influence, but there is some urbanising visual influence from the inset settlements to the south, east and west. The fields and paddocks that occupy the majority of the parcel do not create any additional distinction from Impington. Overall there is moderate distinction between the parcel and the urban area.

HI8

Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a moderate contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland and woodland that has a moderate distinction from the edge of Impington, meaning it has some rural character. Land lies partly within and fronts directly onto Histon and Impington Conservation Area to the south and as such allows some appreciation of the rural character and setting of the more intact and historic parts of Impington (including Burgoyne's Road), which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively limited

Land is open and lies in a wide gap between Impington and Landbeach. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 3.

HI8

Impact on contribution of adjacent Green Belt

- Release of land beyond the smaller hedged fields on the inset settlement edge (map areas 1 and 2), as an expansion of Impington:

Rating: Minor

Release of land within the parcel would increase the urbanising visual impact on land to the north.

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

- Release of land within the smaller hedged fields on the inset settlement edge (map area 2) as an expansion of Impington:

Rating: Negligible

Release of only the smaller hedged fields on the inset settlement edge would not increase the urbanising visual impact on land to the north of the parcel.

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

Overall harm of Green Belt release

- Parcel HI8 makes a moderate contribution to preserving Cambridge's compact character and 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 land within the parcel extending beyond the smaller hedged fields on the inset settlement edge (map areas 1 and 2) would be minor. Therefore, the harm resulting from its release, as an expansion of Impington, would be moderate-high.

Moderate High

HI8

- The additional impact on the adjacent Green Belt of the release of only land within the smaller hedged fields on the inset settlement edge (map area 2) would be negligible. Therefore, the harm resulting from its release, as an expansion of Impington, would be moderate.

Moderate

Appendix EDP 3

Appraisal of the Greater Cambridge Green Belt Assessment 2021

Findings


A3.1 A review of the findings of the GCGBA regarding parcel HI8 is set out below. Each of the assessment areas in the GCGBA process is listed, followed by a table noting the findings in the GCGBA in the left column, and EDP’s appraisal in the right-hand column.

A3.2 Parcel assessment areas:

- Parcel location and openness;
- Distinction between parcel and inset area;
- Contribution to the Green Belt purposes;
- Impact on contribution of adjacent Green Belt; and
- Overall harm of Green Belt release.

Review of the findings of the GCGBA:

Table EDP A3.1: Parcel Location and Openness

GCGBA Findings (Appendix B Parcel HI8)	EDP’s Findings
<p>Location <i>“Fields, paddocks, scrub, wooded copses and gardens located to the east of Impington.”</i></p>	<p>Parcel:</p>  <p>Image EDP A3.1: Map extract showing the location of Parcel HI8 between the north-eastern extents of the settlement.</p> <p>Discussion - The parcel comprises infilling between the northern extents of the combined settlements of Histon and Impington. Infilling is</p>

GCGBA Findings (Appendix B Parcel H18)	EDP's Findings
	not inappropriate within the Green Belt and development that would effectively be 'infill', due to the land's partial enclosure by development, would have a relatively limited impact in terms of Green Belt contribution (see Image EDP A3.2).
	Site land: The site land mainly comprises fields, a track and hedges at the north-eastern edge of Histon between the northern extents of the combined settlements of Histon and Impington.
Openness <i>"Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness."</i>	<p>Parcel: Broadly agreed although the intervisibility between residential development at Drake Way, adjacent to the north-western parcel extent is apparently underplayed as demonstrated by the exclusion of this area from sub-area 2.</p> <p>Site land: As for the parcel although this is more relevant to the site land as it effects a larger proportion of its area. Inclusion of this area in sub-area 2 could contribute to a lower assessment of overall harm.</p>

Image EDP A3.2: Infill Development (GCGBA Extract Green Box page 70)

Infill Development

Paragraph 149 of the NPPF notes that 'limited infilling' is not inappropriate within the Green Belt. – Paragraph 145.

