

Hardwick site boundary

Hardwick Green Belt Review
 Hill Residential Ltd & Chivers Farm
 (Hardington) LLP

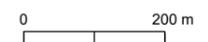


Figure 1: Hardwick site location

Dwg no/239105/L01	Revision
Status	February 2025
Scale: 1:10,000 @A3	Drawn by: JC Checked by: NE

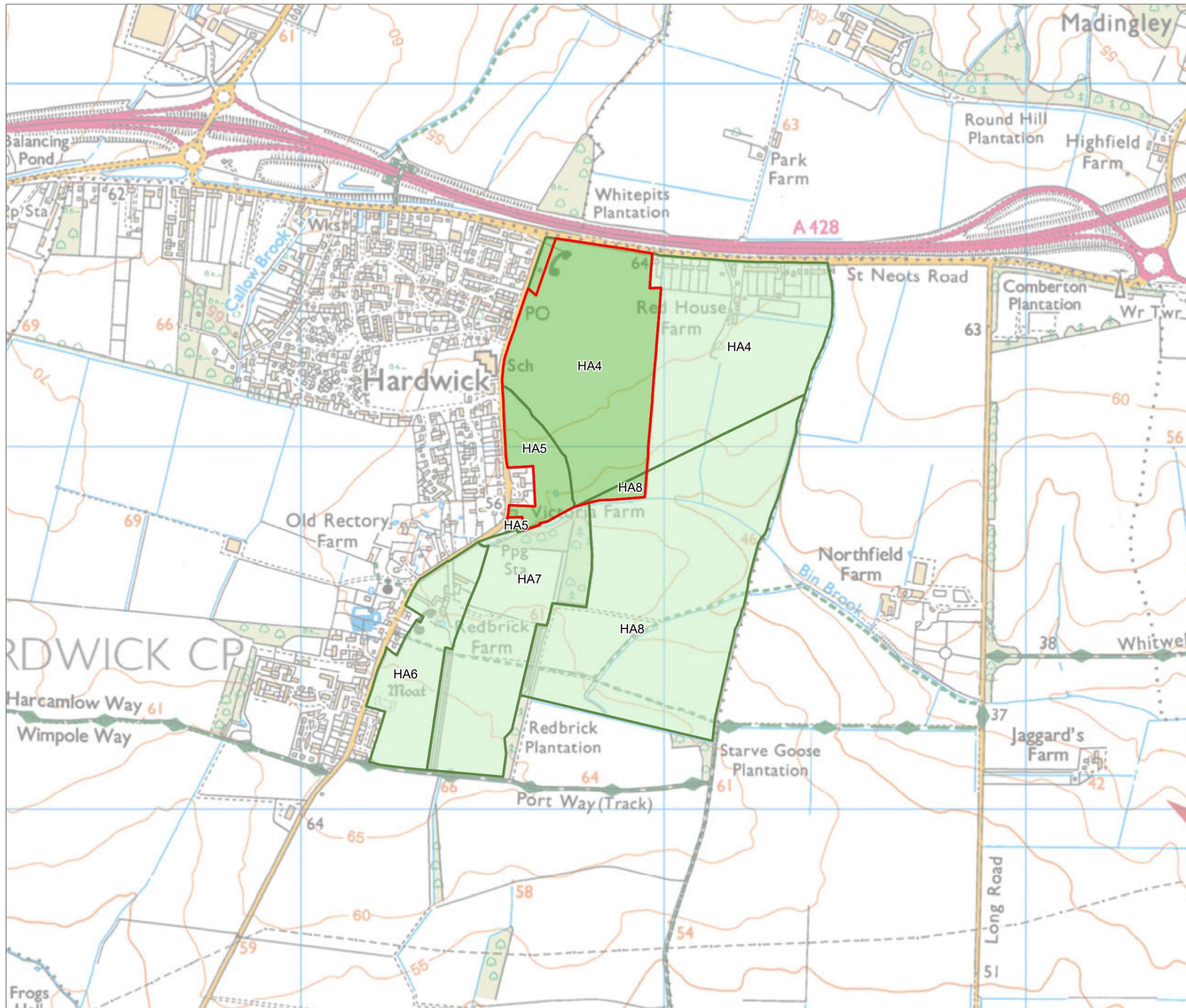
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LONDON
 23 Heddon Street
 London W1B 4BQ

