

Appendix B. Review of the Inner Green Belt Boundary Study

DRAFT 2012 INNER GREEN BELT BOUNDARY STUDY

1 INTRODUCTION

- 1.1 A joint review of the Inner Green Belt Boundary around Cambridge was undertaken in Autumn 2012 by officers of Cambridge City Council and South Cambridgeshire District Council. It draws on and reviews the 2002 Inner Green Belt Study prepared by Cambridge City Council. It also builds on and is consistent with the broad appraisal of the Inner Green Belt boundary that the City Council undertook in May 2012 to sit alongside the Issues and Options Report (June 2012) The methodology for the review is set out below.
- 1.2 The purpose of the review is to provide an up to date evidence base for both Councils' new Local Plans. In particular it will help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt and allocated for development to meet identified needs, without significant harm to Green Belt purposes. To release land from the Cambridge Green Belt, there would need to be exceptional circumstances; this is the subject of separate consideration.
- 1.3 The 2012 Joint Cambridge Inner Green Belt Study follows a similar methodology as the 2002 City Council Study. The difference between the methodology used in 2002 and 2012 is that the new study is a joint study and therefore the assessment criteria have been agreed between the two councils. In addition some of the original criteria, such as the assessment of land quality, adequate access, the presence of archaeological assets etc, have been considered elsewhere in the process. This review addresses Green Belt issues only.
- 1.4 Qualified Landscape Architects from each Council, with experience of Landscape and Visual Impact Assessments and Landscape Character Assessments, carried out the assessment work. The methodology used is consistent with best practice guidance on landscape character assessments issued by the Landscape Institute and the Institute of Environmental Management and Assessment.¹
- 1.5 The joint assessments for each Sector (see Plan 4) were carried out in Autumn of 2012 and in good weather conditions allowing clear views across landscapes.
- 1.6 The study was carried out firstly to assess the importance of landscape areas surrounding Cambridge to the purposes of Green Belt, and then of the potential impact of developing the areas.

2. PURPOSE OF THE GREEN BELT

- 2.1 The principles of Green Belt remain unchanged in today's planning environment. The National Planning Policy Framework states there are five purposes of including land in Green Belts:
- 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
- 2.2 These five criteria can be applied specifically to Cambridge within this appraisal as follows:

¹ Landscape Institute and the Institute of Environmental Management & Assessment : Guidelines for Landscape and Visual Impact Assessment, Second Edition 2002,

PURPOSE: 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 into another.

PURPOSE: to preserve the setting and special character of Cambridge.

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

PURPOSE: 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.

PURPOSE: 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 of development of Cambridge.

3 PREVIOUS STUDIES

- 3.1 Previous studies have been undertaken to review the inner Green Belt boundary surrounding Cambridge to enable land to be assessed and then released for development. These studies are the Buchanan Cambridge Sub-region Study 2001, Cambridge City Council, Inner Green Belt Boundary Study 2002, South Cambridgeshire District Council, Cambridge Green Belt Study September 2002 and the Land West Of Trumpington Road Study (2003).
- 3.2 The Buchanan Study and the SCDC study took a wider, more strategic look at the broader Green Belt around the City and how it benefited both the City and the general area. The 2002 City Council study was carried out to assist specifically in identifying sites that could be released from Green Belt for development close to Cambridge without harm to the purposes of Green Belt or the setting of the City. It was an in-house working document, which informed the preparation of the 2006 Cambridge Local Plan.
- 3.3 Ten years on and it was thought appropriate to carry out firstly a broad appraisal of the inner Green Belt boundary areas in the context of the recent land releases; this was carried out by the City Council in the spring of 2012. The appraisal specifically reconsidered zones of land immediately adjacent to the City in terms of the principles and function of the Green Belt. Questions relating to the principle of whether there should be more development on the edge of Cambridge and whether exceptional circumstances exist to justify the release of further land from the Green Belt to meet the housing and employment needs of the area were raised in both Councils Issues and Options Reports (Summer 2012).
- 3.4 Following on from the Issues and Options consultations, the inner Green Belt boundary is now being looked at in detail, but conclusions from the broad appraisal in May 2012 are brought forward and underpin this review. The broad appraisal concluded that areas where the City is viewed from higher ground or generally has open aspects, or where the urban edge is close to the city centre are more sensitive and cannot accommodate change² easily. Areas of the City that have level views and where the edge has mixed

² 'Change' means the introduction of a different feature into the rural/agricultural landscape. This could be an electricity pylon, built development or even a bio-mass crop. In this instance we consider built development.

foreground can accommodate change more easily. On a comparative basis these areas have a lesser importance to the setting of the City and to the purposes of Green Belt.

3.5 It should be noted that areas with a lesser importance to the Green Belt surround Cambridge are very limited and should be considered bearing in mind the value that is put on the City in its setting. Getting it wrong will have permanent and irretrievable consequences on the historic City of Cambridge.

4 METHODOLOGY - ASSUMPTIONS UNDERPINNING THE METHODOLOGY

4.1 As with the 2002 Inner Green Belt Study, areas, which are essential to the character and setting of Cambridge, should be protected from development. These areas are identified and referred to as 'Defining Character Areas' as outlined in the Cambridge Landscape Character Assessment 2002 and include landscape features such as the green corridors and views of the city skyline. These Defining Character Areas are specifically excluded from the study, and are shown on Plan 1.

4.2 Areas, which are identified as 'Supporting Character' in the Cambridge Landscape Character Assessment, are of varying value to the purposes of the Green Belt. This review determines the importance of these areas to the purposes of the Cambridge Green Belt.

4.3 In South Cambridgeshire the rural setting, scale and character of the ring of necklace villages, and their separation from each other and from Cambridge, are important components of the Green Belt and contribute strongly to Green Belt purposes.

4.4 If any land is released from the Green Belt, it would not all necessarily be built upon. A landscape framework including landscape buffer areas, green corridors to enhance amenity, increase biodiversity and provide opportunities for recreation and access would need to be planned into any future development to mitigate any harm to Green Belt purposes.

4.5 Features and urban edges which presently detract from the setting of Cambridge are assessed and opportunities identified that could be taken in design proposals for any development to enhance the setting of Cambridge and improve amenity.

4.6 Issues such as economic viability of agricultural holdings, transport, access, employment and services are not assessed as part of this study.

4.7 **Area of Study** - The Area of Study is confined to land on the edge of Cambridge and within any major physical barriers around Cambridge such as the M11 motorway to the west of the City and the A14 to the north. On this basis land around the necklace villages has not been included in the study area except where a site abuts the boundary with Cambridge or is very close to it. The study area is shown on Plan 4.

4.8 This constraint is recognition that any removal of land from the Green Belt beyond these barriers, so that the developed area of the City extends over them, would be inconsistent with the following Green Belt purposes:

- a) preserving Cambridge as a compact city
- b) preventing coalescence between Cambridge and necklace villages
- c) maintaining the quality of the setting of Cambridge

4.9 The potential effect of changing the Green Belt boundary, and for built development to change the special character of Cambridge and its setting, has more direct and profound implications close to Cambridge and between Cambridge and its ring of necklace villages.

4.10 Development producing any of the above results would either disregard green belt purposes or be inappropriate development. No assessment in this study was therefore undertaken outside the study area. This principle was taken in the 2002 Study and is still sound today.

