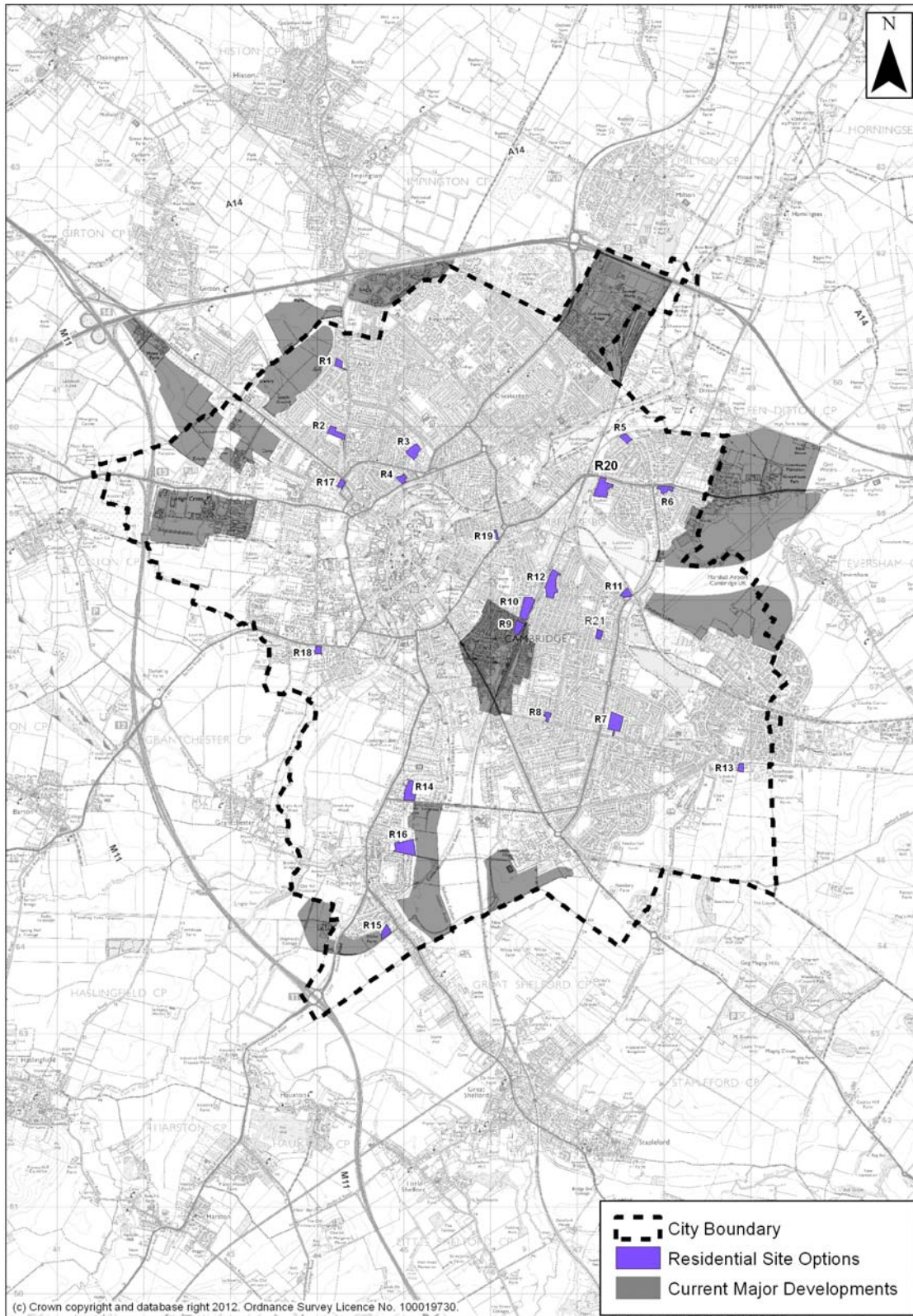


# Chapter D

## Residential Site Options Within Cambridge

## D. RESIDENTIAL SITE OPTIONS WITHIN CAMBRIDGE

**Map 2:** All residential site options within Cambridge



## SITE NUMBER R1 – 295 HISTON ROAD

**Ward:** Arbury

**Area:** 0.71ha

**Potential Capacity:** 32

**Reference(s):** Local Plan 2006 Allocation Site (residential) – Site 5.17

### SITE MAP



### Description:

There are two buildings on this site. One is used for a furniture shop and an education centre (tutorial school), this is a two-storey warehouse type building extended from the rear of two former residential properties. The other is home to Cambridge Squash Club and this is a two-storey warehouse type building. Approximately half the site is residential garden type land. It is located approximately 50 metres to the west of Histon Road, to the south of Chancellors Walk and is surrounded on all sides by residential development.

### COMMENTS

#### Pros:

- Previously developed, largely vacant site, providing opportunity for development;
- Adjacent to an established residential community;
- Proximity to NIAB site which will have a new local centre and facilities;
- Limited visual impact; and
- No infrastructure upgrades are likely to be required.

**Cons:**

- There are surface water flooding issues across the site. Careful mitigation required; and
- Loss of squash courts.

## SITE NUMBER R2 – WILLOWCROFT, HISTON ROAD

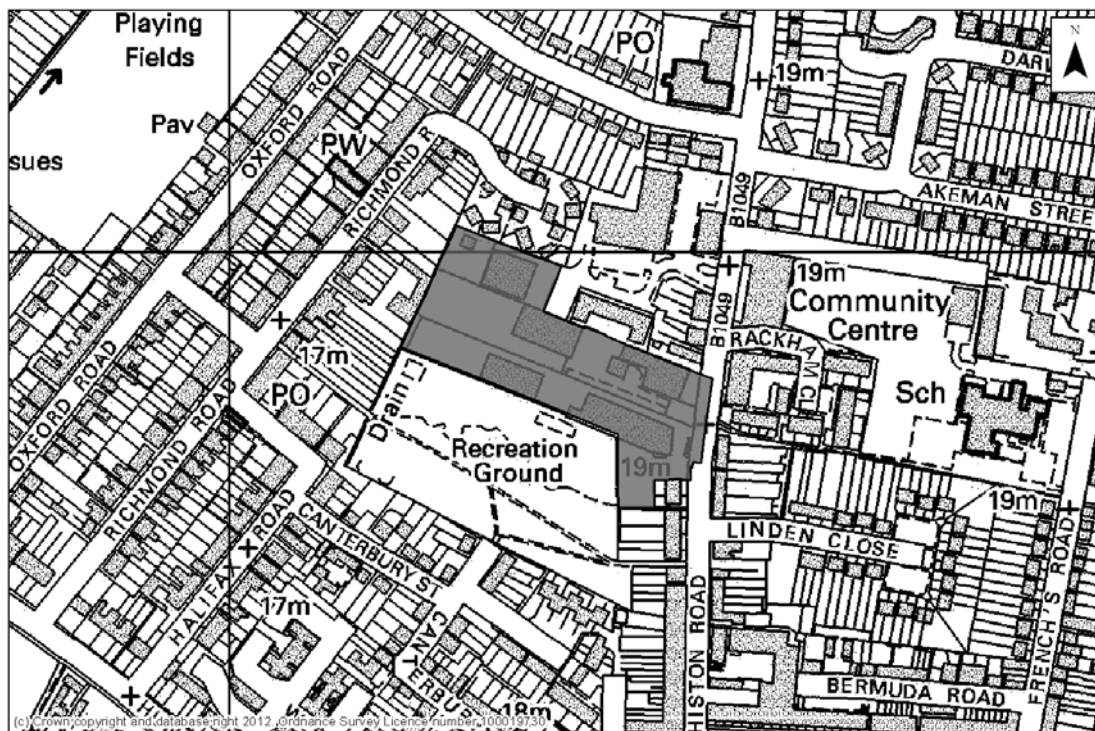
**Ward:** Arbury

**Area:** 1.59ha

**Potential Capacity:** 78

**Reference(s):** Local Plan 2006 allocation site (for residential) – site 5.07. Also includes SHLAA site CC312 – Land rear of 129 – 133 Histon Road

### SITE MAP



### Description:

Industrial area located west of Histon Road, with the far western border of the site being the rear gardens of the properties on Richmond Road. To the north are the rear gardens on nursery walk and Histon Road Local Centre. There is a recreation ground to the south. There is a car park to the southwest of the site.