BIRMINGHAM
 Enterprise House 115 Edmund Street
 Birmingham B3 2HJ

BOURNEMOUTH
 Everdene House Deansleigh Road
 Bournemouth BH7 7DU

TELEPHONE
 020 3664 6755
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- Hardwick site boundary
- LUC Green Belt parcels covering part/all of the site
- LUC Green Belt parcels around the site

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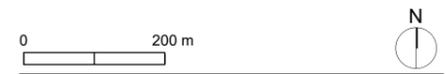


Figure 2, LUC Green Belt parcels in relation to the Hardwick site

Dwg no/239105/L02	Revision
Status	February 2025
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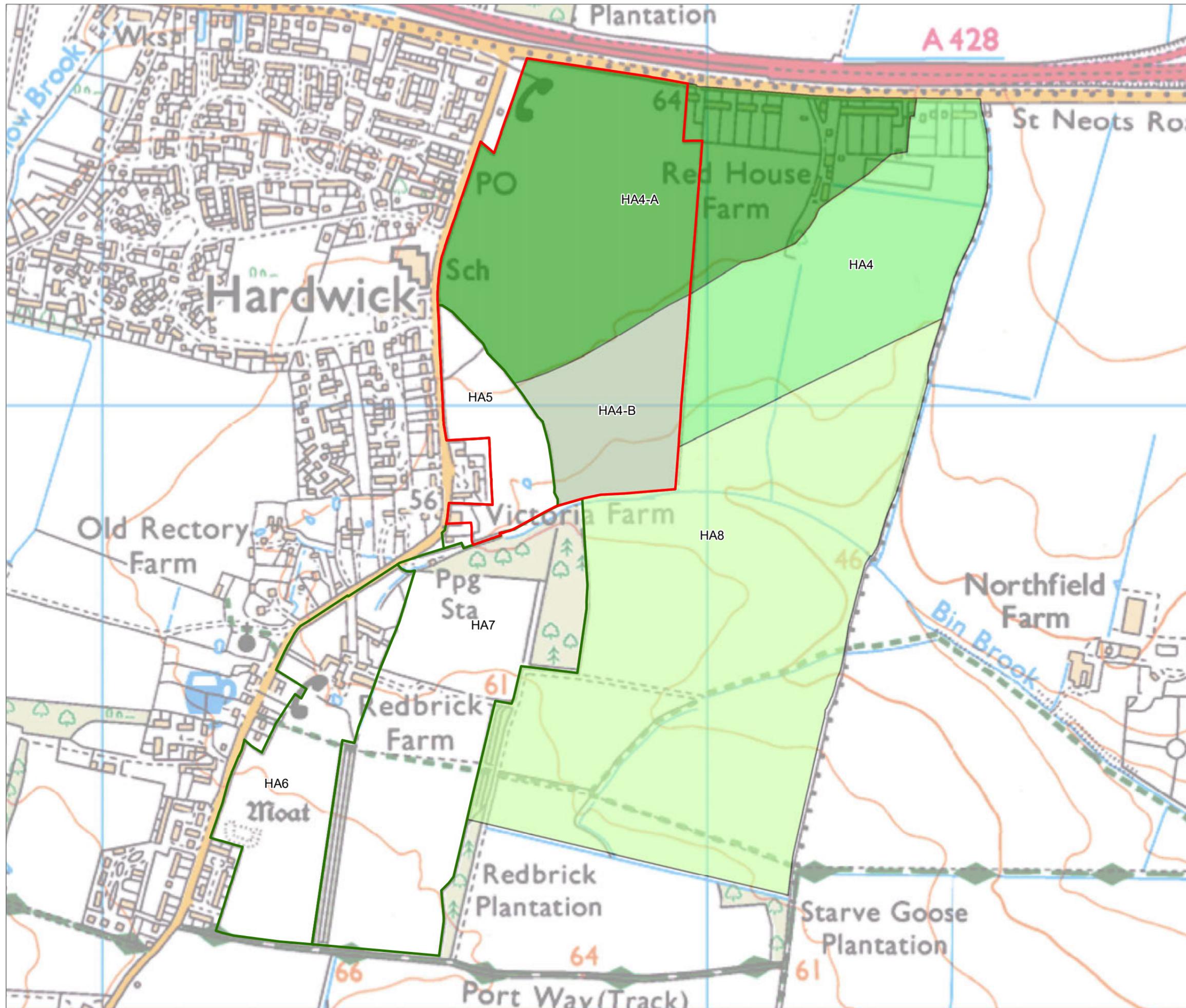
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- Hardwick site boundary
- Plateau area - HA4-A
- Slope area within the Hardwick site - HA4-B
- HA4
- HA8

