

**Appendix E - Comparison of potential secondary school sites in the east of Cambridge**



**Table 1: Comparison of potential site options**

<b>Local Plans allocation land north of Cherry Hinton</b>	
<b>Advantages</b>	<b>Disadvantages</b>
<ul style="list-style-type: none"> <li>• Greenfield site</li> <li>• Already released from the Green Belt as part of the Cambridge East Area Action Plan.</li> <li>• Supported by both Local Planning Authorities – reflected by inclusion in revisions to emerging Local Plans and requirement for issue to be addressed at an early stage in the North of Cherry Hinton master planning and delivery process.</li> <li>• Proximity to urban areas</li> <li>• May reduce costs of providing services and infrastructure.</li> <li>• Potential to save transport costs from Fulbourn and Teversham (possibly also Fen Ditton depending on available routes). However, may require discussions and consultation about changes in catchment area.</li> <li>• Will become part of wider North of Cherry Hinton development.</li> <li>• Understood to have a landowner willing to sell / transfer to Council – may depend on links to wider development proposals.</li> </ul>	<ul style="list-style-type: none"> <li>• Proximity to Airport and impact on acoustics.</li> <li>• Surrounding roads major commuter routes in and around Cambridge.</li> <li>• Location: <ul style="list-style-type: none"> <li>○ Relatively remote from Abbey and Wing – identified as areas with limited access to secondary provision.</li> <li>○ Proximity to three existing schools – may not alleviate challenges around accessibility.</li> </ul> </li> <li>• Site size may be limited reducing potential for future proofing.</li> <li>• Need to ensure available route to site along Coldham's Lane and Airport Way.</li> </ul>
<b>Consultants identified land east of Fen Ditton</b>	
<b>Advantages</b>	<b>Disadvantages</b>
<ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Proximity to Abbey and Wing – identified as areas with limited access to secondary provision.</li> <li>• Potential to support integration of Wing and existing Abbey community and promote community cohesion.</li> <li>• Creates a more balanced spread of secondary schools across Cambridge.</li> <li>• Potential to save transport costs from Fen Ditton and Teversham (subject to availability of routes). Possibly also Fulbourn – subject to distance. Would require discussions and consultation about catchment changes.</li> <li>• Potential for segregated cycle and pedestrian access if access to disused railway can be secured.</li> <li>• Large greenfield area may allow larger site, either initially or in future to be secured providing some element of future proofing.</li> </ul>	<ul style="list-style-type: none"> <li>• Greenbelt site with need to demonstrate 'very special circumstances' to secure potential planning consent. This may be challenging with alternative sites available.</li> <li>• Opposed by the Local Planning Authorities because: <ul style="list-style-type: none"> <li>○ Greenbelt.</li> <li>○ Concerns about encouraging future development around Fen Ditton.</li> </ul> </li> <li>• Poor vehicular access links if via High Ditch Road. Narrow historic core to Fen Ditton to the west and narrow road and Railway Bridge to east.</li> <li>• Existing traffic constraints on Horningsea Road.</li> <li>• Potential concerns regarding Air Quality and noise from A14 (depending on final site location) and Airport.</li> <li>• Poor cycle and pedestrian links if the disused railway cannot be used.</li> <li>• Relatively remote from urban areas.</li> <li>• May increase costs and challenges in relation to services and infrastructure.</li> </ul>