

MATTER 6A

GREEN BELT - GENERAL ISSUES

NORTH BARTON ROAD LAND OWNERS GROUP

CAMBRIDGE CITY COUNCIL ID. 5336

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL ID. 21302

LOCAL PLAN EXAMINATIONS

CAMBRIDGE CITY AND SOUTH CAMBRIDGESHIRE

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1. INTRODUCTION

- 1.1 This Statement has been jointly prepared by Januarys and CSa Environmental Planning on behalf of the North Barton Road Land Owners Group (North BRLOG) to the Local Plan Examinations for Cambridge City and South Cambridgeshire. North BRLOG comprises four landowners, as follows: Corpus Christi College, Downing College, Jesus College, and University of Cambridge. North BRLOG owns land to the North of Barton Road which is on the south western built-up edge of Cambridge. The site is currently located within the Green Belt. It crosses the administrative boundary between Cambridge City and South Cambridgeshire. In September and October 2013 representations were submitted on behalf of North BRLOG to both draft Cambridge Local Plan (Draft CLP2014) and draft South Cambridgeshire Local Plan (Draft SCLP); separate representation reports were prepared to address the specific policies and supporting text in each document.
- 1.2 The representations to Draft CLP2014 and Draft SCLP were supported by the following technical documents: Ecological Appraisal; Initial Landscape & Visual Appraisal; Response to review of the Inner Green Belt Boundary Study; Transport Submission; Flood Risk Assessment; Initial Archaeological Overview; Housing Requirements Study; and Development Vision & Masterplan. Where relevant we will refer to the findings of these previous studies and our original representations.
- 1.3 Since those representations were submitted in late 2013 discussions have taken place between the landowners of three potential development sites on the western edge of Cambridge between Madingley Road, Barton Road and the M11; West Cambridge (owned by University of Cambridge and allocated in Policy 7/6 of Cambridge Local Plan 2006 and Policy 18: West Cambridge Area of Major Change of Draft CLP2014), St John’s College, and North BRLOG. A plan showing the different landownerships is provided in **Appendix 1**.
- 1.4 There is agreement between the landowners that a co-ordinated development could be delivered with appropriate transport connections and an orbital cycle route providing links between housing and employment. The three potential development sites are controlled by like-minded parties that are heavily invested in the success of Cambridge continuing, who take a long term view of development opportunities, who historically have retained an interest in the ownership and management of sites, and who have delivered high quality and award winning projects. In addition, the University and Colleges have a good track record of working together to deliver projects. The University of Cambridge is of course also a signatory to the City Deal.
- 1.5 In our previous representations to Draft CLP2014 and Draft SCLP we requested the following changes to the Green Belt policy:

“We request that a comprehensive review of the Green Belt boundary is undertaken to meet objectively assessed development needs. Land should be released from the Green Belt in sustainable locations on the edge of Cambridge to meet development needs to 2031, and safeguarded land should be released to meet longer term development needs.”

We request that Land to the North of Barton Road should be released from the Green Belt, and allocated as a strategic site. We request that the Green Belt boundary should be redrawn to the M11 in the south west Cambridge area, with the location and extent of any strategic landscaping to create a long term and permanent Green Belt boundary to be determined in a future Barton Road/Land West of Cambridge AAP.”

2. MATTER 6A – GREEN BELT GENERAL ISSUES

- 2.1 We commented on the Green Belt in Section 8 of our Representations Reports to both Draft CLP2014 and Draft SCLP. We commented on Policy 4 (Cambridge Green Belt) of Draft CLP2014 in Paragraphs 9.24 to 9.30 of our Cambridge Representations Report, and on Policy S/4 (Cambridge Green Belt) in Paragraphs 9.11 to 9.17 of our South Cambridgeshire Representations Report. In summary, we conclude that exceptional circumstances do exist to justify the release of land from the Green Belt, which relate to the need for housing and affordable housing; those matters were discussed in Matters 2 and 3. The Councils also accept that exceptional circumstances exist, as confirmed in Paragraph 2.54 of Draft CLP2014 and Paragraph 2.32 of Draft SCLP which relate to the need for jobs and homes. As set out in the Matter 3 Hearing Statement submitted on behalf of North BRLOG, the evidence presented demonstrates that the housing requirement is far higher than the proposed target in Draft CLP2014 and Draft SCLP, and as result additional land should be released from the Green Belt in a sustainable location on the edge of Cambridge to meet that housing need; the limited amount of land proposed for release from this source is insufficient to meet that need.
- 2.2 The Plans have given inadequate weight to the assessment of sustainability matters. The Sustainable Development Strategy November 2012 [Doc Ref. RD/Strat/040] identified significant sustainability advantages of locating development on the edge of Cambridge. The sole reason that additional land on the edge of Cambridge has not been selected is the Green Belt designation. The Councils have inappropriately treated this as a factor which overrides all other sustainability considerations, irrespective of how they balance. The strategy has therefore been driven by a single issue at the expense of other key planning considerations.
- 2.3 We request that a comprehensive review of the Green Belt boundary is undertaken to meet objectively assessed development needs. Land should be released from the Green Belt in sustainable locations on the edge of Cambridge to meet development needs to 2031, and safeguarded land should be released to meet longer term development needs. We also request that Land to the North of Barton Road should be released from the Green Belt, and allocated as a strategic housing site.
- i. **Does the level of need for new jobs and homes (paragraph 2.54 of CCC LP and paragraph 2.32 SCDC LP) constitute the exceptional circumstances necessary to justify the proposed removal of sites from the Green Belt (paragraph 83 of the Framework and paragraphs 044 and 045 of Planning Practice Guidance). Bearing in mind the Framework’s indication that development in the Green Belt should be resisted, what would be the consequences if the boundary of the GB were to be retained in its current location?**
- 2.4 The issue of housing need was dealt with in the Matter 3 Statement prepared by GL Hearn for North BRLOG. In summary, GL Hearn concluded that an objective assessment of need for housing would require provision of 21,200 dwellings for Cambridge (1,060 dwellings per annum) and 25,300 dwellings for South Cambridgeshire (1,265 dwellings per annum). GL Hearn concluded that the Council’s approach to identifying objectively assessed needs is

not robust and does not comply with the guidance contained in the NPPG. Therefore, we conclude that the need for housing is far higher than identified in Draft CLP2014 and Draft SCLP, and as such the exceptional circumstances are in fact significantly weightier than has already been accepted by the Councils.

2.5 Section 4 of the GL Hearn Matter 3 Statement deals with housing market signals, which in turn provides the evidence of exceptional circumstances to justify the release of land from the Green Belt. GL Hearn's analysis of market signals indicates a clear imbalance between housing supply and demand in the Cambridge area, and significant affordability pressures. Paragraph 4.2 of the GL Hearn statement states:

- *An average house in Cambridge, based on the Nationwide House Price Index, cost £419,000 in Q2 2014.*
- *House price growth has significantly exceeded regional and national benchmarks over the longer-term. Between Q2 2008 – Q2 2013 the average house price in Cambridge increased by £51,500, a 21% increase.*
- *Typical land values in Cambridge, based on the available data, are the highest of any market nationally outside London, reflecting the shortage of development land.*
- *Cambridge is one of the least affordable areas to live in the region. Lower quartile house prices in 2013 were 10.3 times earnings in Cambridge and 8.8 in South Cambridgeshire. This compares to 6.9 across Cambridgeshire and 6.5 nationally.*

2.6 Paragraph 4.3 goes on to state:

“There is clearly a “crisis of affordability” in the Cambridge area, with clear evidence of a need to increase housing supply to improve affordability.”

2.7 The Matter 3 statements of other participants, and comments made at the Matter 3 hearing session provided further evidence of the substantial house price rises that are taking place in Cambridge.

2.8 Section 5 of the GL Hearn statement deals with the alignment between housing and jobs. GL Hearn conclude that the proposed level of employment growth proposed in Draft CLP2014 and Draft SCLP would require a significant increase in net in-commuting, which demonstrates that the strategies for housing and employment are not integrated. The impact on in-commuting and the failure to meet the jobs target required to deliver the employment strategy represent additional exceptional circumstances that justify the release of land from the Green Belt.

2.9 We conclude that exceptional circumstances do exist to release land from the Green Belt, and sufficient land should be released so that the full housing needs identified by GL Hearn can be met in a sustainable way.

2.10 Paragraph 83 of the NPPF and Paragraphs 044 and 045 of the NPPG do indicate that the Green Belt should be a restraint to development. However, Paragraph 83 of the NPPF makes it clear that the plan-making process is where decisions about whether land should be released from the Green Belt should be made, and Paragraph 84 requires sustainable development considerations to be taken into account when considering Green Belt matters. The Green Belt should not be treated as a consideration which in principle over-

rides all other sustainability matters. The Green Belt should also not be treated as a near absolute constraint, when in fact it is a planning policy tool which can and should be deployed as appropriate to meet development needs.

- 2.11 If housing need in Cambridge and South Cambridgeshire does not represent exceptional circumstances, then it is not clear whether anything would justify the release of land from the Green Belt.
- 2.12 If it is concluded that exceptional circumstances do not exist and land should not be released from the Green Belt, the consequences would be seriously harmful, and the plans would fail to deliver sustainable development with needs effectively unmet and unsustainable travel patterns. The dispersal approach to meeting the needs of the City has been tried before and failed. There is no evidence base to demonstrate that it would be any more deliverable or sustainable in the 21st Century. The key issues for Cambridge are improving housing affordability, boosting the economy and tackling congestion. If land (and additional land) is not released from the Green Belt the following outcomes would occur: housing would not be provided close to where the need arises i.e. Cambridge; the supply of affordable housing required to meet needs would not be delivered in Cambridge and South Cambridgeshire; in-commuting to Cambridge by car, and associated air pollution, would remain high or increase (proportionally and in absolute terms); the opportunity to increase the use of non-car modes of transport would not be taken; and, housing would not be provided close to where people work i.e. in or on the edge of Cambridge.
- 2.13 It is likely that some participants at the Examinations will claim that the consequences of not releasing land from the Green Belt would be positive because Cambridge would remain a 'compact city'. In our opinion, Cambridge would continue to be a 'compact city' even if additional land was released from the Green Belt in the south western edge of the City. The M11 would continue to form the physical western edge of the urban area and residents of the proposed development at land North of Barton Road would be able to easily walk and cycle to the City Centre and also to jobs, services and facilities located elsewhere in the City. The land North of Barton Road is closer to the City Centre than the two sites selected for Green Belt release in Draft CLP2014 - GB1 and GB2 Land north and south of Worts' Causeway – and would therefore more fully respect the concept of a 'compact city'.
- ii. **Does the 2012 Inner Green Belt Study provide a robust justification for the proposed boundary changes? If not why not? (Where issues relating to the methodology used to undertake the study are in dispute, the Inspector encourages representors and the Councils to prepare Statements of Common Ground to identify areas of agreement and dispute).**
- 2.14 We do not consider that the Green Belt Study provides a robust justification for the proposed boundary changes as it fails to properly consider all the purposes of including land in the Green Belt and is biased toward consideration of landscape character which is not one of the purposes of including land in the Green Belt. A detailed critique of the 2012

Inner Green Belt Study by CSA Environmental Planning is provided at **Appendix 2**, and is summarised below.

- 2.15 The 2012 Inner Green Belt Boundary Study has a reduced consideration of the purposes of including land within Green Belts from the long established and widely recognised five purposes to only three - *‘setting, character and separation’*. This ignores the first, third and fifth of the national purposes, and the national purposes also make no mention at all of landscape character, which has been a major component of the CCC/SCDC study.
- 2.16 As the stated purpose of the CCC/SCDC study is to identify land which could be released for development *‘without significant harm to Green Belt purposes’* it seems inappropriate that the study has not considered three of the national purposes at all, and has concentrated exclusively on questions of setting, landscape character and (to a lesser degree) separation. No rationale is stated for this approach in the study.
- 2.17 It can therefore be seen that the CCC/SCDC study, despite its title and stated scope, is not really an assessment of areas of land which could be considered for release from the Green Belt *‘without significant harm to Green Belt purposes’*, as the five national purposes have not been properly considered, and the study is effectively one that has a profound bias towards the potential effects on landscape character and setting.
- 2.18 The study is therefore inherently biased against areas of land which may be argued not to score well against only one of the five purposes (setting), but which may have scored well against two of those not considered (encroachment into the countryside and sprawl of built up areas). For example, the study clearly favours areas to the east of the city, saying that their development would have generally low significance to the purposes of the Green Belt, on the basis of the assessment considering only setting, character and separation. However, areas to the east would score badly in terms of encroachment and sprawl, as they involve extension of the urban area much further out into the countryside than, for example, areas to the west, which are much closer in to the city centre, and contained by the line of the M11. This is particularly relevant in the case of Cambridge where the Councils’ emphasis is on its “compact” urban form. It is not meaningful given the form, size and layout of the 21st Century city to refer to compactness if that is intended to provide a mechanism for constraint. Peripheral expansion has been shown to be consistent with retaining the connection between the city and its rural surroundings.
- 2.19 The conclusions reached in respect of the potential impact of development on land to the east of Cambridge illustrates the inherent tension which exists between landscape assessment methodology, which favours development that has the least impact on public views, with national planning policy which seeks to achieve sustainable development, which by its very nature is likely to be on the edge of existing settlements where there is an established population. In our view, in Cambridge, where there is a strong culture of walking and cycling, the desire to locate development in sustainable locations on the periphery of the City should attract considerable weight in the planning balance.

- 2.20 The Green Belt study places great reliance on the 2002 Cambridge Landscape Assessment, which notes that areas with views to the city skyline are important to the setting of the city, and are described as areas of Defining Character. While such views can be important to the setting of the city, it should be noted that the views are often quite limited in extent and development has and continues to take place in those views without any significant harm to the character of the City.
- 2.21 The analysis set out in the report at Appendix 2 has also shown that the partial consideration given to the five national purposes of including land within Green Belts in the CCC/SCDC study has resulted in a significant bias against areas close to the city centre, in favour of sites on the periphery, where potential problems of encroachment into the countryside and urban sprawl have apparently not been considered.
- 2.22 The other significant weakness of the 2012 Inner Green Belt Study is that it provides no meaningful basis to compare the contribution which sites make to the Green Belt. It effectively looks solely at whether sites continue to perform a Green Belt function. Given that the last assessment was as recent as 2002, it would be surprising if much land identified then as serving Green Belt purposes had ceased to do so by 2012. What the study needed to do, and didn't was to provide a finer grained assessment enabling a balanced judgment to be formed as to whether land should be released having regard to the need for sustainable development.
- 2.23 In conclusion, the 2012 Inner Green Belt Study does not provide a robust justification for the boundary changes to the Green Belt as it has not properly considered all five purposes of the Green Belt and is therefore biased towards the potential effects on landscape character and setting.
- 2.24 We request that a comprehensive and robust, finer grained review of the Green Belt boundary is undertaken to meet objectively assessed development needs.
- iii. Does the Inner Green Belt Review take account of the requirements of paragraphs 84 and 85 of the Framework, notably the need to take account of sustainable patterns of development; to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; and that the boundary will not need to be altered at the end of the development plan period.**
- 2.25 Paragraph 84 of the NPPF expects the Green Belt boundaries to take account of the need to promote sustainable patterns of development, and the consequences for sustainable development of those boundaries. Paragraph 85 deals with the process of defining Green Belt boundaries. One of the relevant criteria (1st bullet point) in defining boundaries is the consistency with the development strategy for meeting identified requirements for sustainable development; the designation of the Green Belt cannot be separated from meeting development needs.
- 2.26 The Green Belt has been incorrectly treated as a near absolute constraint, when in fact it is a planning policy tool which can and should be varied to meet development needs provided that can be achieved without undermining the purpose of the wider Cambridge Green Belt. The failure to properly consider a comprehensive review of the Green Belt to

meet development needs has resulted in the unjustified decision to direct development away from Cambridge towards new settlements.

2.27 The delivery of sustainable development and meeting objectively assessed housing needs were addressed respectively in the Matter 2 and Matter 3 hearing statements submitted on behalf of North BRLOG. The development strategy proposed in Draft CLP2014 and Draft SCLP does not seek to correctly identify or meet objectively assessed housing needs. There is an over-reliance on new settlements, where the evidence indicates that delivery will be delayed and the levels of affordable housing provided would not meet policy requirements. There would be an increase in congestion on the main routes into and out of Cambridge because people are more likely to travel by car for longer journeys to work. It is only by allocating sites on the edge of Cambridge which are likely to succeed in changing travel behaviour and encouraging the use of public transport and cycling for journeys to work. A more sustainable strategy would be to direct development to sites on the edge of Cambridge which could be easily connected to the existing bus, cycle and footpath networks.

