

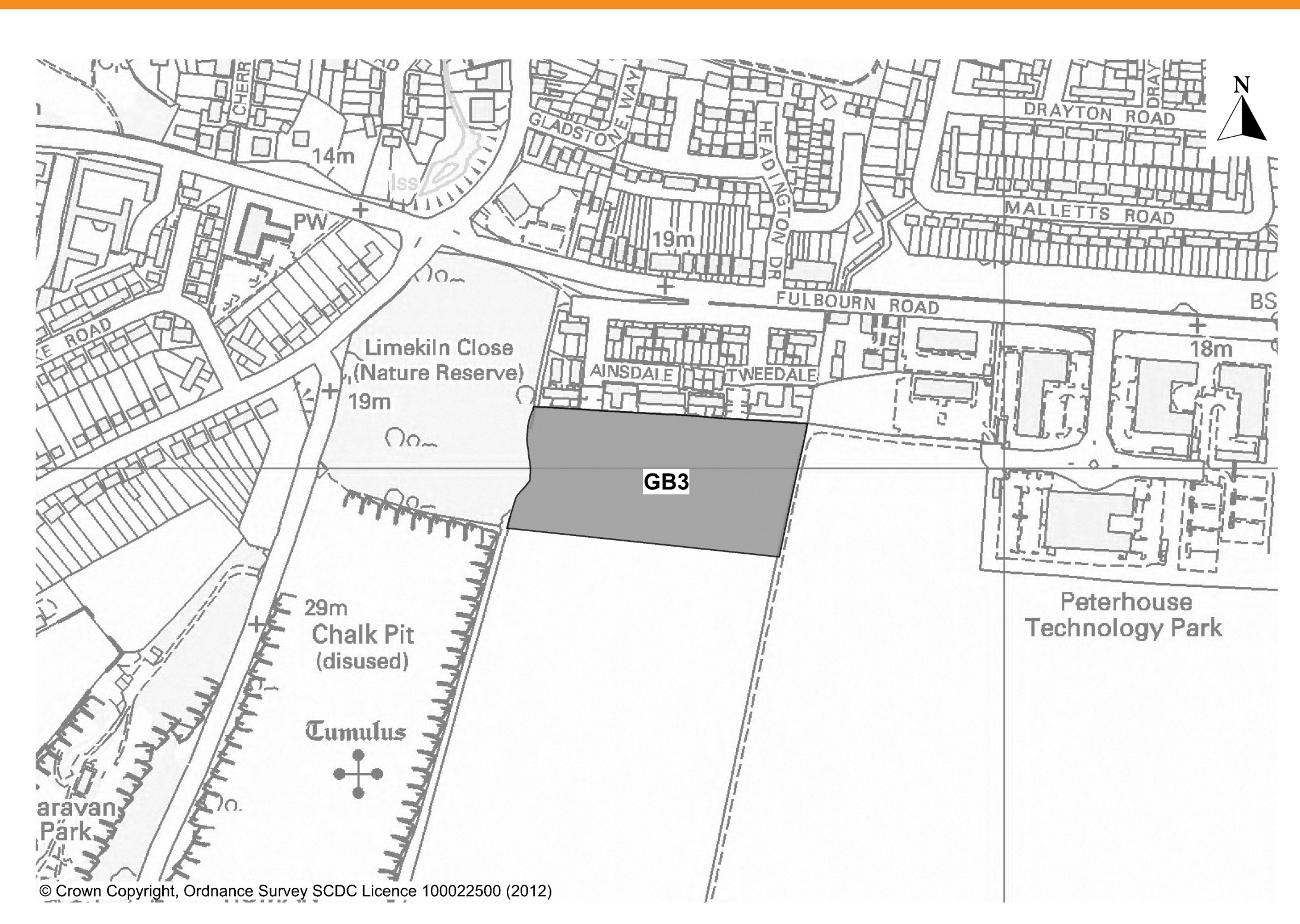
# South Cambridgeshire Local Plan

## Cambridge Local Plan

### Issues and Options 2 Consultation

## Green Belt site options (continued)

### Site Option GB3: Fulbourn Road West (1)



**District:** Cambridge  
**Ward / Parish:** Cherry Hinton  
**Area:** 2.3ha  
**Potential Capacity:** 75 dwellings. Alternatively, this site could be considered for employment to help to meet demand for quality employment development close to Cambridge.