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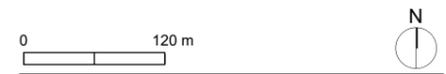


Figure 3: Parcel definition of HA4

Dwg no/239105/L03	Revision
Status	February 2025
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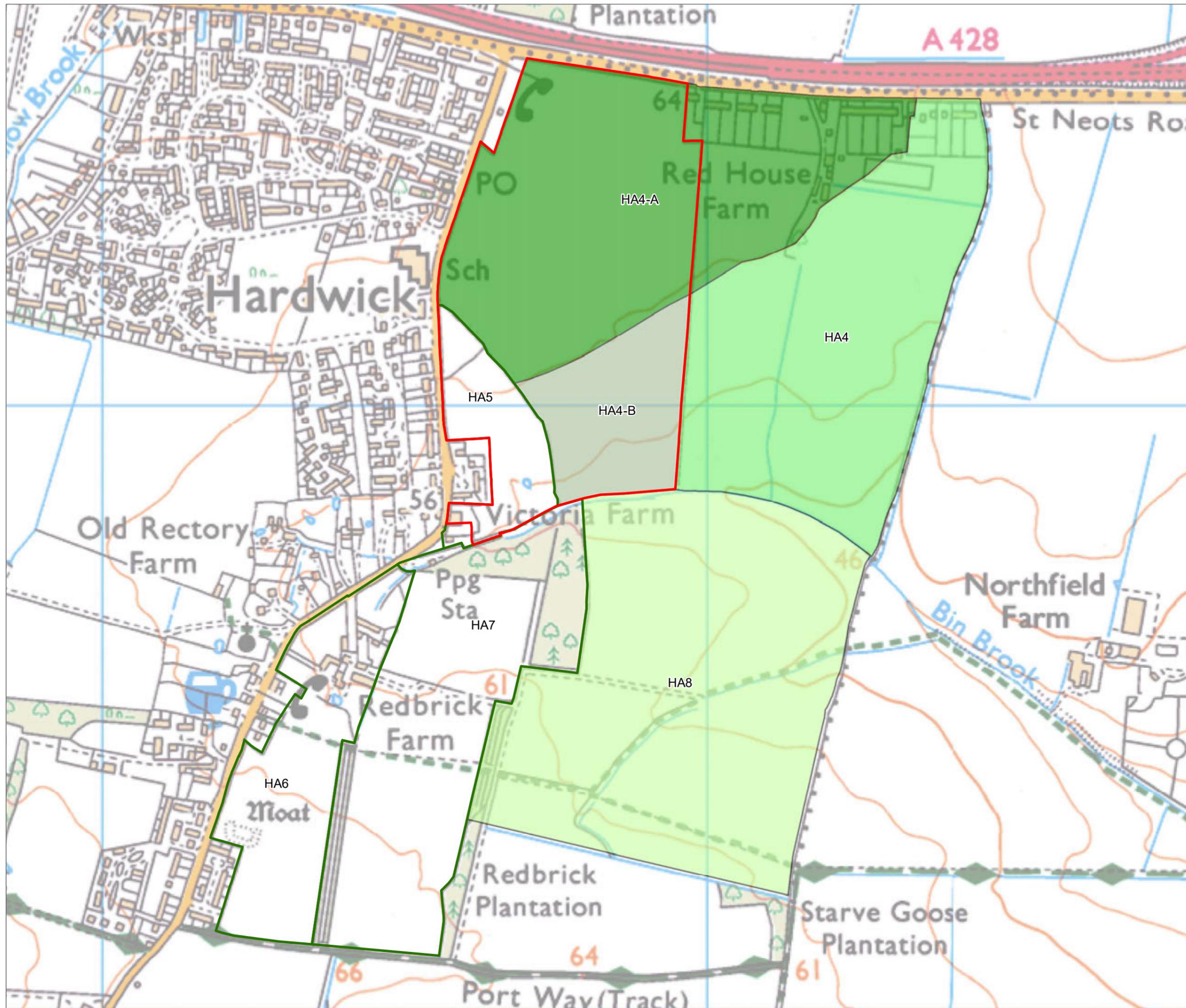
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 Birmingham B3 2HJ