2.28 The Green Belt boundary that results from the development strategy proposed in Draft CLP2014 and Draft SCLP has no degree of permanence to it and would not endure beyond the plan period. There will be other development needs beyond 2031, and those needs must be acknowledged when defining the Green Belt boundary. A proper assessment of safeguarded land has not been undertaken and none of the Green Belt studies have considered this matter.

iv. Are the purposes of the Cambridge Green Belt, set out at paragraph 2.50 (Table 2.4) of CCC LP and paragraph 2.29 of SCDC LP, consistent with paragraph 80 of the Framework.

2.29 The five purposes of the Green Belt are set out in Paragraph 80 of the NPPF and restated in Paragraph 2.50 and Table 2.4 of Draft CLP2014 and Paragraph 2.29 of Draft SCLP. The purposes of the Green Belt which have remained constant over a long period of time and are an integral part of national planning are:

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

2.30 Nowhere in the Framework is there any suggestion that the purposes of including land in the Green Belt should be interpreted and applied in different ways in different parts of the country, yet CCC and SCDC have chosen to do this in their emerging Local Plans.

2.31 Paragraph 2.50 and Table 2.4) of Draft CLP2014 sets out *'the purposes of the Cambridge Green Belt'* as being threefold:

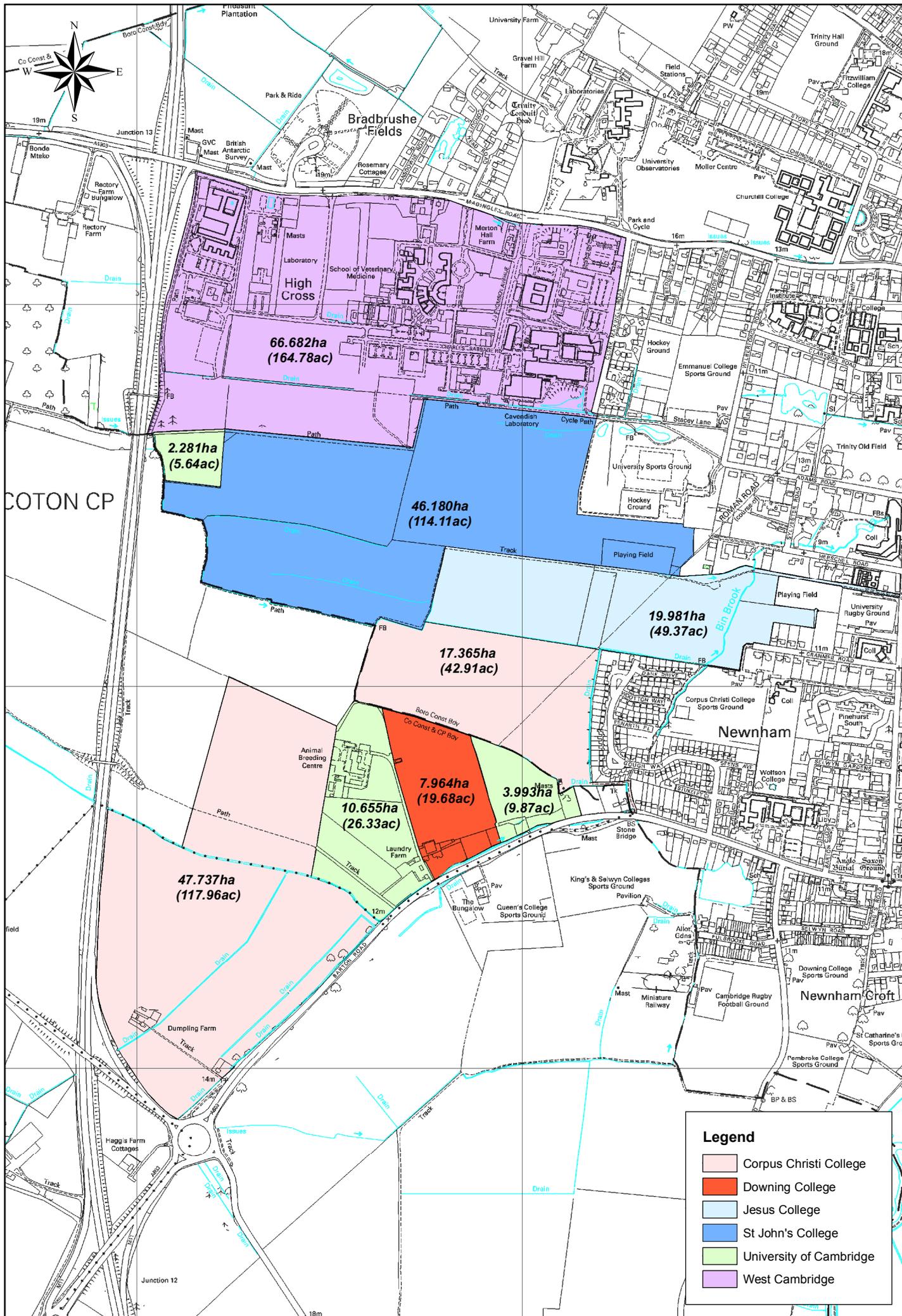
- preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- maintain and enhance the quality of its setting; and

- prevent communities in the environs of Cambridge from merging into one another and with the city.
- 2.32 The first and fourth of the five national purposes of including land in the Green Belt broadly accord with the first of CCC's purposes.
- 2.33 The second of the national purposes seeks to prevent the coalescence of neighbouring towns and this is interpreted as 'preventing communities in the environs of Cambridge from merging' under the third purpose of the CCC LP. This wording is not considered appropriate as communities can be interpreted in a variety of ways when the national objective is explicit in that it seeks to prevent towns from merging. We consider that the wording in both CCC and SCLP should reflect national guidance and in this context refer to the merging of the city with outlying villages.
- 2.34 Table 2.4 (of Draft CLP2014) and Paragraph 2.29 (of Draft SCLP) do not explain why the five purposes of including land within Green Belts have not been considered. Clearly there are regional variations in the character of Green Belts and not all settlements will display the same characteristics and not all of the purposes of including land within the Green Belt will attach equal weighting when reviewing Green Belt boundaries, but it is nevertheless important to consider all five purposes, even if some of those purposes only apply to a limited extent.
- 2.35 The fifth national purpose is absent from the Cambridge Green Belt purposes and whilst it has only a relatively limited application in the Cambridge context it is nevertheless important. There are some areas of brownfield land within the confines of the city boundary and as such it is only right and proper that this land should be utilised over greenfield land. We therefore consider that the fifth national purpose should find expression in Draft CLP2014 and Draft SCLP.
- 2.36 In conclusion, the 2012 Inner Green Belt Study 2012 does not reflect the five national purposes of the Green Belt and should be expanded to include the first and fifth national purpose. We request that a comprehensive and robust review of the Green Belt is undertaken.
- v. Do the Plans adequately reflect paragraph 81 of the Framework which requires local planning authorities to plan positively to enhance the beneficial use of the Green Belt?**
- 2.37 It appears that no assessment has been undertaken in Draft CLP2014 or Draft SCLP of the potential opportunities to enhance the beneficial use of the Green Belt. The development of land released from the Green Belt typically includes landscape enhancement measures and green infrastructure, including open space, sport and recreation and access to the wider countryside. Those measures and improved facilities are usually provided by the associated development. The decisions about whether to release land from the Cambridge Green Belt and if so where, were focussed on the impact of development on the purposes of the Green Belt. The opportunities for any beneficial use of the Green Belt was not a factor in the decision making process.

- 2.38 Development at Land to the North of Barton Road would include a substantial amount of green infrastructure and strategic landscaping, especially on its western periphery, to acknowledge the fact that it is currently located within the designated Green Belt and is on the edge of the City. The proposed green infrastructure within the site would connect extremely well with the wider network of countryside, including Coton Countryside Reserve located to the west of the M11.

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Date: August 2014

Land North of Barton
Road, Cambridge

**Review of the
CCC/SCDC 2012 Inner
Green Belt Boundary
Study**

Prepared by
CSa Environmental Planning

On behalf of
North Barton Road Land
Owners Group

Report No: CSa/2025/04

Date: August 2014

Land North of Barton
Road, Cambridge

Review of the CCC/SCDC 2012 Inner Green Belt Boundary Study

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Executive Summary

The 2012 Inner Green Belt Boundary Study has a reduced consideration of the purposes of including land within Green Belts from the long established and widely recognised five purposes to only two - '*setting/character and separation*'. This ignores the first, third and fifth of the national purposes.

As the stated purpose of the CCC/SCDC study is to identify land which could be released for development '*without significant harm to Green Belt purposes*' it seems inappropriate that the study has not considered three of the national purposes and has concentrated exclusively on questions of setting, landscape character and (to a lesser degree) separation.

The study is therefore inherently biased against areas of land which may not score well against one of the five purposes (setting), but which may have scored well against two of those not considered (encroachment into the countryside and sprawl of built up areas).

The conclusions reached in respect of the potential impact of development on land on the periphery of Cambridge illustrates the inherent tension which exists between landscape assessment methodology, which favours development that has the least impact on public views, with national planning policy which seeks to achieve sustainable development,

The analysis carried out within this report shows that the partial consideration given to the five national purposes of including land within Green Belts in the CCC/SCDC study has resulted in a significant bias against areas close to the city centre in favour of sites out to the east, where potential problems of encroachment into the countryside and urban sprawl have apparently not been considered.

1.0 INTRODUCTION

Background

- 1.1 CSa Environmental Planning has been commissioned by North Barton Road Land Owners Group to prepare a review of the consideration given within the '2012 Inner Green Belt Boundary Study' (produced jointly by Cambridge City Council, 'CCC' and South Cambridgeshire District Council, 'SCDC') to land to the north and south of the A603 Barton Road, on the south western edge of Cambridge (referred to hereafter as 'the site'). The extent of the site is shown on the location plan at **Appendix A**.
- 1.2 The northern part of the site lies within the administrative area of CCC, with the remainder within the administrative area of SCDC.
- 1.3 The 2012 Inner Green Belt Boundary Study (referred to hereafter as the CCC/SCDC study) was carried out by officers from the two councils, and was intended to provide part of the evidence base for the two respective new Local Plans, and to consider whether there are areas of land which could be considered for release from the Green Belt and allocation for development, '*without significant harm to Green Belt purposes*'.
- 1.4 This report sets out a review of the CCC/SCDC study in terms of firstly its general methodology and approach, and secondly its specific findings in respect of the site. The report then goes on to consider the 18 sectors identified in the CCC/SCDC study.
- 1.5 This report builds upon previous work undertaken by CSa (Initial Landscape and Visual Appraisal, document CSa/2025/01), and does not repeat that report in terms of its description of the site and its landscape quality and character. The two reports should therefore be read together. However, for ease of reference the conclusions reached in that report are reproduced here.

2.0 THE CCC/SCDC '2012 INNER GREEN BELT BOUNDARY STUDY'

Methodology

2.1 The methodology used in the CCC/SCDC study is set out in some detail in Sections 1 to 5 of the study. The report states that the methodology was based upon assessment criteria agreed between the two Councils, and also notes that it was undertaken by qualified Landscape Architects from each Council, with experience of Landscape and Visual Impact Assessments and Landscape Character Assessments. It also states that the methodology used was *'consistent with best practice guidance on landscape character assessments issued by the Landscape Institute and the Institute of Environmental Management and Assessment'*.

2.2 The CCC/SCDC study notes the five purposes of including land in Green Belts, identified in the NPPF as:

- to check the unrestricted sprawl of large built up areas
- to prevent neighbouring towns from merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

2.3 The study then goes on to say that these five criteria were *'applied specifically to Cambridge within this appraisal as follows'*, and lists four of the purposes, with a brief explanatory text beneath:

- *'provide green separation between existing villages and any urban edge of Cambridge*

An assessment was made of each sector by using maps and aerial photographs and by considering various factors such as distance between settlements, existing edges, trees and vegetation cover, and risk of one settlement merging in to another.

- *to preserve the setting and special character of Cambridge*

The character and setting of Cambridge are described in the Cambridge Landscape Character Assessment.

- *ensure the protection of green corridors running from open countryside into the urban area*

The existing Green Belt extends along green corridors into and close to the City centre. These corridors should remain protected to preserve the setting of the City.

- *a vision of the city and of the qualities to be safeguarded.*

The qualities of the City are described in the Cambridge Landscape Character Assessment which in turn informed the vision for the future development of Cambridge’.

- 2.4 The study does not explain why the five purposes of including land within Green Belts, which have remained constant over a long period of time and which are an integral part of national planning policy, have been amended so significantly for this study such that only two of the national purposes (preventing neighbouring towns - or in this case, a city and villages - from merging, and preservation of setting and special character) find expression in the four purposes set out in the CCC/SCDC study.
- 2.5 Section 5.6 of the study then makes a further leap by limiting consideration to three purposes, ‘*setting, character and separation*’ - this ignores the first, third and fifth of the national purposes, and the national purposes also make no mention at all of landscape character.
- 2.6 Section 4 of the CCC/SCDC study makes reference to the 2002 Cambridge Landscape Character Assessment, and in particular to the definition within that assessment of areas of ‘*Defining Character*’. These are areas ‘*which are essential to the character and setting of Cambridge*’ and which should therefore be protected from development.
- 2.7 The methodology then goes on to set out a ‘Significance Matrix’, which is said to allow ‘*for many landscape and visual factors to be taken into account*’, and which ‘*compares sensitivity of setting, character and separation (along its horizontal axis) against the likely magnitude of the impact of any development (along its vertical axis).*’
- 2.8 The Significance Matrix relies on a series of judgements as to the sensitivity of a given area in terms of setting and character, the magnitude of effect of a hypothetical development proposal, and how they interact to generate an overall significance of effect on the Green Belt. This can range from (in the matrix) Major, through High, Medium and on to Low and Negligible. The results of this assessment are then plotted on Map 4 in the study, which divides the Green Belt land around the city into a series of ‘Assessment Sectors’, each subdivided by ‘Area Numbers’.

- 2.9 The levels of significance on the map appear to use different terms from those in the matrix, with 'Very High' replacing 'Major', but it has been assumed that the two terms mean the same thing.
- 2.10 The significance map broadly shows that the quadrant to the east of Cambridge is considered to be the least significant in terms of its importance to the Cambridge Green Belt. For the reasons we shall go on to explain, we do not consider that to be the case when all of the purposes of including land in the Green Belt are considered.
- 2.11 At Appendix D we have reproduced the tables from the CCC/SCDC study and added our own analysis of the significance of the sectors to the Green Belt, taking in to account all the relevant purposes.
- 2.12 To inform our assessment, all of the sectors have been visited and aerial photographs and OS mapping analysed. An assumption has been made that the sectors would be developed for predominantly 2-3 storey housing and that important landscape/historic assets within the sectors would be respected.

Commentary on the Methodology Used

- 2.13 As the stated purpose of the CCC/SCDC study is to identify land which could be released for development '*without significant harm to Green Belt purposes*' it seems inappropriate that the study has not considered three of the national purposes at all, and has concentrated exclusively on questions of setting, landscape character and (to a lesser degree) separation. No rationale is stated for this approach, but it may be related to the fact that the study places great reliance on the 2002 Cambridge Landscape Character Assessment.
- 2.14 Table 2 of the study ('Guidance Notes'), under the heading of 'Assessment Data', has five lines for 'Importance to setting', 'Importance to character', 'Importance to separation', 'Importance to physical separation, distribution, setting, scale and character of Green Belt villages' and 'Importance to rural character', which all combine in the judgement as to 'Importance to Green Belt'. Other than the line for 'Importance to separation', all of the other four lines are concerned with setting (which is mentioned 11 times) or landscape character.
- 2.15 Table 2 notes that a judgement has been made '*of how visually and environmentally significant a development would be on the purposes of Green Belt*'. It is not clear what is meant by '*environmentally*', as no other environmental factors other than landscape character appear to have been considered, but if it is assumed that this means a judgement as to likely landscape and visual effects, then:
- a) it is not stated what form or type of development has been assumed, which renders the judgement as to its effects limited,

particularly as views to the City could be affected to a lesser or greater extent by the height and scale of development.