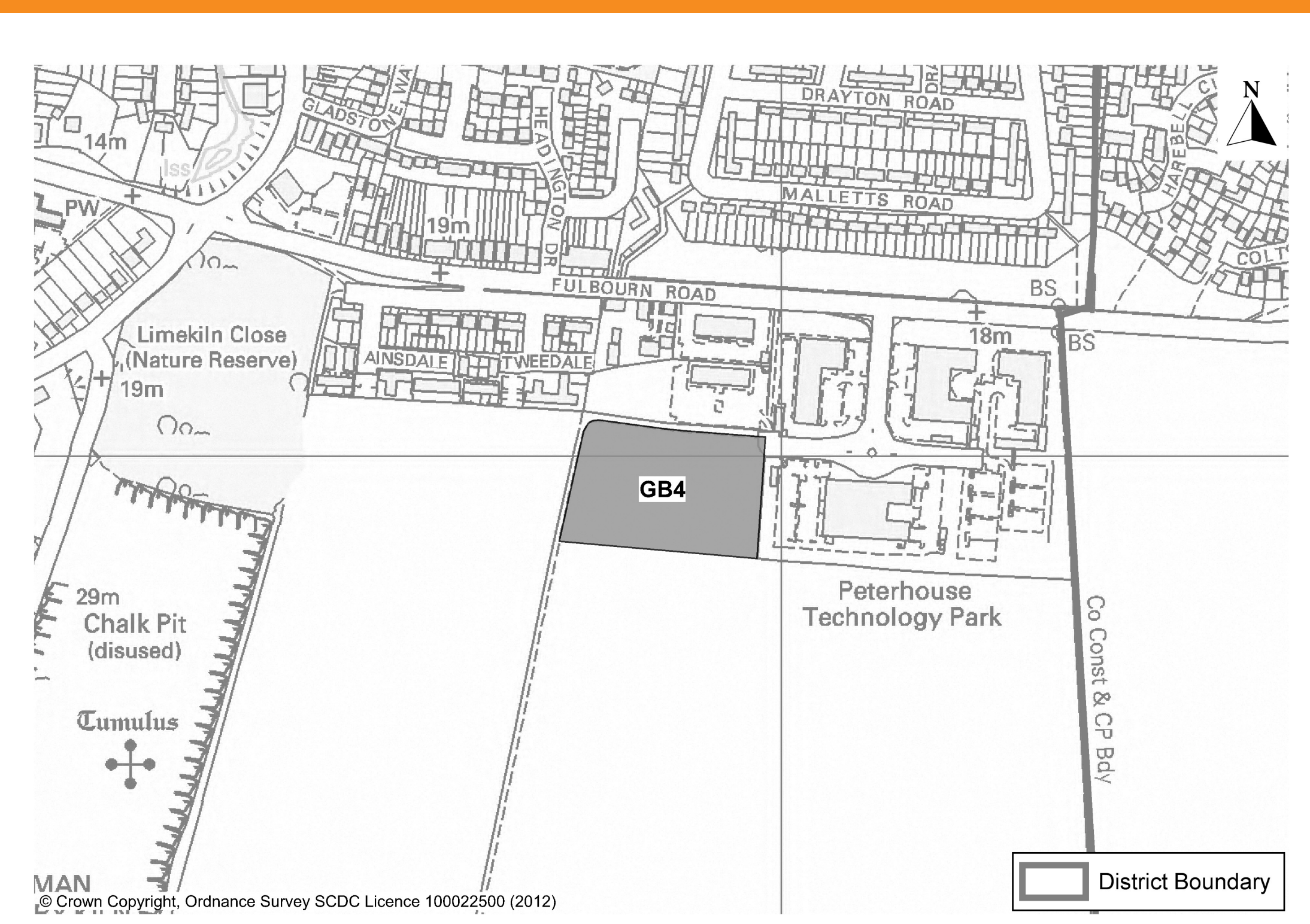
#### Pros:

- Highly accessible by public transport and bicycle;
- Highly accessible to local facilities;
- Limited visual impact if well landscaped and any employment buildings are sunk into the ground;
- Ability to integrate with existing communities.

#### Cons:

- Minimal impact on Green Belt purposes;
- Abuts residential to the north which could constrain the form of development and the type of uses possible on site;
- Vehicular access to the residential development would depend either upon the existing access to Fulbourn Road through the Technology Park, or through the residential estate to the north.

### Site Option GB4: Fulbourn Road West (2)



**District:** Cambridge  
**Ward / Parish:** Cherry Hinton  
**Area:** 1.4ha  
**Potential Capacity:** Employment Development