BOURNEMOUTH
 Everdene House Deansleigh Road
 Bournemouth BH7 7DU

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 020 3664 6755
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- Hardwick site boundary
- Plateau area - HA4-A
- Slope area within the Hardwick site - HA4-B
- HA4 with revised southern boundary
- HA8 with revised northern boundary

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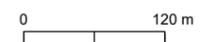


Figure 4: Revised parcel definition of HA4 & HA8

Dwg no/239105/L04	Revision
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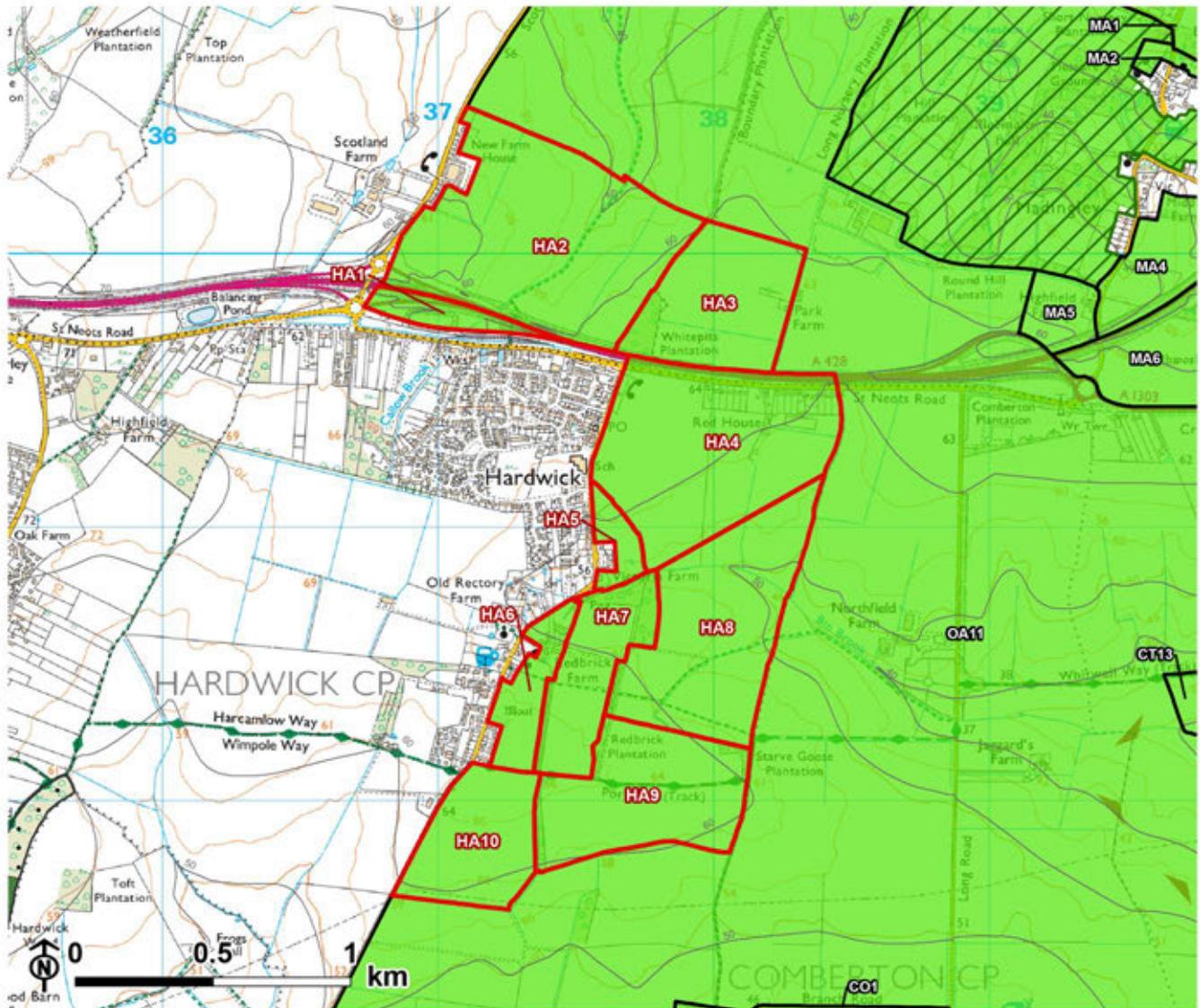
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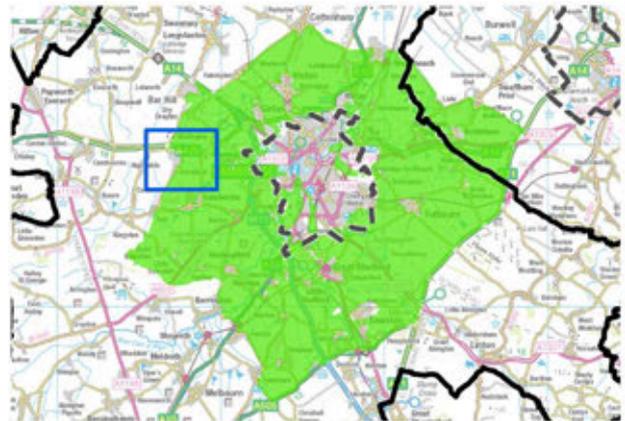
Hardwick