- b) prevention of adverse landscape and visual effects is not one of the five stated national purposes of including land within Green Belts.

2.16 Map 4 colours the majority of the areas under consideration dark green, for 'Very High' level of significance (or 'Major' in the Significance Matrix). Looking at the matrix, the only way to achieve that score is for there to be Very High sensitivity and a Very High magnitude of effect - the highest possible score in each case. It seems unlikely that most of the land around Cambridge can all be of the highest sensitivity (or if it is, then perhaps the scales used are wrong, as they do not assist with discriminating between areas), and also that any development on any part of that land would have the highest possible magnitude of effect. The discrepancy in the scoring system is evident in a number of places and this results in the significance of the impact being falsely portrayed. For example, Parcel 4 of Sector 3 is identified as giving rise to a 'Very High' level of significance (see Plan 4) which can only result from a very high sensitivity and a very high magnitude of effect. However, when one looks at the assessment table for Sector 3, the importance of the land to the setting of Cambridge is evaluated as 'medium' and the significance of development on the Green Belt as 'very high'. Feeding this information into the matrix table the highest possible score that can be achieved is High/Medium which is very different to 'Very High' which is shown on Map 4. The Green Belt assessment therefore cannot be considered robust and the sensitivities cannot be relied on as the way in which they have been established is flawed.

2.17 It can be seen from the above that the CCC/SCDC study, despite its title and stated scope, is not really an assessment of areas of land which could be considered for release from the Green Belt '*without significant harm to Green Belt purposes*', as the five national purposes have not been properly considered, and the study is effectively one that focuses on potential effects on landscape character and setting only.

2.18 This matters because the study is therefore inherently biased against areas of land which may score relatively badly against one of the five purposes (setting), but which may have scored well against two of those not considered (encroachment into the countryside and sprawl of built up areas). For example, the study clearly favours areas out to the east of the city, saying that their development would have generally low significance to the purposes of the Green Belt, on the basis of the assessment considering only setting, character and, to a lesser extent, separation. However, simply looking at Plan 4 in the study shows that the areas to the east (coloured blue) would be likely to score badly in terms of encroachment and sprawl, as they involve

extension of the urban area much further out into the countryside than would the areas to the west, which are much closer in to the city centre, and contained by the line of the M11. Development in such a location would also be at odds with the concept of the compact City which is one of the defining characteristics of Cambridge.

- 2.19 There is obviously a planning balance to be struck, and to a degree setting is the other side of the coin of encroachment and sprawl, as areas closer in to the city centre could potentially affect setting, whereas those further out may well be worse in terms of sprawl and encroachment, but the CCC/SCDC study has not attempted to strike that balance. It is also pertinent to consider the wider landscape setting of Cambridge and not just its historic core. For example, the fenland landscape to the north and the rolling chalkland landscape to the east help to define the character of the city as much as the buildings within it.

3.0 THE SITE AND ANALYSIS OF FINDINGS OF THE CCC/SCDC STUDY

The Site

- 3.1 The area proposed for release from the Green Belt lies to the north of Barton Road and extends from the western edge of the urban area around Cranmer Road (within the West Cambridge Conservation Area), past an area of 1970s suburban development around Gough Way/Dane Drive, including the area around the University buildings to the north west of Laundry Farm, and continues to the south west up to the M11 motorway near Dumping Farm. To the north of the land are the University buildings around the Cavendish Laboratory, the distinctive tented structure of the Schlumberger Research Centre and also the ongoing development of the Cambridge West site, with a range of buildings visible on the higher ground to the north, including the University Department of Materials Science and Metallurgy building.
- 3.2 The land under consideration is generally flat and relatively low-lying, with levels around 15m AOD (above Ordnance Datum, or mean sea level). Levels rise gently to the north, into the West Cambridge site, and also to the south, to the west of Grantchester.
- 3.3 The minor watercourse of the Bin Brook runs to the north across the north western end of the site in a shallow local valley, and further afield the land falls gently to the south east, towards the River Cam.
- 3.4 The main features of note are the relatively recent planting (and also the more longstanding mature trees) along each side of Barton Road, which combine to give it a green and pleasant character on the approach to the city from the south west. From close to the M11 roundabout there is a broad belt of planting, around 30m in width, to each side of the road, and this extends almost as far as Laundry Farm (slightly further on the south side of the road). Species include pine, ash, oak and field maple, and the trees are around 7 to 8m in height. To the east of Laundry Farm there is a tall hedge along the south side of the road, enclosing the college playing fields, and mature parkland trees around Laundry Farm on the north side of the road, together with scattered mature trees running to the north east, continuing the enclosed and green character of Barton Road.
- 3.5 Other than this roadside vegetation, visually significant existing vegetation is generally limited to the field boundary hedgerows and some hedgerow trees. The hedges are variable in height and density, and are also well spaced as a result of the large fields, but some of them provide an effective screen in the summer, and the vegetation combines in the flat landscape to limit long distance views.

CCC/SCDC Study

- 3.6 Plan 4 of the CCC/SCDC study shows the land within the site to the north of Barton Road as being within Assessment Sector 3 (and in Area Numbers 1 (which forms the majority of the sector), 2 and 3). The land to the south is within the northern part of Assessment Sector 4 (and Area Numbers 2 and 4).
- 3.7 Of these various areas, all are shown on Plan 4 of the study as being of Very High significance to the Green Belt, apart from the small Area Numbers 2 and 3 of Assessment Sector 3. This is a very generalised approach, and (for example) treats the field next to the M11 around Dumpling Farm in the north east quadrant of Junction 12 of the M11 as of equal significance to the Green Belt as the field immediately adjacent to the urban edge in the north eastern part of this sector.

Analysis of Findings

- 3.8 Reading the more detailed justification for these results in the 'Inner Green Belt Area Assessment Tables' set out in the study, it is clear that the question of views to tall buildings within the city has been of considerable importance in arriving at the stated scores. Reference is made to the categorisation of parts of these areas as being of 'Defining Character' in the 2002 Cambridge Landscape Character Assessment, and there is also reference in most cases to views to the '*historic core*'.
- 3.9 Taking these two points in turn, the 2002 Cambridge Landscape Character Assessment sets out a number of factors or features that create 'Defining Character', including green fingers, water courses and (the relevant one in this case) 'setting and views of the city skyline'. It has been assumed that it is that which the CCC/SCDC study is referring to when stating that these Assessment Sectors contribute to Defining Character.
- 3.10 Turning to the second (and related) point, that of views to the historic core, the 2002 Cambridge Landscape Character Assessment includes a diagram showing 'cones of view' to the city skyline, some of them across Assessment Sectors 3 and 4. The plan is hard to read, but appears to indicate views from the M11 south of Junction 12, from the east side of Barton, from the ridge of higher ground to the north of the rifle range and north of Barton, and from Madingley Hill. Plan 3 of the CCC/SCDC study also indicates 'Setting Views' from the M11 north of Junction 12, and 'Significant Views' from the ridge to the north of the rifle range.
- 3.11 Without in any way seeking to downplay the significance of views to the city skyline in terms of the setting of the city and the ability for people travelling on the motorway to appreciate the fact that they are passing close to Cambridge, an analysis of what can actually be currently seen from these areas has shown that, from north to south:

- There are no views towards the city from Madingley Road as it runs downhill to the east, on the west side of the motorway.
- There are no significant views from the village of Coton or from Grantchester Road just to the south of the village.
- There are intermittent views to the taller buildings within the city (chiefly the tower of the University Library, which is 49m in height, the towers of Kings College Chapel (29m) and other church towers and spires) from a section of around 1.2km of the M11 between Junctions 12 and 13 (see Photograph 1, Appendix B). There are also similar views from public rights of way across the land to the east of the motorway.
- There are also views from Grantchester Road just to the west of the motorway, though these views are across the motorway and its traffic (see Photograph 2).
- Clearer views would be obtainable from the ridge to the north of the rifle range, but there are no public rights of way across the eastern end of the ridge, and the area is marked 'Danger Area' on the 1:25,000 Ordnance Survey map.
- There are no clear views from the east side of Barton, but there are views to the University Library from the A603 Barton Road as it approaches the roundabout on the east side of Junction 12 (see Photograph 3). As Barton Road continues to the north east of that roundabout, there are glimpse views only of the University Library tower, and most views are screened and enclosed by the roadside trees (see Photograph 4).
- There are views to the city skyline from Coton Road, to the south of the A603 (see Photograph 5).
- There are no significant views from within the village of Grantchester, or from the land to the south west, between the village and the motorway.
- There are no significant views from the land around Junction 11 of the motorway.

3.12 What can also be seen in many of these views, and what would not have been present in 2002 when the judgements set out in the Cambridge Landscape Character Assessment were made, are the tall buildings on the West Cambridge site, where development is continuing and is marked by the presence of tower cranes.

- 3.13 It is also important to note the nature of the views within which the tops of some of the taller buildings in the city centre can be seen. In these views, the foreground is typically open agricultural land (and including the motorway in views from the west of the M11), and the tops of the buildings are seen rising above a fringe of mature trees within the intervening land. The buildings cannot be seen clearly or fully appreciated, and the views are general and open, rather than being framed or from particular locations.
- 3.14 The CCC/SCDC study, as it was quite general, appears to have assumed that there would be blanket development across the sectors considered, and that they would be developed, presumably uniformly, for new housing; its judgements as to likely harm appear to have been made on that basis. In practice (and as set out in the July 2012 CSa report) it would be possible in formulating development proposals for the land within the site to:
- Set development back to the east, closer to the urban edge and away from the motorway, to leave a significant area of undeveloped land in the foreground of most of the views under consideration. This land could be retained in agricultural use or it could provide informal open space.
 - Limit development mostly or wholly to relatively low rise buildings (mainly two storey houses) which would not rise above the level of the tree line which runs below the tall city centre buildings in these views.
 - The new buildings could be screened by perimeter planting, to maintain the existing largely green urban edge in views from the west.
 - Retain open green corridors within the development which could provide vistas to the upper parts of the landmark buildings.
 - A scheme of two and three storey housing, within an appropriate landscape setting, would not obscure views of the landmark buildings within the City, nor would they compete with them. It can therefore be seen that there is no reason why development in the areas considered by the CCC/SCDC study as being likely to experience Very High effects in terms of Green Belt purposes would result in such harm in terms of views and settings. The effects would depend on exactly where development was located and how it was designed and configured.

Scoring System

- 3.15 Looking at the area to the south of Barton Road (within Assessment Sector 4) as an example, it is difficult to see how the methodology and scoring system set out in the study have produced the results indicated. For example, Area Numbers 2 and 5 both score High (as opposed to Very High) in Importance to Green Belt, but then each score (along with the remainder of the sector) Very High for Significance of Development on the Green Belt. According to the Significance Matrix, the highest score (Major in the matrix, but represented as Very High on the plan as noted above) can only be achieved where a Very High score is given for both sensitivity and magnitude, and cannot be achieved where sensitivity (Importance to Green Belt) is only High.

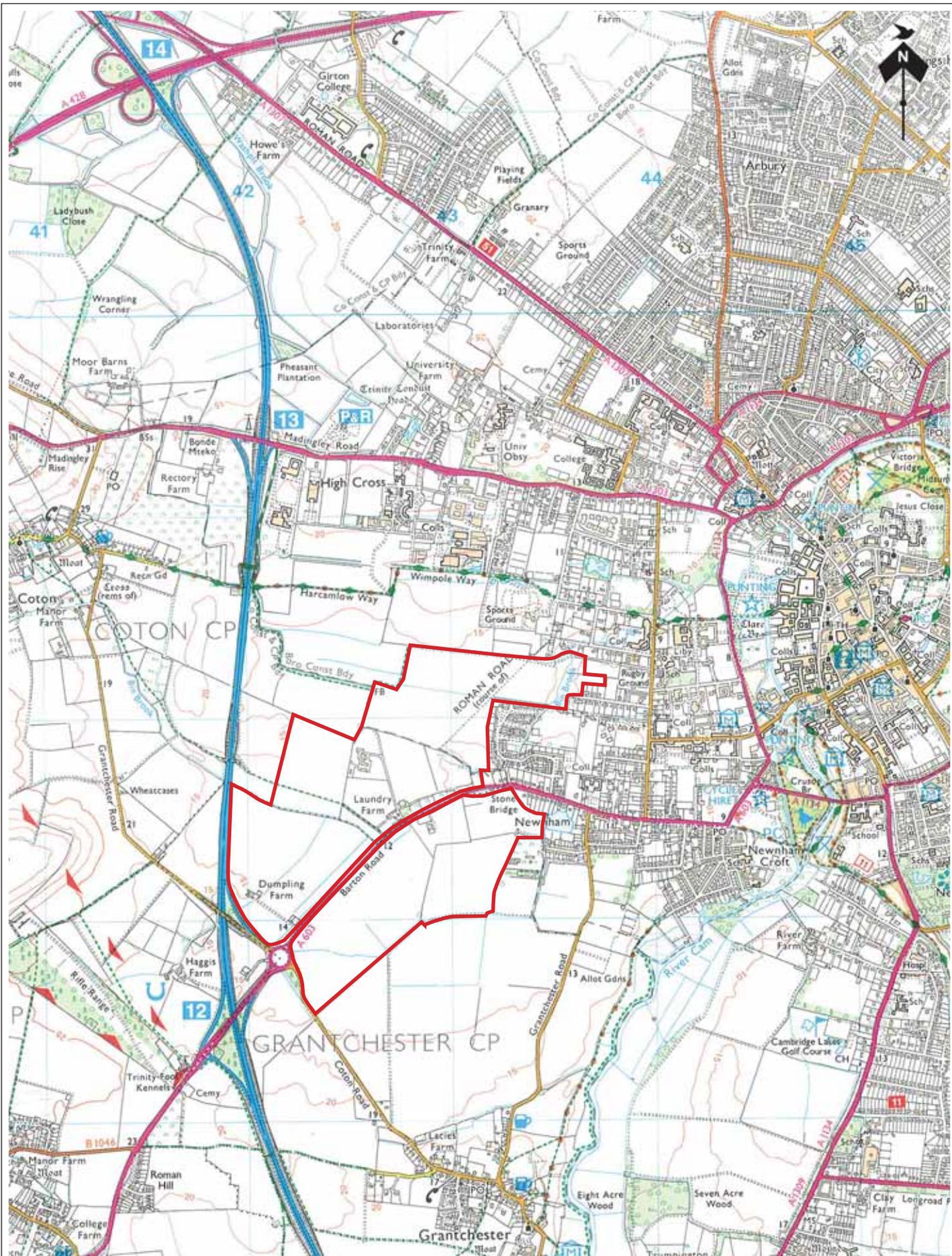
4.0 CONCLUSIONS

- 4.1 The 2012 Inner Green Belt Boundary Study has a reduced consideration of the purposes of including land within Green Belts from the long established and widely recognised five purposes to only two - '*setting/character and separation*'. This ignores the first, third and fifth of the national purposes, and the national purposes also make no mention at all of landscape character, which has been a major component of the CCC/SCDC study.
- 4.2 As the stated purpose of the CCC/SCDC study is to identify land which could be released for development '*without significant harm to Green Belt purposes*' it seems inappropriate that the study has not considered three of the national purposes at all, and has concentrated exclusively on questions of setting, landscape character and (to a lesser degree) separation. No rationale is stated for this approach in the study.
- 4.3 It can therefore be seen that the CCC/SCDC study, despite its title and stated scope, is not really an assessment of areas of land which could be considered for release from the Green Belt '*without significant harm to Green Belt purposes*', as the five national purposes have not been properly considered, and the study is effectively one focused on potential effects on landscape character and setting.
- 4.4 The study is therefore inherently biased against areas of land which may not score well against one of the five purposes (setting), but which may have scored well against two of those not considered (encroachment into the countryside and sprawl of built up areas). For example, the study clearly favours areas out to the east of the city, saying that their development would have generally low significance to the purposes of the Green Belt, on the basis of the assessment considering only setting, character and separation. However, it seems likely that the areas to the east would score badly in terms of encroachment and sprawl, as they involve extension of the urban area much further out into the countryside than would the areas to the west, which are much closer in to the city centre, and contained by the line of the M11.
- 4.5 The conclusions reached in respect of the potential impact of development on land to the east of Cambridge illustrates the inherent tension which exists between landscape assessment methodology, which favours development that has the least impact on public views, with national planning policy which seeks to achieve sustainable development, which by its very nature is likely to be on the edges of existing settlements where there is an established population. In our view, in Cambridge, where the city has a compact form and where there is a strong culture of walking and cycling, the desire to locate development in sustainable locations on the periphery of the City should attract considerable weight in the planning balance.