### COMMENTS

#### Pros:

- Proximity to Local Centre and facilities;
- Adjacent to a main radial route;
- Site is directly adjacent to Histon Road Recreation Ground, which has a range of children's play facilities for different ages; and
- Within 400m of two primary schools.

#### Cons:

- There are high traffic volumes and cycling provision could be better on this part of Histon Road; and
- Any damage to protected trees on site would need to be mitigated against.

## SITE NUMBER R3 – CITY FOOTBALL GROUND

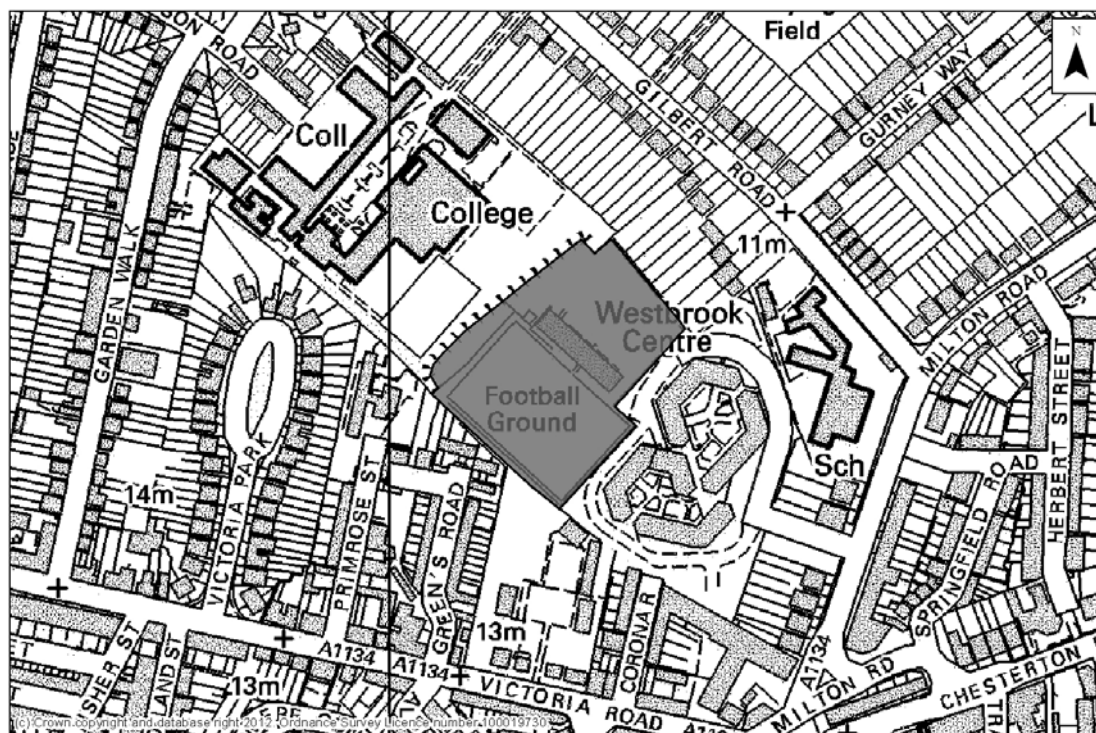
**Ward:** West Chesterton

**Area:** 1.71ha

**Potential Capacity:** 147

**Reference(s):** Local Plan 2006 allocation site (for residential) – site 5.05.

### SITE MAP



### Description:

This site is currently used as a football ground (playing field, club house, stand and car parking) for Cambridge City Football Club. The site is set away from main street frontages in an area bounded by Victoria Road, Milton Road, and Gilbert Road. The site is reached via the Westbrook Centre access road, which turns off Milton Road a short distance beyond Mitcham's Corner.

### COMMENTS

#### Pros:

- Close to City Centre and adjacent to District Centre;
- The site is set away from the main street so there would be limited visual impact;
- Close to primary school and Bateson Road Play Area; and
- Good public transport links to city centre and other areas.

**Cons:**

- Loss of City Football Ground. Any future development would need to satisfactorily demonstrate recreational facilities are re-provided elsewhere in a similarly accessible location;
- Poor pedestrian and cycling connectivity with surrounding area. Development could provide an opportunity for improvement; and
- There are access problems with this site that would need to be mitigated before any approval could be granted.