- - - Local Authority
- Hardwick parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

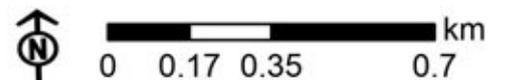
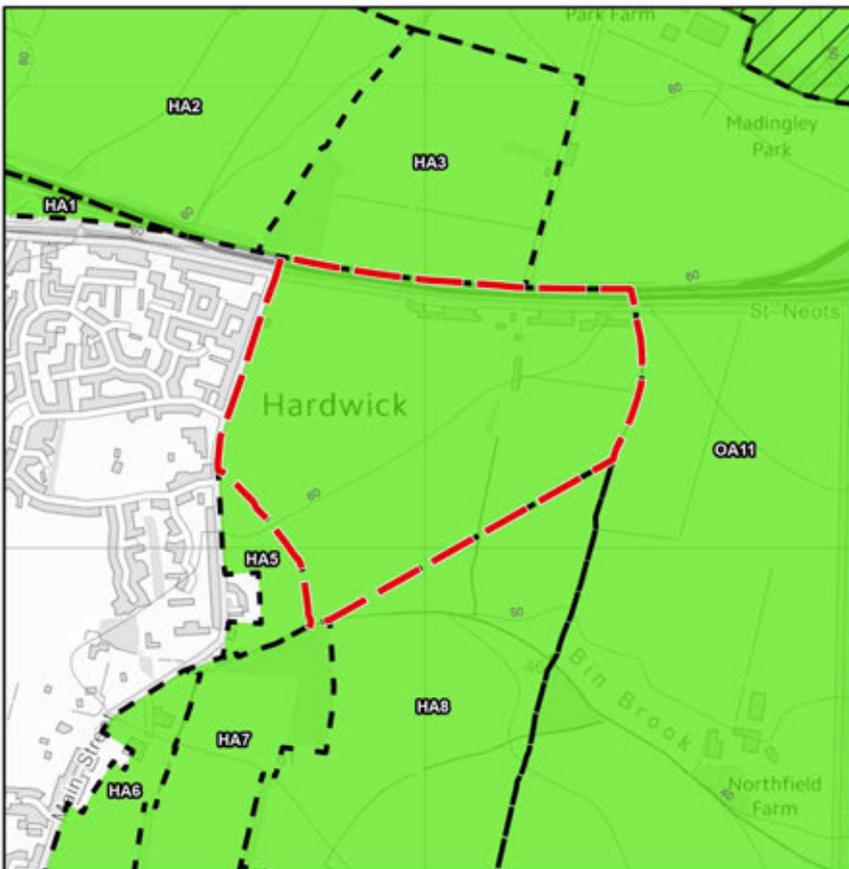
- Site of Special Scientific Interest
- Ancient woodland inventory
- Registered park & garden



HA4



-  HA4
-  Neighbouring parcel
-  Green Belt
-  Registered park & garden



HA4

Parcel location and openness

Parcel size: 47.11ha

The parcel is located to the northeast of Hardwick and is dominated by agricultural fields. An area of residential development is located to the northeast on St Neots Road which, along with the A428, forms the northern edge of the parcel.

Land is mostly open, with an area of low openness development to the northeast.