- 4.6 There is obviously a planning balance to be struck, and to a degree setting is the other side of the coin of encroachment and sprawl, as areas closer in to the city centre could potentially affect setting, whereas those further out may well be worse in terms of sprawl and encroachment, but the CCC/SCDC study has not attempted to strike that balance.
- 4.7 The study places great reliance on the 2002 Cambridge Landscape Assessment, which notes that areas with views to the city skyline are important to the setting of the city, and are described as areas of Defining Character. While acknowledging the importance of such views and the setting of the city, it should be noted that the views are quite limited in extent, and are of the upper parts only of a few tall buildings in the city centre, seen above intervening mature trees.
- 4.8 It should also be noted that any development on the site to the north of Barton Road would not be carried out in a blanket or homogenous manner, and could be set back to the east, closer to the urban edge and away from the motorway, to leave a significant area of undeveloped land in the foreground of most of the views under consideration. It could also be limited to relatively low rise buildings, which would not rise above the level of the tree line which runs below the tall city centre buildings in these views, and would not obstruct views of those buildings. The new buildings could be screened by perimeter planting to maintain the largely green urban edge in views from the west, and the development layout could retain open green corridors within the development to provide vistas to the landmark buildings.
- 4.9 It can therefore be seen that development of appropriate parts of the site, considered by the CCC/SCDC study as being likely to lead to Very High effects in terms of Green Belt purposes, need not necessarily result in such harm in terms of views and settings.
- 4.10 The analysis set out in this report has also shown that the partial consideration given to the five national purposes of including land within Green Belts in the CCC/SCDC study has resulted in a significant bias against areas close to the city centre on the western side of Cambridge (including the site), and in favour of sites out to the east, where potential problems of encroachment into the countryside and urban sprawl have apparently not been considered.

Appendix A

Site Location Plan



 Site Locations



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e ashwell@csaenvironmental.co.uk

Project	Land North of Barton Road, Cambridge
Title	Site Location Plan
Client	North Barton Road Land Owners Group

Date	July 2012
Scale	Not to Scale
Drawn	SG
Checked	CS

Drawing Number	CSa/2025/101
Revision	A

Appendix B

Photographs of the Barton Road Site



1. View east from the M11 showing views to the top of the tower of the University Library and the upper parts of church spires or towers within the city, above intervening vegetation (August 2014).



2. View north east from Grantchester Road from just to the west of the motorway, showing the tower of the University Library towards the left of the view, above traffic on the M11 and intervening vegetation (August 2014).



3. View north east along Barton Road from just south west of the A603/Coton Road roundabout, showing the tower of the University Library in the centre of the view (August 2014).



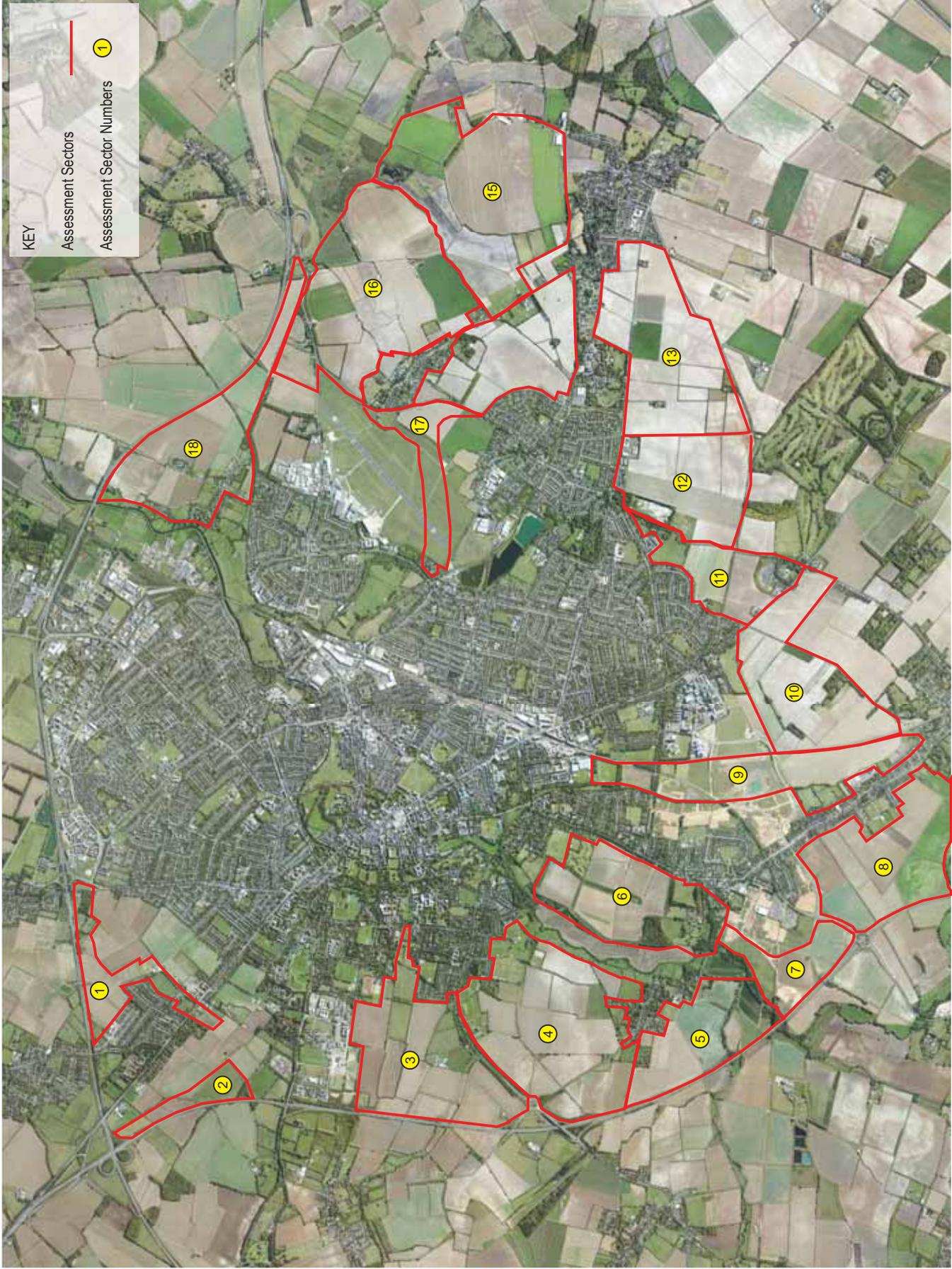
4. View north east along Barton Road from just south of the entrance to Laundry Farm, showing the continuing roadside planting and also the tower of the University Library between the two vehicles in the distance (July 2012).



5. View north east from Coton Road across the site to the south of Barton Road, with the tower of the University Library visible on the skyline to the left of centre (July 2012).

Appendix C

Areas of Significance of Development on the Green Belt
(CCC/SDC Study 2012) overlaid on aerial photograph



	Project	Land North of Barton Road, Cambridge		Date	September 2014	Drawing Number	CSa/2025/104
	Title	Areas of Significance of Development on Green Belt		Scale	Not to Scale	Revision	-
	Client	North Barton Road Land Owners Group		Drawn	JC	Checked	CS

Appendix D

Sector analysis of Green Belt

SECTOR 1

	AREA 1	AREA 2	AREA 3
CHARACTER TYPE	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features
DEFINING/SUPPORTING	Part is defining	Defining	Defining
PROXIMITY TO HISTORIC CORE	3.5km	2.5km	2.5km
HEIGHT	Generally between 10 and 15m OD rising to the west	Generally between 15 and 20m OD	Generally between 15 and 20m OD
VEGETATION	Hedgerows and hedgerow trees significant.	Some hedge and tree cover	Some hedge and tree cover
IMPORTANT VIEWS	View of setting to Cambridge. Vegetation interrupts views.	Views restricted by vegetation and built form.	Views setting restricted by vegetation.
EDGE TYPE	Soft green edges with isolated properties	Soft green edges between city and Girton	Soft green edges with isolated properties
PREVALENT LOCAL BUILT FORM	2-storey, low density residential.	2-storey, low density residential.	2-storey, low density residential.
PROXIMITY TO GREEN CORRIDOR	N/a	N/a	N/a
IMPORTANCE TO SETTING	HIGH / MEDIUM Area very visible from the A14. Views through to arable/pasture land in places curtailed by hedge and tree cover. Important to Cambridge in its setting	LOW	MEDIUM
IMPORTANCE TO CHARACTER OF CITY	LOW	HIGH	LOW
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	HIGH – has contribution to setting of Girton village	VERY HIGH Gap between Girton village and City.	MEDIUM / HIGH
IMPORTANCE TO RURAL CHARACTER	HIGH - Important for maintenance of the rural foreground to the City and village	HIGH - Important for maintenance of the rural foreground to the City and village	MEDIUM / HIGH - Important for maintenance of the rural foreground of Girton and the City and village
IMPORTANCE TO GREEN BELT	VERY HIGH	VERY HIGH	MEDIUM/ HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	VERY HIGH	MEDIUM/ HIGH
POTENTIAL TO IMPROVE EDGE	Enhance hedgerows	Enhance hedgerows	Enhance hedgerows
CSA's commentary			
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	VERY HIGH	MEDIUM/ HIGH

A belt of mostly arable land which separates Girton from Cambridge. The land comprises mainly arable fields and playing fields that separate Girton from the A14 and from Cambridge. Recent development has occurred on the northeastern edge of Girton. Generally relatively flat, open land which is exposed to views from the A14. Northeast corner has some woodland cover.

The southern finger of land (Area 2) plays an important role in preventing Cambridge coalescing with Girton. The land to the north, which in places is only a single field deep, maintains a rural setting for Girton and Cambridge.

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 1

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 2

	AREA 1
CHARACTER TYPE	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features
DEFINING/SUPPORTING	Defining
PROXIMITY TO HISTORIC CORE	3.5km
HEIGHT	Generally between 10 and 15m OD generally rising to the east of the M11
VEGETATION	Hedgerows, copses brookside vegetation are significant
IMPORTANT VIEWS	Views from west over the brook and up hillside are significant as are views out to surrounding higher ground to the west. Views to Girton College tower.
EDGE TYPE	Abrupt soft edge at present time.
PREVALENT LOCAL BUILT FORM	2-storey, low density residential.
PROXIMITY TO GREEN CORRIDOR	N/a
IMPORTANCE TO SETTING	VERY HIGH Area very visible from the M11 and elevated areas to the west. Views through to arable/pasture land bounded by hedges and small copses. Important to Cambridge and its setting
IMPORTANCE TO CHARACTER OF CITY	VERY HIGH
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	NEGLIGIBLE
IMPORTANCE TO RURAL CHARACTER	HIGH - Significant in presenting City in rural context.
IMPORTANCE TO GREEN BELT	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Yes – strengthen existing vegetation type and form.
CSA's commentary	
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	VERY HIGH
<p>Arable land and pasture alongside the M11. Sections of the M11 and the M11/A14 junction are elevated above the site. The tree lined watercourse of Washpit Brook forms the eastern boundary, the M11 the western boundary, whilst the northern tip of the site abuts the A14/M11 interchange. The land is relatively level with a slight rise from east to west.</p> <p>Development along Huntingdon Road and Madingley Road comprises institutional uses and mostly low density residential.</p> <p>This relatively narrow tranche of land, which is visible from sections of the M11, helps maintain the rural setting of Cambridge.</p>	

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 2

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 3

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER TYPE	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features
DEFINING/SUPPORTING PROXIMITY TO HISTORIC CORE	Part defining 2.5km	Part defining 2.5km	Part defining 2.5km	Part defining 2km
HEIGHT	Mostly between 10m and 15m AOD dropping down to valley of Bin Brook	Mostly over 10m dropping down to below 10 to Bin Brook valley	Around 10m	Mostly over 10m dropping below 10 to Bin Brook valley
VEGETATION	Important, strongly defined hedgerow field boundaries.	Important, high and strongly defined hedgerow field boundaries. Woodland shelterbelt conceals area.	Important, well defined hedgerows	Small, discrete area with important hedgerows
IMPORTANT VIEWS	Views from higher ground to west to historic core. Views out to rural hinterland	To historic core and some out to rural hinterland	To historic core and some out to rural hinterland	Views screened by vegetation.
EDGE TYPE	Abuts West Cambridge, Barton Road and M11. Soft green edge.	Soft green edge with high hedges and woodland belts.	Soft green edge of managed hedgerows.	Soft green edge of managed hedgerows.
PREVALENT LOCAL BUILT FORM	2-storey, low density residential, farm houses and research. Large buildings of West Cambridge beginning to be significant.	Low density, mixed use residential/sports	2-storey, low density residential, farm houses and research .	Sports facility and student accommodation.
PROXIMITY TO GREEN CORRIDOR	N/a	Some parts important to green corridor up to Grange Road	N/a	Important to green corridor up to Grange Road
IMPORTANCE TO SETTING	VERY HIGH	MEDIUM	HIGH	MEDIUM
IMPORTANCE TO CHARACTER OF CITY	HIGH	LOW	MEDIUM	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	Area contributes to the separation between the city and Coton and gives an important green foreground for the setting of the City	N/a	N/a	N/a
IMPORTANCE TO RURAL	Significant in presenting	Significant in presenting	Significant in presenting	Significant in presenting

CHARACTER	City in rural context.	City in rural context.	City in rural context.	City in rural context.
IMPORTANCE TO GREEN BELT	VERY HIGH	MEDIUM/LOW	HIGH	HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	MEDIUM	HIGH	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Potential to enhance hedgerows	Woodland management	Potential to enhance hedgerows	Potential to enhance hedgerows
CSA's commentary	HIGH (Western part)/Medium (eastern part)	MEDIUM	MEDIUM	MEDIUM

A large area of mostly arable land between the M11 and eastern edge of Cambridge. The land is generally flat and relatively low-lying, with levels around 15m AOD. The minor watercourse of the Bin Brook runs to the north across the north western end of the area in a shallow local valley, and further afield the land falls gently to the south east, towards the River Cam.

To the north of Barton Road, there are views from the M11 and from the southbound off-slip road to the west, but no significant views from the east. One public footpath crosses the western part of the land, running to the north west from near Laundry Farm and across the motorway by means of an agricultural access bridge. A further public footpath runs along part of the western boundary to the land, and the long distance route of the Harcamlow Way runs to the north of the land, along the southern edge of the West Cambridge site. There is also a permissive footpath connecting the west end of Cranmer Road with Dane Drive. There are views across the land to the north of Barton Road from all of these routes, though the field boundary hedgerows provide some screening and containment.

