

# Chapter E

## Residential Mooring Site Options Within Cambridge





### E. RESIDENTIAL MOORING SITE OPTIONS WITHIN CAMBRIDGE

**Map 3:** All residential moorings site options within Cambridge



## SITE NUMBER RM1 – FEN ROAD

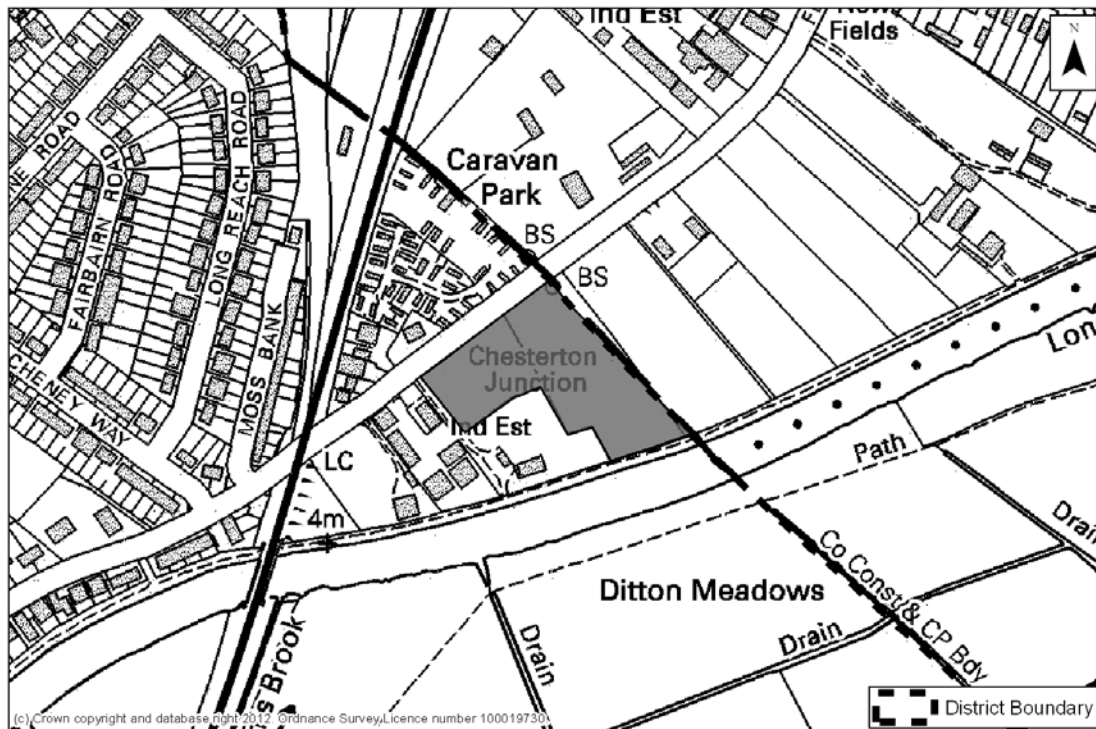
**Ward:** East Chesterton

**Area:** 0.98ha

**Potential Capacity:** Not applicable

**Reference(s):** Local Plan 2006 Allocation (off river moorings) – Site 3.01

### SITE MAP



### Description:

The site is currently green space and is located to the south and east of Fen Road and to the north of the River Cam, close to the railway line (which is to the west). It was allocated in the 2006 Local Plan for off-river moorings (residential).

### COMMENTS

#### Pros:

- Greenfield site with the potential for off river moorings which could ease some of the congestion on this part of the river;
- Close to outdoor sports facilities and accessible natural greenspace;
- Close to proposed Cambridge Science Park railway station;
- Good cycling links; and
- Potential to enhance riparian habitats.