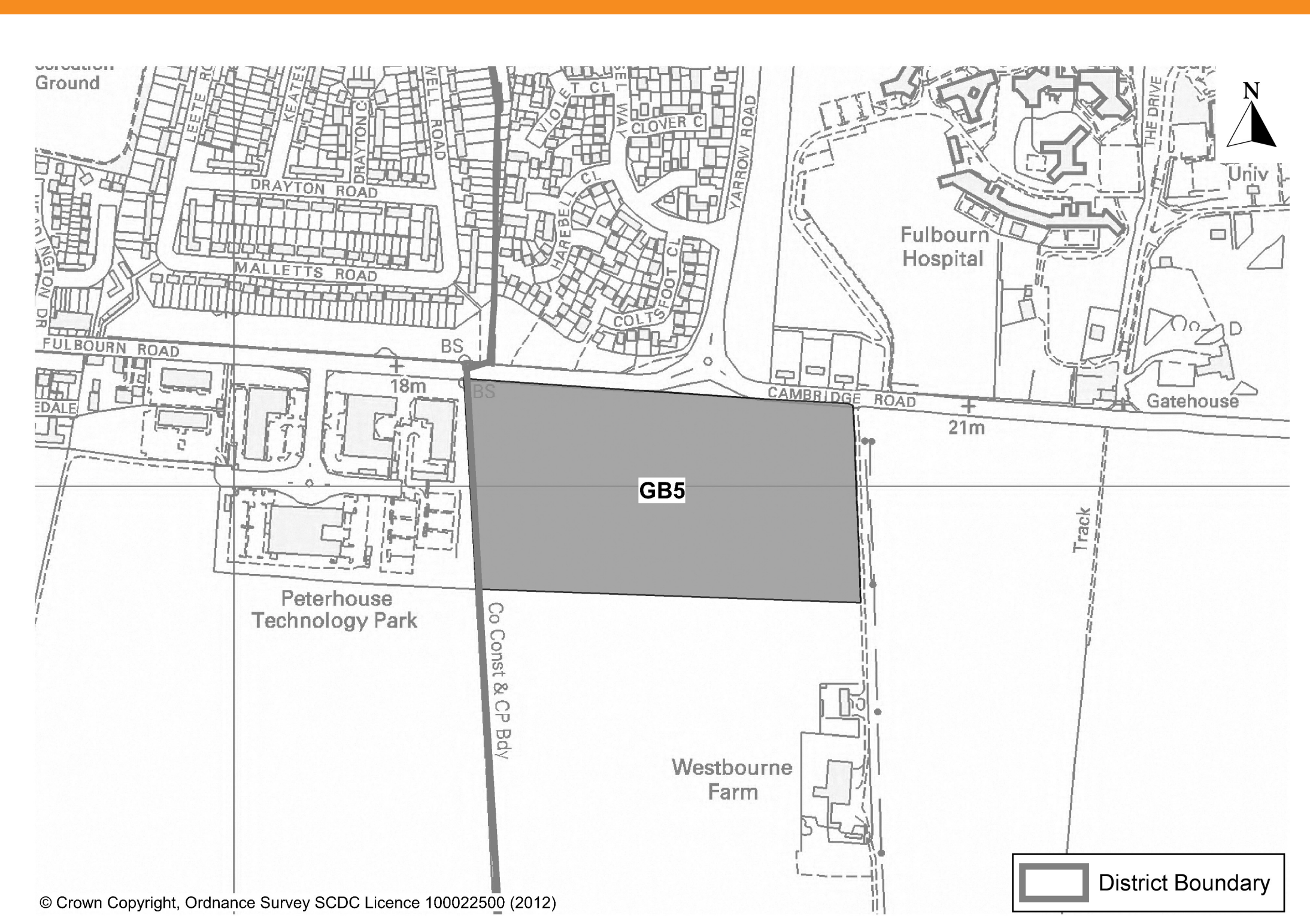
#### Pros:

- Could extend existing employment area to help to meet demand for quality employment development close to Cambridge;
- Highly accessible by public transport and bicycle;
- Limited visual impact if well landscaped and sunk into the ground.

#### Cons:

- Minimal impact on Green Belt purposes;
- Partly abuts residential to the north which could constrain the form of development and the type of employment uses possible on site;
- Would depend upon the existing access to Fulbourn Road through the Peterhouse Technology Park.

### Site Option GB5: Fulbourn Road East



**District:** South Cambridgeshire  
**Ward / Parish:** Fulbourn  
**Area:** 6.92ha  
**Potential Capacity:** Employment development