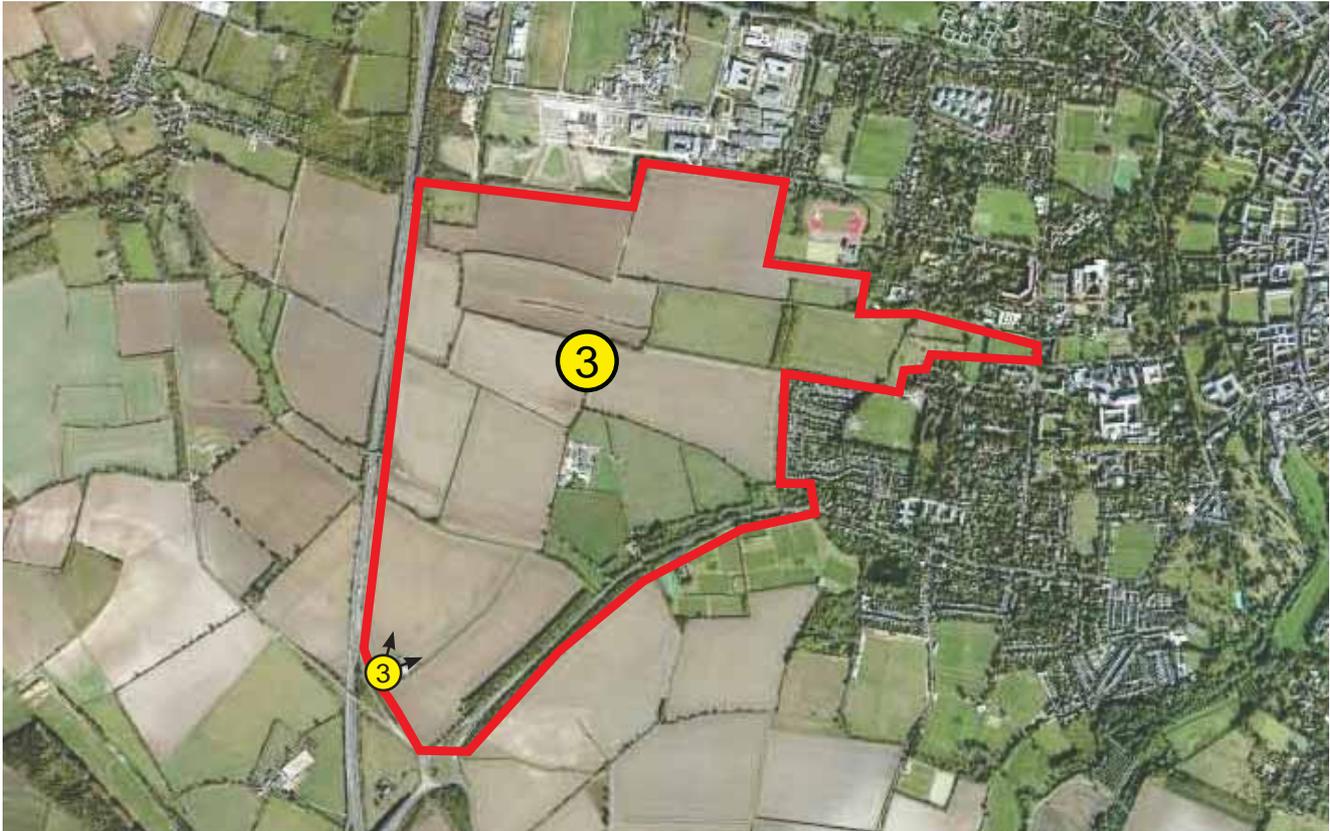
In some of the views from the west, tall buildings within the City can be seen in the distance, above the hedgerow trees in the intervening landscape and the trees along the western edge of the City. The tower of the University Library and the upper parts of King's College Chapel are particularly distinctive. The University buildings on the higher ground to the north (around the Cavendish Laboratory, the Schlumberger Research Centre and also the new Department of Materials Science and Metallurgy building) are more visible and catch the eye to a far greater extent.

Sector 3 is one of the larger areas on the periphery of Cambridge and as such there are different sensitivities across the area. The M11 separates the sector from Coton and as such there is no risk of coalescence between Cambridge and Coton. The area is of sufficient size to enable the western portion to be retained as open land and the eastern released for development.

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 3

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 4

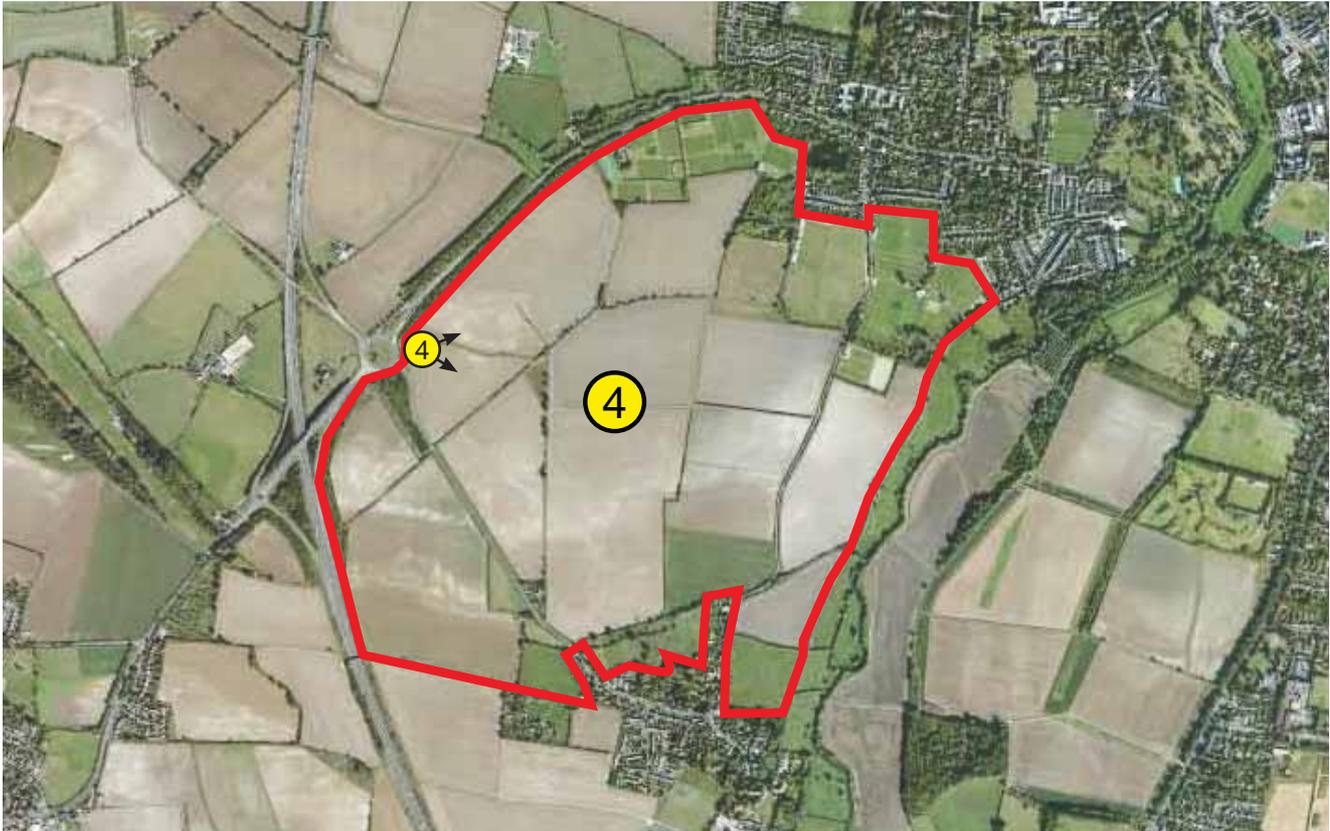
	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
CHARACTER TYPE	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features
DEFINING/SUPPORTING	Adjacent to and with views over Defining Character	Adjacent to and with views over Defining Character	Defining views	Defining views	
PROXIMITY TO HISTORIC CORE	2.5km	2.2km	2.7km	3km	3.4km
HEIGHT	Rising from flood plain below 10m to west to 15m OD	Between 10m and 15m OD	Between 10m rising to above 15m OD towards Grantchester	Between 10m and 15m OD	Between 15m OD and 25m OD
VEGETATION	Hedges and trees	Hedges and trees	Hedges and trees	Hedges and trees	
IMPORTANT VIEWS	Across river to the east and open views to west	Views out to west and south	Views to historic core	Views to historic core	
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge	Soft green edge	
PREVALENT LOCAL BUILT FORM	Abuts 2-storey, low density residential	Abuts 2-storey, low density residential and sports facility	2-storey, low density residential	N/a	N/a
PROXIMITY TO GREEN CORRIDOR	Immediate	600m	300m	900m	900m
IMPORTANCE TO SETTING	VERY HIGH	HIGH	VERY HIGH	VERY HIGH	MEDIUM
IMPORTANCE TO CHARACTER OF CITY	HIGH	LOW	HIGH	MEDIUM	LOW
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	MEDIUM	NEGLECTIBLE	HIGH/MEDIUM	HIGH	LOW
IMPORTANCE TO RURAL CHARACTER	HIGH	MEDIUM	HIGH	HIGH	HIGH
IMPORTANCE TO GREEN	VERY HIGH	HIGH	VERY HIGH	VERY HIGH	HIGH

BELT						
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	VERY HIGH	VERY HIGH	VERY HIGH	VERY HIGH	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Possibly strengthen edge vegetation	Strengthen hedge boundaries		Enhancements to hedges	Enhancements to hedges	
CSA's commentary						
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	HIGH	MEDIUM	HIGH	HIGH	HIGH	HIGH
<p>A large area of mainly arable fields to the west of the River Cam, south of Barton Road and east of the M11. To the south is the village of Grantchester and to the northeast the University's playing fields. Coton Road and Grantchester Road cross the area, linking Grantchester to Cambridge. Grantchester is an attractive village with a district sense of place and benefits from a rural setting.</p> <p>The relatively low-lying nature of the land and sparse vegetative cover means that there are opportunities for view across the land towards the City centre.</p> <p>The area as a whole plays an important function in separating Grantchester from Cambridge</p>						

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 4

AERIAL PHOTOGRAPH



SITE PHOTO



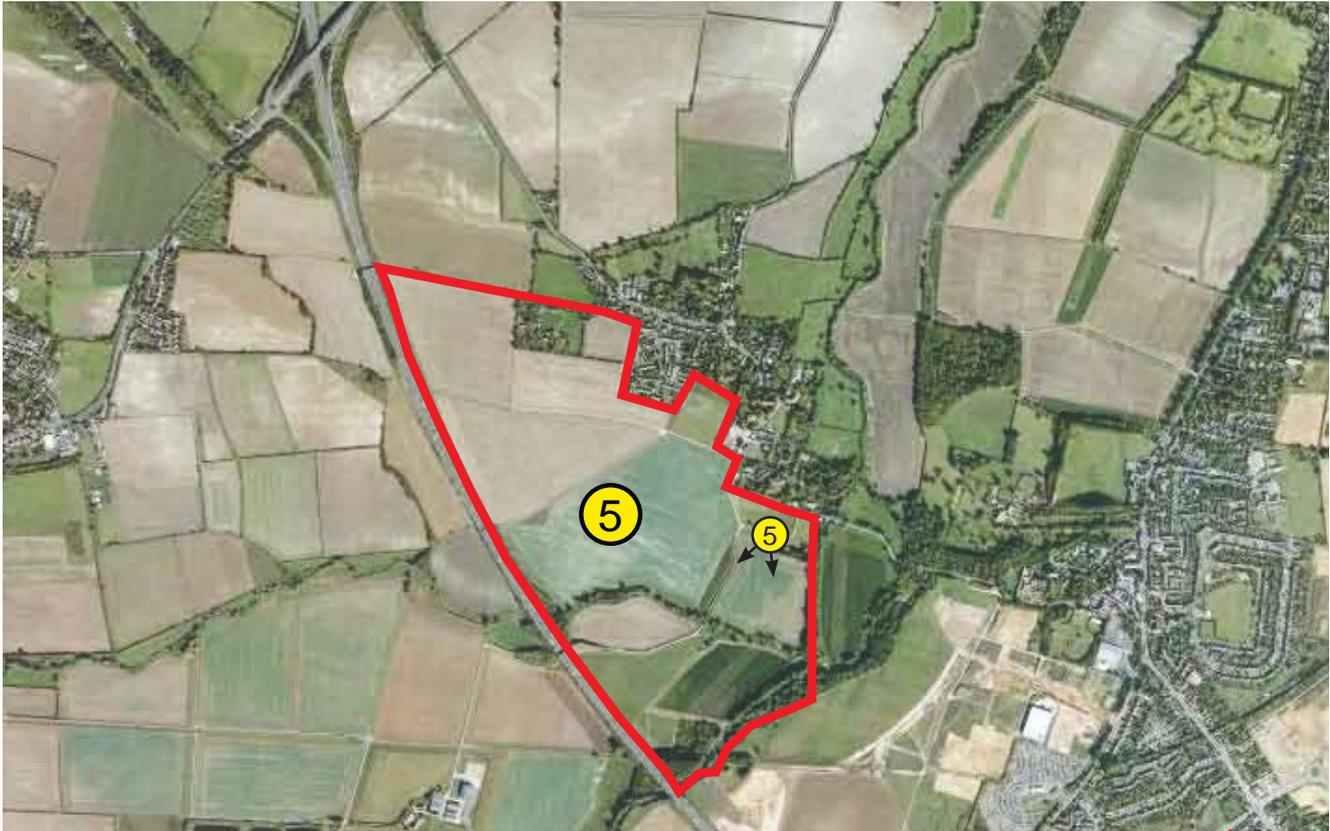
SECTOR 5

	AREA 1	AREA 2
CHARACTER TYPE	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features
DEFINING/SUPPORTING	Defining character – river corridor	Defining character – river corridor
PROXIMITY TO GREEN CORRIDOR	Part adjoining	Adjoining
PROXIMITY TO HISTORIC CORE	4km	4.4km
HEIGHT	Between 15m and 25m AOD	Mostly between 5 and 10m AOD in river valley
IMPORTANT VIEWS	Slightly elevated views from the west to Grantchester	Slightly elevated views from the west to Grantchester
VEGETATION	Field boundary trees and hedges	River side trees, copses, plantation
EDGE TYPE	Soft green and residential	Soft green and residential
PREVALENT LOCAL BUILT FORM	2 storey, low density edge to village	2 storey, low density edge to village
IMPORTANCE TO SETTING	HIGH	HIGH
IMPORTANCE TO CHARACTER OF CITY	HIGH	HIGH
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	HIGH (Grantchester) – importance for separation and setting of village and City.	HIGH (Grantchester) – importance for separation and setting of village and City.
IMPORTANCE TO RURAL CHARACTER	HIGH (Grantchester) – important to maintain rural character of village.	HIGH (Grantchester) – important to maintain rural character of village.
IMPORTANCE TO GREEN BELT	VERY HIGH	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Enhancements to hedgerows	Enhancements to hedgerows
CSA's commentary		
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	VERY HIGH	VERY HIGH
<p>An arc of land to the south of Grantchester, east of the M11 and west of the River Cam. The land falls from northwest to southeast, towards Bourn Brook and the River Cam, and is mainly in arable use.</p> <p>There are no significant views from within this sector towards Cambridge although there are several footpaths crossing the area which allow view toward Grantchester.</p> <p>The parcel of land is effectively divorced from Cambridge and forms part of the rural surrounds of the historic village of Grantchester. Release of this land from the Green Belt would not only have a detrimental effect on the setting of Grantchester but would also be very poorly related to the City.</p>		

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 5

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 6

	AREA 1	AREA 2	AREA 3
CHARACTER TYPE	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features
DEFINING/SUPPORTING	Adjacent to Conservation Area	Adjacent to Conservation Area	Adjacent to Conservation Area
PROXIMITY TO HISTORIC CORE	2km	2km	2.6km
HEIGHT	Between 10m and 15m OD	Between 10m and 15m OD	Mostly above 10m OD rising to a ridge which cuts off views from the valley
IMPORTANT VIEWS	Views restricted in/out by tree belts	Views restricted in/out by tree belts	Views in/out of area to west across the valley
VEGETATION	Recently established planting encloses area	Recently established planting encloses area	Mature woodland belt along Trumpington Road and other scattered plantations.
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge
PREVALENT LOCAL BUILT FORM	Low density, 2 storey	Low density, 2 storey	Low density, 2 storey
PROXIMITY TO GREEN CORRIDOR	700m	700m	Abuts green corridor (river)
IMPORTANCE TO SETTING	LOW	LOW	VERY HIGH
IMPORTANCE TO CHARACTER OF CITY	HIGH	HIGH	HIGH
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	NEGLIGIBLE	NEGLIGIBLE	MEDIUM
IMPORTANCE TO RURAL CHARACTER	LOW	LOW	HIGH
IMPORTANCE TO GREEN BELT	HIGH	HIGH	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	HIGH	HIGH	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Enhancement and management of woodland edge	Enhancement and management of woodland edge	Enhancement and management of woodland edge
CSA's commentary			
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	MEDIUM	MEDIUM	HIGH
<p>An area of mixed land use, including arable; recreational; woodland; and parkland, to the west of Trumpington Road and east of the River Cam, on the southern approach to the City.</p> <p>Relatively contained with no significant views from Trumpington Road or the wider area.</p> <p>The land provides a broad swathe of land that penetrates into the City. Northern part is less sensitive in Green Belt terms than the southern part.</p>			