## SITE NUMBER R4 – HENRY GILES HOUSE, CHESTERTON ROAD

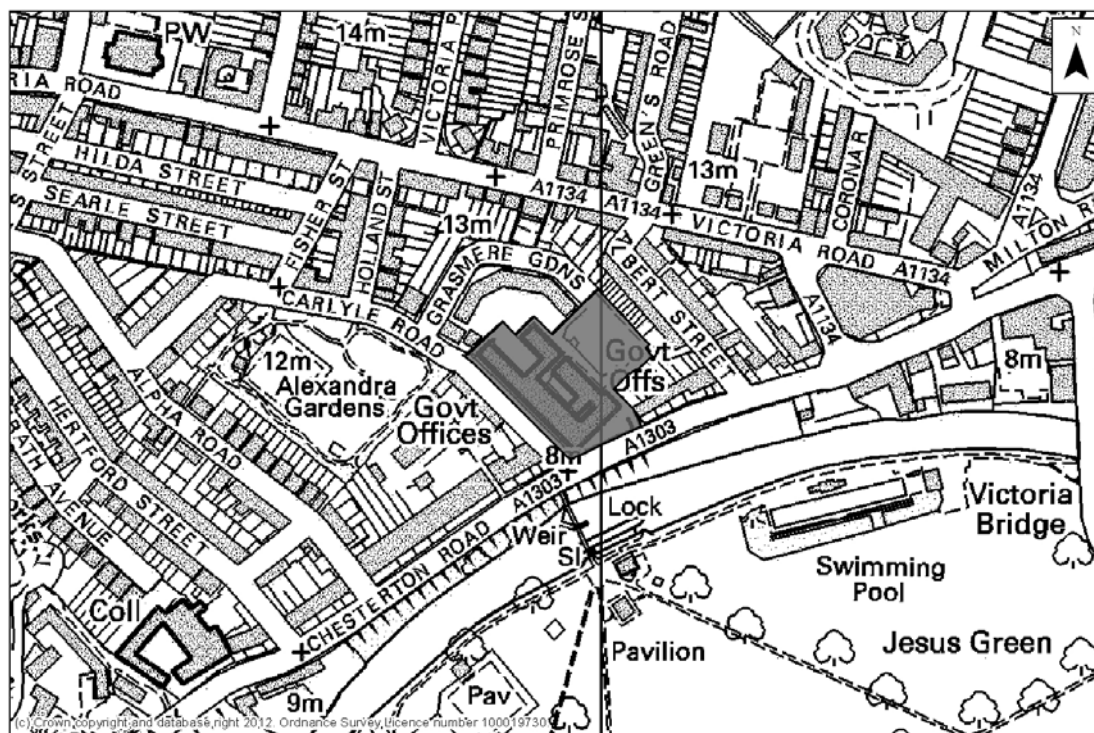
**Ward:** West Chesterton

**Area:** 0.775ha

**Potential Capacity:** 48

**Reference(s):** Local Plan 2006 allocation site (for residential) – site 5.15.

### SITE MAP



### Description:

This site relates to the four storey, flat roofed Social Security/Jobcentre building. It is located on the corner of Chesterton Road and Carlyle Road. The building is set back from Chesterton Road, with an area of car parking between the building and the footway. There is a car park to the rear of the building.

### COMMENTS

#### Pros:

- Close to City Centre and adjacent to Mitcham's Corner District Centre;
- Adjacent to open space (Jesus Green);
- Existing infrastructure is likely to be sufficient;
- Close to health centres, schools and play areas;
- Good public transport links to city centre and other areas; and
- Good cycling and walking links.

**Cons:**

- Surface water flooding issues on site, possible to mitigate with careful consideration to site layout; and
- The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality.

## SITE NUMBER R5 – CAMFIELDS RESOURCE CENTRE AND OIL DEPOT

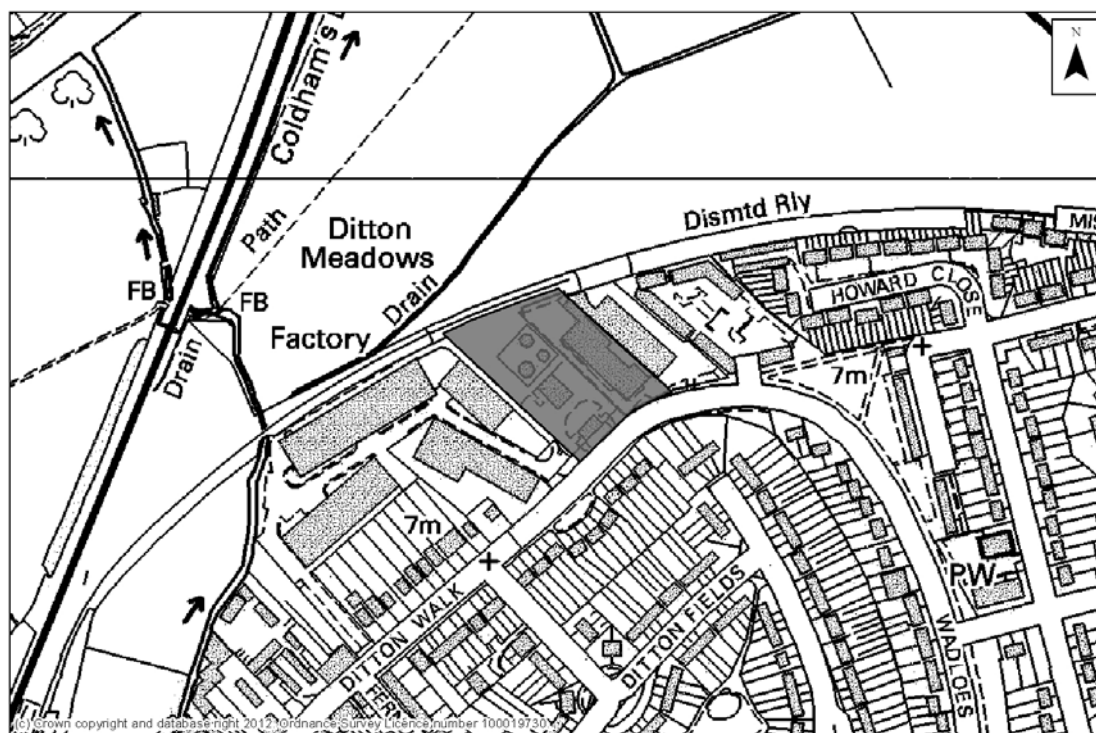
**Ward:** Abbey

**Area:** 0.858ha

**Potential Capacity:** 35

**Reference(s):** SHLAA site 906 is contained within the boundary of this site to which the oil depot area has been added

### SITE MAP



### Description:

This is an industrial site on the north side of Ditton Walk. It is bounded on the north by Ditton Meadows, on the west and east by warehouse/industrial type buildings and on the south by residential. It is in use as a resource centre and oil depot. The site to the east was granted permission for residential development in 2011 (11/0596/FUL).

### COMMENTS

#### Pros:

- Adjacent to an established residential community;
- Good public transport links to city centre and other areas;
- Close to play areas and accessible natural greenspace, Ditton Fields Recreation Ground and Dudley Road Recreation Ground;
- Potential to clean up contaminated site;
- Existing infrastructure is likely to be sufficient; and
- Within 800m of Barnwell Local Centre.

**Cons:**

- Surface water flooding issues across the site. Mitigation is possible with careful consideration to site layout;
- Oil contamination beneath the site. Capable of remediation but some types of residential development may not be suitable (houses with gardens); and
- Any new development needs to minimise the impact it may have on the semi-natural private greenspace north of the site.

**SITE NUMBER R6 – 636-656 NEWMARKET ROAD, HOLY CROSS CHURCH HALL, EAST BARNWELL COMMUNITY CENTRE AND MEADOWLANDS, NEWMARKET ROAD**

**Ward:** Abbey

**Area:** 1.01ha

**Potential Capacity:** 75

**Reference(s):** SHLAA – Site CC443

**SITE MAP**



**Description:**

A series of community facility and other mixed use type buildings (Church, flats, nursery, games court, vicarage) and associated car parking, on the south side of Newmarket Road close to the Barnwell Road/Wadloes Road roundabout. Residential development borders the site to the east and south.

**COMMENTS**

**Pros:**

- Redevelopment of the site could make more efficient use of land and any proposal would need to include modern replacement of community facilities;
- Close to Barnwell Road Local Centre, East Barnwell Health Centre and Peverel Road Play Area;
- Existing infrastructure likely to be sufficient;
- Good public transport links to city centre and other areas; and

- Existing community facilities are in very poor quality buildings and redevelopment would enable an upgrade.

**Cons:**

- Multiple land ownership;
- There is a Tree Preservation Order (TPO) on the Methodist Church part of the site; and
- Noise problems affect the end of the site near Newmarket Road. Careful mitigation required.

## SITE NUMBER R7 – THE PADDOCKS, CHERRY HINTON ROAD

**Ward:** Coleridge

**Area:** 2.79ha

**Potential Capacity:** 123

**Reference(s):** Local Plan 2006 Allocation (for residential) – Site 5.02

### SITE MAP



### Description:

Industrial estate located just to the north of Cherry Hinton Road, close to the junction with Perne Road. The site is bounded to the north, east and south by residential and are allotment gardens and residential to the west.

