



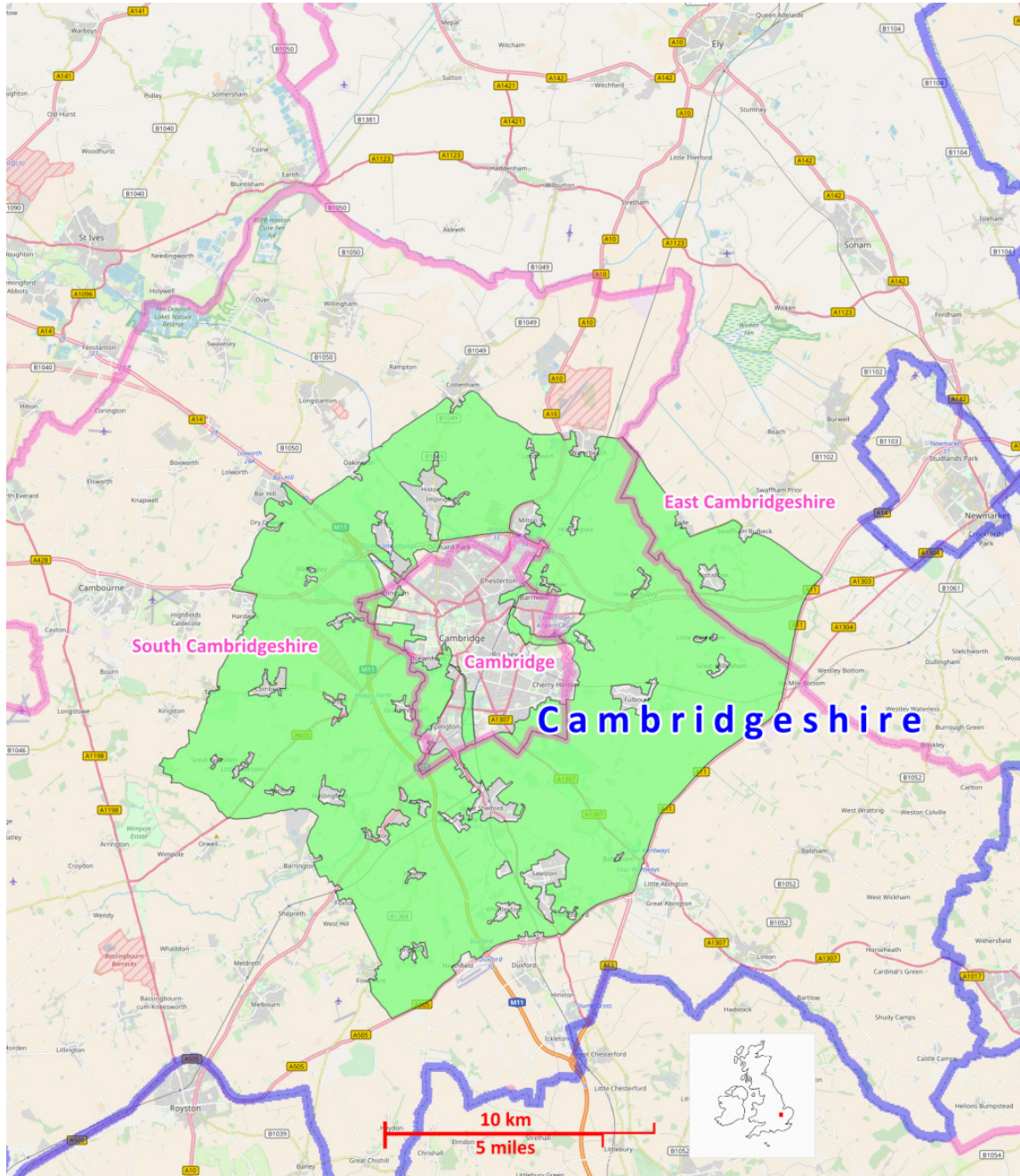
LAND EAST OF CHERRY
HINTON
REVIEW OF LANDSCAPE
CHARACTER AND GREENBELT

INTRODUCTION

This document has been prepared by PRP on behalf of Endurance Estates Land Promotion (EELP) to provide background information for proposals at the site at Cherry Hinton, east of Gazelle Way. This document provides an overview of the key characteristics of the landscape in and around the site at Cherry Hinton and an analysis of recent Green Belt boundary appraisals. This document supports the masterplan and vision for land east of Cherry Hinton, influencing the green infrastructure strategy in this landscape led approach to development.



Site location



By This is a derivative work of an Open Street Map, licensed under the Creative Commons Attribution-ShareAlike 4.0 licence. The underlying map is © OpenStreetMap contributors, <http://www.openstreetmap.org>. The boundaries for the overlays were sourced from the Department for Communities and Local Government, and contains public sector information licensed under the Open Government Licence v3.0 - OpenMap and the Department for Communities and Local Government (UK), CC BY-SA 4.0, <https://commons.wikimedia.org/w/index.php?curid=65152595>

1. CAMBRIDGE – PLANNING AND GREEN BELT

OVERVIEW

1.1 Cambridge is a relatively compact city with an historic core and a green setting, with easy access to the countryside and views towards the city from the surrounding countryside. The development and growth of the city has been controlled through city planning and Green Belt policy since the 1920s. In the early 20th century initial ideas about protection of the countryside and villages around the city edge were developed by the Cambridge preservation society (CPS) in reaction to fears that the city would expand uncontrollably and the countryside would be damaged. Town planning studies and development plans in the 1940s and 1950s took forward these ideas and a boundary for the inner Green Belt was established in 1954. National planning policy on Green Belt was also developed during the post war period but it wasn't until 1992 that the Cambridge Green Belt local plan was adopted and the Green Belt was a fully established part of the city's planning policy.