	CAMBRIDGE GREEN BELT ASSESSMENT SECTORS
SECTOR 6	

AERIAL PHOTOGRAPH



SITE PHOTO



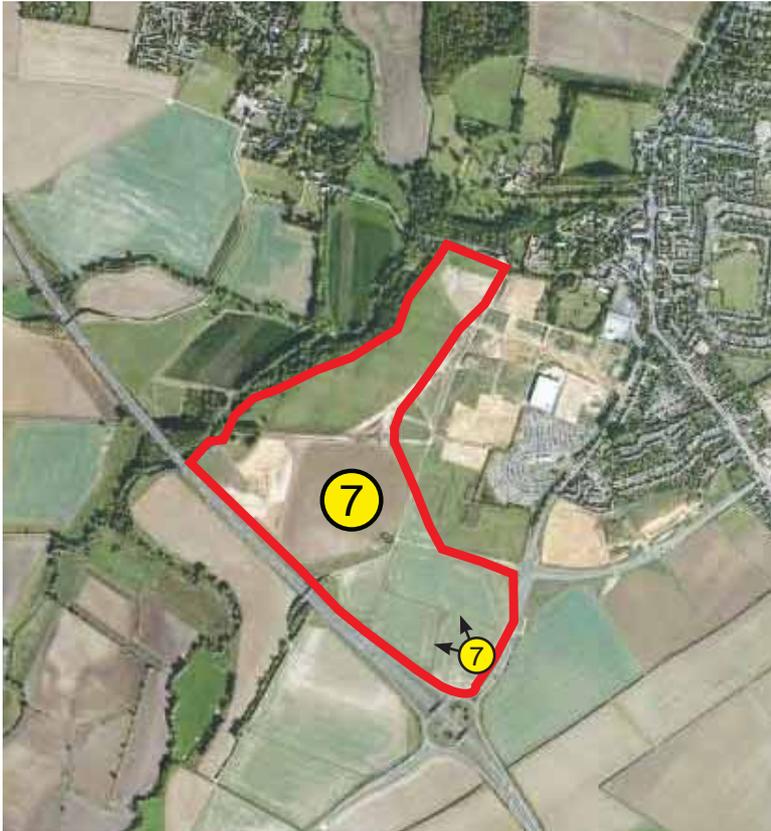
SECTOR 7

	AREA 1
CHARACTER TYPE	River corridor. Defining Character for setting, separation, views, green corridor, environmental features
DEFINING/SUPPORTING	Defining Character
PROXIMITY TO HISTORIC CORE	4.6 - 5km
HEIGHT	Between 10m and 20m
VEGETATION	Woodland, hedges, copse, trees
IMPORTANT VIEWS	Significant views to and from areas south and west. Important view to Trumpington Church.
EDGE TYPE	Soft green edge
PREVALENT LOCAL BUILT FORM	2-storey, low density residential with new development being built at 3/4 storeys
PROXIMITY TO GREEN CORRIDOR	Abuts new country park.
IMPORTANCE TO SETTING	VERY HIGH
IMPORTANCE TO CHARACTER	High - Presents City in rural setting on important approach road.
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	High – Abuts river corridor
IMPORTANCE TO RURAL CHARACTER	HIGH – important to the rural character of the City
IMPORTANCE TO GREEN BELT	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Enhance further planting to new development edge
CSA's commentary	
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	VERY HIGH
<p>An irregular shaped parcel of land on the southwest of the Trumpington Park and Ride and northwest of the M11. The parcel comprises several very large fields that are open to views from Trumpington Road and the M11.</p> <p>Release of the land from the Green Belt would result in a urban sprawl and would be at odds with the compact nature of the City.</p>	

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 7

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 8

	AREA 1 Parts are Defining Character Setting, Views	AREA 2 Parts are Defining Character Setting, Views	AREA 3 Parts are Defining Character Setting, Views	AREA 4 Parts are Defining Character Setting, Views
CHARACTER AREA/TYPE	Parts	Parts	Parts	Parts
DEFINING/SUPPORTING PROXIMITY TO HISTORIC CORE	5km	5km	5.5km	5.5km
HEIGHT	Between 15 and 20m OD falling to M11 and river	Between 15 and 20m OD	Between 15 and 20m OD	Mostly between 15 and 20m OD
VEGETATION	Well defined, managed hedgerows	Some hedgerows	Some hedgerows	Some hedgerows
IMPORTANT VIEWS	Significant views to and from areas to south and west.	Views from west partially screened by ridge. Views out to surrounding hills.	Views in and out screened by sports facility and other built form.	Views from west partially screened by ridge. Views out to surrounding hills.
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge	Soft green edge
PREVALENT LOCAL BUILT FORM	2-storey, low density residential with new high density development	2-storey, low density residential	2-storey, low density residential and sports facility	2-storey, low density residential
PROXIMITY TO GREEN CORRIDOR	Abuts river corridor. 800m to new Clay Farm	800m to new Clay Farm green corridor	800m to new Clay Farm green corridor	800m to new Clay Farm green corridor
IMPORTANCE TO SETTING	HIGH	LOW	NEGLECTIBLE	LOW
IMPORTANCE TO CHARACTER OF CITY	MEDIUM	LOW	NEGLECTIBLE	LOW
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	MEDIUM	NEGLECTIBLE	NEGLECTIBLE	NEGLECTIBLE
IMPORTANCE TO RURAL CHARACTER	Significant in presenting City in rural context.	LOW	LOW	LOW
IMPORTANCE TO GREEN BELT	VERY HIGH	MEDIUM	MEDIUM	MEDIUM
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	HIGH	NEGLECTIBLE	HIGH

POTENTIAL TO IMPROVE EDGE	Enhance existing hedges and edges			
CSA's commentary SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	VERY HIGH	VERY HIGH	VERY HIGH
<p>A large tract of land to the west of Shelford Road, east of the M11 and south of Addenbrooke's Road. The area comprises a series of large, geometric fields that are divided by largely treeless hedgerows. Linear development extends along Shelford Road, effectively linking Great Shelford with Trumpington.</p> <p>The land is of limited importance to the setting of the City and views of it. However, release of the land from the Green Belt would result in urban sprawl with development extending southwards from the City, towards Great Shelford. This would be at odds with the compact nature of the City.</p>				

	CAMBRIDGE GREEN BELT ASSESSMENT SECTORS
SECTOR 8	

AERIAL PHOTOGRAPH



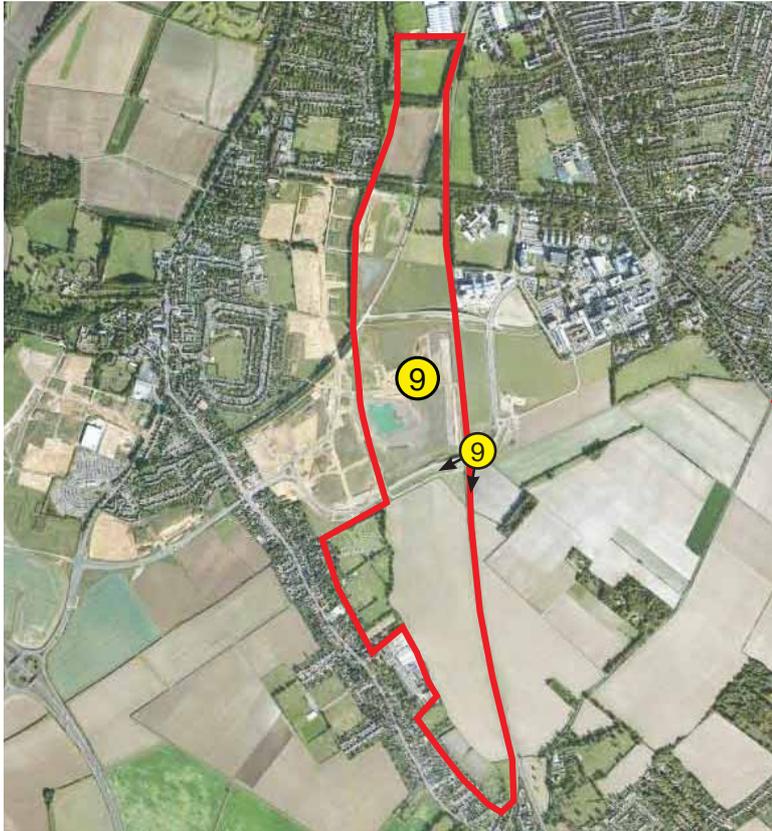
SITE PHOTO



SECTOR 9

	AREA 1
CHARACTER TYPE	Vicar's Brook, Hobson's Brook Corridor. Defining Character as Setting, Green Corridor, Environmental Features, Wildlife. Southern Fringe. Parts are Defining Character as Setting, Views
DEFINING/SUPPORTING	Defining character as Green corridor.
PROXIMITY TO HISTORIC CORE	2.6 Km
HEIGHT	Between 10m and 15m OD
IMPORTANT VIEWS	Views to Addenbrooke's Hosp. Other views restricted by vegetation.
VEGETATION	Woodland plantation to west of Brook and to north.
EDGE TYPE	Soft green edge and railway and Addenbrooke's Hosp.
PREVALENT LOCAL BUILT FORM	High density being built (Clay Farm) and Addenbrooke's Hosp.
PROXIMITY TO GREEN CORRIDOR	Is green corridor.
IMPORTANCE TO SETTING	LOW
IMPORTANCE TO CHARACTER OF CITY	VERY HIGH/MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	NEGLIGIBLE
IMPORTANCE TO RURAL CHARACTER	VERY HIGH
IMPORTANCE TO GREEN BELT	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Woodland management
CSA's commentary	
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	LOW (Northern portion) VERY HIGH (Southern portion)
<p>Sector 9 comprises a narrow tract of land which runs alongside Shelford Road, penetrating into the City, to the north of Long Road. The sector is crossed by Addenbrooke's Road and the central portion has been partially developed. The fact that this land is contained to the north by Addenbrooke's Road reduces its value as Green Belt land although it does perform some function in providing a green corridor which penetrates in to the City.</p> <p>Overall the northern and central portions of the sector are of lesser value than the southern portion which is a largely intact area of arable farmland. Release of the southern portion of the sector would result in an extension of the City alongside Shelford Road. This would be to the detriment of the compact nature of the City.</p>	

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 10

	AREA 1	AREA 2	AREA 3
CHARACTER TYPE	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground	Parts are Defining Character as Setting, Views Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground
DEFINING/SUPPORTING PROXIMITY TO HISTORIC CORE	Part is defining 3km	Defining 3km	Defining 3.5km
HEIGHT	Between 10m and 15m OD	15m rising to 40m OD ridge	Between 15m to 25m OD to the south.
IMPORTANT VIEWS	To Gog Magog Hills to southwest and to edge of city to west	To Gog Magog Hills to southwest	To Gog Magog Hills to southwest
VEGETATION	Hedgerows	Hedgerows	Significant hedgerows
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge
PREVALENT LOCAL BUILT FORM	Abuts large scale development of Addenbrooke's	Abuts large scale development of Addenbrooke's	2-storey, low density residential
PROXIMITY TO GREEN CORRIDOR	Nearby Green corridor of Clay Farm	Adjacent to Green corridor of Clay Farm	N/a
IMPORTANCE TO SETTING	MEDIUM	HIGH	MEDIUM
IMPORTANCE TO CHARACTER OF CITY	MEDIUM	HIGH	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	LOW	HIGH	MEDIUM
IMPORTANCE TO RURAL CHARACTER	HIGH	HIGH	HIGH
IMPORTANCE TO GREEN BELT	HIGH	HIGH	HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	VERY HIGH	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement
CSA's commentary			
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	VERY HIGH	VERY HIGH	VERY HIGH
<p>Sector 10 lies to the southeast of Addenbrooke's Hospital and comprises a largely intact area of arable farmland. At the centre of the sector is the rising round of White Hill. The new access road to Addenbrooke's provides a logical and defensible boundary to the Green Belt; beyond that is an attractive area of countryside which is open to views from the surrounding area.</p> <p>We concur with the findings of the CCC/SCDC study which concludes that this land plays a significant role in Green Belt terms. Its release for development would result in a significant southern expansion of the City, resulting in the coalescence of Great Shelford with Cambridge.</p>			

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 10

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 11

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER AREA/TYPE	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground	Chalklands. Parts of this Character Area are Defining Character, setting, Important Views, Environmental Features, High Ground	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground
DEFINING/SUPPORTING	Part is Defining Character as views.			
PROXIMITY TO HISTORIC CORE	4.5km	4.7km	4.7km	4.7km
HEIGHT	Rises from 15 to 20m OD	Rises to the east from 15 to 20m OD to 20 to 50m OD Missleton Hill.	Rises to the east from 15 to 20 m	Rises to the east from 15 to 20 m
VEGETATION	Mature trees around Netherhall Farm. Boundary hedges	Boundary hedges.	Well defined P&R vegetation and hedgerow	Well defined P&R vegetation and hedgerow
IMPORTANT VIEWS	To Gog Magog Hills			
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge	Soft green edge
PROXIMITY TO GREEN CORRIDOR	N/a	N/a	N/a	N/a
IMPORTANCE TO SETTING	MEDIUM	HIGH	MEDIUM	MEDIUM
IMPORTANCE TO CHARACTER OF CITY	MEDIUM	HIGH	MEDIUM	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	LOW	LOW	LOW	LOW
IMPORTANCE TO RURAL CHARACTER	MEDIUM	HIGH	MEDIUM	MEDIUM
IMPORTANCE TO GREEN BELT	MEDIUM	VERY HIGH	HIGH	MEDIUM
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	MEDIUM	VERY HIGH	HIGH	MEDIUM
POTENTIAL TO IMPROVE EDGE	Hedgerow enhancement	Hedgerow enhancement and strengthening	Edge vegetation management	Hedgerow enhancement and strengthening
CSA's commentary				
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	MEDIUM	VERY HIGH	MEDIUM	VERY HIGH
Sector 11 lies on the eastern edge of Cambridge, to the north of Babraham Road and west of Cherry Hinton Road/Lime Kiln Road. Wort's Causeway divides the sector in an east-west direction. Netherhall Farm is indented into the northern parcel and Newbury Farm in the southern. There are also a number of suburbanising influences, including a car dealership and a park and ride to the south and playing fields and a touring caravan park to the north. The balance of the land comprises two large arable fields which are bounded by hedgerows with intermittent tree cover.				

The land is fairly level in the west, rising more steeply in the east to Missleton Hill. The nature of the local topography and the relatively sparse nature of the hedgerows means that there are open views across the southern part of the site to the neighbouring hills.

The containment of the southern part of the site by Babraham Road and Cherry Hinton Road and to a lesser extent by the park and ride and car dealership means that this part of the site does not play a significant role in Green Belt terms. The northern portion of the site is similarly well contained by Lime Kiln Road although the rising nature of the eastern part of this parcel does play a role in providing a setting for Cambridge.