5 METHODOLOGY

5.1 The following steps were taken following the setting of the Area of Study whereby the Cambridge edge is sub-divided into Sectors (Plan 4), and each Sector is further sub-divided into land areas. It should be noted that not all land areas follow recognisable field boundaries. This departure from standard practice is because it was recognised that, when verified on the ground, particular parts of some individual large fields were of less importance to Green Belt purposes than the entire field. This was usually the result of substantial vegetation, a ridge line or change in gradient in the local topography. Also see Table 2 : Guidance notes below for additional information on the site and data assessments.

5.2 Step 1

Areas that have been identified as 'Defining Character Areas' in the Cambridge Landscape Character Assessment 2002, represent 'key resources that are essential to the special qualities of Cambridge and its setting' and are automatically retained as Green Belt. An example of a 'Defining Character Area' are the green corridors penetrating the fabric of the city from the surrounding countryside or the views to the historic core. The Defining Character Areas were reviewed in relation to this study and are judged to be as valid and relevant today as they were in 2002. They are shown on Plan 1.

5.3 Step 2

• Desk Study

Desktop research was carried out initially and with particular reference to the Landscape Character Assessment 2002 to identify environmental and landscape features which are important to setting and character.

• Field Survey

Field surveys were carried out on a sector-by-sector and area by area basis. Field surveys verified and confirmed local landform, vegetation, and identified important local views, important landscape features and the role of an area in the setting of Cambridge.

5.4 Step 3

Information describing the results of the desk and field study survey were included in tabular form summarising the base data information with accompanying plans and photographs.

5.5 Step 4

Environmental Base Data/Criteria (Plans 2 and 3)

Various environmental base data/criteria was collected and assessed for each location included:

- vegetation,
- height above ordnance datum,
- important views,
- edge type,
- potential to improve urban edge

- importance to separation,
- distribution, physical separation, setting, scale and character of Green Belt villages
- a landscape which has a strongly rural character

5.6 **Step 5**

The detailed survey and analysis allowed judgements to be made about the importance to the purposes of Green Belt of each area. Assessments were made on an area by area basis for the purposes of setting, character and also of separation and described in the tables as very high, high, medium, low, and negligible; the higher the value the higher the worth to Green Belt function. If there were notable variations in the assessment of areas, consideration was given to whether the area should be further subdivided and assessed separately.

5.7 **Step 6**

An area by area comparison matrix (Significance Matrix - Table 1)

The designation of Green Belt is a 'blanket' coverage, which may result in some areas of less importance to the function of Green Belt than others being included. For example, one field may be of an identical importance to another in terms of its own amenity and character but have very different impact on the purposes of the Green Belt if it were to be developed. When examined at a more detailed level, the development of some areas could prove to be more or less detrimental to the special character of Cambridge and its setting.

A Significance Matrix was developed which allows for many landscape and visual factors to be taken into account simultaneously and in as consistent a manner as possible. It allowed comparisons and judgements of the likely impact of development to be made bearing in mind the ability of different local landscape areas to accept³ change without detriment to the setting and character of Cambridge. The Significance Matrix 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).

To formulate the Significance Matrix, each area examined is assigned a judgement for its importance to the setting and character of Cambridge. Another judgement is made on how great an effect development might have on an area should it be built. The comparison results in a sensitivity score ranged from negligible to major. These 'sensitivity' scores are then included on the tabulated assessment for each sector and area.

5.8 **Step 7**

A sensitivity score of major/high indicates an area was important to the purposes of the Green Belt and very sensitive to change.

A sensitivity score of medium/low/negligible indicated that any change to the Green Belt boundary would have limited an effect on Green Belt purposes.

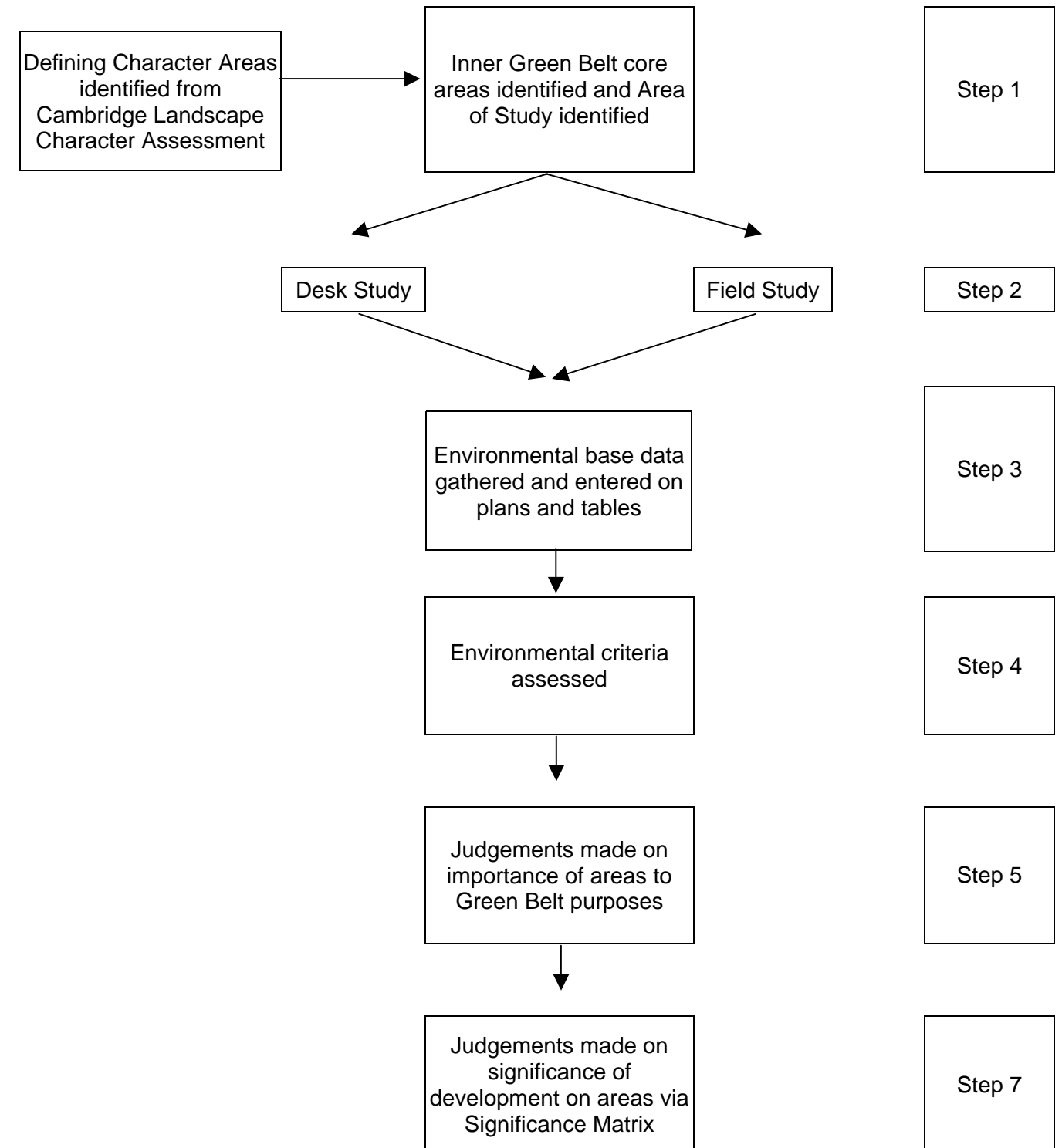
6 **RESULTS**

The results of the survey, importance to the Green Belt, and potential impact of development are set out in the Sector Tables and accompanying plans. Conclusions were made about the importance of land in the study area to the purposes of the Green Belt and level of impact on those purposes.