PAS guidance states that development that would effectively be 'infill', due to the land's partial enclosure by development, would have a relatively limited impact in terms of Green Belt contribution. – PAS Planning on the Doorstep.

This study considered the degree of containment from existing urban development in the assessment of whether land is distinct or not from the urban edge.

Table EDP A3.2: Distinction Between Parcel and Inset Area

GCGBA Findings (Appendix B Parcel H18)	EDP's Findings
Overall there is moderate distinction between the parcel and the urban area.	Parcel: Agreed.
	Site land: Agreed.

Table EDP A3.3: Contribution to the Cambridge Green Belt Purposes 1 to 3

GCGBA Findings (Appendix B Parcel H18)	EDP's findings
<p>Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.</p> <p>Contribution: <u>Moderate</u> <i>"Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also a degree of distinction from it."</i></p>	<p>Parcel: Discussion – The assessment refers to the location of the land primarily with respect to Impington not Cambridge. This is contrary to the 'Criteria used to assess contribution to Cambridge Purpose 1' (GCGBA Table 3.2) and described at GCGBA paragraph 3.71 <i>"For land to contribute to preserving the unique character of Cambridge as a compact city it needed to be located in the immediate vicinity of Cambridge."</i></p> <p>Revised Contribution – It is found by EDP that the parcel makes <u>limited or no contribution</u> to purpose as <i>"Land is not close to the main urban area of Cambridge"</i> (GCGBA Table 3.2) and is separated from the city by the settlement area of Histon and Impington.</p>
	<p>Site land: As above.</p>
<p>Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting.</p> <p>Contribution: <u>Moderate</u> <i>"The parcel comprises open farmland and woodland that has a moderate distinction from the edge of Impington, meaning it has <u>some rural character</u>."</i></p> <p><i>"Land lies partly within and fronts directly onto Histon and Impington Conservation Area to the south and as such <u>allows some appreciation of the rural character and setting of the more intact and historic parts of Impington</u> (including Burgoynes Road), which in turn contributes to the wider rural setting of Cambridge. "</i></p> <p><i>"Overall the parcel makes a <u>moderate contribution to Cambridge Purpose 2</u>".</i></p>	<p>Parcel: Discussion – GCGBA Table 3.3: 'Criteria used to inform the assessment of contribution to Cambridge Purpose 2' defines contribution levels as below:</p> <p><u>Moderate contribution</u> - <i>"Land use is not associated with an inset settlement, land is open and it has a strong distinction from any inset settlements, and therefore has a <u>strong rural character</u>; it may also form/contain <u>limited features/aspects that contribute to the quality of Cambridge's setting</u>"</i></p> <p><u>Relatively limited contribution</u> – <i>"Land use is not associated with an inset settlement, land is open and does not have a strong distinction from an inset settlement, and therefore has <u>some rural character</u>; it may also form/contain <u>limited features/aspects that contribute to the quality of Cambridge's setting</u>".</i></p> <p>Revised Contribution – Based on these criteria, and the assessment in the column to the left it is found that overall the parcel makes a <u>relatively limited contribution</u> to Cambridge Purpose 2 not a moderate contribution.</p>
	<p>Site land: As above and as illustrated in Image EDP A3.3 the site is set back from, and so</p>