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 11

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 12

	AREA 1	AREA 2	AREA 3
CHARACTER AREA/TYPE	Chalklands. Parts of this Character Area are Defining Character, Setting, High Ground	Chalklands. Parts of this Character Area are Defining Character, Setting, High Ground	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, High Ground
DEFINING/SUPPORTING	Defining Character – High/rising ground.	Defining Character – High/rising ground.	Defining Character – rising/high ground. Views of City in its setting
PROXIMITY TO HISTORIC CORE	4.5km	4.5km	5km
HEIGHT	At 20m OD	At 20m OD	20m in the north rising to Missleton Hill at over 50m OD and to Gog Magog Hills
VEGETATION	Arable open fields with boundary hedges.	Arable open fields with boundary hedges.	Arable open fields with boundary hedges.
IMPORTANT VIEWS	Confined by chalk hillside	To chalk hills	Expansive views across to City and to chalk hills
EDGE TYPE	Soft green edge	Soft green edge Fulbourn Road	Soft green edge
PREVALENT LOCAL BUILT FORM	2-storey, low density residential and commercial	2-storey, low density residential with commercial and isolated farm	Commercial and isolated farm
PROXIMITY TO GREEN CORRIDOR	N/a	N/a	N/a
IMPORTANCE TO SETTING	LOW	LOW	VERY HIGH
IMPORTANCE TO CHARACTER OF CITY	LOW	LOW	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	N/a	N/a	LOW
IMPORTANCE TO RURAL CHARACTER	LOW	LOW	MEDIUM
IMPORTANCE TO GREEN BELT	MEDIUM	MEDIUM	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	MEDIUM	MEDIUM	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Strengthen landscape edge	Strengthen landscape edge	Enhance field boundary hedges
CSA's commentary			
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	HIGH	HIGH	HIGH
<p>An area of mostly geometric fields set within a rolling chalk lands landscape. To the north the area is bounded by Fulbourn Road, to the south by Wort's Causeway and to the west by Limekiln Road. Along the northern edge of the parcel is a small area of residential and institutional buildings which face on to Fulbourn Road.</p> <p>The rolling landform and sparse nature of the field boundary hedgerows means that there are extensive views across the land from neighbouring roads.</p> <p>The parcel plays no particular role in defining ,or contributing to, the setting of the historic core of the City but the rolling nature of the chalklands is an part of the landscape setting of the City a whole.</p>			

	CAMBRIDGE GREEN BELT ASSESSMENT SECTORS
SECTOR 12	

AERIAL PHOTOGRAPH



SITE PHOTO

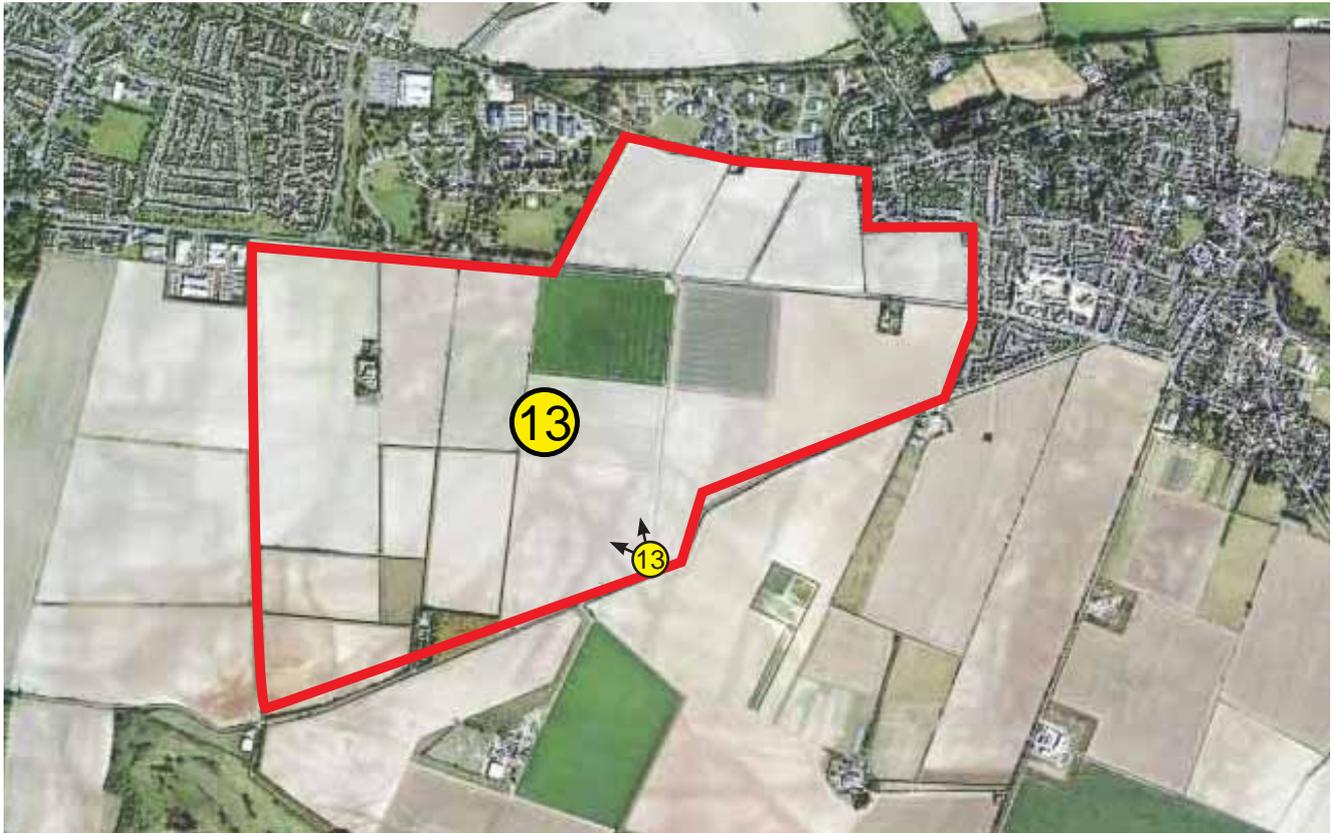


SECTOR 13

	AREA 1	AREA 2
CHARACTER AREA/TYPE	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground	Chalklands. Parts of this Character Area are Defining Character, Setting, Important Views, Environmental Features, High Ground
DEFINING/SUPPORTING	Not surveyed for Cambridge Landscape Character Assessment. Rising Ground – likely to be Defining Character	Not surveyed for Cambridge Landscape Character Assessment. Rising Ground – likely to be Defining Character
PROXIMITY TO HISTORIC CORE	6.5km	6.5km
HEIGHT	Ground falls from 30m OD in east towards Fulbourn at 15m OD	Ground falls from 40m in south towards Fulbourn at 20m OD
VEGETATION	Open arable, trees on field boundaries.	Open arable, trees in distance, especially around Fulbourn
IMPORTANT VIEWS	Views to Fulbourn and windmill and to chalk hills	Views to Fulbourn and windmill and to chalk hills
EDGE TYPE	Soft green edge and residential dwellings	Soft green edge Fulbourn Road
PREVALENT LOCAL BUILT FORM	2-storey, low density residential	N/a
PROXIMITY TO GREEN CORRIDOR	N/a	N/a
IMPORTANCE TO SETTING	HIGH/MEDIUM	HIGH- Importance for rural setting of City.
IMPORTANCE TO CHARACTER OF CITY	LOW	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	HIGH – important area as rural buffer to Fulbourn and separate village from City	HIGH – importance for separation between City and Fulbourn.
IMPORTANCE TO RURAL CHARACTER	HIGH	HIGH
IMPORTANCE TO GREEN BELT	VERY HIGH	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	HIGH	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Enhance field boundaries	Enhance hedgerows
CSA's commentary		
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	HIGH	VERY HIGH
<p>The sector comprises two areas: four relatively flat fields to the north of the Cambridge Road and rolling chalk farmland to the south. Both areas are open to views from the surrounding roads and there are commanding views across the land from the south.</p> <p>The northern portion of the site plays an important role in separating Fulbourn from Cambridge and the southern portion is prominent in the landscape and plays an important role in defining the setting of the City as a whole.</p>		

		CAMBRIDGE GREEN BELT ASSESSMENT SECTORS
SECTOR	13	

AERIAL PHOTOGRAPH



SITE PHOTO



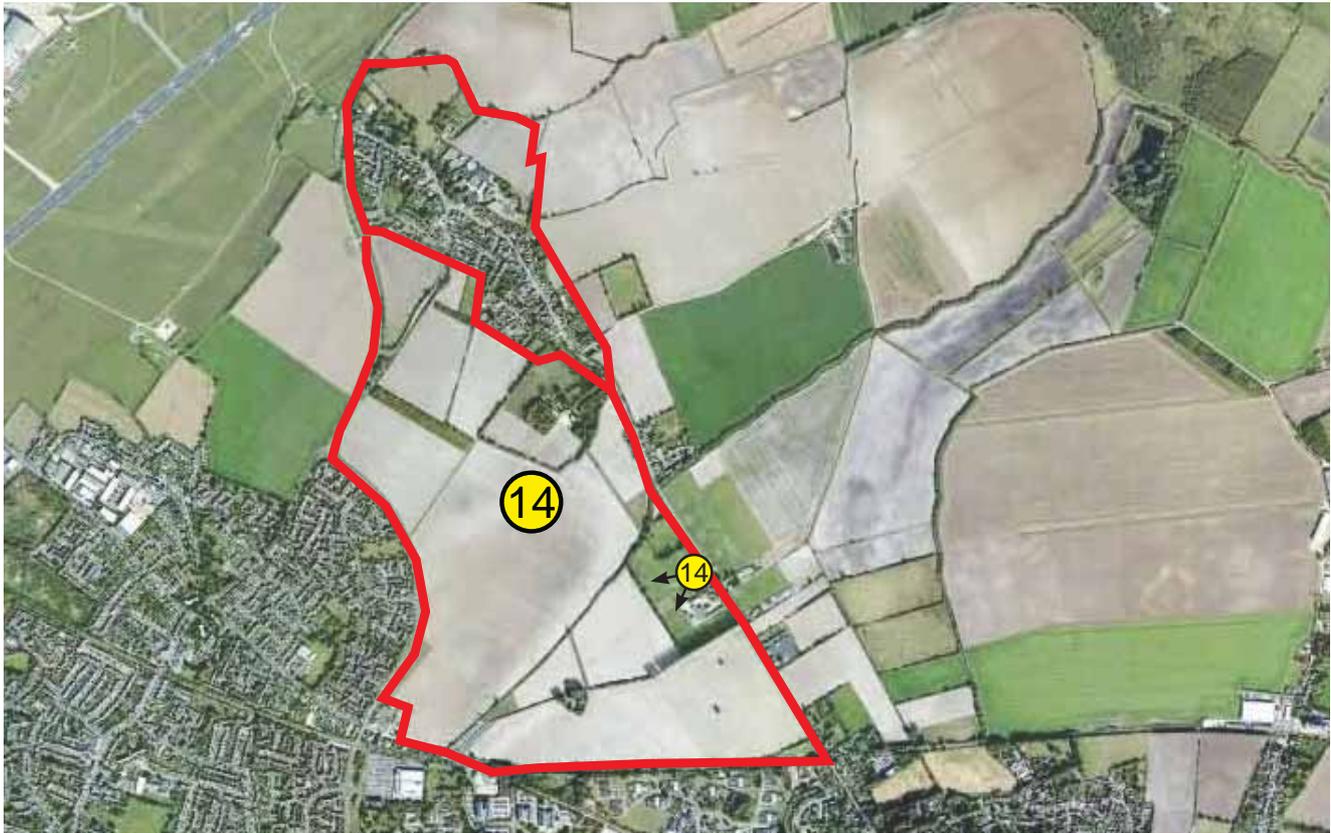
SECTOR 14

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER TYPE	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character
DEFINING/SUPPORTING	Parts Defining Character	Parts Defining Character	Parts Defining Character	Parts Defining Character
PROXIMITY TO HISTORIC CORE	4.5km	4.5km	4.5km	5km
HEIGHT	Between 10m and 15m OD			
VEGETATION	Hedge field boundaries, some mature trees	Hedge field boundaries, some mature trees	Hedge field boundaries, mature landscape of railway line and Fulbourn.	Hedge field boundaries, mature landscape of railway line and Fulbourn
IMPORTANT VIEWS	Views to Teversham village and the church	Views to Teversham village and the church	Views to Teversham village and the church	Glimpsed views to Teversham
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge	Soft green edge
PREVALENT LOCAL BUILT FORM	2-storey, low density residential	2-storey, low density residential	Isolated farms	Isolated farms
PROXIMITY TO GREEN CORRIDOR	N/a	N/a	N/a	N/a
IMPORTANCE TO SETTING	MEDIUM	MEDIUM	LOW/MEDIUM	LOW
IMPORTANCE TO CHARACTER OF CITY	LOW	LOW	LOW	LOW
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	HIGH (Village setting)	HIGH (Village setting)	MEDIUM (Village setting)	LOW
IMPORTANCE TO RURAL CHARACTER	Significant Importance to rural character of Teversham	Importance to rural character of Teversham	Importance to rural character of Teversham	Importance to rural character of Teversham
IMPORTANCE TO GREEN BELT	VERY HIGH	VERY HIGH	MEDIUM	LOW
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	HIGH	MEDIUM	MEDIUM	LOW
POTENTIAL TO IMPROVE EDGE	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement
CSA's commentary				
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	HIGH	HIGH	HIGH	HIGH
<p>The sector occupies a triangular parcel of land that lies between Fulbourn, Cambridge and Teversham. It comprises a mix of arable and horse grazed pasture. Field boundaries are a mix of poplars, low hedges and outgrown hedgerows. The land is relatively level and is open to views from the surrounding area. The land does not perform any role in defining the historic setting of Cambridge.</p> <p>Development within Sector 14 would result in a significant eastern expansion of the City out into the rural hinterland. It would result in urban sprawl and see the villages of Teversham and Fulbourn subsumed into urban area of Cambridge. This would be to the detriment of the compact urban form of Cambridge.</p>				

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 14

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 15

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER TYPE	Probable extension of 'Eastern Transition'1. Identified as Fulbourn Fen Bowl	Probable extension of 'Eastern Transition'1. Identified as Fulbourn Fen Bowl	Probable extension of 'Eastern Transition'1. Identified as Fulbourn Fen Bowl	Probable extension of 'Eastern Transition'1. Identified as Fulbourn Fen Bowl
DEFINING/SUPPORTING	Not surveyed in Cambridge Landscape Character Assessment.			
PROXIMITY TO HISTORIC CORE	3.2km	3km	3km	3.5km
HEIGHT	15m rising to 20m to Fulbourn in south	Between 5m and 10m OD	Below 10m OD	15m rising to 20m to Fulbourn in south
VEGETATION	Important hedges with mature trees along railway	Important field boundary vegetation along drainage ditches	Important field boundary vegetation along drainage ditches	Small fields with important hedges with mature trees along railway
IMPORTANT VIEWS	Open views east	Open views east	Open views east	Open views east
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge	Soft green edge
PREVALENT LOCAL BUILT FORM	Isolated 2-storey residential and farm buildings			
PROXIMITY TO GREEN CORRIDOR	N/a	N/a	N/a	N/a
IMPORTANCE TO SETTING	LOW	LOW	LOW	LOW
IMPORTANCE TO CHARACTER OF CITY	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	MEDIUM - importance for separation between Teversham and Fulbourn	MEDIUM - importance for separation between Teversham and Fulbourn	MEDIUM - importance for separation between Teversham and Fulbourn	MEDIUM - importance for separation between Teversham and Fulbourn
IMPORTANCE TO RURAL CHARACTER	Importance for rural character/setting for Fulbourn and Teversham.	Importance for rural character/setting for Fulbourn and Teversham.	Importance for rural character/setting for Fulbourn and Teversham.	Importance for rural character/setting for Fulbourn and Teversham.
IMPORTANCE TO GREEN BELT	LOW	LOW	LOW	LOW
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	LOW	LOW	LOW	LOW
POTENTIAL TO IMPROVE EDGE	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement
CSA's commentary				
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	HIGH	HIGH	HIGH	HIGH

Sector 15 comprises a large tract of mixed farmland to the north of Fulbourn and southeast of Teversham. To the west the sector is bound by Teversham Road; by Caudle Ditch to the north; and the railway to the south. The land is relatively low lying, at around 10m AOD and there are relatively open views from the surrounding road

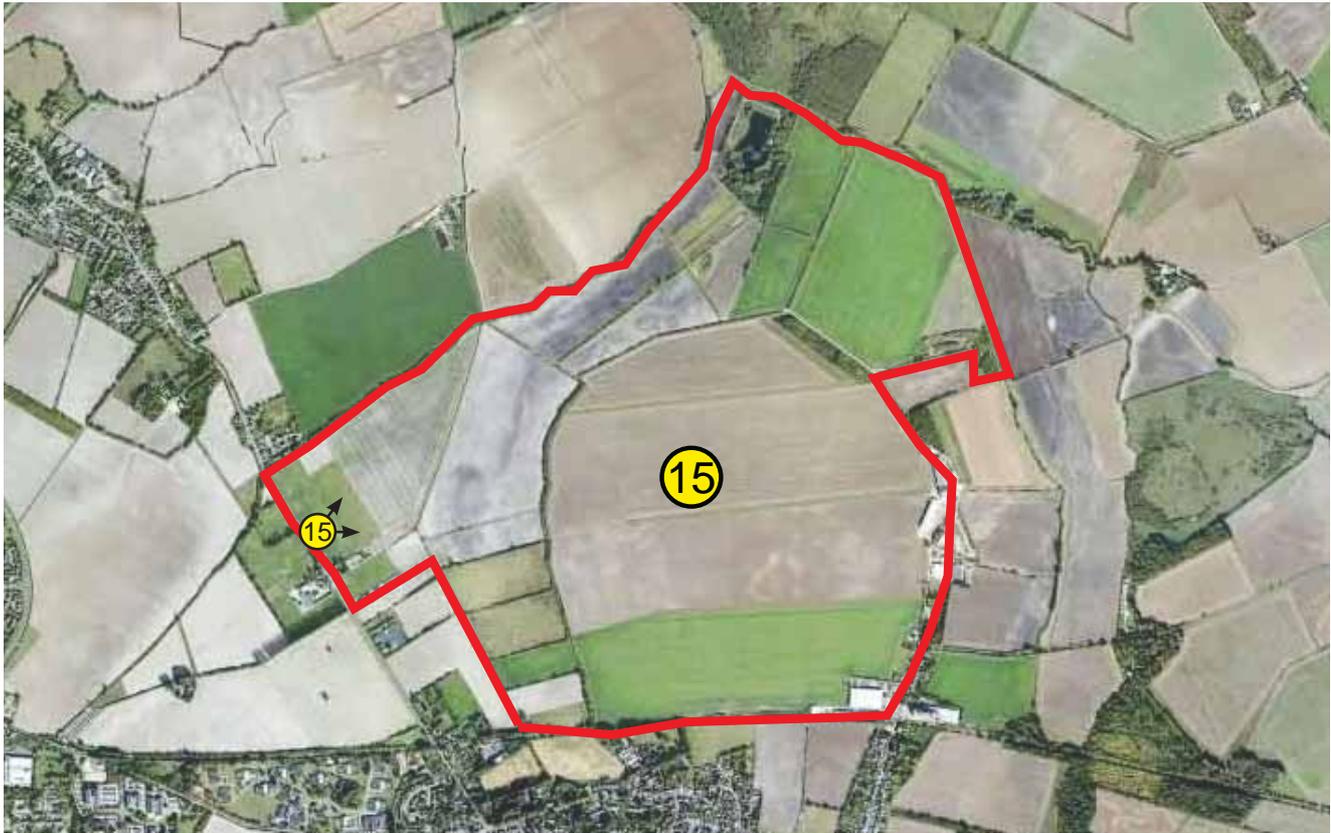
network.