³ the ability for a landscape to accept change will be dependent on its features. A landscape with an enclosed character, flat topography and mature vegetation would have a greater capacity to accept change (development) without significant harm to the Green Belt. Whereas an open, exposed landscape on higher ground would not.

2012 INNER GREEN BELT BOUNDARY STUDY

METHOD PLAN



JOINT LANDSCAPE AND VISUAL ASSESSMENT
TABLE 1 : SIGNIFICANCE MATRIX

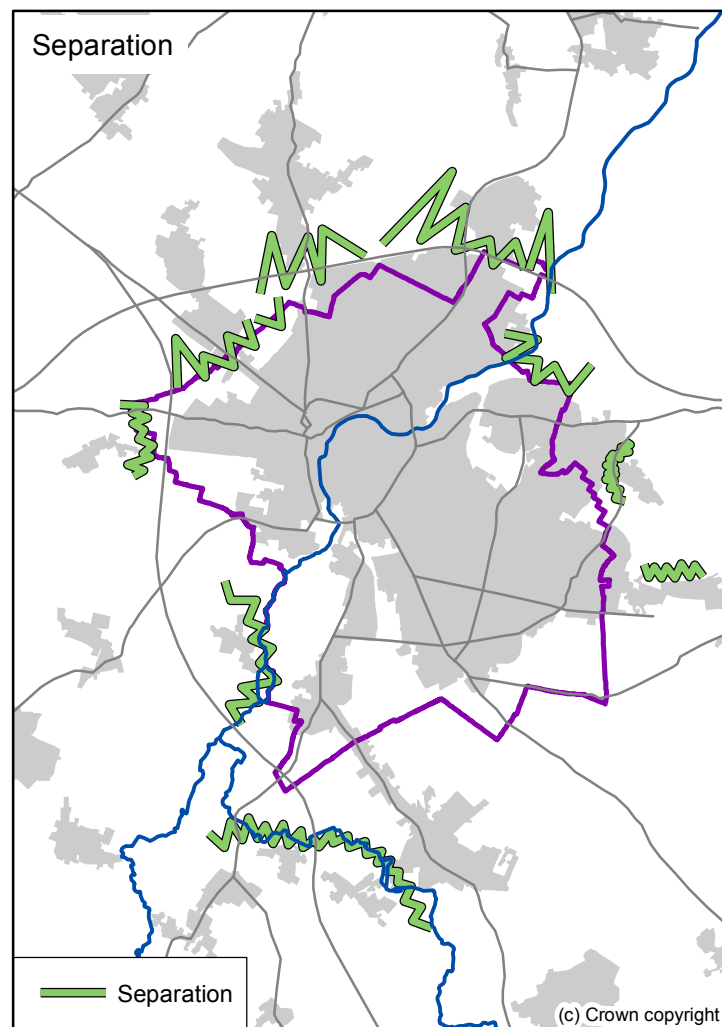
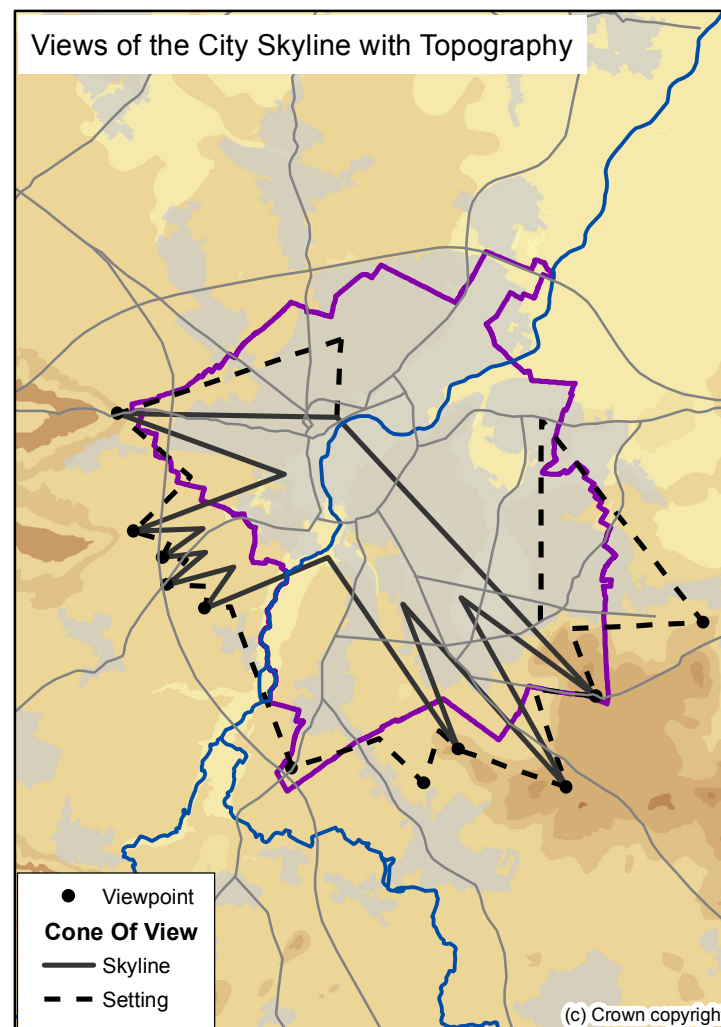
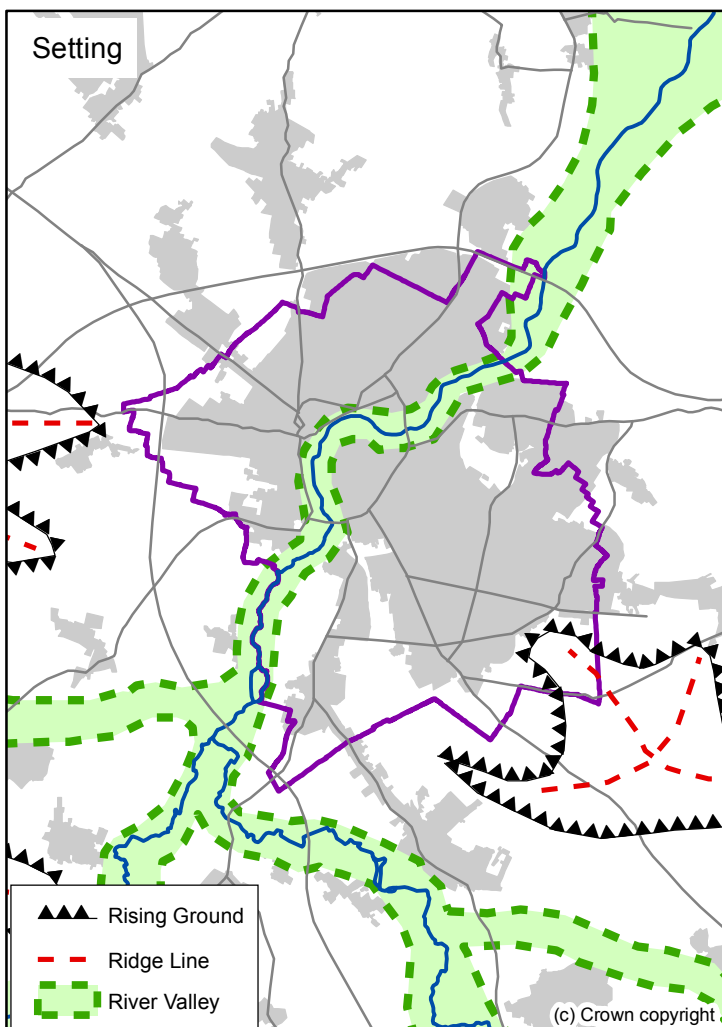
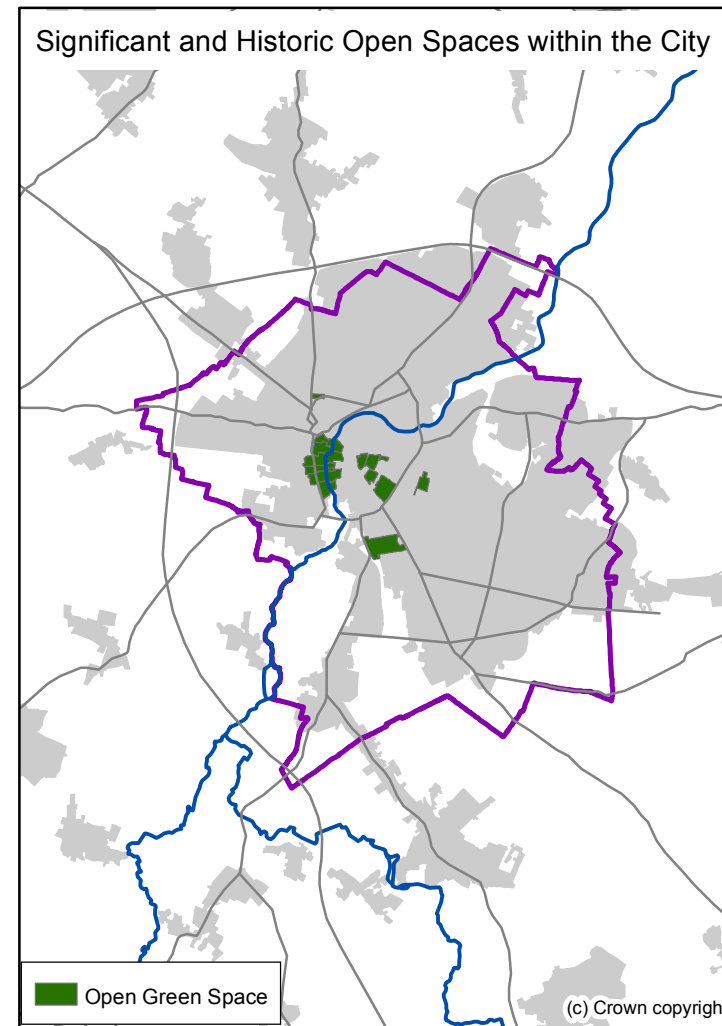
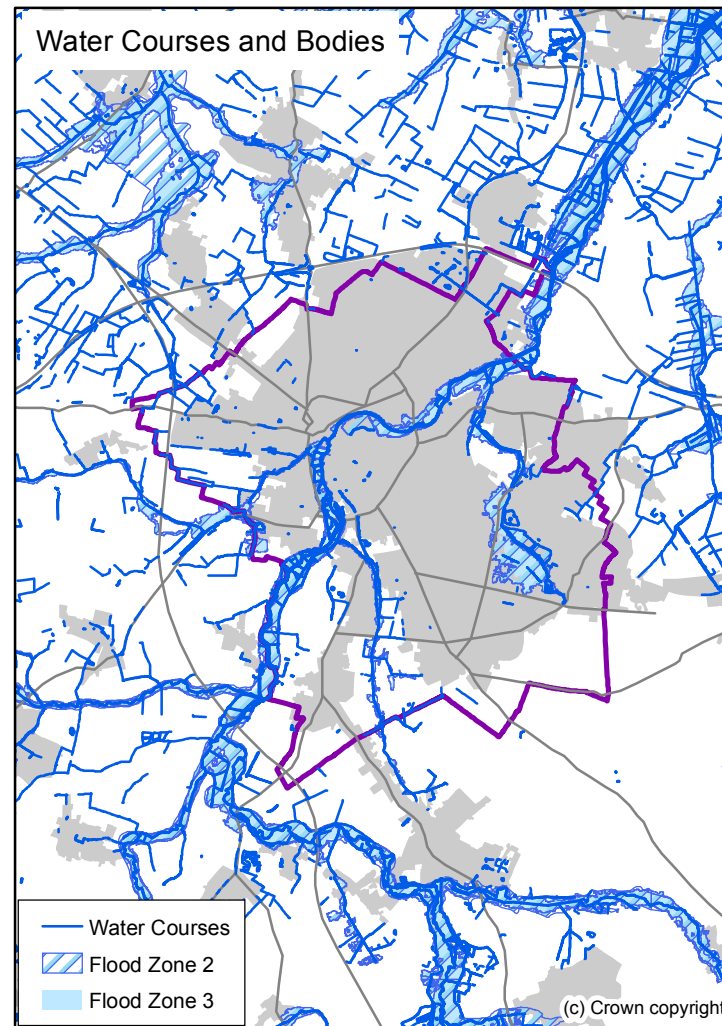
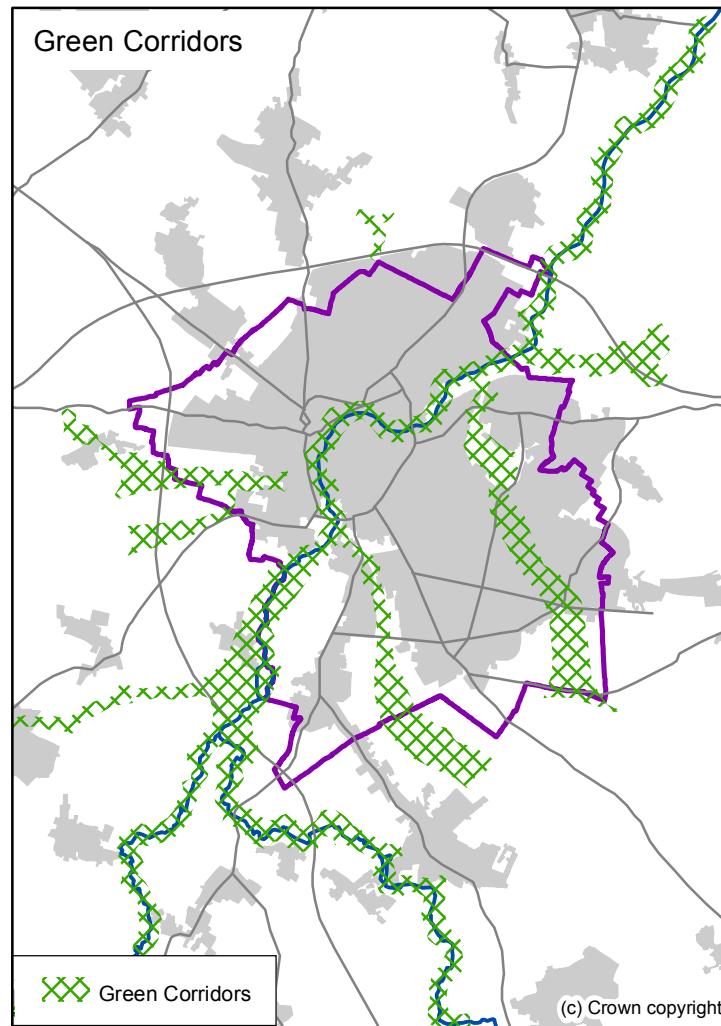
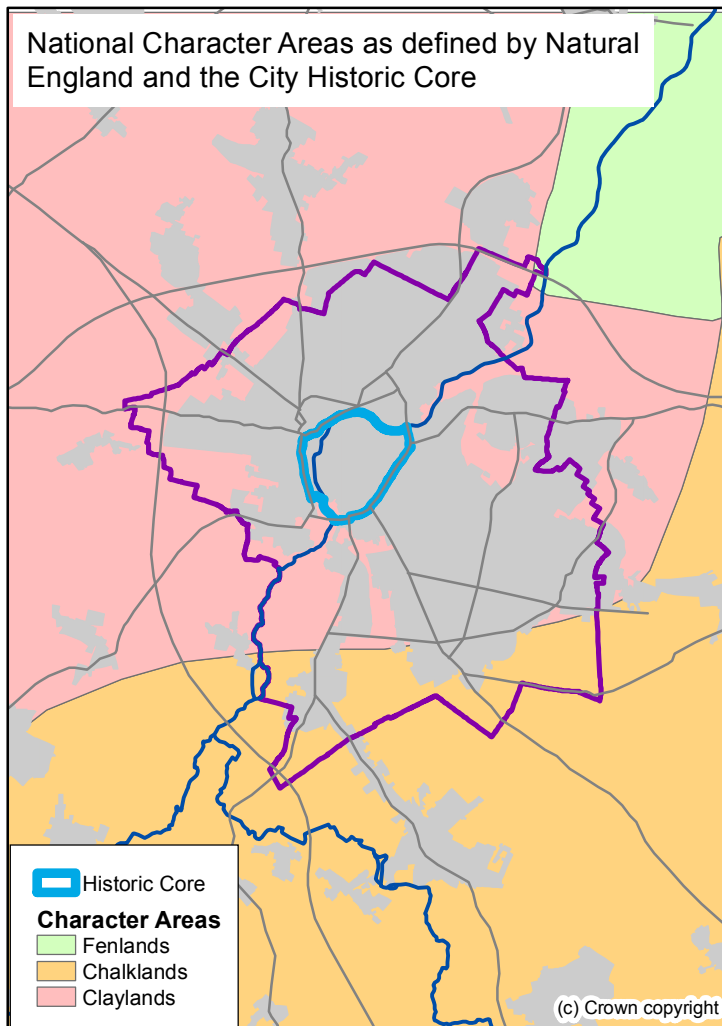
SENSITIVITY FOR IMMEDIATE SETTING AND CHARACTER OF CAMBRIDGE