1.2 In the late 1990s the local planning authorities started to move towards a change in policy and Green Belt boundary to allow for controlled and sustainable growth of the city. In the early 2000s two studies of the Green Belt were undertaken to allow assessment and release of land from the Green Belt for development:

- Cambridge City Council (CCC) Inner Green Belt study 2002- prepared to assist identification of sites which could be released for development
- South Cambridgeshire District Council Cambridge (SCDC) Green Belt study 2002- a strategic assessment of the Green Belt and the benefits it brings to the city and the surrounding area.

The two studies fed into the 2006 Cambridge Local Plan which included release of land from the Green Belt at Trumpington, north west Cambridge, Glebe Farm, Clay Farm, Bell School and the Airport.

1.3 Preparation of a new local plan was started in 2011 and an update of the inner green belt boundary appraisal was prepared by CCC and SCDC in 2012. The local plan was submitted to the planning inspector in 2014 and in 2015 the Inspector raised concerns over specific areas of the plan:

- Objectively assessed need for housing
- Green Belt
- Transport
- Infrastructure delivery
- Viability
- Update of the Council's sustainability strategy

In response to the Inspector's concerns the Council commissioned an independent review of the inner Green Belt boundary and this was completed by LDA in 2015 and submitted to the Inspector along with other additional work in response to the concerns listed above. The local plan was examined and subject to public consultation before being adopted in late 2018. Details of the 2012 and 2015 appraisals are described later in this report.

1.4 The five purposes of the Green Belt set out in the National Planning Policy Framework (NPPF) 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

- To assist urban regeneration by encouraging the recycling of derelict and other land

The purposes of the Cambridge Green Belt, set out in the 2018 Local Plan are:

- preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre
- maintain and enhance the quality of its setting
- prevent communities in the environs of Cambridge from merging into one another and with the city

2. SITE LOCATION AND DESCRIPTION

The site is located immediately east of Cherry Hinton on the south east edge of Cambridge. The site sits just outside the City boundary, in South Cambridgeshire and forms part of the Green Belt. The Cambridge-Newmarket railway runs along the southern edge of the site. Gazelle Way runs along the west edge of the site and Teversham Road runs along the east edge of the site. Manor Farm, a 16th Century timber framed building, which is a Scheduled Ancient Monument and Listed Building, is located in the north east of the site, off Teversham road. The remains of a former settlement are located between the Caudle farm track and the railway in the south of the site and this is also a Scheduled Ancient Monument.

The site is relatively flat and at an elevation of 10-15m AOD.

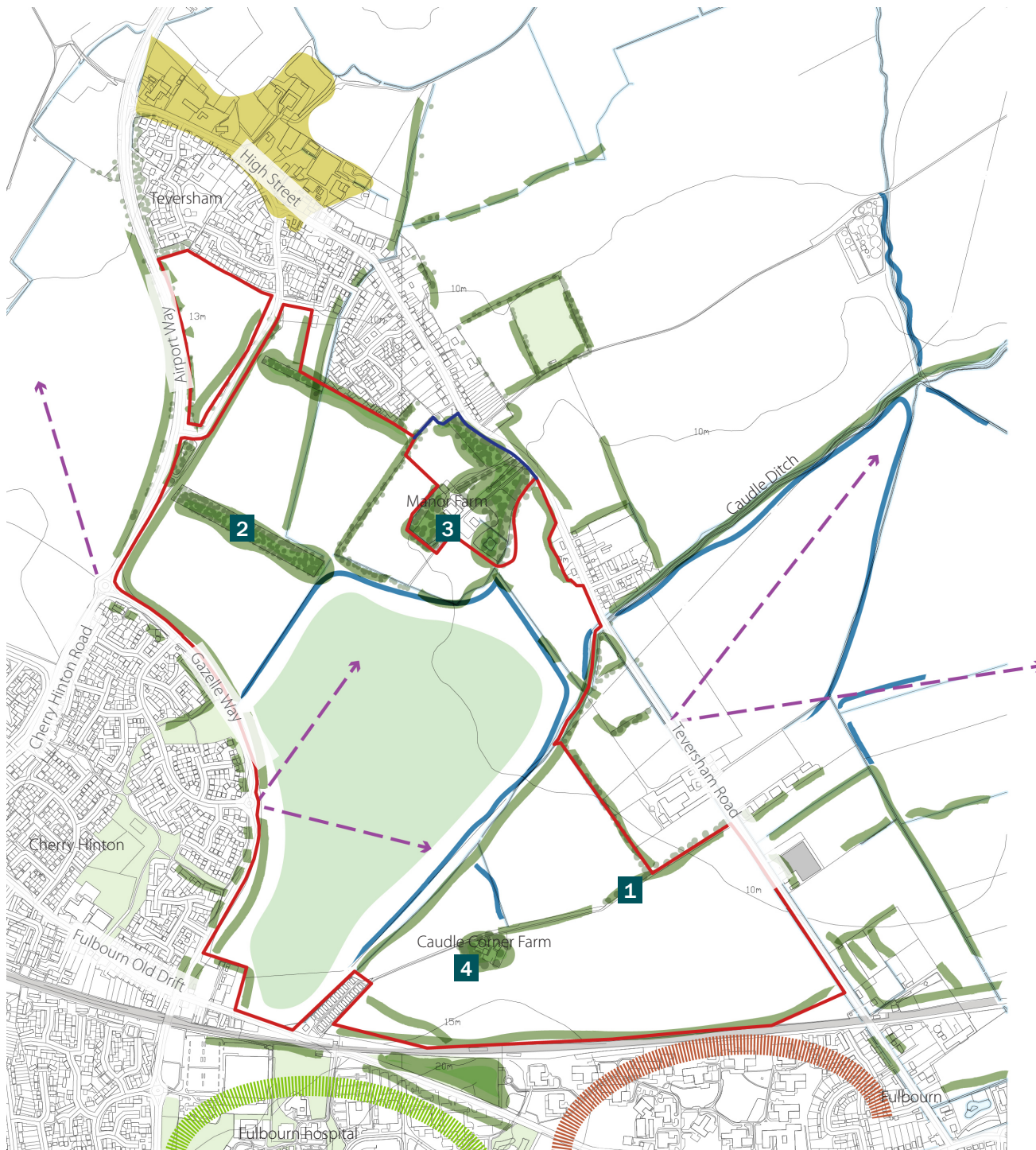
The land is mainly used for arable farming and the field boundaries run in a north east to south west direction. Smaller fields, used for grazing, are located along the east edge of the site. Ditches drain the fields and run north east – south west and east to west. The primary drainage ditch for the site is Caudle Ditch which runs north east out of the site into the Little Wilbraham River