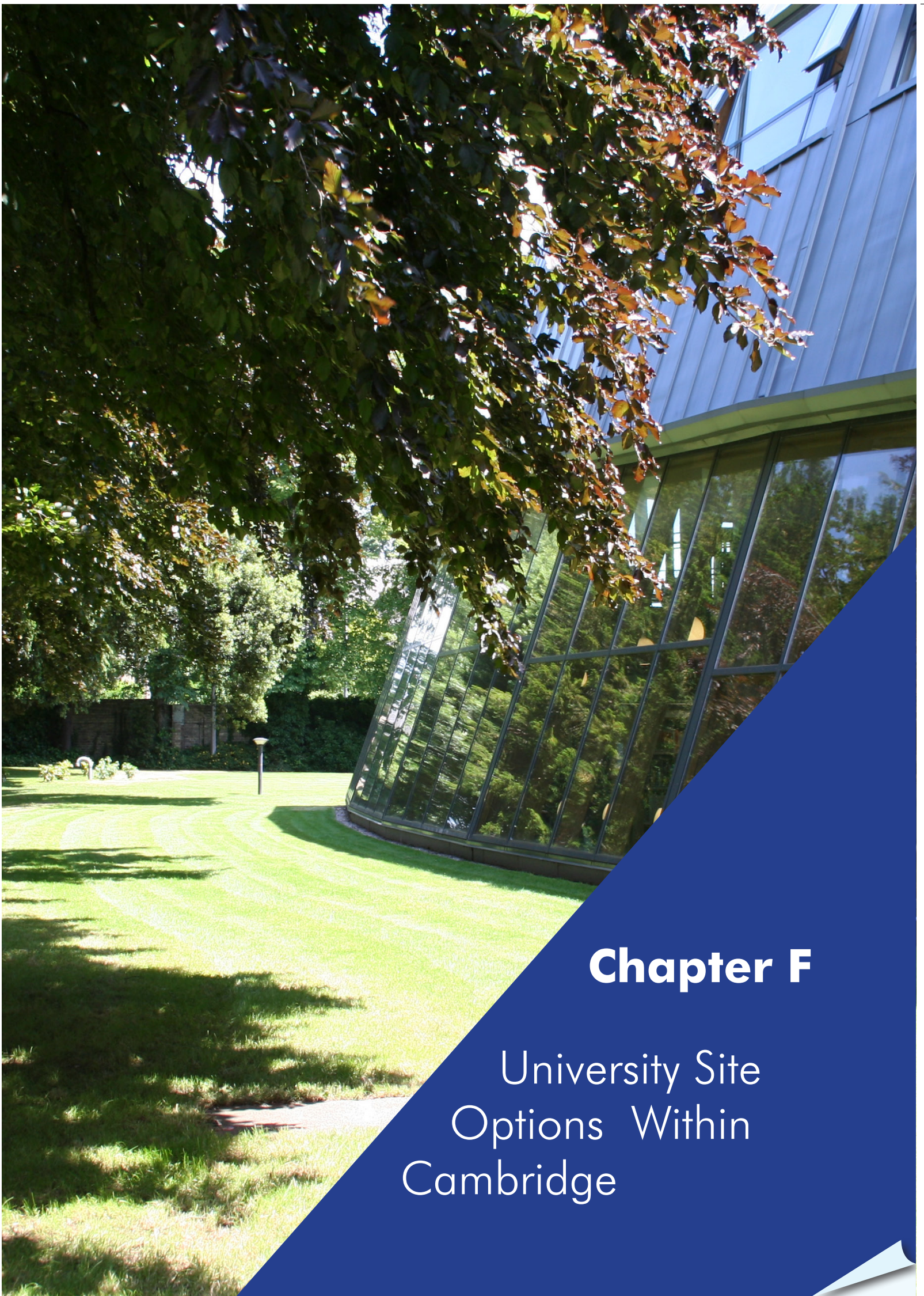
#### Cons:

- Distance from City and local centres; and

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- Known archaeology in the vicinity, detailed assessment would be required ahead of any development.