The sector does not perform any significant role in the setting of Cambridge but it does perform an important role in separating Fulbourn from Teversham. Given the important Green Belt role of the land in performing this function and the fact that if released for development the land would result in urban sprawl, it is considered of high value to the Green Belt.

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 15

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 16

	AREA 1	AREA 2	AREA 3
CHARACTER TYPE	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character	Fen
DEFINING/SUPPORTING	Not surveyed in Cambridge Landscape Character Assessment	Not surveyed in Cambridge Landscape Character Assessment	Not surveyed in Cambridge Landscape Character Assessment
PROXIMITY TO HISTORIC CORE	5km	5km	6km
HEIGHT	Around 10m OD	Around 10m OD	Around 10m OD
VEGETATION	Important hedgerows	Important hedgerows	Important hedgerows and fen reed
IMPORTANT VIEWS	Enclosed area	Open views to east	Open views to east
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge
PREVALENT LOCAL BUILT FORM	Isolated 2-storey residential and farm	Isolated 2-storey residential and farm	Isolated 2-storey residential and farm
PROXIMITY TO GREEN CORRIDOR	N/a	N/a	N/a
IMPORTANCE TO SETTING	MEDIUM	LOW	LOW
IMPORTANCE TO CHARACTER OF CITY	LOW	LOW	MEDIUM – Fenland close to City
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	LOW	LOW	LOW
IMPORTANCE TO RURAL CHARACTER	HIGH	HIGH	HIGH
IMPORTANCE TO GREEN BELT	HIGH	LOW	MEDIUM
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	HIGH	LOW	MEDIUM
POTENTIAL TO IMPROVE EDGE	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement
CSA's commentary			
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT			
<p>Sector 16 has similar characteristics to Sector 15 in that it is a relatively flat parcel of land that has a fenland character. Fields are mainly in arable use and are typically irregular in shape. The relatively sparse nature of the field boundary vegetation means that there are frequently long distance views across the site.</p> <p>The sector adjoins the village of Teversham to the southwest, Airport Way to the northwest; Newmarket Road and Quay Water to the north and Caudle Ditch to the south.</p> <p>The land does not play any role in defining the historic setting of the City although it is characteristic of the surrounding landscape. Release of the land from the Green Belt would however have a fundamental impact on the setting of Teversham and would result in urban sprawl.</p>			

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 16

AERIAL PHOTOGRAPH



SITE PHOTO



SECTOR 17

	AREA 1
CHARACTER TYPE	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character
DEFINING/SUPPORTING	No
PROXIMITY TO HISTORIC CORE	3.5km
HEIGHT	10m OD
VEGETATION	Some hedges
IMPORTANT VIEWS	No
EDGE TYPE	Soft green edge
PREVALENT LOCAL BUILT FORM	Large airport buildings and 2-storey residential
PROXIMITY TO GREEN CORRIDOR	Acts as green corridor within formerly released land
ANY KNOWN CONSTRAINTS	Working airport. Relocation of service required. Relatively long time scale likely
IMPORTANCE TO SETTING	LOW
IMPORTANCE TO CHARACTER OF CITY	NEGLIGIBLE
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	LOW
IMPORTANCE TO RURAL CHARACTER	LOW (High if developed)
IMPORTANCE TO GREEN BELT	VERY HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH
POTENTIAL TO IMPROVE EDGE	Only if surrounding land came forward for development.
CSA's commentary	
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	Not evaluated
<p>The sector forms a finger of land that crosses an operational airport. The boundaries of the sector follow no logical boundary but have been defined on the basis that the land 'acts as green corridor within formerly released land'.</p> <p>Given that the CCC/SCDC assessment is based on the value of the land after a potential development has occurred it is not possible to form a reasoned assessment of its value at this stage.</p>	

CAMBRIDGE GREEN BELT ASSESSMENT SECTORS

SECTOR 17

AERIAL PHOTOGRAPH



SITE PHOTO



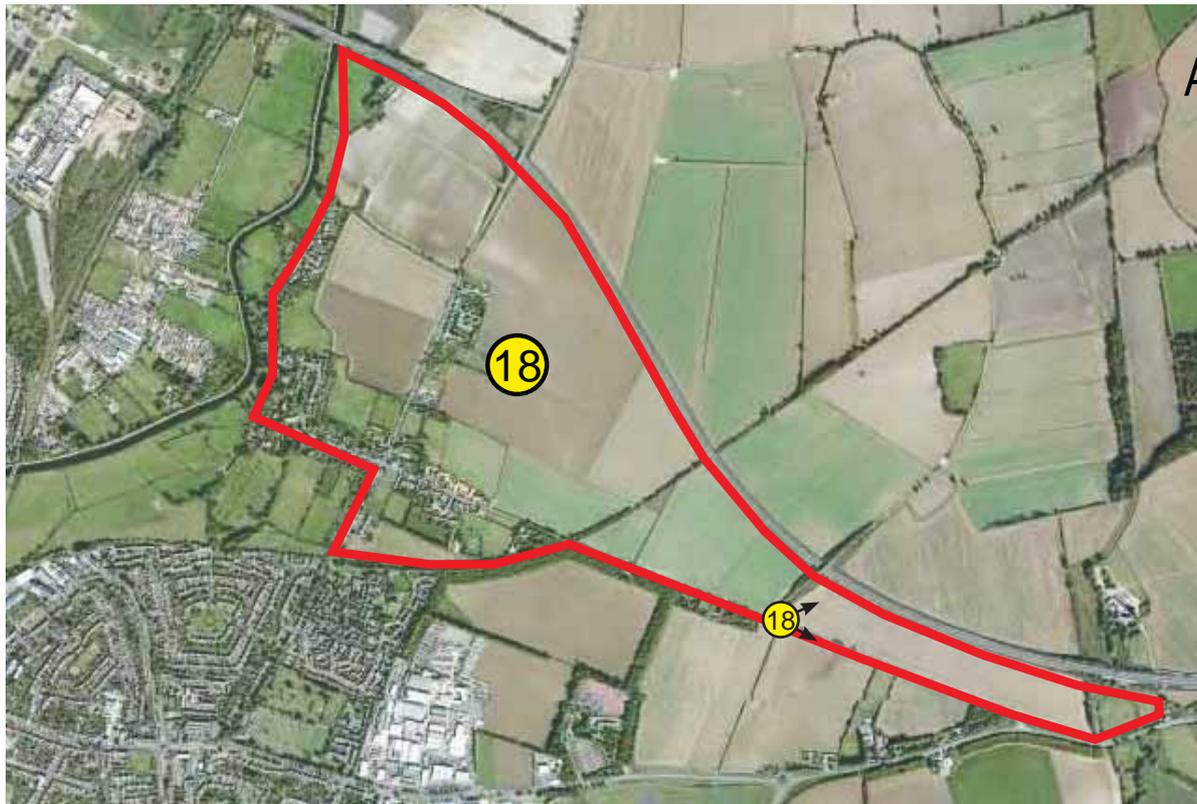
SECTOR 18

	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
CHARACTER TYPE	River Corridor Open Rural. This area is part Defining Character for Setting, Views, Green Corridor and Environmental Features	Some features such as ancient hedgerows and veteran trees are Defining Character. East Cambridge Fen Edge Claylands	Some features such as ancient hedgerows and veteran trees are Defining Character. East Cambridge Fen Edge Claylands	Some features such as ancient hedgerows and veteran trees are Defining Character. East Cambridge Fen Edge Claylands	Some features such as ancient hedgerows and veteran trees are Defining Character. East Cambridge Fen Edge Claylands
DEFINING/SUPPORTING	Defining Character	Not surveyed as part of Cambridge Landscape and Character Assessment. Part defining as setting.	Not surveyed as part of Cambridge Landscape and Character Assessment. Part defining as setting.	Not surveyed as part of Cambridge Landscape and Character Assessment. Part defining as setting.	Not surveyed as part of Cambridge Landscape and Character Assessment. Part defining as setting.
PROXIMITY TO HISTORIC CORE	4.5km	4.5km	4.5km	5km	4.5km
HEIGHT	15m dropping away to the north towards the A14	15m dropping away to the north towards the A14	Around 10m OD	Around 10m OD	Around 10m OD
VEGETATION	Ancient hedgerows and veteran trees	Ancient hedgerows and veteran trees	Ancient hedgerows and veteran trees	Ancient hedgerows and veteran trees	Ancient hedgerows and veteran trees
IMPORTANT VIEWS	Approach to Fen Ditton and Cambridge and to village church spire	Views to countryside from approach road. Glimpses from approach road. Glimpses to/from M11.	Glimpses to/from M11.	Glimpses to/from M11.	Glimpses to/from M11. Views to countryside from approach road.
EDGE TYPE	Soft green edge	Soft green edge	Soft green edge	Soft green edge	Soft green edge
PREVALENT LOCAL BUILT FORM	Low density, 2-story residential and farm buildings	Low density, 2-story residential and farm buildings	Low density, 2-story residential and farm buildings	Isolated farm buildings	Isolated farm buildings
PROXIMITY TO GREEN CORRIDOR	Immediate	600m	500m	400m	600m
ANY KNOWN CONSTRAINTS				Adjacent to runway 23 Public Safety Zone	
IMPORTANCE TO SETTING	HIGH	HIGH	MEDIUM	MEDIUM	LOW
IMPORTANCE TO CHARACTER OF CITY	MEDIUM	MEDIUM	LOW	LOW	LOW

IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH
IMPORTANCE TO RURAL CHARACTER	MEDIUM - Importance for rural character of city and village setting.	MEDIUM - Importance for rural character of city and village setting.	MEDIUM - Importance for rural character of city and village setting.	MEDIUM - Importance for rural character of city and village setting.	MEDIUM - Importance for rural character of city and village setting.	MEDIUM - Importance for rural character of city and village setting.
IMPORTANCE TO GREEN BELT	VERY HIGH	VERY HIGH	HIGH	HIGH	HIGH	HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	HIGH				
POTENTIAL TO IMPROVE EDGE	Hedgerow enhancement					
CSA's commentary						
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	VERY HIGH					
<p>The sector is sandwiched between the A14 and High Ditch Road. Fen Ditton is indented into the southwestern edge of the sector and there is a narrow tranche of land separating Fen Ditton from the City to the south. The land is open to views from Fen Ditton Road and there are also glimpsed views from the A14. The land is relatively flat, in arable use and is crossed by the Low Fen Drive Way and a minor watercourse.</p> <p>The value of the land in Green Belt terms is considered to be very high as Fen Ditton is a distinct and separate settlement from Cambridge and its historic linear form would be fundamentally altered by the development of Sector 18.</p>						

		CAMBRIDGE GREEN BELT ASSESSMENT SECTORS
SECTOR	18	

AERIAL PHOTOGRAPH



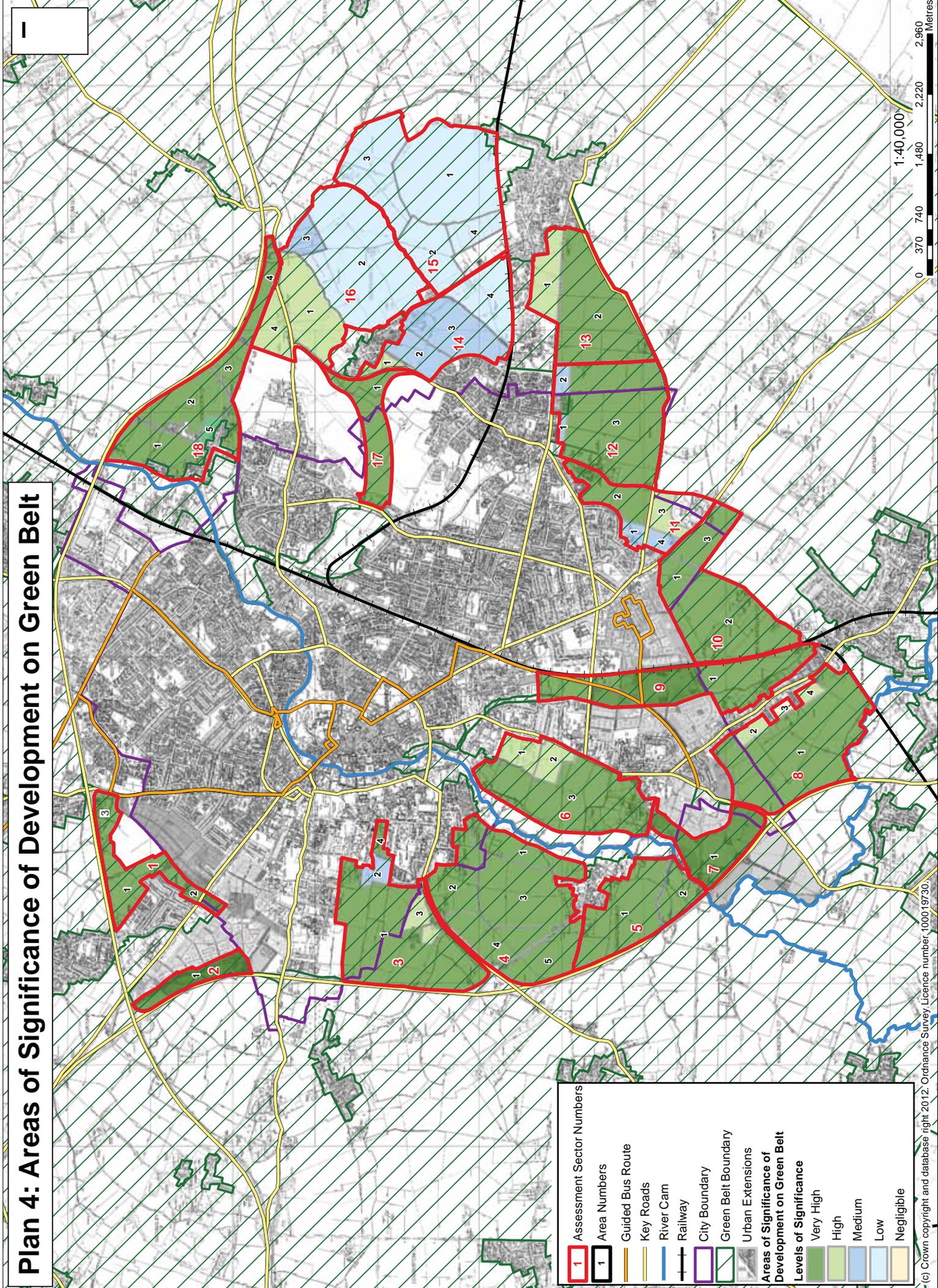
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Appendix E

Plan 4: Areas of Significance of Development on Green Belt,
CCC/SCDC final study 2012

Plan 4: Areas of Significance of Development on Green Belt



1	Assessment Sector Numbers
1	Area Numbers
	Guided Bus Route
	Key Roads
	River Cam
	Railway
	City Boundary
	Green Belt Boundary
	Urban Extensions
Areas of Significance of Development on Green Belt	
Levels of Significance	
	Very High
	High
	Medium
	Low
	Negligible

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