Distinction between parcel and inset area

Land is not contained by inset development and extends a significant distance to the east from the inset area. Although there is some urbanising visual influence from existing development within the northeast of the parcel, Cambridge Road and the associated vegetation to the west is a moderate boundary feature between the parcel and Hardwick. The landform within the parcel slopes down to the east from the elevated plateau of Hardwick, providing some additional distinction from Hardwick. Overall, there is strong distinction between the parcel and the inset area.

HA4

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 Hardwick. 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 Hardwick, meaning it has a strong rural character. The parcel also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is mostly open, with an area of low openness development to the northeast. It lies in a moderate gap between Hardwick and Coton, and between Hardwick and Madingley, but features including differences in ground elevation and tree belts retain separation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

HA4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

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 from the settlement.

The release would also weaken the moderate settlement gap between Hardwick and Madingley. However, the additional impact is limited due to tree belts and differences in ground elevation which retain separation.

The release would not have an impact on the contribution of land to the north to Green Belt purposes due to separation which is retained by the A428.

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

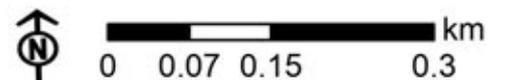
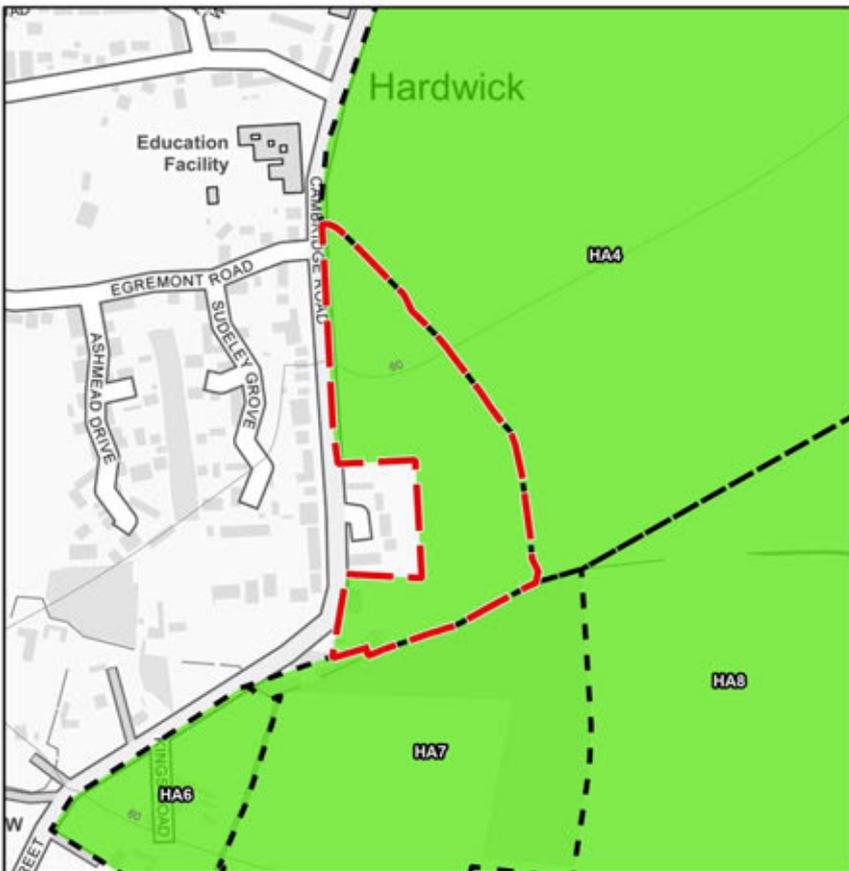
- Parcel HA4 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be High.

High

HA5



-  HA5
-  Neighbouring parcel
-  Green Belt



HA5

Parcel location and openness

Parcel size: 4.14ha

The parcel is located to the east of Hardwick and is comprised of a paddock field. Cambridge Road forms part of 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

Although the parcel is not contained by inset development, it is in close proximity to the inset area and the garden hedgerow boundary to the southeast creates little separation between the parcel and Hardwick. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Hardwick. Overall, there is moderate distinction between the parcel and the inset area.

HA5

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 Hardwick. 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 Hardwick, meaning it has some relationship with the inset area. However, it comprises open farmland and therefore has some rural character. Whilst it lies partly within Hardwick Conservation Area to the southwest it is separated from the more intact and historic parts of the village along High Street by modern more modern development. 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 Hardwick and Coton, with some significant separating features including differences in ground elevation and tree belts. 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.