# Chapter F

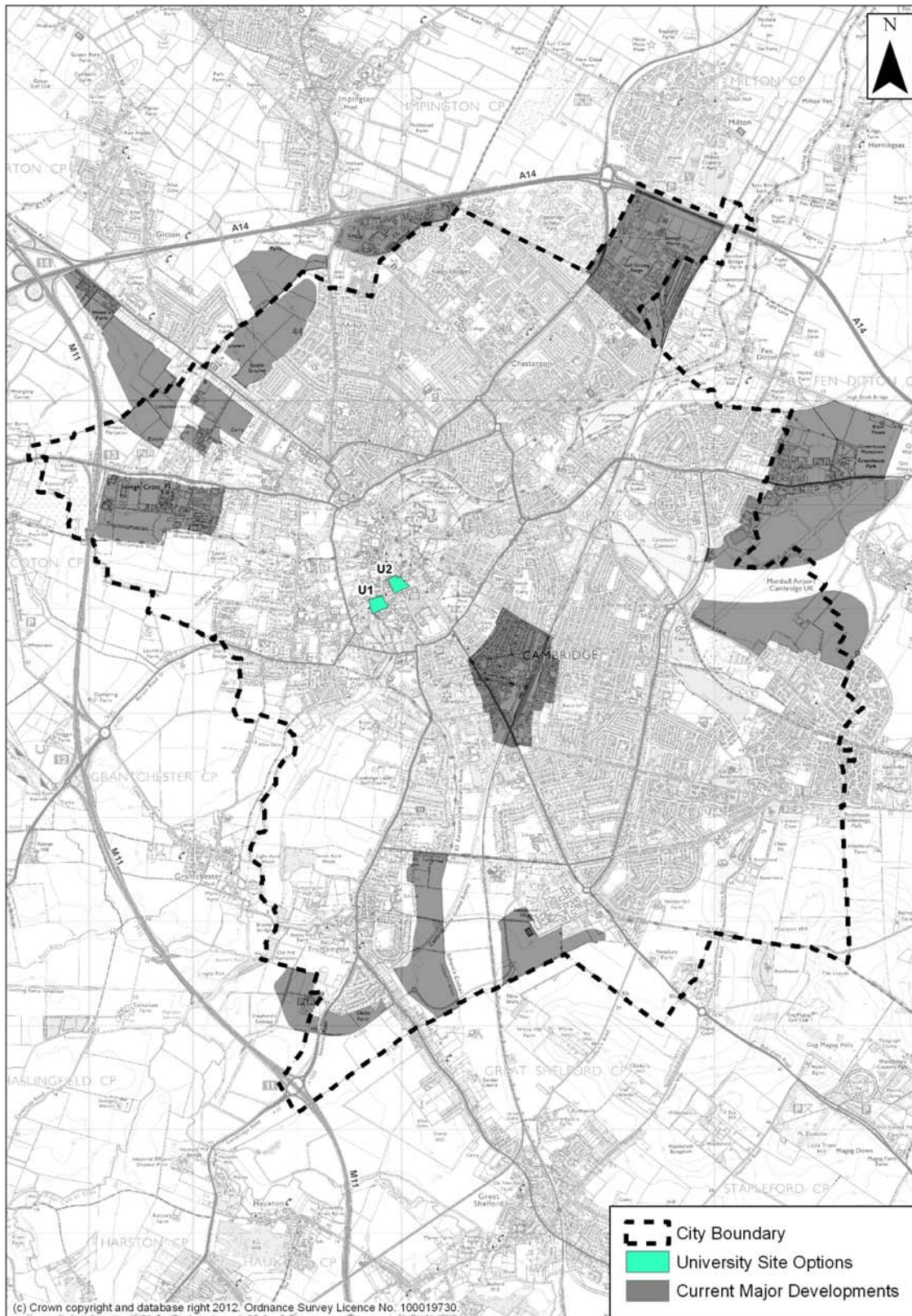
## University Site Options Within Cambridge





