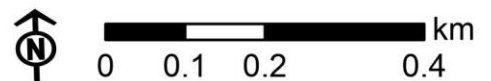


GS10



-  GS10
-  Neighbouring parcel
-  Green Belt



GS10

Parcel location and openness

Parcel size: 10.1ha

The parcel is located on the northeast edge of Great Shelford, comprising of allotments in the south, sports pitches in the north east and small paddocks in the remainder of the parcel as well as a residential property in the central region. Haverhill Road lies to the east of the parcel.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is almost entirely contained by residential development within the inset settlement of Great Shelford and the garden boundaries at the inset edge provide little separation from the urban area. The whole of the parcel lies in close proximity to the inset area and, given its enclosed nature, views are dominated by urban development. The landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is weak distinction between the parcel and the urban area.

GS10

Contribution to the Green Belt purposes

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

Contribution: Relatively limited

Land is open and is adjacent to Great Shelford, which is contiguous with Cambridge but which retains a degree of distinction from the main City area. There is a weak distinction between the parcel and the urban area, which decreases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Great Shelford/Stapleford, meaning it has a strong relationship with the inset area. However, it is open and land use within the majority of the parcel is not associated with the urban area, and therefore has some rural character. It has a use to the north-east (Stapleford/Jubilee Pavilion) and south (allotments) that associate with the inset area and weaken its rural character. It does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

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

Contribution: Limited/No contribution

Land is too closely contained by the settlement of Great Shelford to contribute to its separation from Cambridge.

GS10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Negligible

The parcel only shares a short frontage with land to the northwest and therefore would not impact this land in the event of a release.

Overall harm of Green Belt release

- Parcel GS10 makes a relatively limited contribution to preserving Cambridge's compact character. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Cambridge, would be low.

Low