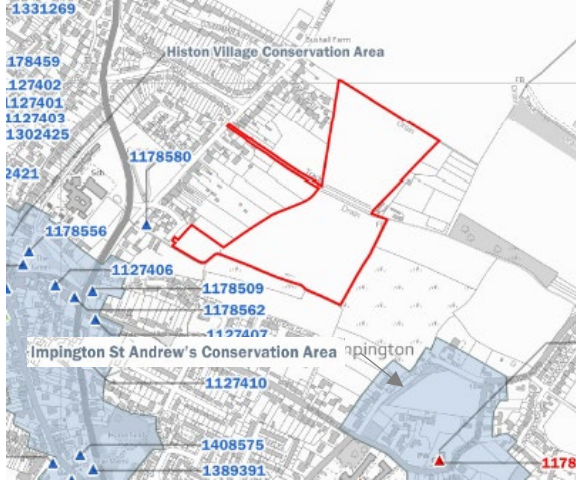
GCGBA Findings (Appendix B Parcel HI8)	EDP's findings
	<p>protects views to, the conservation area to the south. Consequentially the site plays a lesser role in contribution to Cambridge Purpose 2 than the parcel as a whole.</p>  <p>Image EDP A3.3: Site land in relation to Conservation Area.</p>
<p>Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city.</p> <p>Contribution: Relatively limited</p> <p><i>“Land is open and lies in a wide gap between Impington and Landbeach. The parcel has some relationship with the urban area but also a degree of distinction from it. Overall the parcel makes a <u>relatively limited contribution</u> to Cambridge Purpose 3.”</i></p>	<p>Parcel: Agreed.</p> <p>Site land:</p> <ul style="list-style-type: none"> • Impington lies some 2.33km from Landbeach at the nearest point; • Parcel HI8 lies some 2.33km from Landbeach at the nearest point; • The site lies some 2.84km from Landbeach at the nearest point; and • There is no intervisibility between Impington, Parcel HI8 or the site and Landbeach. <p>Development of the site would not diminish the physical or perceived distance between Impington and Landbeach so that its contribution to Purpose 3 is less than for the parcel as a whole.</p>

Table EDP A3.4: Impact on Contribution of Adjacent Green Belt:

GCGBA findings (Appendix B Parcel H18)	EDP's findings
<p><i>"Release of land beyond the smaller hedged fields on the inset settlement edge (map areas 1 and 2), as an expansion of Impington: Rating: <u>Minor</u>"</i></p>	<p>Parcel: Agreed.</p>
	<p>Site land: The impact of contribution to adjacent Green Belt as a result of development of the site land will be less, due to the limited proportion of the parcel (less than a third) that the site represents.</p>
<p><i>"Release of land within the smaller hedged fields on the inset settlement edge (map area 2) as an expansion of Impington: Rating: <u>Negligible</u>"</i></p>	<p>Parcel: Agreed.</p>
	<p>Site land: Not considered as the site falls predominantly outside this area.</p>

A3.3 It is noted that the impact levels of areas 1 and 2 on adjacent Green Belt are primarily due to sections of open boundary to the north. In this regard the contents of the green box on GCGBA page 101 (see **Image EDP A3.4**) are relevant as highlighted. There is, therefore, the potential to reduce the impact of development of the parcel and the site, through the creation of a strong boundary to the north to create a clear distinction between 'town' and 'country'. This could comprise a woodland block (see GCGBA paragraph 3.54 – examples of strong boundaries – woodland block).

Image EDP A3.4: Factors to Consider on the Assessment of Impact on Distinction (GCGBA pg. 101)

Impact on distinction

PAS guidance notes the types of areas of land that might seem to make a relatively limited contribution to the Green Belt, or which might be considered for development through a review of the Green Belt according to the five Green Belt purposes, including:

- ⑩ Land where development would be well contained by the landscape.
- ⑩ Land where a strong boundary could be created with a clear distinction between 'town' and 'country'. – PAS Planning on the Doorstep.

This study considered the degree of containment from existing urban development and boundary strength in the assessment of whether land is distinct or not from the urban edge.