Hedgerows and tree lines follow the field boundaries and run along the road edges and railway boundary. There are denser and more varied tree groups and hedgerows to the east of the site around the smaller fields next to Teversham Road and Manor farm.

Key groups of trees are:

- Line of poplars to east of site
- Woodland block perpendicular to Cherry Hinton Road
- Tree lines and groups around Manor Farm
- Tree groups around Caudle Corner Farm

3.1 South



Key

- Flat open fields with defined boundaries
- Tree belt
- Significant tree belt
- Open views
- Ditch/water course
- Site boundary
- 1 Poplar tree line
- 2 Woodland block
- 3 Manor Farm
- 4 Tree groups at Caudle Corner farm

3. SITE SURROUNDINGS AND SIGNIFICANT FEATURES

Fulbourn Hospital and Capital Park

Fulbourn hospital was built in the 1850s and was the County mental asylum. The buildings are imposing and large scale, built of brick with pitched roofs and stone detailing. The hospital was extended in the 1870s and had extensive gardens and grounds to the south which were planted with orchards and trees.

In the 1990s the hospital site was re developed with some buildings remaining in hospital use and other areas released for development of a business park (Capital Park) with 2-3 storey office buildings. A large Tesco supermarket was built in the north east corner of the site. The site is still very green and has numerous trees which screen views into the business park and create a rural character.

The former hospital grounds are now part of the Fulbourn conservation area. The historic hospital buildings are also noted as a distinctive feature in the setting of Cambridge in the LDA inner green belt study 2015.

Ida Darwin Hospital

The site is located immediately south of the railway line. The one and two storey 1960s hospital buildings are set within large open grass areas with tree planting. The site is allocated for housing.

3.2 South east

Fulbourn

The village has a historic core centred around St Vigor's church and Fulbourn Manor. Houses and cottages in the village are mainly two storey with pitched roofs, set within generous plots. The village is green with numerous mature, established trees and green verges, hedgerows and large green spaces. Property boundaries are defined by brick walling.

More recent suburban housing dating from the 1970s- 2000s

More recent suburban housing dating from the 1970s- 2000s spreads out to the west of the old village centre and north towards the Ida Darwin hospital site.

The historic areas of the village are designated as a conservation area in the SCDC local plan.

3.3 East

The land east of Teversham road is open, flat, agricultural fields, connecting to Fulbourn Fen and Little Wilbraham Fen. Lines of trees and hedges run along the ditches and field boundaries. The pylon line running through the Cherry Hinton site continues to the east of Teversham Road before turning towards the north and the A14 road.

3.4 North

Teversham

A small village centred around All Saints Church and the junction between Cherry Hinton Road and Fulbourn road. The houses are one and two storeys with pitched roofs. The village is very green with established trees along the main roads and views out into the surrounding countryside. The historic core of the village is located around the church with more recent housing to the south and west.

The central part of Teversham is designated as a conservation area in the SCC local plan.