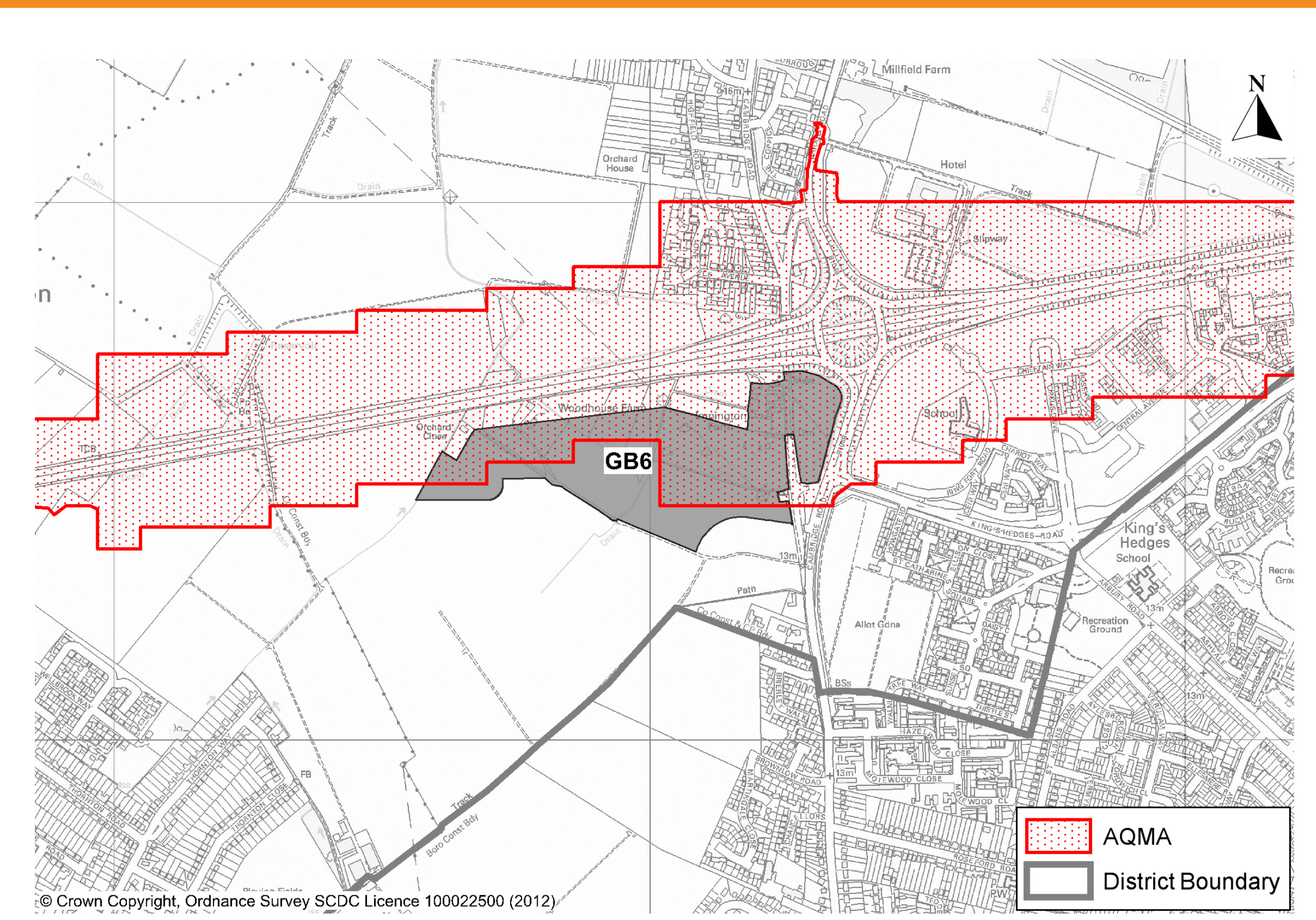
#### Pros:

- Could help to meet demand for quality employment development close to Cambridge;
- Highly accessible by public transport and bicycle;
- Limited visual impact if well landscaped and sunk into the ground.

#### Cons:

- Some impact on Green Belt purposes;
- Loss of good quality agricultural land;
- Detailed surveys may reveal that only part of the site should be developed if visual impact is to be limited.

### Site Option GB6: Land south of the A14 and west of Cambridge Road (NIAB 3)



**District:** South Cambridgeshire  
**Ward / Parish:** Impington  
**Area:** 12.6ha  
**Potential Capacity:** Up to 130 dwellings, employment development and with the wider area of open countryside to the west wrapping round NIAB2 to become public open space. See also Site Option CS4 in Chapter 10 which identifies the eastern part of the site for a community stadium as an alternative.

#### Description:

An Air Quality Management Area (AQMA) runs along the A14 to address an area of poor air quality, which is shown on the map.

This proposed allocation assumes that all residential development is located on the southern part of the site outside the AQMA in the interest of public health, with employment development in the AQMA.

It also assumes the retention of hedges and woodland and a set back of the development from Histon Road and the A14 to provide effective visual separation between Cambridge and Impington.

#### Pros:

- Opportunity to masterplan with the NIAB2 site;
- Highly accessible by public transport and bicycle;
- Limited visual impact if well landscaped.

#### Cons:

- Some impact on Green Belt purposes;
- Significant noise and air quality issues, no residential development possible in the AQMA;
- Pylons cross the site.