### COMMENTS

#### Pros:

- Close to Adkins Corner Local Centre and other facilities;
- Adjacent to an established residential community;
- Close to Cornford House Surgery, four primary schools, sports facilities and two play areas; and
- Good public transport links to city centre and other areas.

#### Cons:

- Potential contamination from industrial use but should be capable of remediation;
- Loss of employment land; and

- Safety improvements for cyclists needed to roundabout.



## SITE NUMBER R8 – 149 CHERRY HINTON ROAD

**Ward:** Coleridge

**Area:** 0.55ha

**Potential Capacity:** 17

**Reference(s):** SHLAA Site - CC087

### SITE MAP



### Description:

The site consists of a number of light industrial buildings (laundry site – retail shop to the front with laundry process works to the rear of site). The surrounding area is predominantly residential but there is another light industrial site to the northwest.

### COMMENTS

#### Pros:

- Close to Cherry Hinton Road West and East Local Centres and facilities;
- Close to railway station and good public transport links to city centre and other areas;
- Close to Morley Memorial Primary School and Coleridge Community College;
- Close to outdoor sports facilities, play space and accessible natural greenspace;
- Less than 1Km from an employment centre; and
- Existing infrastructure likely to be sufficient.

**Cons:**

- Loss of local laundry service; and
- Concerns about noise, which should be capable of adequate mitigation and potential contamination which should be capable of remediation.

## SITE NUMBER R9 – TRAVIS PERKINS, DEVONSHIRE ROAD

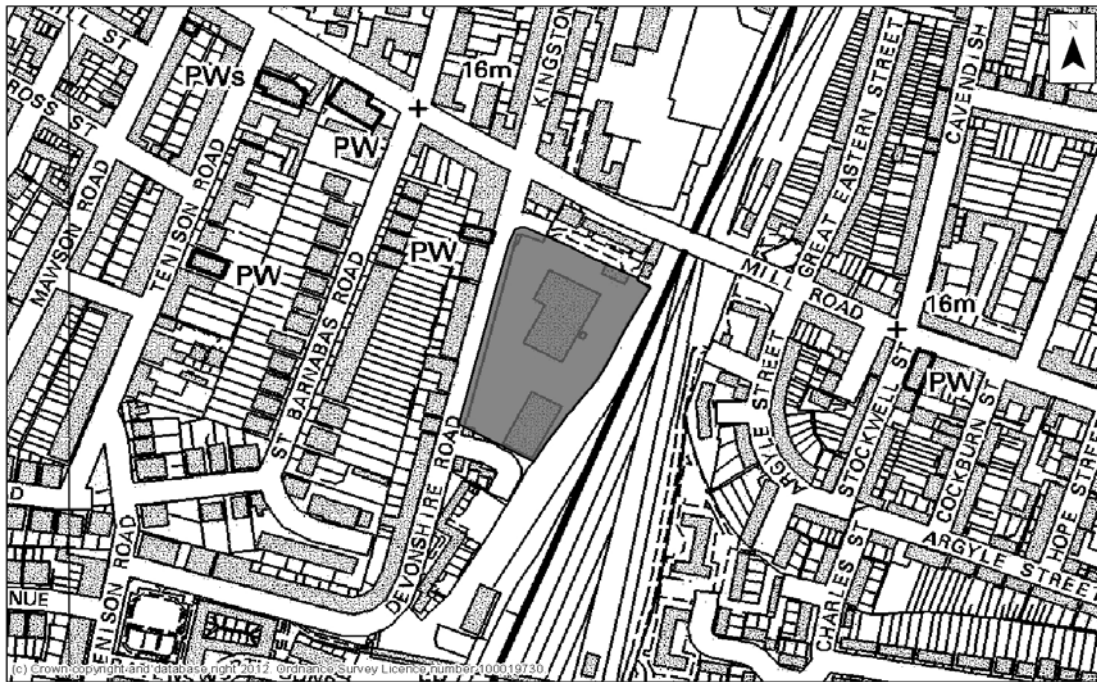
**Ward:** Petersfield

**Area:** 1.23ha

**Potential Capacity:** 43

**Reference(s):** Local Plan 2006 allocation site (for residential) – site 5.09.

### SITE MAP



### Description:

Large industrial premises located off of Devonshire Road, close to the junction with Mill Road. The site is bounded by the railway line to its east and residential to the south and west. The site is currently in use by Travis Perkins builders suppliers. It is currently pending a decision on an application for a mixed use development, including some residential.

### COMMENTS

#### Pros:

- Close to Mill Road West Local Centres and relatively close to the city centre and facilities;
- Close to railway station and within 400m of bus services that link the site to the City Centre;
- Close to play space and accessible natural greenspace; and
- Adjacent to an established residential community.

#### Cons:

- Most of the site is more than 800m from nearest primary school; and

- Site is adjacent to a number of Almshouses which have the status of Buildings of Local Interest (BLIs) and front onto Mill Road. Potential for adverse impacts but capable of mitigation.

## SITE NUMBER R10 – MILL ROAD DEPOT AND ADJOINING PROPERTIES

**Ward:** Petersfield

**Area:** 2.7ha

**Potential Capacity:** 167

**Reference(s):** SHLAA Site - CC102

### SITE MAP



### Description:

Mill Road Depot is located off Mill Road, between Kingston Street to the west and the railway bridge to the east. The depot incorporates many of the City Council's services, including offices, vehicle MOTs, waste disposal and collection and storage and is industrial in nature. It is in use as the Council's Depot, warehouse buildings and offices, community facilities within the Listed library, language school and leased garages.

### COMMENTS

#### Pros:

- Close to Mill Road West Local Centres and relatively close to the city centre and facilities;
- Close to railway station and within 400m of bus services that link the site to the City Centre;
- There is an open space deficiency in Petersfield Ward which development here could help to address;
- Existing infrastructure is likely to be sufficient;

- Close to play space and accessible natural greenspace; and
- Adjacent to an established residential community.

**Cons:**

- Any development will need to take into account the setting of a Grade 2 listed building;
- The site is in Multiple ownership;
- Access may be difficult as it should not be from Mill Road;
- There are contamination issues on site that would need to be mitigated. Capable of remediation but careful mitigation required; and
- There is poor cycling provision on Mill Road and the site is near a dangerous junction. Development may provide an opportunity for improvement.

## SITE NUMBER R11 – HORIZONS RESOURCE CENTRE, COLDHAMS LANE

**Ward:** Romsey

**Area:** 0.82ha

**Potential Capacity:** 40

**Reference(s):** SHLAA Site - CC629

### SITE MAP



### Description:

A site housing the Horizons Resource Centre (a day centre) and associated car parking. It is located just north of Coldham's Lane, on a roundabout, and is bounded by the railway line to the east and the residential buildings of The Paddocks the north.

### COMMENTS

#### Pros:

- Adjacent to an established residential community;
- The site is close to a superstore, although access would be difficult across the busy roundabout;
- Close to an employment centre, a primary school, sports facilities, play areas and accessible natural greenspace; and
- Site could support reasonable high density.

#### Cons:

- Access to the site may be difficult;

- Poor access to public transport; and
- The site is adjacent to a busy roundabout with a high cycle accident rate. Development may provide an opportunity for improvements to the public realm.