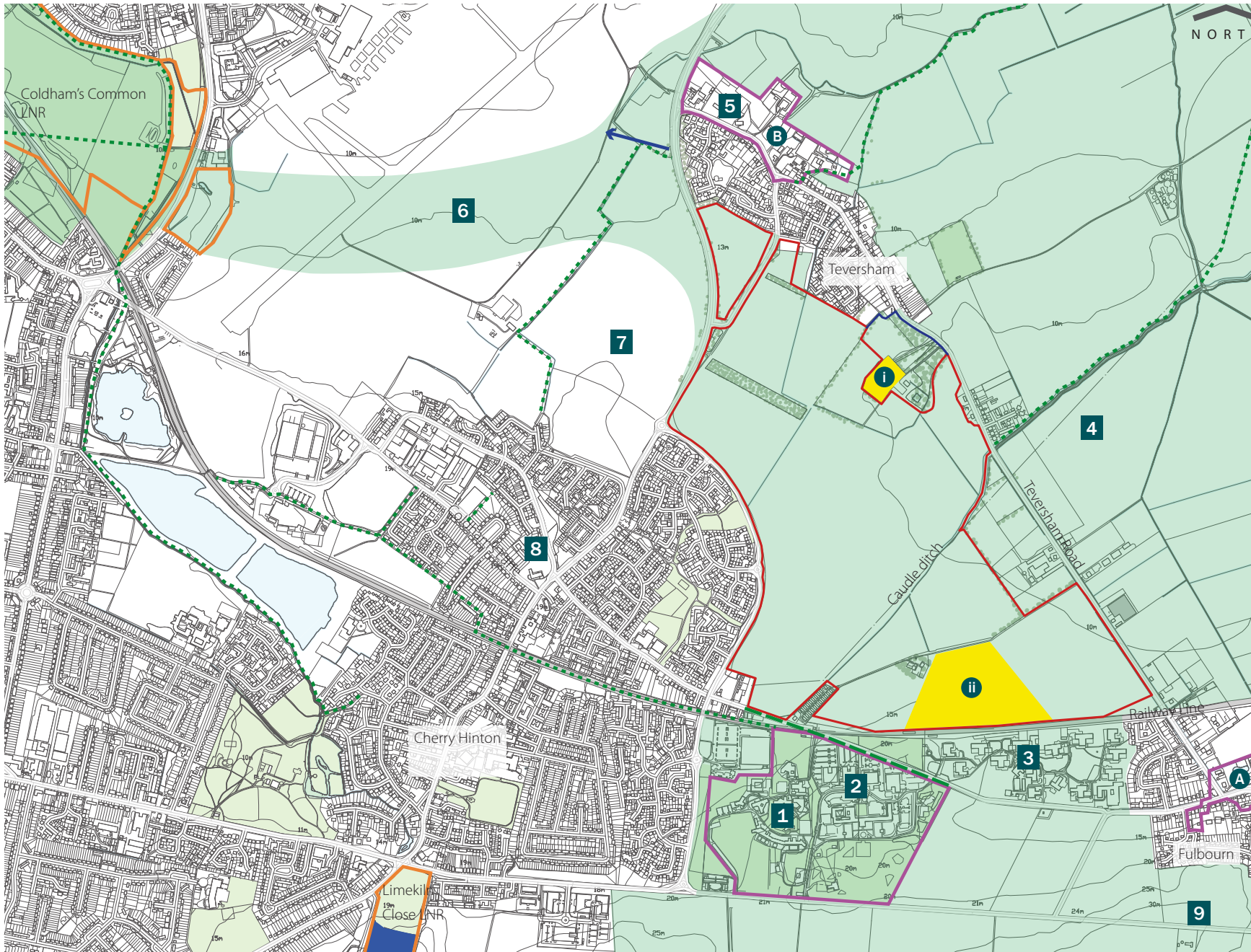
3.5 North West

The land north west of the site is occupied by the open, flat fields and the airport site which is a wide, flat area with airport hangars located to the north. The fields south of the airport have been allocated for a new housing development in the 2018 Cambridge local plan.

3.6 West

Cherry Hinton

The historic core of the village is spread along the High street and around St Andrew's church. More recent suburban housing from the 1950s to 2000s fills in the former greenfield areas which surrounded the village. The houses are mainly two storey detached houses with gardens. Several schools are located amongst the housing. Larger scale buildings including a sports centre, business park and warehouses are located west along Codhams Lane in the areas which were formerly occupied by Gravel pits and concrete works.



Key Features

- 1** Fulbourn hospital
- 2** Capital Park business park
- 3** IDA Darwin Hospital
- 4** Land east of Teversham open flat agricultural land
- 5** All Saints church, Teversham
- 6** Airport land
- 7** Land allocated for housing
- 8** St Andrews church, Cherry Hinton
- 9** Windmill

Key

- Site boundary
- Green belt land
- Local nature reserve
- Conservation Areas
- A Fulbourn
- B Teversham
- SSSI
- Scheduled ancient monument
- i Manor Farm
- ii Former settlement
- Bridleway/footpath
- Byway

4. INNER GREEN BELT BOUNDARY APPRAISAL BY CAMBRIDGE CITY COUNCIL AND SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL 2012

The purpose of the review was to provide up to date assessments for both Councils on whether there are specific pieces of land which can be considered for release from the Green Belt and allocated for development without detrimental impact on the Green Belt. The appraisal was based on the principles of 'landscape and visual assessment' but using a simplified method. The assessment only considered sites in terms of Green Belt criteria and the following assumptions:

- 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.
- 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.
- 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.