Table EDP A3.5: Overall Harm of Green Belt Release

GCGBA findings (Appendix B Parcel HI8)	EDP's findings
<p><i>"Parcel HI8 makes a <u>moderate contribution to preserving Cambridge's compact character and 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.</u></i></p> <p><i>The additional impact on the adjacent Green Belt of the release of the land within the parcel extending beyond the smaller hedged fields on the inset settlement edge (map areas 1 and 2) would be <u>minor</u>. Therefore, the harm resulting from its release, as an expansion of Impington, would be <u>moderate-high</u>"</i></p>	<p>Parcel:</p> <p>Discussion – GCGBA Table 3.6 sets out the 'Benchmark examples used to inform the assessment of overall harm to the Cambridge Green Belt purposes' as below.</p> <p><u>moderate-high harm</u> – "Release of land results in a loss of <u>strong contribution</u> to one of the Green Belt purposes, but would constitute a <u>negligible impact</u> on adjacent Green Belt land"</p> <p><u>moderate harm</u> – "Release of land results in a loss of <u>moderate contribution</u> to one of the Green Belt purposes, and would constitute a <u>minor impact</u> on adjacent Green Belt land"</p> <p>The combination to the 3 purposes as assessed by GCGBA are Purposes 1 and 2 – moderate, Purpose 3 – relatively limited. This has apparently been interpreted as one strong contribution so contributing to moderate-high harm. This is despite the fact that this level of harm is based on a negligible impact rather than the assessed minor impact.</p> <p>Further, as noted above, it is considered that, based on GCGBA's own criteria and methodology:</p> <ul style="list-style-type: none"> Parcel HI8 arguably makes <u>limited or no</u> contribution, rather than a <u>moderate</u> contribution, to Purpose 1: preserving Cambridge's compact character; and Parcel HI8 makes <u>limited or no</u> contribution, rather than a <u>moderate</u> contribution, to Purpose 2: enhancing the quality of Cambridge's setting. <p>This firmly tips the balance to moderate harm rather than moderate-high harm.</p> <p>Revised Contribution – Based on the criteria, and the assessment finding above it is assessed that the parcel as a whole (sub areas 1 and 2) would result in <u>moderate</u> not moderate-high overall harm.</p>
	<p>Site land: The overall harm of Green Belt release of the site land will be less due to the limited</p>