## SITE NUMBER R12 – RIDGEONS, 75 CROMWELL ROAD

**Ward:** Romsey

**Area:** 3.27ha

**Potential Capacity:** 120

**Reference(s):** SHLAA Site CC922 - Part of a Local Plan 2006 allocation site (for residential) – site 5.14

### SITE MAP



### Description:

Large broadly wedge shaped industrial area, currently in use by Ridgeons, which forms part of a Local Plan 2006 allocation site (for residential) – site 5.14. The site is located in between the Cambridge to King's Lynn railway line to the west and Cromwell Road to the east. The site is used for the storage, display and sale of building, plumbing and decorating materials, and for offices ancillary to this business.

### COMMENTS

#### Pros:

- Close to Fairfax Road Local Centre and shops and facilities on Mill Road at a greater distance;
- Site is close to sports facilities, play areas and accessible natural greenspace;
- Site access is achievable and existing infrastructure is likely to be sufficient; and
- Good public transport and cycling links.

**Cons:**

- Site is likely to be contaminated due to multiple former light industrial uses. Remediation is possible but it may not be suitable for houses with gardens;
- There are noise and vibration issues due to the proximity of the site to the railway line and assessment and mitigation would be required; and
- The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality.

## SITE NUMBER R13 – 78 AND 80 FULBOURN ROAD

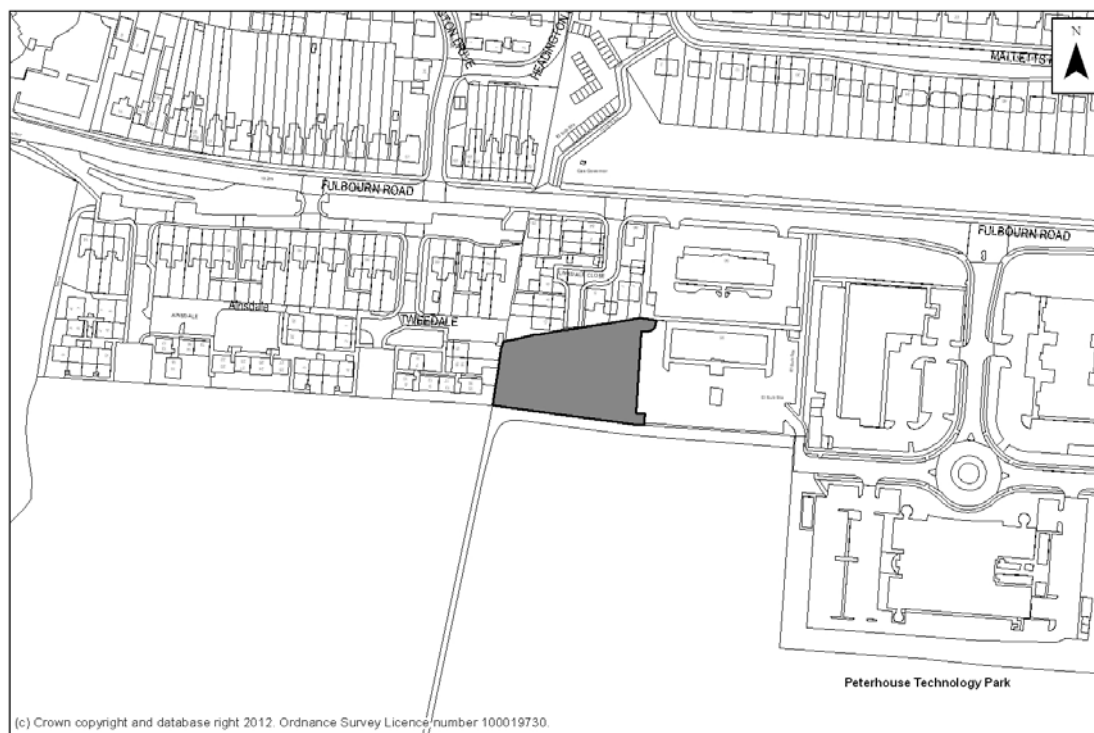
**Ward:** Cherry Hinton

**Area:** 0.59ha

**Potential Capacity:** 17

**Reference(s):** SHLAA – Site CC755

### SITE MAP



### Description:

Greenfield site to the south of Fulbourn Road, bounded by residential buildings of Tweedale to its west and the Cambridge Water building and associated car parking to its east. There is open agricultural Green Belt land to the south, which has been identified as a potential Green Belt release for employment. The site to the north has been redeveloped for residential and could provide access.

### COMMENTS

#### Pros:

- Access could be provided through the site to the north;
- Relatively close to Cherry Hinton Local Centre and other services and facilities;
- Site is close to outdoor sports facilities, play areas and accessible natural greenspace; and
- Good public transport links to city centre and other areas.

**Cons:**

- There are surface water flooding issues towards the centre of the site. Careful mitigation required;
- There is poor cycling provision on Fulbourn Road; and
- More than 800m from existing or proposed train station.

## SITE NUMBER R14 – BT TELEPHONE EXCHANGE AND CAR PARK, LONG ROAD

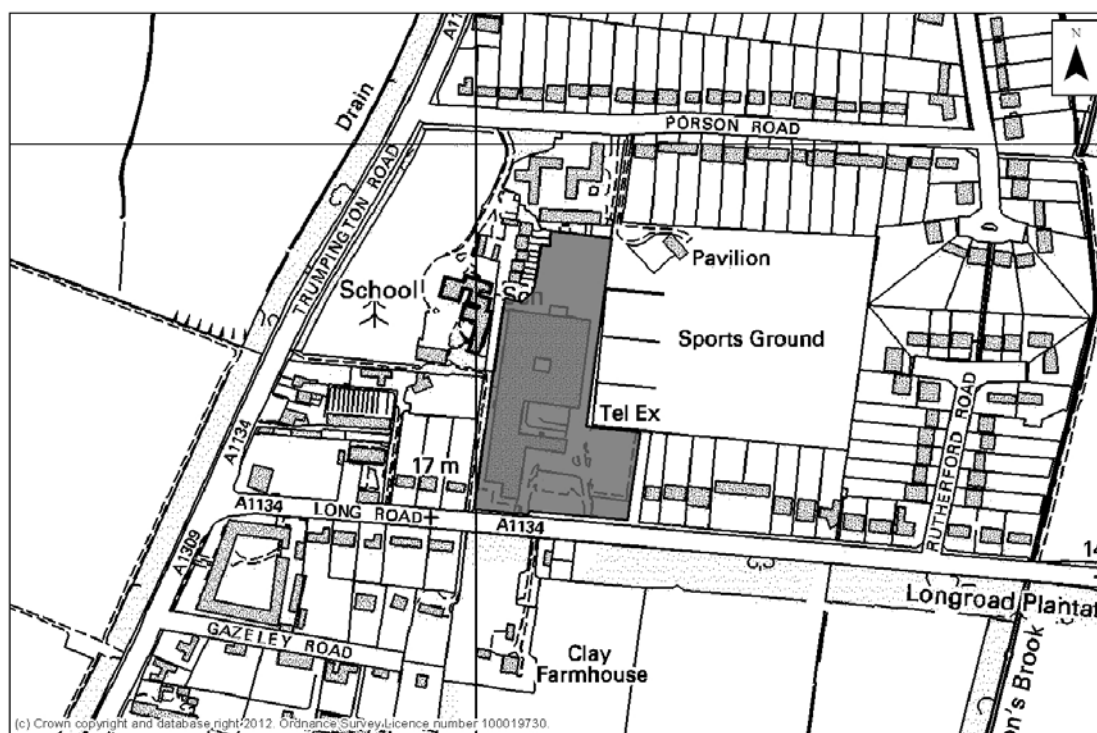
**Ward:** Trumpington

**Area:** 2.01ha

**Potential Capacity:** 76

**Reference(s):** SHLAA site CC583 is contained within the boundary of this larger site which is a Local Plan 2006 Allocation (for residential) – Site 5.06

### SITE MAP



### Description:

The British Telecom building and car park (also known as the Cambridge Trunks Telephone Exchange) are located to the north of Long Road, close to the junction with Trumpington Road. It is an industrial/office style building of two and three storeys. The site is bordered to the north by the residential properties of Porson Court; to the east by the housing on Long Road with the protected open space of Peterhouse Sports Ground behind; to the west by the housing on Long Road frontage and the Perse Prep School behind; and to the south by a planting strip along the south side of Long Road.