- If any land is released from the Green Belt, it would not all

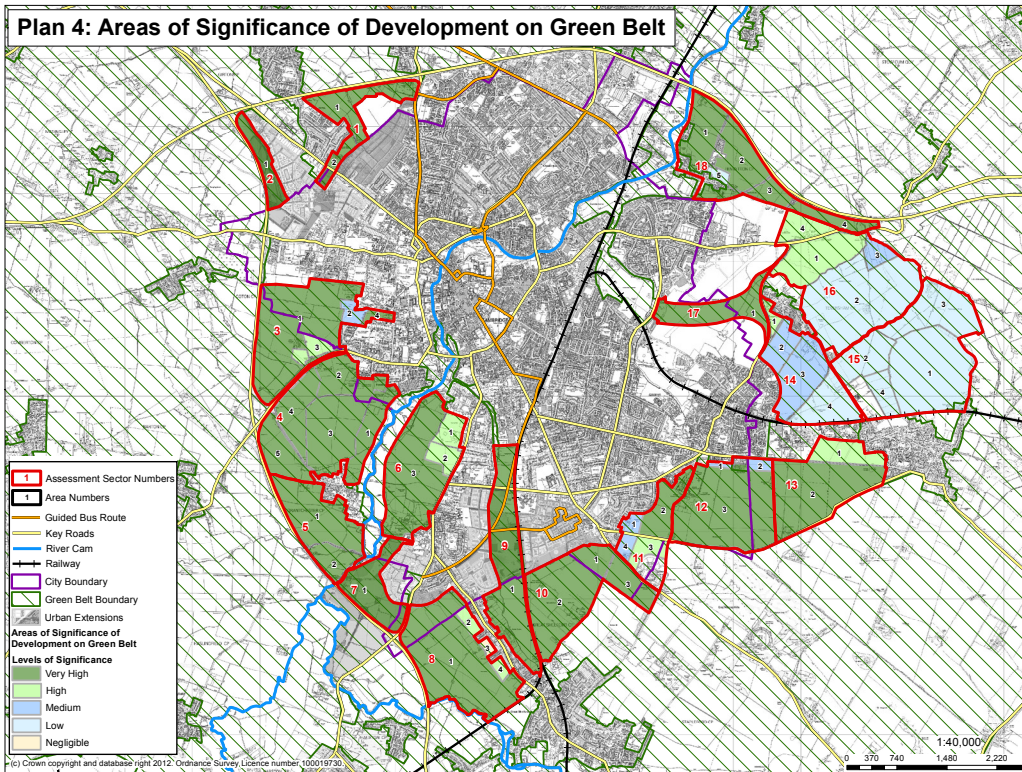
necessarily be built upon. A landscape framework including landscape buffer areas, green corridors to enhance amenity, increase biodiversity and provide opportunities for recreation and access would need to be planned into any future development to mitigate any harm to Green Belt purposes.

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

4.2 The appraisal identified 14 zones across the green belt and assessed them against key criteria.

The site at Cherry Hinton was part of Zone 14 and was divided further into 4 areas. The summary of the assessment is shown on the page opposite. The significance of development on the green belt is identified as being from low to high with development on the northern part of the site having the greatest impact on the green belt.

4.3 The Planning inspector's criticism of this assessment was that the scoring matrix and conclusions were difficult to understand and, in response, the Council's commissioned an independent study in 2015.



Extracts from CCC and SCDC appraisal

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

5. INNER GREEN BELT STUDY LDA 2015

5.1 The LDA 2015 report provided a more detailed analysis of the landscape around Cambridge and assessed 19 sectors of the inner green belt against 16 key qualities of the Green Belt:

1. A large historic core relative the size of the city as a whole
2. A city focused on the historic core
3. Short and /or characteristic approaches to the historic core from the edge of the city
4. A city of human scale easily crossed by foot and bicycle
5. Topography providing a framework to Cambridge
6. Long distance footpaths and bridleways providing access to the countryside
7. Key views of Cambridge from the surrounding countryside
8. Significant areas of distinctive and supportive townscape and landscape
9. A soft green edge to the city
10. Good urban structure and well-designed edges to the city
11. Green corridors into the city
12. The distribution, physical and visual separation of the necklace villages
13. The scale, character identity and rural setting of the necklace villages

14. Designated sites and areas enriching the setting of Cambridge
15. Elements and features contributing to the character and structure of the landscape
16. A city set in a landscape which retains a strongly rural character

A brief summary of the broad landscape analysis in relation to the site at Cherry Hinton is outlined in the text below:

5.2 Environmental Designations

There are numerous environmental designations within Cambridge and the green belt. In the Cherry Hinton and Teversham area these include:

- Cherry Hinton pit SSSI
- Great Wilbraham SSSI
- Wilbraham Fen SSSI
- Fulbourn Fen SSSI
- Limekiln close local nature reserve
- Coldhams Common local nature reserve
- Barnwell Local nature reserve

5.3 Cultural designations

Conservation areas, Listed buildings and Scheduled ancient monuments near the site relate to the historic village cores and early settlement of the countryside around Cambridge. The cultural designations around the site include:

- Fulbourn conservation area
- Teversham conservation area
- Manor Farm- Listed Building and SAM
- Caudle Farm settlement- SAM

- All Saints church Teversham-Listed Building
- 5 other listed buildings in Teversham
- Windmill, Fulbourn- Listed building
- Highfield house Fulbourn - Listed Building
- St Vigor church Fulbourn- Listed Building
- 40+ other listed buildings in Fulbourn

- St Andrews church Cherry Hinton Grade 1 Listed Building
- 11 other listed buildings in Cherry Hinton

5.4 Recreational routes and country parks

There are two long distance paths in the area, passing near the site:

- Harcamlow Way –connecting to the Ickniel way to the south
- Worts Causeway/Roman road/E2 path- connects countryside to the south of Cambridge with the city. This path is also part of the European long distance footpath network

Local paths and rights of way include

- Caudle Ditch path which runs through the site and out towards the north of Teversham road
- Path to the north of Teversham
- Fulbourn drift- informal path on an old lane which links Fulbourn and the hospital sites and once connected with Cherry Hinton.