HA5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

Rating: Minor

The release and development of land within this parcel would breach Cambridge Road, which is largely unbreached, and therefore increase urbanising visual impact on land to the northeast from the settlement. However, the tree line to the northeast retains some boundary distinction. The release would not have an impact on the contribution of land to the south to Green Belt purposes due to separation which is retained by woodland.

Overall harm of Green Belt release

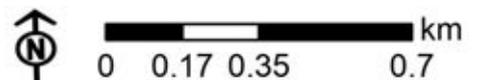
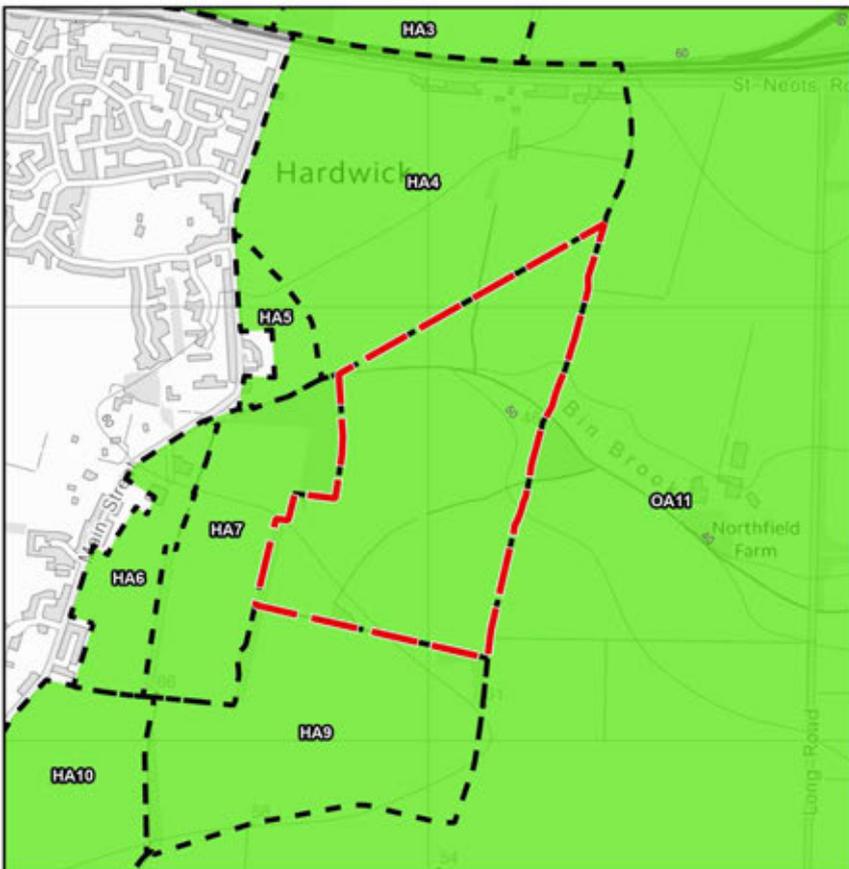
- Parcel HA5 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Hardwick, would be Moderate.

Moderate

HA8



- HA8
- Neighbouring parcel
- Green Belt



HA8

Parcel location and openness

Parcel size: 38.99ha

The parcel is located to the east of Hardwick 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 the inset area and is not contained by inset development. The tree belts and woodland to the west are a strong boundary feature creating separation between the parcel and Hardwick and so there is no urbanising visual influence. The landform within the parcel provides some additional distinction from Hardwick. Overall, there is strong distinction between the parcel and the inset area.

HA8

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 Hardwick. 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 very strong distinction from the edge of Hardwick, meaning it has a strong rural character. It also forms part of a gault clay ridge, a key topographical feature that lies to the west of Cambridge, and therefore allows an appreciation of the wider topographical framework of the city. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

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

Contribution: Relatively significant

Land is open and lies in a wide gap between Hardwick and Coton, with some significant separating features including differences in ground elevation and tree cover. 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 significant contribution to Cambridge Purpose 3.

HA8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Hardwick:

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 from the settlement and would reduce the landform distinction of this lower ground due to the release of part of the southward slope.

The release would also reduce the wide settlement gap between Hardwick and Coton and would release part of the downward slope towards lower ground which forms part of a key separating feature between the two settlements.

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

The adjoining land to the north 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 HA8 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 Hardwick, would be High.

High