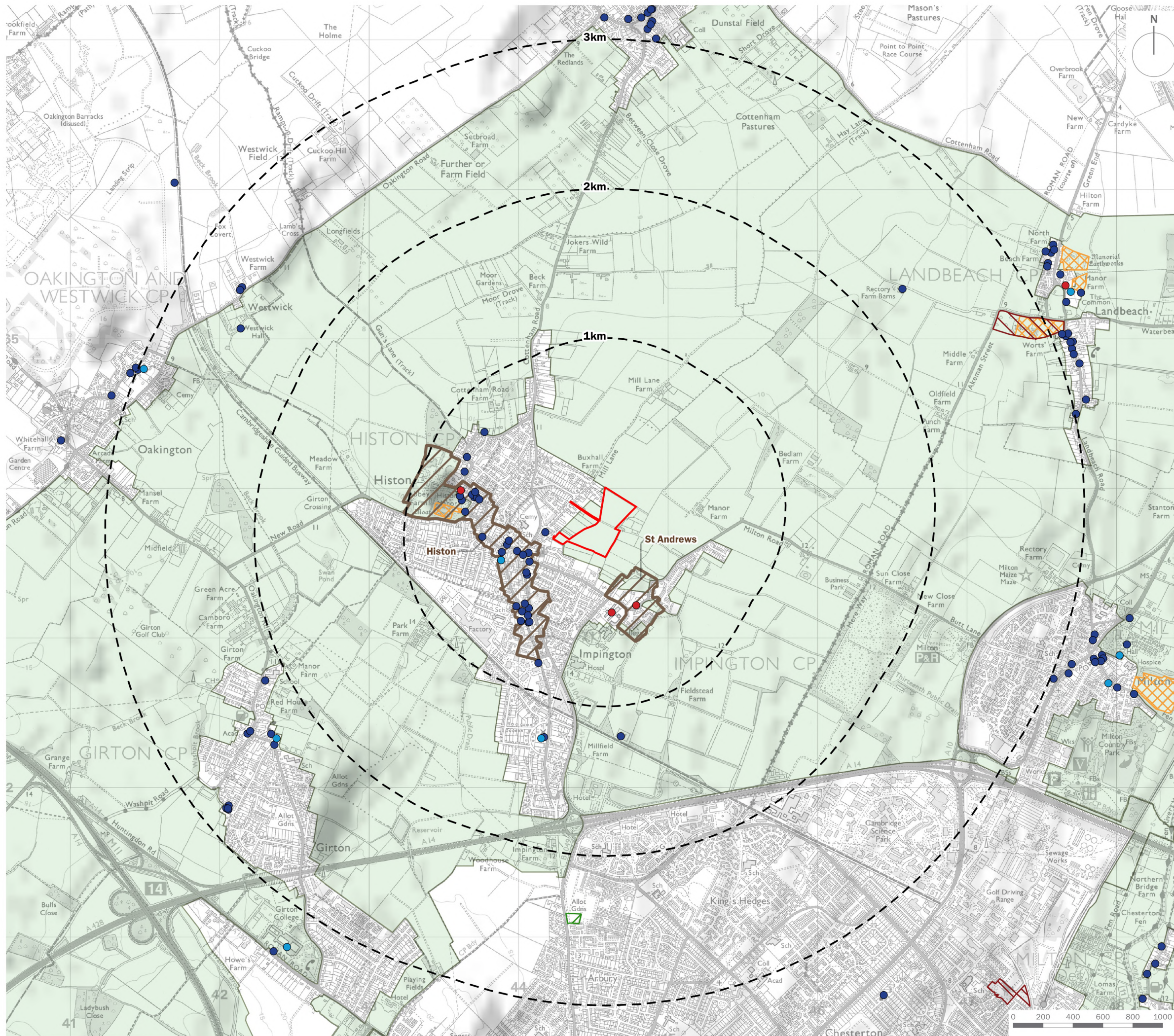
GCGBA findings (Appendix B Parcel H18)	EDP's findings
	proportion of the parcel (less than a third) that the site represents.
<p>The additional impact on the adjacent Green Belt of the release of only land within the smaller hedged fields on the inset settlement edge (sub area 2) would be <u>negligible</u>. Therefore, the harm resulting from its release, as an expansion of Impington, would be <u>moderate</u>.</p>	<p>Parcel:</p> <p>Discussion – GCGBA Table 3.6 sets out the ‘Benchmark examples used to inform the assessment of overall harm to the Cambridge Green Belt purposes’ as below.</p> <p><u>Moderate harm</u> – “Release of land results in a loss of <u>moderate contribution</u> to one of the Green Belt purposes, and would constitute a <u>minor impact</u> on adjacent Green Belt land”</p> <p>Low harm – “Release of land results in a loss of <u>moderate contribution</u> to one of the Green Belt purposes, and would constitute a <u>negligible impact</u> on adjacent Green Belt land;”</p> <p>The difference between these two levels of harm is the level of ‘<i>impact on adjacent Green Belt land</i>’. Moderate harm requires a minor impact while low harm requires a negligible impact. GCGBA assessment finds that the level of harm for sub area 2 is negligible so resulting in low harm.</p> <p>Revised Contribution – Based on the criteria, and the GCGBA finding, it is assessed that release of sub area 2 would result in <u>low</u>, not moderate, overall harm.</p>
	<p>Site land: Not considered as the site falls predominantly outside this area.</p>



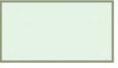







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Plan

Plan EDP GB1 Landscape Planning Context
(edp5518_d017b 30 November 2021 NB/EW)

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-  Range Rings (at 1km intervals)
-  Site Boundary
- Planning**
-  Green Belt
- Ecology**
-  Local Nature Reserves
-  Site of Special Scientific Interest (SSSI)
- Heritage**
-  Conservation Area
-  Grade I Listed Building
-  Grade II Listed Building
-  Grade II* Listed Building
-  Scheduled Monument

client
Martin Grant Homes

project title
Ambrose Way, Impington

drawing title
Plan EDP GB1: Landscape Planning Context

date **30 NOVEMBER 2021** drawn by **NB**
drawing number **edp5518_d017b** checked **EW**
scale **1:25,000 @ A3** QA **CR**



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