### COMMENTS

#### Pros:

- The site is adjacent to an established residential community and a sports ground, which could provide a pleasant environment for residential development; and

- Close to the proposed Parkside Federation Secondary School and a number of outdoor sports facilities.

**Cons:**

- The site is more than 800m from nearest Local Centre and Health Centre/GP service, although it would also have access to facilities at Clay Farm in the future when it is fully developed.

## SITE NUMBER R15 – GLEBE FARM

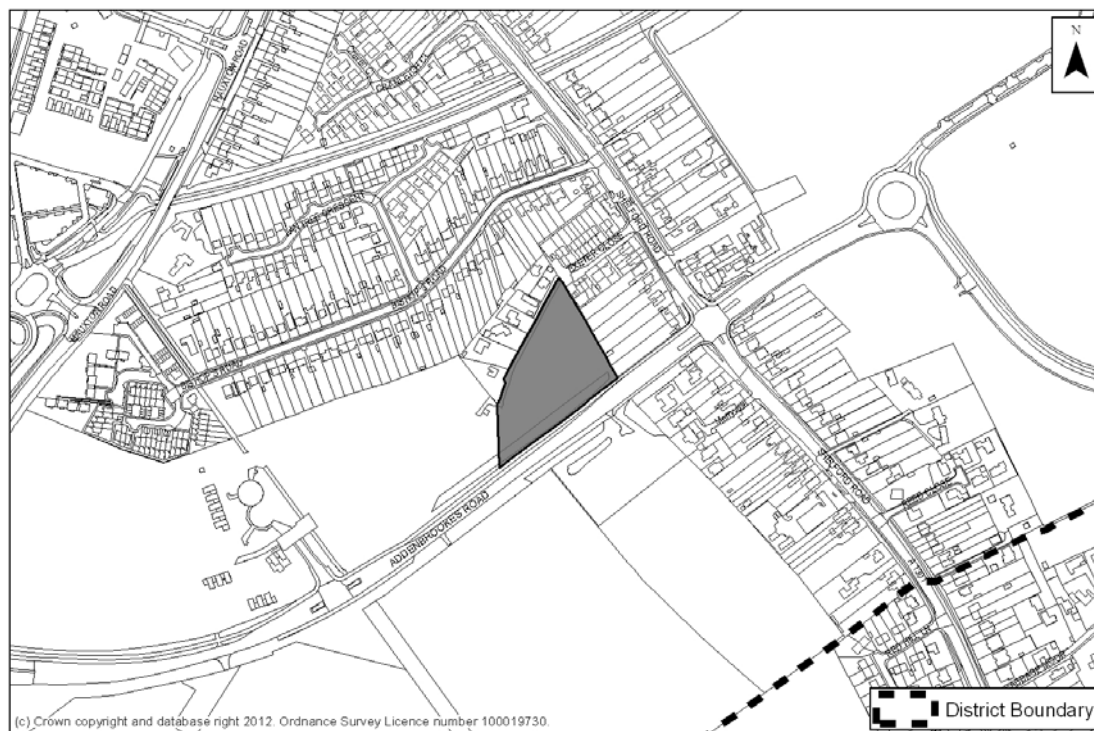
**Ward:** Trumpington

**Area:** 1ha

**Potential Capacity:** 35

**Reference(s):** Local Plan 2006 Allocation (for residential) – Site 9.13 (Part)

### SITE MAP



### Description:

Ex farmland site, located east of Hauxton Road and north of Addenbrooke's Access Road. It is bounded to the north by the residential properties of Exeter Close and to the east by the housing on Shelford Road. It is a part of a much larger Local Plan 2006 allocation site 9.13 (Glebe Farm). Planning permission (09/1140/FUL) was finalised in August 2010 for 286 homes on the adjacent site to the east, which was also part of the 2006 Local Plan allocation. Construction is now well underway on that site. The site was previously identified for a household recycling centre, and that is why it was not included within the outline permission for the remainder of the 2006 Local Plan Allocation. However, the site would not be suitable for such a facility.

### COMMENTS

#### Pros:

- The site is adjacent to an established residential community and permitted residential at Glebe Farm;
- Close to outdoor sports facilities and play areas; and
- Within 400m of bus services that link the site to the city centre and other areas.

**Cons:**

- The site is more than 800m from nearest Local Centre, Health Centre/GP and primary school although there would be access to facilities at Clay Farm and Trumpington Meadows in the future when they are fully developed.