MAGNITUDE OF EFFECT OF A DEVELOPMENT PROPOSAL		VERY HIGH Very distinctive character and setting susceptible to relatively small change	HIGH Distinctive character and setting susceptible to relatively small change	MEDIUM Character and setting reasonably tolerant of change	LOW Character and setting tolerant of change	NEGLIGIBLE Character and setting tolerant or potentially improved by change
	VERY HIGH Development proposals are potentially highly visible with adverse impact	MAJOR --	HIGH --	HIGH/MEDIUM-	MEDIUM 0	MEDIUM/LOW +
	HIGH Development proposals are potentially significant	HIGH --	HIGH/MEDIUM -	MEDIUM 0	MEDIUM/LOW +	LOW +
	MEDIUM Development proposals are noticeable	HIGH/MEDIUM -	MEDIUM 0	MEDIUM/LOW +	LOW +	LOW/ NEGLIGIBLE ++
	LOW Development proposals barely noticeable	MEDIUM 0	MEDIUM/LOW+	LOW +	LOW/ NEGLIGIBLE ++	NEGLIGIBLE ++
	NO CHANGE No discernable change	NEGLIGIBLE ++	NEGLIGIBLE ++	NEGLIGIBLE ++	NEGLIGIBLE ++	NEGLIGIBLE ++