## F. UNIVERSITY SITE OPTIONS WITHIN CAMBRIDGE

**Map 4:** All University site options within Cambridge



## SITE NUMBER U1 – OLD PRESS/MILL LANE

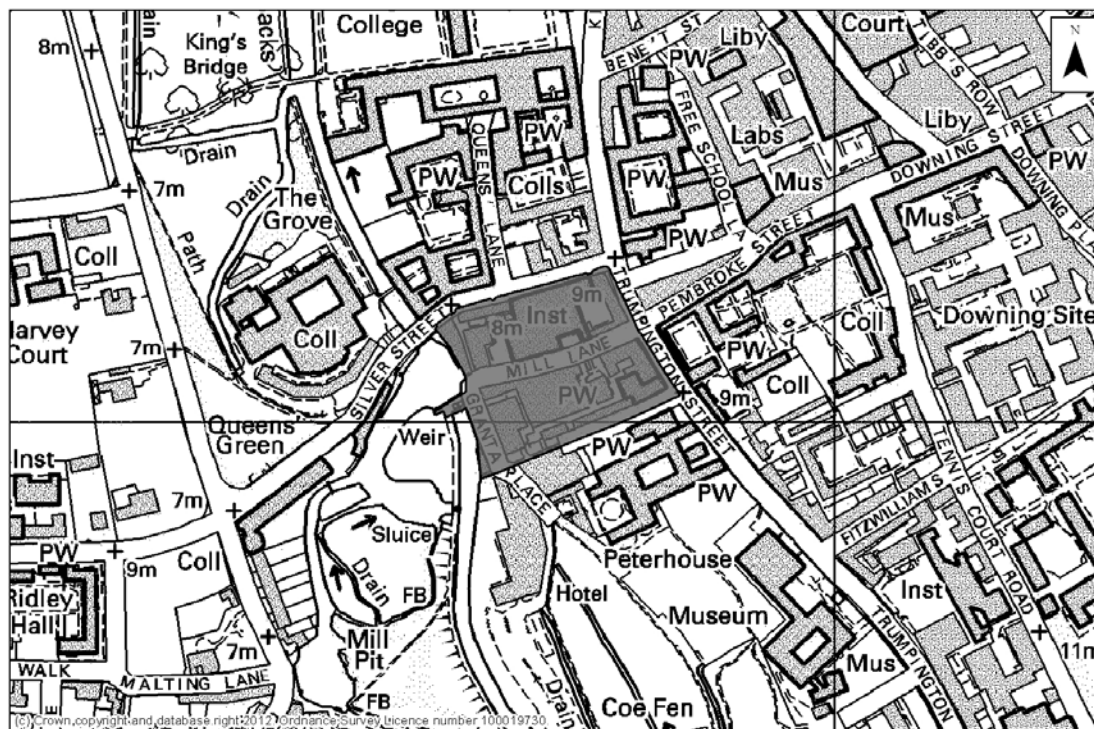
**Ward:** Market

**Area:** 2ha

**Potential Capacity:** Not applicable

**Reference(s):** Old Press/Mill Lane Supplementary Planning Document (SPD) – Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10

### SITE MAP



### Description:

The site lies on the eastern bank of the River Cam, and is bounded by Silver Street to the north, Little St Mary's Lane to the south, and is dissected by Mill Lane. It provides a range of accommodation for the University of Cambridge's academic and administrative facilities.

The Old Press/Mill Lane SPD put forward a vision that the site provides an opportunity to create an area with distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It could contain a mix of uses that complement the City's historic core and its riverside location. Development could support the creation of a more attractive, accessible, safe and sustainable environment.

## COMMENTS

### Pros:

- Sensitive redevelopment of the site is supported by the Old Press/Mill Lane SPD;
- Key central site with potential for University/Collegiate use;
- Potential to open up public realm in this area;
- Potential to improve river frontage;
- In the vicinity of proposed district heating network;
- Close to outdoor sports facilities and accessible natural greenspace; and
- Good cycle links.