## SITE NUMBER R16 – CAMBRIDGE PROFESSIONAL DEVELOPMENT CENTRE, PAGET ROAD

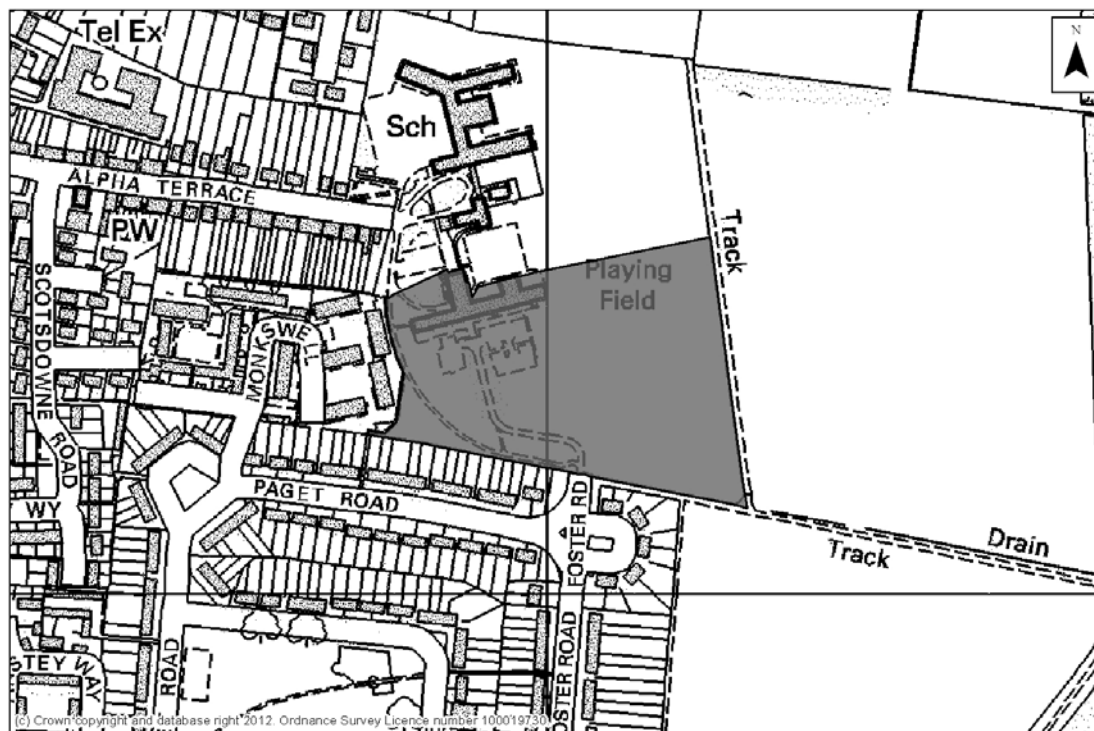
**Ward:** Trumpington

**Area:** 3.15ha

**Potential Capacity:** 50

**Reference(s):** SHLAA – Site CC905

### SITE MAP



### Description:

Old school site, now used as training centre. Made up of old school building, associated car parking and green space (old playing fields). Located south east of Alpha Terrace and north of Paget Road. Fawcett Primary School bounds the site to the north and there is open agricultural land to the east of the site, which forms part of the Clay Farm development site.

### COMMENTS

#### Pros:

- The site is adjacent to existing residential and permitted residential and other services and facilities at Clay Farm;
- Close to Trumpington Local Centre and facilities;
- Close to schools, outdoor sports facilities and play areas;
- Existing infrastructure likely to be sufficient;
- Within 400m of bus services that link the site to the city centre and other areas; and

- Good cycle links through the Clay Farm site.

**Cons:**

- The loss of the training centre; and
- Potential loss of protected open space (old school playing fields), although it is likely that this would be removed from the development area.



- There are surface water flooding issues towards the west of the site. Careful mitigation required;
- The Scheduled Ancient Monument on site (Ashwickstone) would need to be protected in any development;
- Any development would need to protect the setting of West Cambridge Conservation Area;
- Loss of offices; and
- The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality.

## SITE NUMBER R18 – 21-29 BARTON ROAD

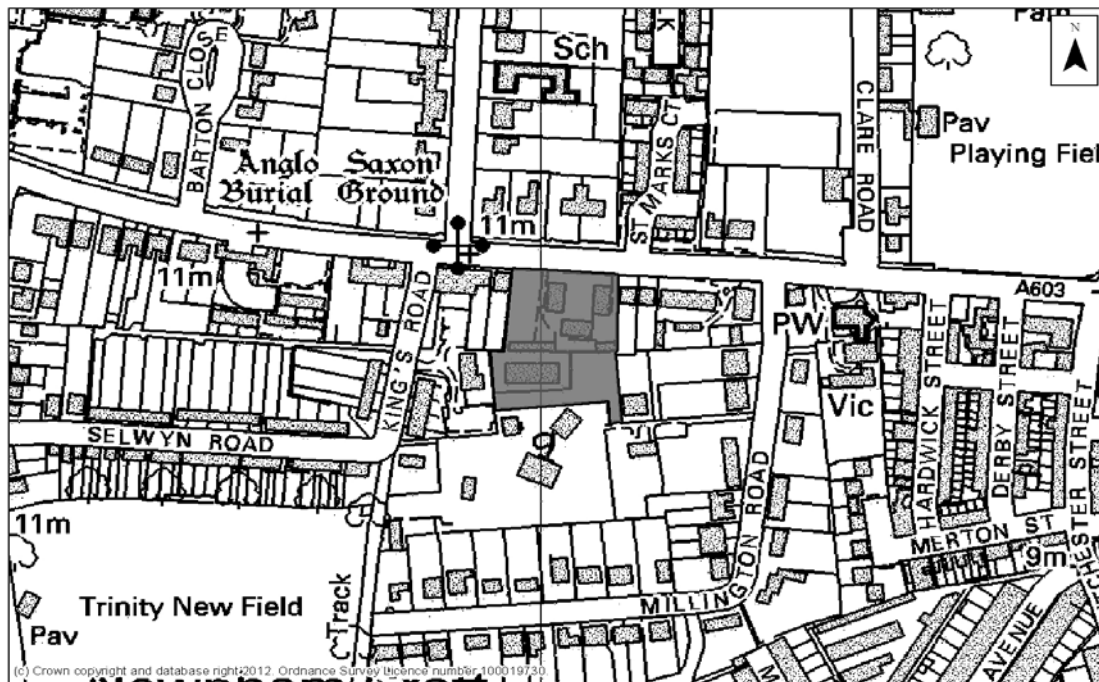
**Ward:** Newnham

**Area:** 0.55ha

**Potential Capacity:** 15

**Reference(s):** SHLAA – Site CC910

### SITE MAP



### Description:

This site relates to a number of residential properties, gardens and garages that are located south of Barton Road and south west of St Marks Court between 21 and 29 Barton Road. The surrounding context is mainly residential.

### COMMENTS

#### Pros:

- The site is close to the City Centre and both Newnham Road and Grantchester Local Centres;
- Within an established residential community;
- Close to outdoor sports facilities, play areas and accessible natural greenspace; and
- Good cycle links.

#### Cons:

- Buildings on this site are not listed but have a positive impact on the character of the area;
- Potential loss of student accommodation; and
- Poor access to public transport.