Country parks in the area:

- Wandlebury country park –located in the Gog Magog Hills south of Fulbourn
- Coldhams Common-located west of the airport

5.5 Landscape character

The site at Cherry Hinton lies between the Fens in the north and the Chalk ridge in the south and is a landscape described as 'Fen Edge':

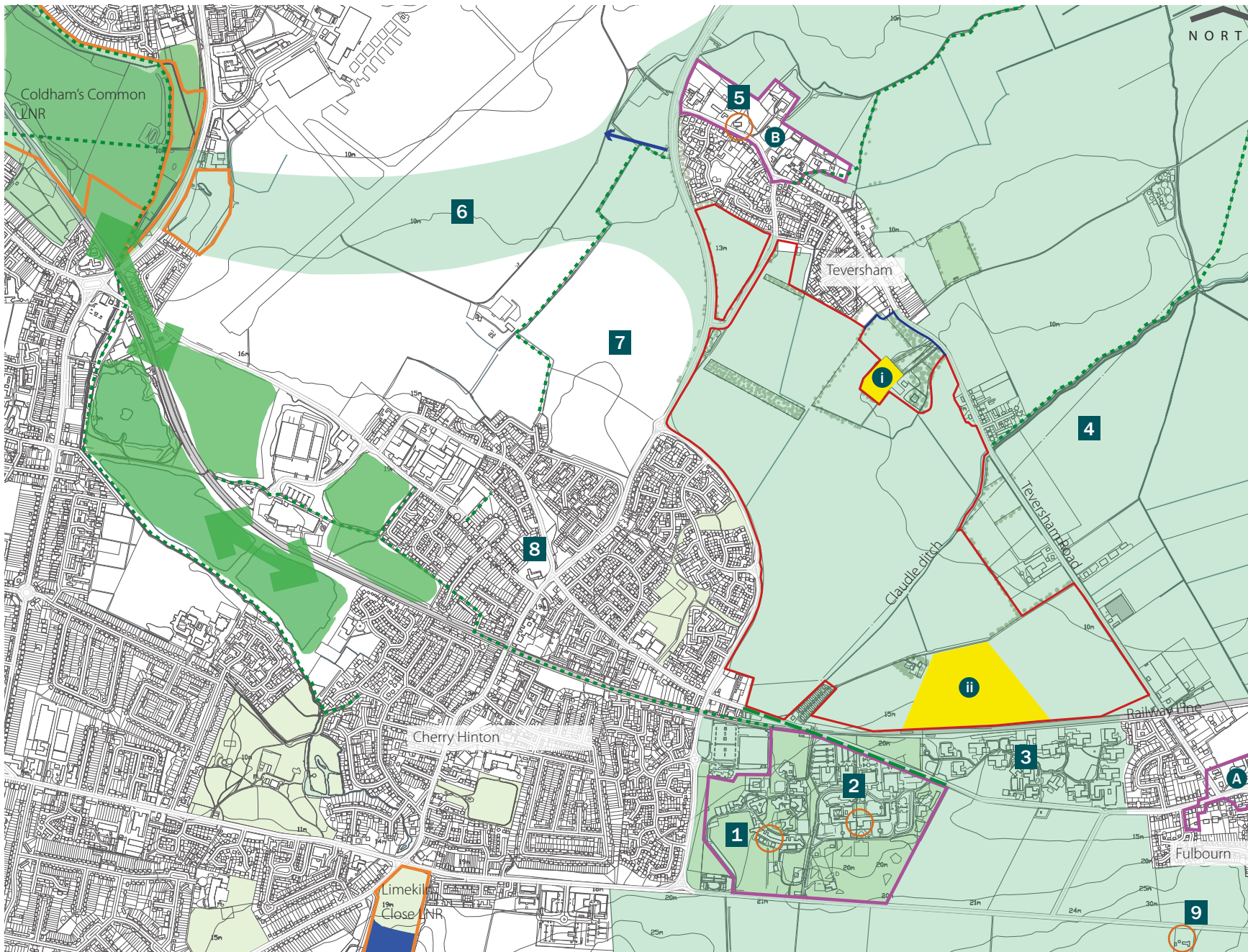
This is a transitional landscape type situated between the fens and the higher land beyond. It is relatively low lying but not as low as the fens. It still appears generally flat and contains a variety of uses including arable and pastoral agriculture, roads and settlement. The fen edge has traditionally been an important location of settlement as it is above the Fen flood plain and has easy access to both the wetland resources of the Fens and higher land which is suitable for agriculture. The land to the north west, north and north east of Cambridge can be described as fen edge although the building of the A14 has severed the link between the city and the fen edge landscape to the north. The Fen Edge villages were traditionally wealthy and contain several fine medieval churches. Building materials traditionally used in the fen edge villages include gault brick render and thatch. Only the wealthiest buildings were constructed of stone.

5.6 Green corridors

Three key green corridors are identified in the LDA assessment:

- River Cam corridor
- Trumpington and Hills Road
- Coldhams Common

Coldhams Common is a significant green space and extends the Cam corridor towards to the east of the city. The Coldhams corridor is currently severed from Teversham by the airport but it may be possible to create a new link through the development of the airport site and the land already allocated for housing at Cherry Hinton



Key Features

- 1** Fulbourn hospital
- 2** Capital Park business park
- 3** IDA Darwin Hospital
- 4** Land east of Teversham open flat agricultural land
- 5** All Saints church, Teversham
- 6** Airport land
- 7** Land allocated for housing
- 8** St Andrews church, Cherry Hinton
- 9** Windmill

Key

- Site boundary
- Green belt land
- Local nature reserve
- Conservation Areas
- A Fulbourn
- B Teversham
- SSSI
- Scheduled ancient monument
- i Manor Farm
- ii Former settlement
- Bridleway/footpath
- Byway
- ← Key views (identified in 2015 LDA appraisal)
- Distinctive/memorable features in the setting of Cambridge
- ↔ Green corridor

5.7 Visual assessment

The LDA 2015 assessment identifies key viewpoints with emphasis on the relationship between the city edge and the surrounding landscape.

