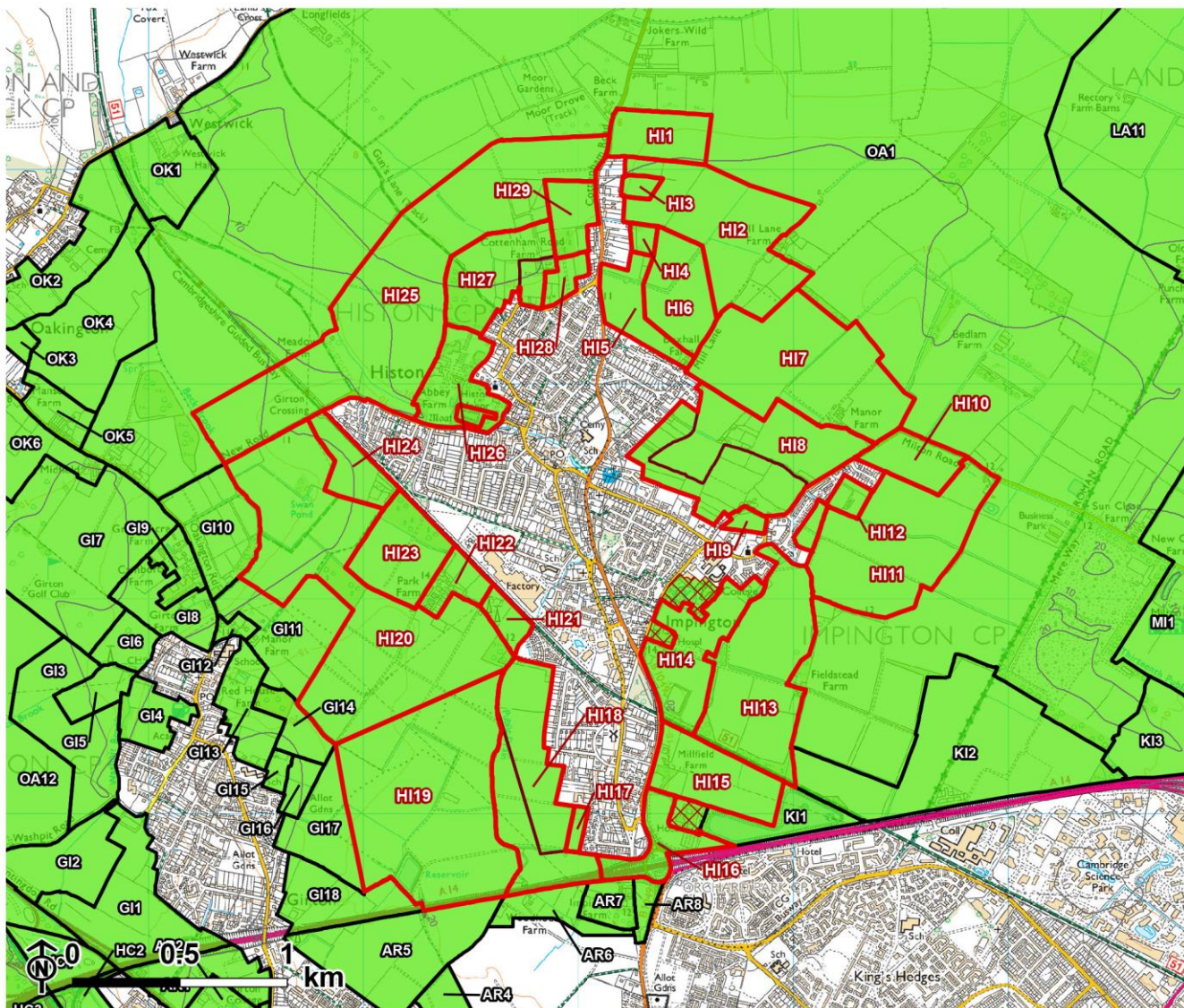


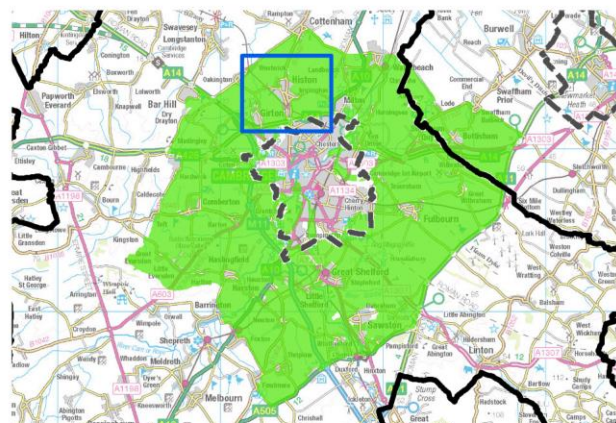
Histon and Impington



- - - Local Authority boundary
- Histon and Impington parcel
- Division between parcel sub-areas
- Neighbouring parcel
- No openness
- Green Belt

Absolute constraints

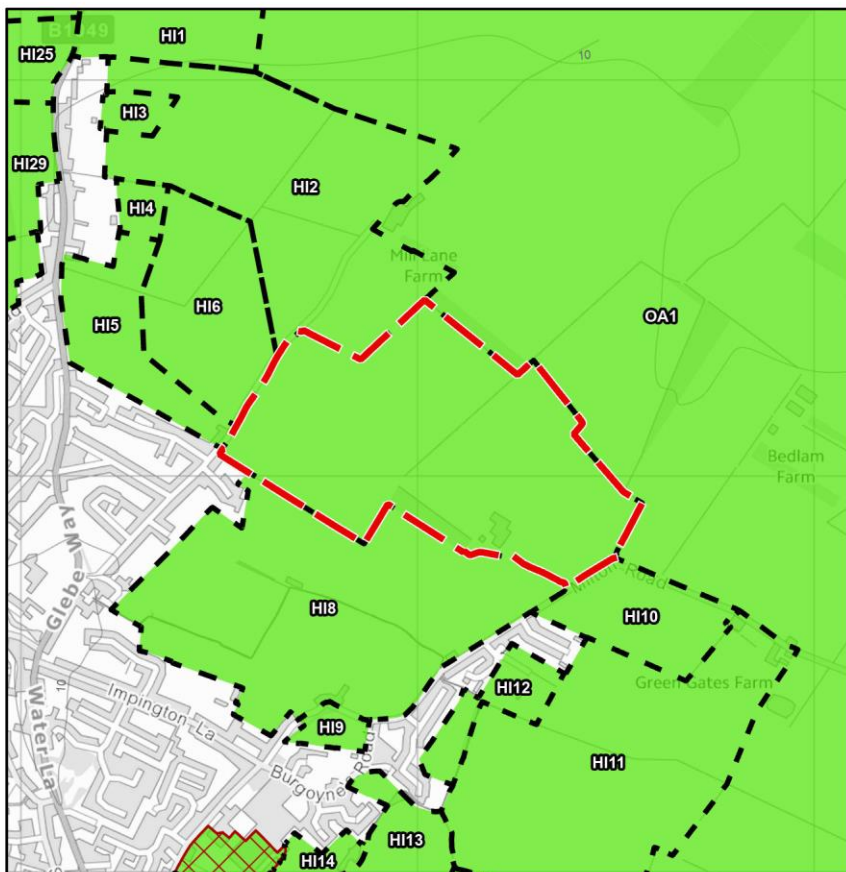
- Site of Special Scientific Interest
- Scheduled monument



HI7



- HI7
- Neighbouring parcel
- No openness
- Green Belt



HI7

Parcel location and openness

Parcel size: 42.4ha

Arable farmland located to the northwest of Impington.

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 garden boundaries of houses along Mill Lane create little boundary separation between the parcel and the inset settlement of Impington.

However, land within the parcel is not contained by inset development and extends a significant distance from the inset area, and therefore there is no urbanising visual influence on the parcel. The arable farmland within the parcel creates little boundary separation between the parcel and the inset settlement of Impington. Overall there is strong distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

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

Contribution: Relatively significant

Land is open and is adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

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

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Impington. 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 Histon/Impington and Landbeach. 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.

HI7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Minor-moderate

The absence of alternative Green Belt boundary features means that the release of land in this parcel would weaken the boundary separation between Impington and land to the north and east, as well as increase the urbanising visual impact on this land. In addition, release would reduce the wide settlement gap between Impington and Landbeach.