## SITE NUMBER R19 – 64-68 NEWMARKET ROAD

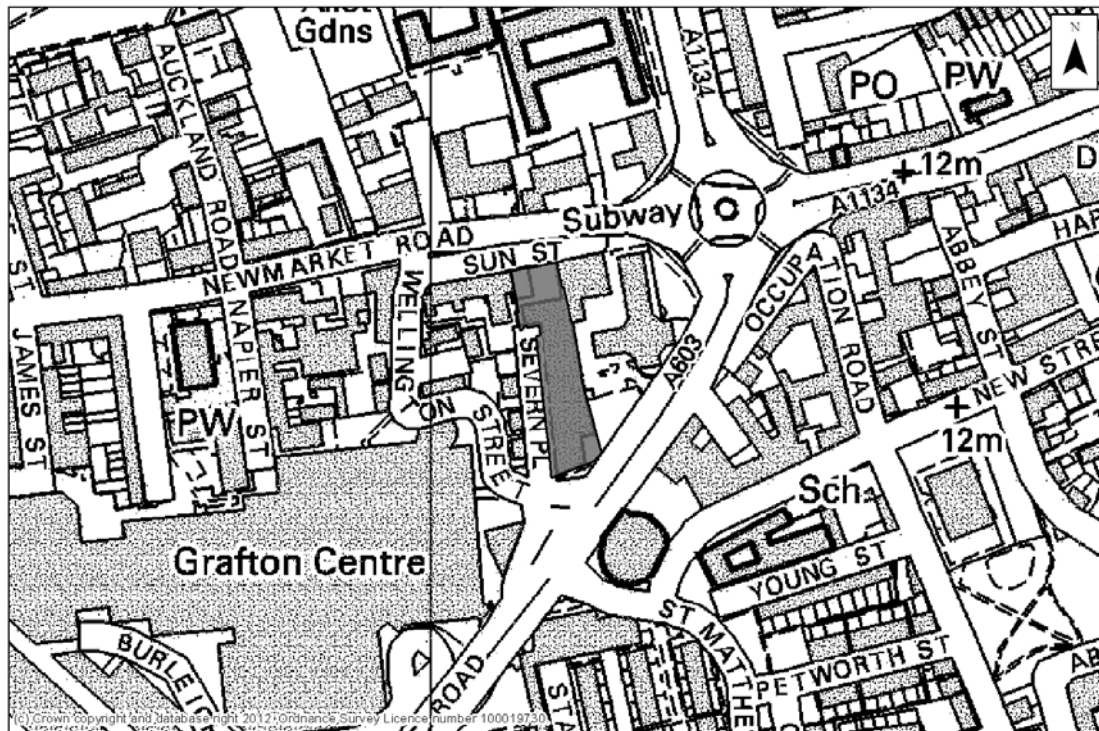
**Ward:** Market

**Area:** 0.27ha

**Potential Capacity:** 60

**Reference(s):** SHLAA – Site CC892

### SITE MAP



### Description:

This site is located south of Newmarket Road, between Sun Street (to the north) and Severn Place (to the west). The site is made up of a warehouse and retail building and associated car parking. The context is mixed use with the Dukes Court office development to the west, the Atrium Fitness Centre to the east and the Sun Street Pay & Display car park to the north.

### COMMENTS

#### Pros:

- The site is in the City Centre boundary and close to the Norfolk Street Local Centre;
- This site could potentially provide a useful pedestrian/cycle link between Newmarket Road and East Road;
- Close to schools, GP service, children's/teenagers play space and natural accessible greenspace; and
- Good public transport links to City Centre and other areas.

**Cons:**

- The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality; and
- Potential contamination, former contaminative uses on site. Developable but will require mitigation.

## SITE NUMBER R20 – ABBEY FOOTBALL STADIUM

**Ward:** Market

**Area:** 2.88ha

**Potential Capacity:** 154

**Reference(s):** SHLAA – Site CC105

### SITE MAP



### Description:

Site of the existing Cambridge United Stadium with ancillary car parking. The stadium itself is set back from the Newmarket Road frontage by an area of hardstanding, which is used for car and cycle parking, and a number of single storey buildings, which includes a car and van hire firm. To the east and north, the site is surrounded by residential development. To the south there is an extensive area of allotments. To the west there is open space, consisting of grass and scrub, linking to Coldham's Common.

This site, as well as the allotments to the south, are also being consulted on as a possible option for a community stadium. The existing Abbey Stadium site is not of sufficient size to accommodate a Community Stadium. The stadium owners are seeking an alternative site. Inclusion of allotment land to the south would make a larger site.

### COMMENTS

#### Pros:

- Adjacent to an established residential community;



- The site is close to schools, outdoor sports facilities, children's/teenagers play space and accessible natural green space;
- Good public transport links to City Centre and other areas;
- Good cycle links; and
- Opportunities to improve green infrastructure.

**Cons:**

- Potential contamination due to former contaminative uses on site. Developable but will require mitigation;
- There are lease issues that need to be overcome otherwise the site would become smaller; and
- Loss of United Football Ground. Any future development would need to satisfactorily demonstrate recreational facilities are reprovided elsewhere in an appropriate manner.

## SITE NUMBER R21 – 315-349 MILL ROAD

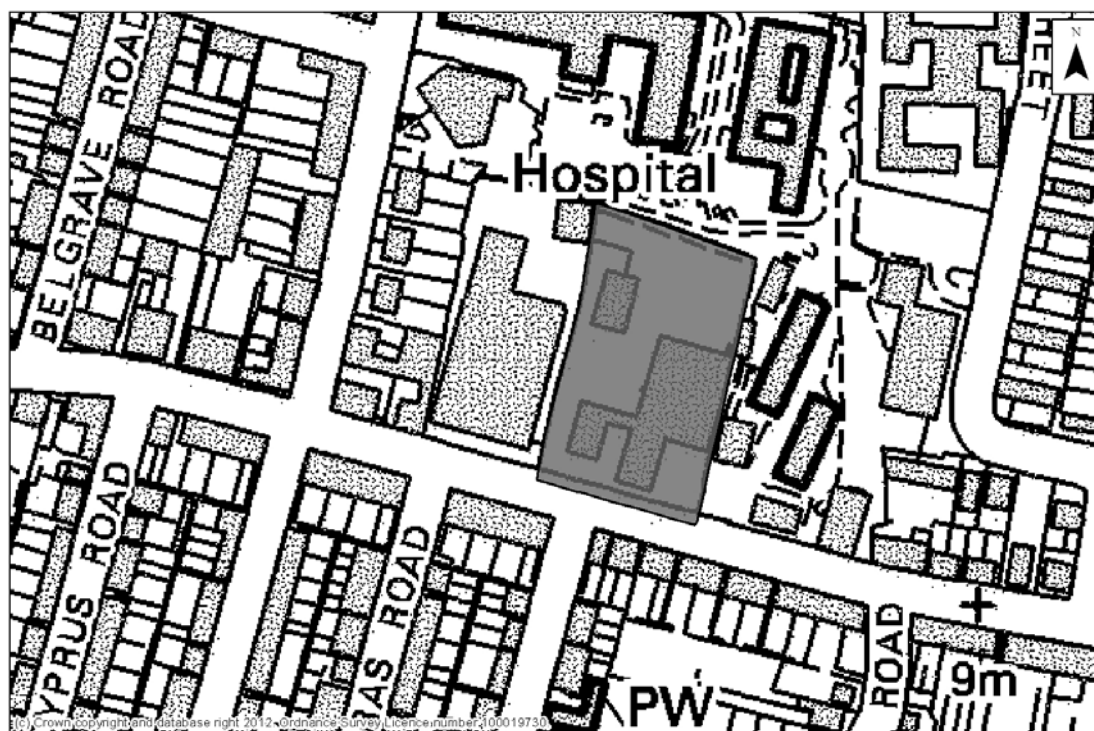
**Ward:** Romsey

**Area:** 0.6ha

**Potential Capacity:** 25

**Reference(s):** Local Plan 2006 Allocation Site 7.12 (Mixed Use)

### SITE MAP



### Description:

This site was formerly occupied by the storage and collection warehouse for Robert Sayles department store, using a former bowling alley and other buildings, but these buildings, which had been disused since the new John Lewis warehouse at Trumpington was brought into use, were demolished following a fire in 2009.

The site is bordered by Brookfields Hospital and other NHS buildings to the north. Houses on Vinery Road border the site to the west. There is a small group of commercial/retail buildings adjacent to the south-west corner. Opposite the site, on the south side of Mill Road, are terraced houses from the end of the nineteenth century. There is a planned mosque and community facilities (granted planning permission 11/1348/FUL) on the eastern side of the site. The plot to the east forms the other part of the Local Plan 2006 allocation (mixed use) – Site 7.12.

### COMMENTS

**Pros:**

- The site is adjacent to an established residential community, on brownfield land and part of an existing allocation.
- Existing infrastructure likely to be sufficient
- Close to District Centre, outdoor sports, health and education facilities
- Within 400m of bus services that link the site to the city centre and other areas

**Cons:**

- The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality;
- Potential contamination, former contaminative uses on site. Developable but will require mitigation; and
- The site is adjacent to buildings of Local Interest (Arthur Rank House and Headway House, Brookfields Hospital are adjacent the site)