The site at Cherry Hinton is categorised as an area with 'low level views, countryside in the foreground and a mixed urban edge'. Fulbourn hospital and the windmill at Fulbourn are identified as distinctive, memorable features in the setting of Cambridge

The study identified that outside the immediate surroundings of the city the broader rural setting and scattered villages are fundamental to the perception of the city.

5.8 Approaches and gateways

The study assessed the pedestrian, train and road approaches into the city because these affect people's perception of the city. The approach routes were categorised as Green/treed, suburban or commercial.

The routes near the site at Cherry Hinton which were assessed were the train line of the southern edge of the site and the Newmarket road:

- Cambridge- Newmarket train line- mainly green and treed with suburban character as it passes through Cherry Hinton
- Newmarket Road – green and treed until the airport where it changes to a commercial and suburban character

5.9 Townscape and landscape role and function

The site is categorised as part of an area sweeping round the east edge of the city which has a supportive landscape / townscape.

These landscapes /townscapes are described as follows:

These are areas of townscape/landscape which support the character of the historic core and distinctive areas of the city. They provide the backdrop and ambience that bolster the sense of place of the city and its approaches. Supportive areas and features are of a kind that may be found in other towns and cities but due to their particular location or the way they influence the character and setting of the city they are locally distinctive recognisable to those familiar with the city as important elements of its character and identity.

Further description of the area around the Cherry Hinton site is described as follows:

An extensive areas of landscape south and east of the city including the Gog Magog hills which lie close to the city and provide elevated vantage points for panoramic long distance views across open countryside in the foreground, the city in the middle distance, and the open landscape beyond including the flat fens to the north and the clay hills to the west. This area also includes lower land between Fulbourn and Cambridge and the village of Teversham and its surroundings which incorporates areas of true Fen landscape.

Assessment of the green belt sectors

The LDA 2015 inner Green Belt study divided the Green Belt into sectors and sub areas and these have each been assessed against the 16 key characteristics:

The site at Cherry Hinton is identified as sector 14 and the analysis text is shown opposite

6.17. Sector Number: 14

Location: East of Cherry Hinton

- 6.17.1. Located on the eastern side of the city, Sector 14 wraps around the north-eastern side of Cherry Hinton, separating the city from Teversham and Fulbourn. This sector is 3.7 km from the historic core, with most of it further away than Cherry Hinton (the current urban area of the city furthest from the historic core). This sector is bounded by Teversham to the north, Teversham Road to the east, the Ipswich railway line to the south and Cherry Hinton and Airport Way to the west.
- 6.17.2. Land use within this sector is predominantly arable, with a small area of pony paddocks off Teversham Road, around Fernleigh Farm. There is a mixture of field sizes, with several tall hedgerows and woodland belts, as well as Caudle Ditch running through the sector.
- 6.17.3. There are two Scheduled Ancient Monuments within this sector, a settlement site by Caudle Corner Farm in the south of the sector and a moated site at Manor Farm, just south of Teversham. There are no key views within or across this sector, but Fulbourn Hospital is a local landmark visible from the sector, set within a Conservation Area.

Sector Number: 14		
Assessment Criteria	Sub Area 14.1 – arable fields to the north, abutting Teversham	Sub Area 14.2 – arable fields in the south, abutting Fulbourn Hospital
1. A large historic core relative to the size of the city as a whole	Despite the presence of substantial suburban housing areas east and south east of the historic core, the scale of the historic core relative to the overall city still currently remains such that Cambridge retains its historic character. This sector is relatively remote from the historic core, and is as closely associated with the edges of Teversham and Fulbourn as with the edge of Cambridge, with the adjacent development being the furthest edge of the city from the historic core and having little sense of connection with the historic character of the city. The extent of development on this side of the city gives an impression of urban sprawl. This sector plays an important role in restricting further growth of the city in this direction. Significant expansion of development into this sector could start to threaten Cambridge’s identity as a city dominated by the historic core.	
2. A city focussed on the historic core	There are a number of neighbourhood hubs and areas of commercial, industrial, retail or institutional focus in the east and south east of the city. Although detailed analysis of this aspect of Cambridge has not been undertaken, it appears as though these nodes either serve local community needs without seriously competing with the city centre, or specialise in certain services that the city centre cannot cater for, and which would be out of character with the city centre (such as Capital Park). Retention of this sector of Green Belt helps to prevent the requirement for community scale centres to expand to a size that would compete with the historic core, as well as preventing any increase in the importance of Teversham and Fulbourn as centres that might compete with the historic core.	

Sector Number: 14		
Assessment Criteria	Sub Area 14.1 – arable fields to the north, abutting Teversham	Sub Area 14.2 – arable fields in the south, abutting Fulbourn Hospital
3. Short and/or characteristic approaches to the historic core from the edge of the city	There are no identified direct approaches to Cambridge in the immediate vicinity of this sector. This sector does not make a significant contribution to the rural character of approaches to the city edge or to the approaches from the city edge to the historic core.	
4. A city of human scale easily crossed by foot and by bicycle	This quality has already been eroded to a certain extent to the east and south east of Cambridge, due to the extent of suburban development already present. Consequently the compactness of the city has been reduced and this sector is relatively far from the historic core for people to walk or cycle into the centre. Specific well used routes into the historic core are not as evident, partly due to the presence of the airport preventing any across that area.	
5. Topography providing a framework to Cambridge	The flat fen edge landscape is characteristic of the east edge of Cambridge, providing a rural context to the city and contrasting with the elevated views available to the south and west of the city.	
6. Long distance footpaths and bridleways providing access to the countryside	There is no public access in to the majority of this sector, and no public rights of way from the urban area into this open countryside.	
7. Key views of Cambridge from the surrounding landscape	There are no key views within or across this sector. There is a key view from Airport Way looking westwards, away from this sector (refer to Sector 17).	
8. Significant areas of Distinctive and Supportive townscape and landscape	This sub area is entirely Supportive landscape, forming a key part of the setting of Teversham.	This sub area is entirely Supportive landscape, forming a key part of the setting of the village of Fulbourn and Fulbourn Hospital and the foreground of views towards Cambridge from the higher ground to the east and north east. A row of pylons passes through this sub area, creating a visual detractor through the arable landscape.