JOINT LANDSCAPE AND VISUAL ASSESSMENT - Table 2 Guidance Notes

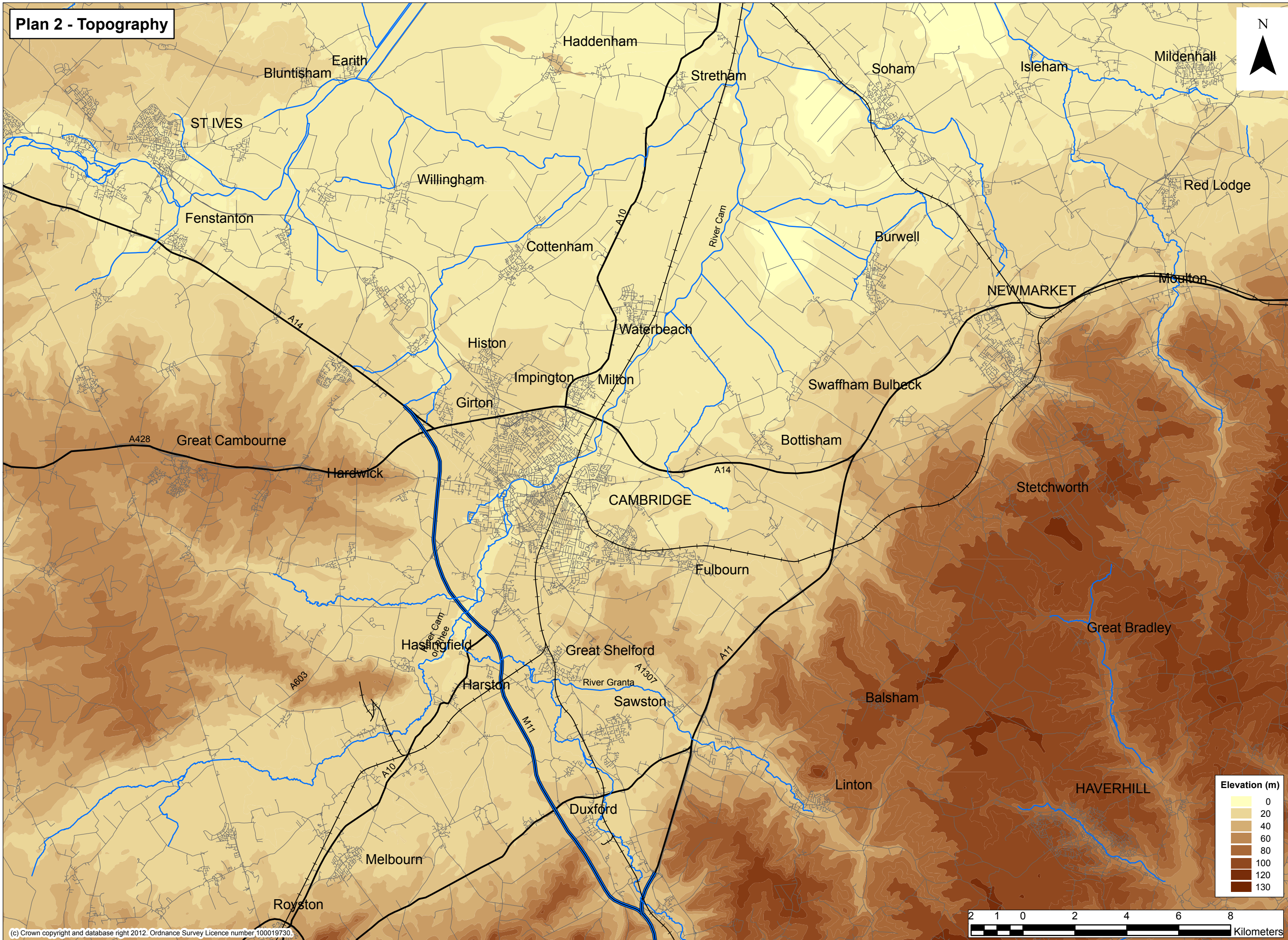
SECTOR TABLES

	AREA 1	AREA 2	AREA 3	AREA 4
BASE DATA/SURVEY DATA				
CHARACTER AREA/TYPE	Base data taken from the Cambridge Landscape Character Assessment 2002 where included.			
DEFINING OR SUPPORTING AREAS	Base data taken from the Cambridge Landscape Character Assessment 2002. Defining Character Areas are 'key resources at are essential to the special qualities of Cambridge and its setting' e.g. Stourbridge Common. These areas are automatically retained as Green Belt.			
PROXIMITY TO HISTORIC CORE	An approximate measurement from the Area to the City centre. The distance is relevant as it demonstrates the compactness of the City.			
HEIGHT	The Ordnance Datum heights given because of its relevance for high, visually exposed sites or sites that are viewed from surrounding elevated areas.			
VEGETATION	Vegetation data surveyed in order to demonstrate importance to the environment, ecology or visual screening.			
IMPORTANT VIEWS	View data in and out of a site given in order to demonstrate whether an area possesses important views in and out of Cambridge, e.g. to a spire or college, or whether it is highly visible from the surrounding area.			
EDGE TYPE	Survey data to show whether a site has a soft (vegetated) edge or a distinctive built edge of merit or not. Data gathered on whether the existing urban edge is valuable and worthy of retention.			
PROXIMITY TO GREEN CORRIDOR ASSESSMENT DATA	An approximate measurement to the nearest Green Corridor or Defining Character Area and an assessment of whether there would be a loss of land or an affect on a green corridor.			
ASSESSMENT DATA				
IMPORTANCE TO SETTING	This is an assessment on whether the area has an important role for the setting of Cambridge. One of the purposes of Green Belt is to preserve the setting and special character of historic towns. This applies to Cambridge as a city presented within a rural, mostly agricultural, setting with a soft green edge. The setting also has historic and social associations; for instance, if it had views to Kings College Chapel or views to Grantchester meadows, it would be important for the setting of the city and therefore important to the purposes of Green Belt.			
IMPORTANCE TO CHARACTER	An assessment, guided by the Cambridge Landscape Character Assessment 2002 and the purposes of Green Belt as above where included.			
IMPORTANCE TO SEPARATION	An assessment of whether the area is important for the purposes of avoiding coalescence between the City and its necklace villages of Fen Ditton, Teversham, Impington, Fulbourn etc.			
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT VILLAGES	The villages surrounding Cambridge, separated by a predominantly rural agricultural landscape, form a fundamental part of the setting and special character of Cambridge. Assessment of whether an area is important to separation between villages, and on their setting, scale and character will also inform the areas importance to the landscape setting of Cambridge.			
IMPORTANCE TO RURAL CHARACTER	The rural nature of the landscape around Cambridge is a defining quality of the setting and special character of the city, particularly in providing a setting to the urban form when seen from key views, and to provide settings to necklace villages. Assess the impact on rural character particularly in the immediate vicinity of the city.			
IMPORTANCE TO GREEN BELT	An overall judgement of how important an Area is to the purposes of Green Belt, made from the base data and the assessments of importance to setting, character and separation.			
PROJECTIONS AND CONCLUSIONS				
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	A judgement, using the Significance Matrix, of how visually and environmentally significant a development would be on the purposes of Green Belt, if it were to be built in a particular area.			
POTENTIAL TO IMPROVE EDGE	Identification of opportunities for edge improvements through landscape and/or built form.			

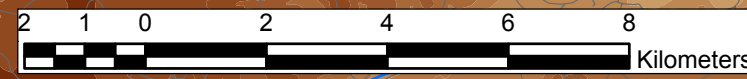


Plan 1:
Defining Character Areas
as set out in the
Cambridge Landscape
Character Assessment 2003