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

Overall harm of Green Belt release

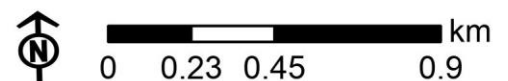
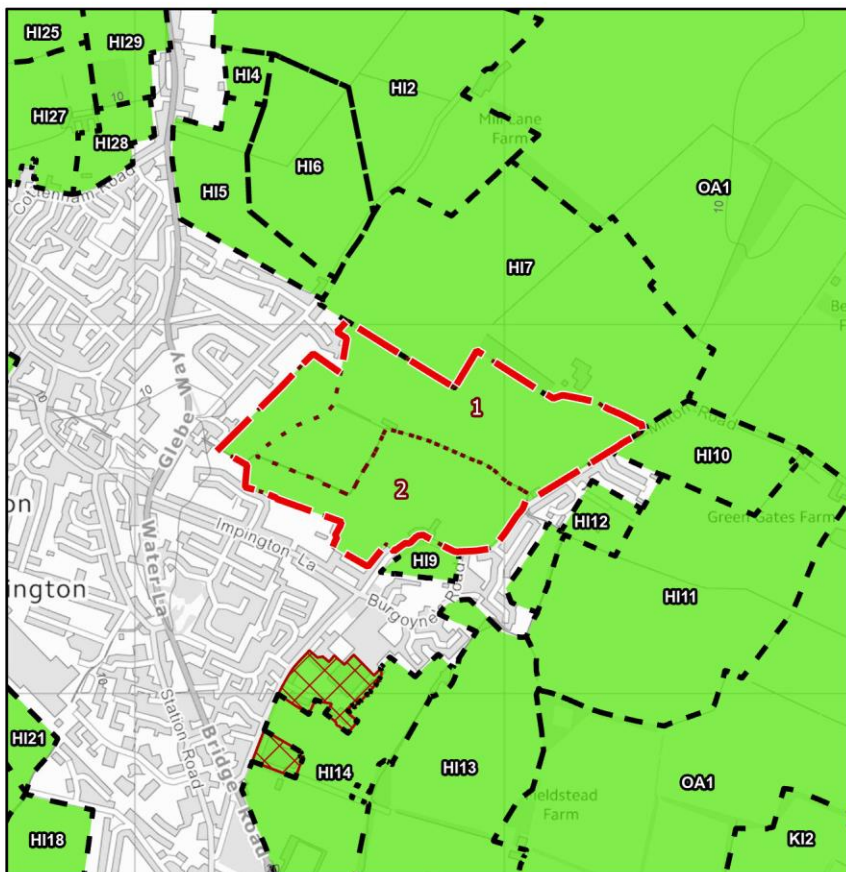
- Parcel HI7 makes a relatively significant contribution to preserving Cambridge's compact character and a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Impington, would be very high.

Very High

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.

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

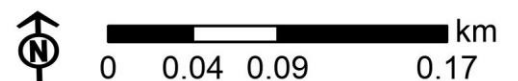
- The additional impact on the adjacent Green Belt of the release of only land within the smaller hedged fields on the inset settlement edge (map area 2) would be negligible. Therefore, the harm resulting from its release, as an expansion of Impington, would be moderate.

Moderate

HI9



-  HI9
-  Neighbouring parcel
-  Green Belt



HI9

Parcel location and openness

Parcel size: 1.66ha

Amenity grassland contained by trees located on the northern edge of Impington.

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

Distinction between parcel and inset area

The back gardens of houses to the south of the parcel create little boundary separation between the parcel and the inset village of Impington. Land is in close proximity to the inset area and is largely contained by inset development, and therefore there is some urbanising visual influence from the surrounding inset area on the parcel. The amenity grassland within the parcel does not create any additional distinction from Impington. Overall there is weak distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

Land is open and adjacent to Impington, which is nearly contiguous with Cambridge but which retains some distinction from the main City area.

There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Moderate

The parcel comprises open farmland and woodland that has a weak 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: Limited/No contribution

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

HI9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Impington:

Rating: Negligible

Due to the containment of the parcel by urbanising development and tree cover, release of the parcel would not impact the contribution of adjacent land to the north to the Green Belt purposes.

Overall harm of Green Belt release

- Parcel HI9 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting and a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Impington, would be low.

Low