Sector Number: 14		
Assessment Criteria	Sub Area 14.1 – arable fields to the north, abutting Teversham	Sub Area 14.2 – arable fields in the south, abutting Fulbourn Hospital
9. A soft green edge to the city	Views out from this sector towards Cambridge exhibit a relatively soft green edge, even looking westwards towards the modern development on the edge of Cherry Hinton. The edge of Teversham, to which this sector clearly relates, is also very green, particularly around Manor Farm.	
10. Good urban structure with well-designed edges to the city	The urban structure of Cambridge has little relationship to this sub area. The built form of the southern part of Teversham, adjacent to this sub area, is less characteristic than the linear development within the village and is less vegetated than northern parts of the village.	The edge of the city adjacent to the western boundary of sub area 14.2 does not currently demonstrate a good urban structure. The interface with the open countryside is formed by a busy road lined with occasional vegetation, with the rear gardens of cul-de-sac housing on the opposite side. It does not present the coherent vegetated edge to the city present in some other areas of Cambridge.
11. Green corridors into the city	This sector does not currently form part of any green corridors into the city. As part of the future expansion of Cambridge, the adjacent Sector 17 is intended to become a green corridor, with potential opportunities for this sector to link into the future green corridor.	
12. The distribution, physical and visual separation of the necklace villages	This sector plays a key role in the separation between the edge of Cambridge and both Teversham and Fulbourn, as well as between the two necklace villages.	
13. The scale, character, identity and rural setting of the necklace villages	This sub area is closely related to Teversham and forms its immediate rural setting to the south.	This sector forms part of the rural setting of Fulbourn and, to a lesser degree, of Teversham. It also provides a rural setting for Fulbourn Hospital.
14. Designated sites and areas enriching the setting of Cambridge	There are two Scheduled Ancient Monuments within this sector, a settlement site by Caudle Corner Farm in the south of the sector and a moated site at Manor Farm, just south of Teversham. Fulbourn Hospital, on the southern edge of the sector, is set within a Conservation Area.	

Sector Number: 14		
Assessment Criteria	Sub Area 14.1 – arable fields to the north, abutting Teversham	Sub Area 14.2 – arable fields in the south, abutting Fulbourn Hospital
15. Elements and features contributing positively to the character and structure of the landscape	Tall hedgerows and woodland belts are a positive feature of this sub area, particularly around the moated site at Manor Farm and throughout the smaller fields of this sub area.	The lack of a strong landscape structure within this sub area increases the risk of urban sprawl if development is extended into the sector in the future.
16. A city set in a landscape which retains a strongly rural character	This sector largely retains its rural character, despite the presence of the urban edge of Cambridge at Cherry Hinton and visually detracting features such as pylons.	

Importance of the sector to Green Belt Purposes

- 6.17.4. This sector plays a key role in the setting of the east of Cambridge, ensuring that Cambridge does not coalesce with Teversham or Fulbourn. It retains open countryside close to the edge of the city and provides visual relief from the urban edge. This sector prevents the further sprawl of built development to the east of the city, ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. Sub area 14.2 also plays a role in the setting of the Conservation Area at Fulbourn Hospital.

Implications of Green Belt release for development

- 6.17.5. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Any form of development would affect the separation between Cambridge and both Teversham and Fulbourn, as well as between the two necklace villages. It would also affect the rural setting of the villages. Development within sub area 14.2 would also impact on the relationship with the Fulbourn Hospital Conservation Area. No Green Belt release should be contemplated in this sector.

CONCLUSION

The land at Cherry Hinton has previously been identified as both low and high value in terms of the Green Belt but, the most recent appraisal, which fed into the 2018 local plan, identified it as being of importance to the setting of the city and other Green Belt criteria.

If the site were to be considered for release from the Green Belt, the planning and design of any development would need to address and mitigate any impact on the Green Belt. This could include the following measures:

- Key views into the site, on the site boundaries and views towards the city would need to be protected
- Views of key local landmarks would need to be protected
- The vegetation and views along the roads and rail line on the site edge may need to be protected and enhanced
- Existing tree lines, hedgerows to be protected and additional planting included in any development to maintain a soft green edge to the city
- New green spaces should be integrated into any development and link to green spaces outside the site
- Links to existing green corridors through the city should be created and new green corridors created e.g. linking through other nearby development sites towards the airport
- New footpath and bridleways should be integrated into any new development and link to existing routes, public transport, country parks, schools and other local and city facilities
- Any new development should be designed so that the neighbouring villages do not coalesce
- Designated historic features should be protected and integrated

- A rural character should be developed which is appropriate to the setting and ties into neighbouring villages e.g through materials, scale and boundary treatments

Refer to the document titled 'Land East of Cherry Hinton A Vision for Development' which demonstrates how all these measures have been incorporated into the master plan.