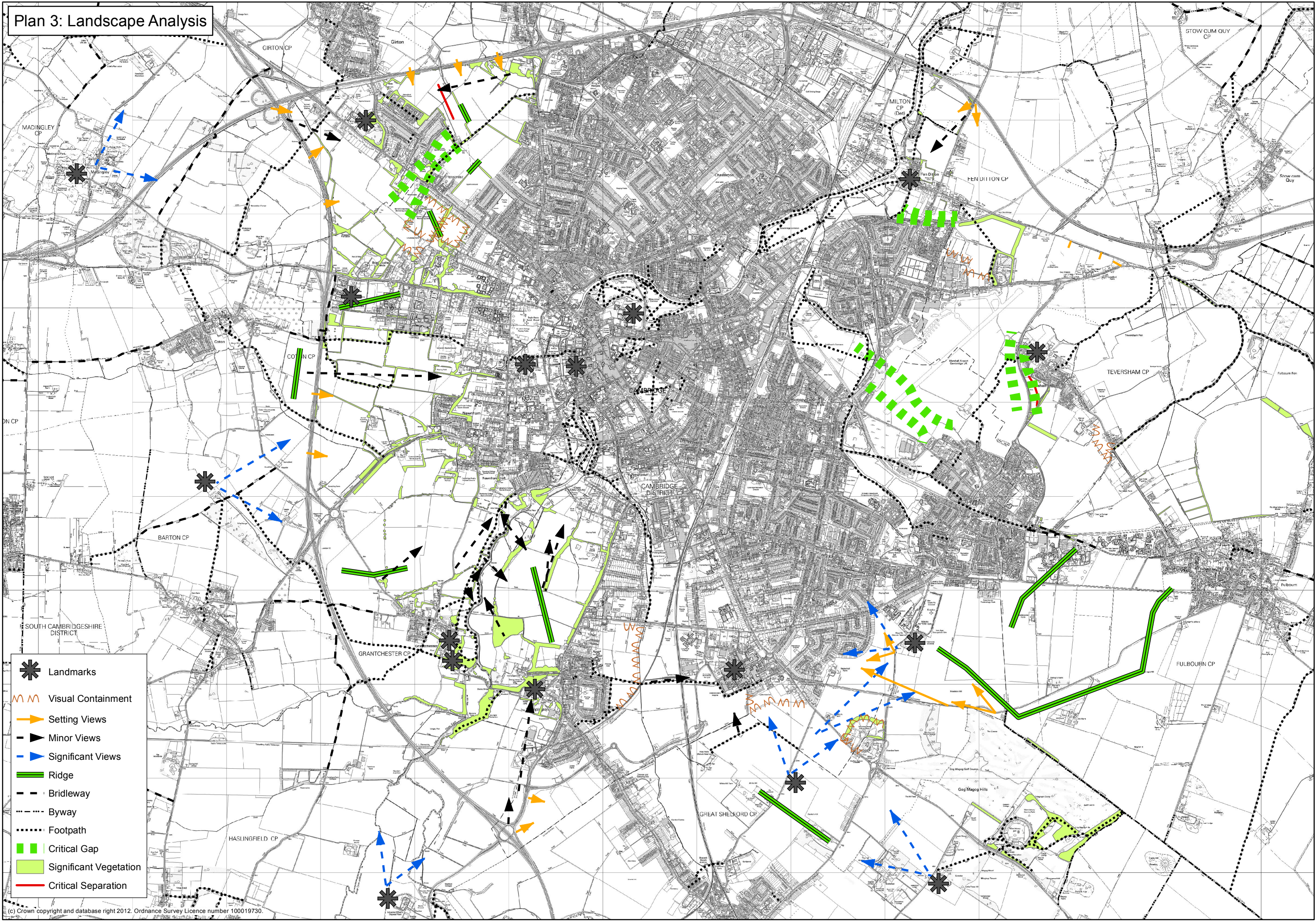
Plan 2 - Topography



Elevation (m)	
0	Lightest yellow
20	Light yellow
40	Yellowish-brown
60	Light brown
80	Medium brown
100	Dark brown
120	Very dark brown
130	Darkest brown

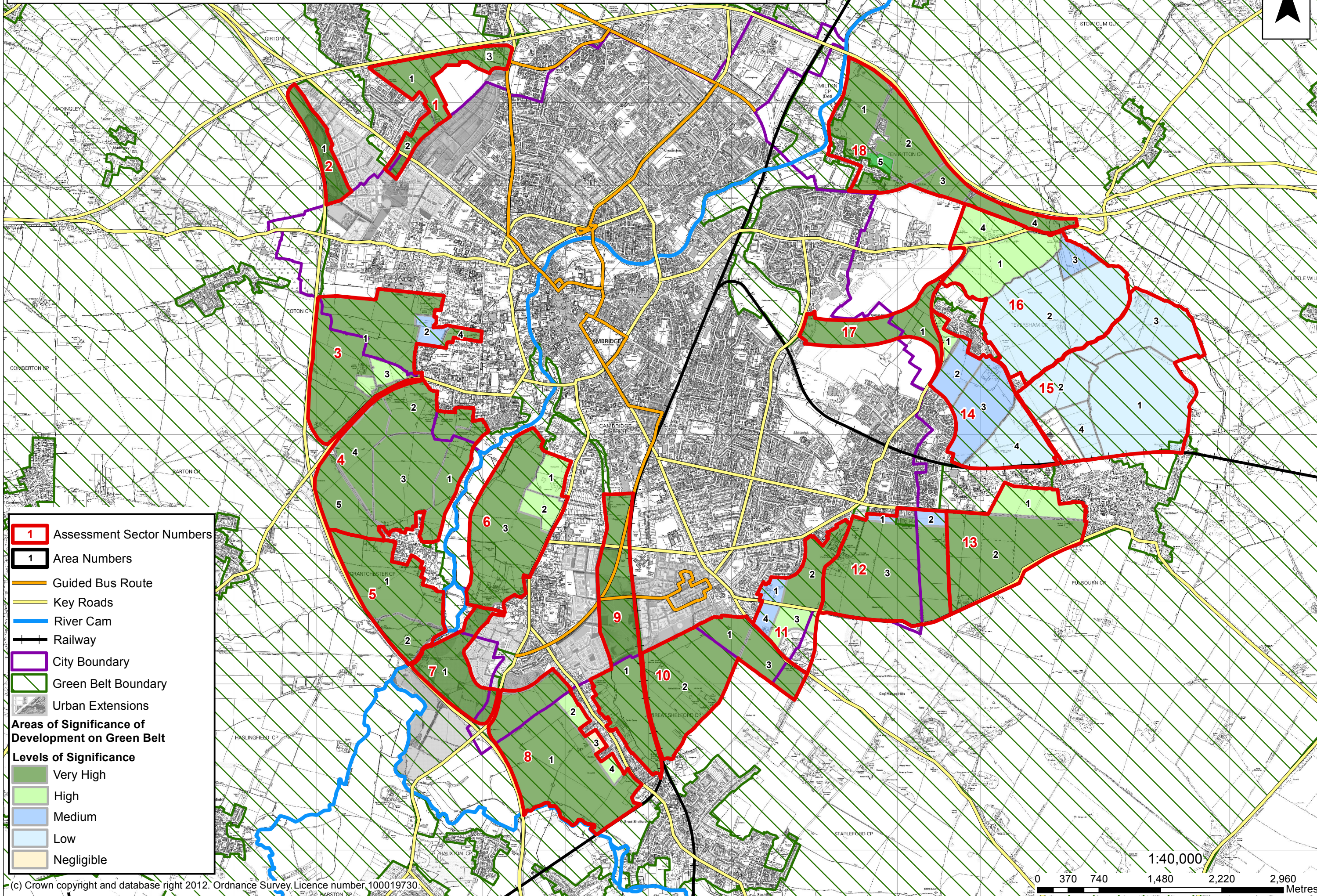


Plan 3: Landscape Analysis



- ✱ Landmarks
- 〰 Visual Containment
- Setting Views
- Minor Views
- Significant Views
- ▬ Ridge
- - - Bridleway
- ⋯ Byway
- ⋯ Footpath
- ▬ Critical Gap
- ▬ Significant Vegetation
- Critical Separation

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

INNER GREEN BELT AREA ASSESSMENT TABLES

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	3.5 km	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 of Girton and 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, woodland

SECTOR 2

	AREA 1
CHARACTER TYPE/AREA	West Claylands. Parts of this Character Area are 'Defining Character'. Setting, Views, Green corridor, Environmental features
DEFINING/SUPPORTING	Defining
PROXIMITY TO HISTORIC CORE	3.5 km
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 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	VERY HIGH
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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.

* Conclusion from Significance Matrix

SECTOR 3

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER TYPE/AREA	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	Part Defining	Part Defining	Part defining	Part defining
PROXIMITY TO HISTORIC CORE	2.5 km	2.5 km	2 km	2 km
HEIGHT	Mostly between 10m and 15m OD 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	HIGH	LOW	MEDIUM	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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 CHARACTER	Significant in presenting City in rural context.	Significant in presenting City in rural context.	Significant in presenting City in rural context.	Significant in presenting 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

* Conclusion from Significance Matrix

SECTOR 4

	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
CHARACTER AREA/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 veivs	Defining views	
PROXIMITY TO HISTORIC CORE	2.5km	2.2 km	2.7 km	3 km	3.4 km
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	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	HIGH	LOW	HIGH	MEDIUM	LOW
IMPORTANCE TO PHYSICAL SEPARATION, SETTING, SCALE AND CHARACTER OF GREEN BELT VILLAGES	MEDIUM	NEGLIGIBLE	HIGH/MEDIUM	HIGH	LOW
IMPORTANCE TO RURAL CHARACTER	HIGH	MEDIUM	HIGH	HIGH	HIGH
IMPORTANCE TO GREEN BELT	VERY HIGH	HIGH	VERY HIGH	VERY HIGH	HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	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

* Conclusion from Significance Matrix

SECTOR 5

	AREA 1	AREA 2
CHARACTER AREA/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	4 km	4.4 km
HEIGHT	Between 15m and 25m OD	Mostly between 5 and 10m OD 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	HIGH	HIGH
IMPORTANCE TO PHYSICAL SEPARATION, DEISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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

SECTOR 6

	AREA 1	AREA 2	AREA 3
CHARACTER AREA/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	Abuts Defining Character (river corridor)
PROXIMITY TO HISTORIC CORE	2 km	2 km	2.6 km
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	HIGH	HIGH	HIGH
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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

* Conclusion from Significance Matrix

SECTOR 7

	AREA 1
CHARACTER AREA/TYPE	River corridor. Defining Character for setting, separation, views, green corridor, environmental features
DEFINING/SUPPORTING	Defining Character
PROXIMITY TO HISTORIC CORE	4.6 - 5 Km
HEIGHT	Between 10m and 20m
VEGETATION	Woodland, hedges, copses, 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

SECTOR 8

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER AREA/TYPE	Parts are Defining Character Setting, Views	Parts are Defining Character Setting, Views	Parts are Defining Character Setting, Views	Parts are Defining Character Setting, Views
DEFINING/SUPPORTING	Parts	Parts	Parts	Parts
PROXIMITY TO HISTORIC CORE	5 Km	5 Km	5.5 Km	5.5 Km
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
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.
VEGETATION	Well defined, managed hedgerows	Some hedgerows	Some hedgerows	Some hedgerows
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 green corridor.	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	NEGLIGIBLE	LOW
IMPORTANCE TO CHARACTER	MEDIUM	LOW	NEGLIGIBLE	LOW
IMPORTANCE TO PHYSICAL SEPARATION, DEISTRIBUTION, SETTING, SCALE AND CHANRACTER OF GREEN BELT VILLAGES				
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	NEGLIGIBLE	HIGH
POTENTIAL TO IMPROVE EDGE	Enhance existing hedges and edges	Enhance existing hedges and edges	Enhance existing hedges and edges	Enhance existing hedges and edges

* Conclusion from Significance Matrix

SECTOR 9

	AREA 1
CHARACTER AREA/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	VERY HIGH/ MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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

SECTOR 10

	AREA 1	AREA 2	AREA 3
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	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	Defining Character	Defining Character	Defining views
PROXIMITY TO HISTORIC CORE	3 km	3 km	3.5 km
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	MEDIUM	HIGH	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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

* Conclusion from Significance Matrix

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.	Part is Defining Character as views.	Part is Defining Character as views.	Part is Defining Character as views.
PROXIMITY TO HISTORIC CORE	4.5 Km	4.7 Km	4.7 Km	4.7 Km
HEIGHT	Rises from 15 to 20m OD	Rises to the east from 15 to 20m OD to 20 to 50m OD Mistleton 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	Views to Gog Magog hills	Views to Gog Magog hills	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	MEDIUM	HIGH	MEDIUM	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT VILLAGES	LOW	LOW	LOW	LOW
IMPORTANCE TO RURAL CHARACTER	MEDIUM	HIGH	HIGH	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	Edge enhancement	Edge enhancement an strengthening	Edge vegetation management	Edge enhancement an strengthening

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	4.5 Km	4.5 Km	5 Km
HEIGHT	At 20m OD	At 20m OD	20m in the north rising to Mistleton 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	LOW	LOW	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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

* Conclusion from Significance Matrix

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	6.5 Km	6.5 Km
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, city and windmill and to chalk hills
EDGE TYPE	Soft green edge and residential dwellings	Fulbourn Road and field boundaries
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	LOW	MEDIUM
IMPORTANCE TO PHYSICAL SEPARATION, 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

SECTOR 14

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER AREA/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	4.5 Km	4.5 Km	4.5 Km	5 Km
HEIGHT	Between 10 and 15m OD	Between 10 and 15m OD	Between 10 and 15m OD	Between 10 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	Views to Teversham village	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 OF CITY	MEDIUM	MEDIUM	LOW/MEDIUM	LOW
IMPORTANCE TO CHARACTER	LOW	LOW	LOW	LOW
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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

* Conclusion from Significance Matrix

SECTOR 15

	AREA 1	AREA 2	AREA 3	AREA 4
CHARACTER AREA/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 on 'Eastern Transition' ¹ . Identified as Fulbourn Fen Bowl	Probable extension on 'Eastern Transition' ¹ . Identified as Fulbourn Fen Bowl
DEFINING/SUPPORTING	Not surveyed in Cambridge Landscape Character Assessment.	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	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	Isolated 2-storey residential and farm buildings	Isolated 2-storey residential and farm buildings	Isolated 2-storey residential and farm buildings
PROXIMITY TO GREEN CORRIDOR	N/a	N/a	N/a	N/a
IMPORTANCE TO SETTING OF CITY	LOW	LOW	LOW	LOW
IMPORTANCE TO CHARACTER	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
IMPORTANCE TO PHYSICAL SEPARATION, 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

SECTOR 16

	AREA 1	AREA 2	AREA 3
CHARACTER AREA/TYPE	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character	Fen/ 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	5 km	5 km	6 km
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	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

* Conclusion from Significance Matrix

SECTOR 17

	AREA 1
CHARACTER AREA/TYPE	Eastern Transition. Some features such as ancient hedgerows and veteran trees are Defining Character
DEFINING/SUPPORTING	No
PROXIMITY TO HISTORIC CORE	3.5 Km
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	NEGLIGIBLE
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT 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.

SECTOR 18

	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
CHARACTER AREA/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.
PROXIMITY TO HISTORIC CORE	4.5 Km	4.5 Km	4.5 Km	5 Km	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. Views of Fen Ditton 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 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 OF GREEN CORRIDOR	Immediate	600m	500M	400M	600m
ANY KNOWN CONSTRAINTS				Adjacent to runway 23 Public Safety Zone	
IMPORTANCE TO SETTING OF CITY	HIGH	HIGH	MEDIUM	MEDIUM	LOW
IMPORTANCE TO CHARACTER	MEDIUM	MEDIUM	LOW	LOW	LOW
IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREENBELT VILLAGES	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.
IMPORTANCE TO GREEN BELT	VERY HIGH	HIGH	HIGH	HIGH	HIGH
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT*	VERY HIGH	VERY HIGH	VERY HIGH	VERY HIGH	HIGH
POTENTIAL TO IMPROVE EDGE	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement	Hedgerow enhancement

* Conclusion from Significance Matrix