### Cons:

- Risk of surface water flooding towards the centre of the site, possible to mitigate with careful consideration to site layout;
- Known archaeology on site, detailed assessment will be required ahead of any proposed development;
- Within Central Conservation Area and has listed buildings on site. Careful mitigation required; and
- Within Air Quality Management Area, although it is not likely that there would be net worsening of air quality.



## SITE NUMBER U2 – NEW MUSEUMS

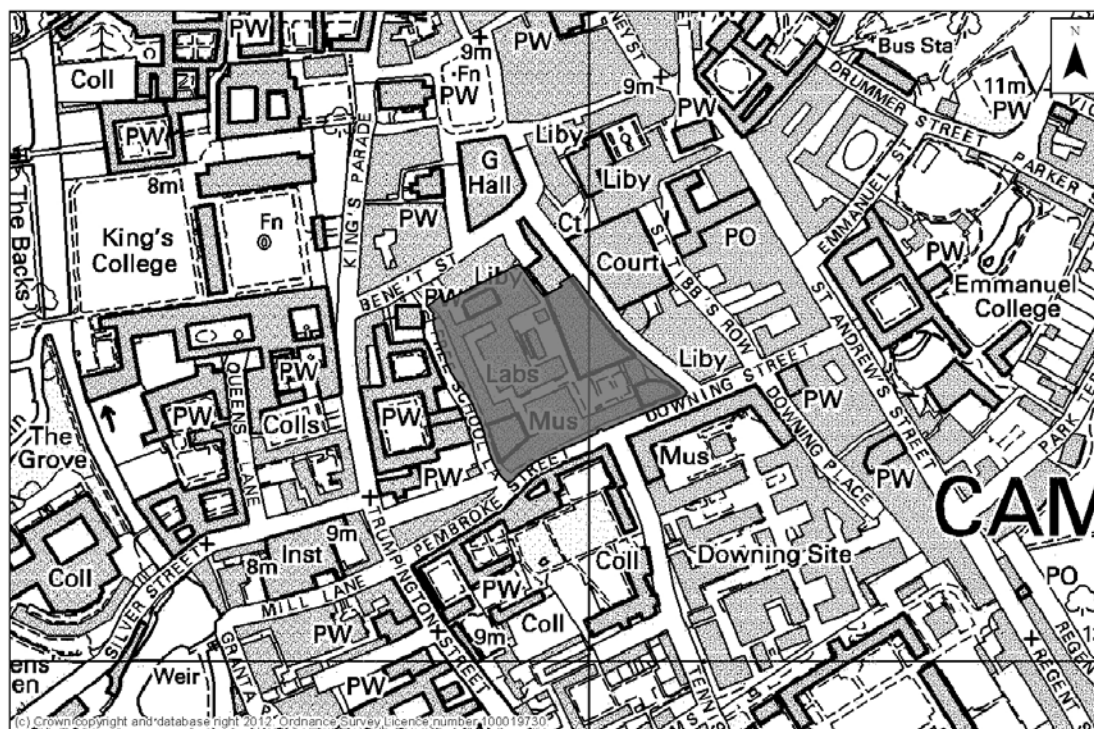
**Ward:** Market

**Area:** 1.97ha

**Potential Capacity:** Not applicable

**Reference(s):** Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.

### SITE MAP



### Description:

The site currently in use as University buildings – Zoology museum, lecture theatre etc. It is located on the eastern side of Corn Exchange Street. It is a Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.

### COMMENTS

#### Pros:

- Key central site with potential for University/Collegiate use;
- Potential to open up public realm in this area;
- Potential for better access to the museum;
- In the vicinity of the proposed district heating network;
- Close to accessible natural greenspace; and
- Close to public transport links with good cycling links.

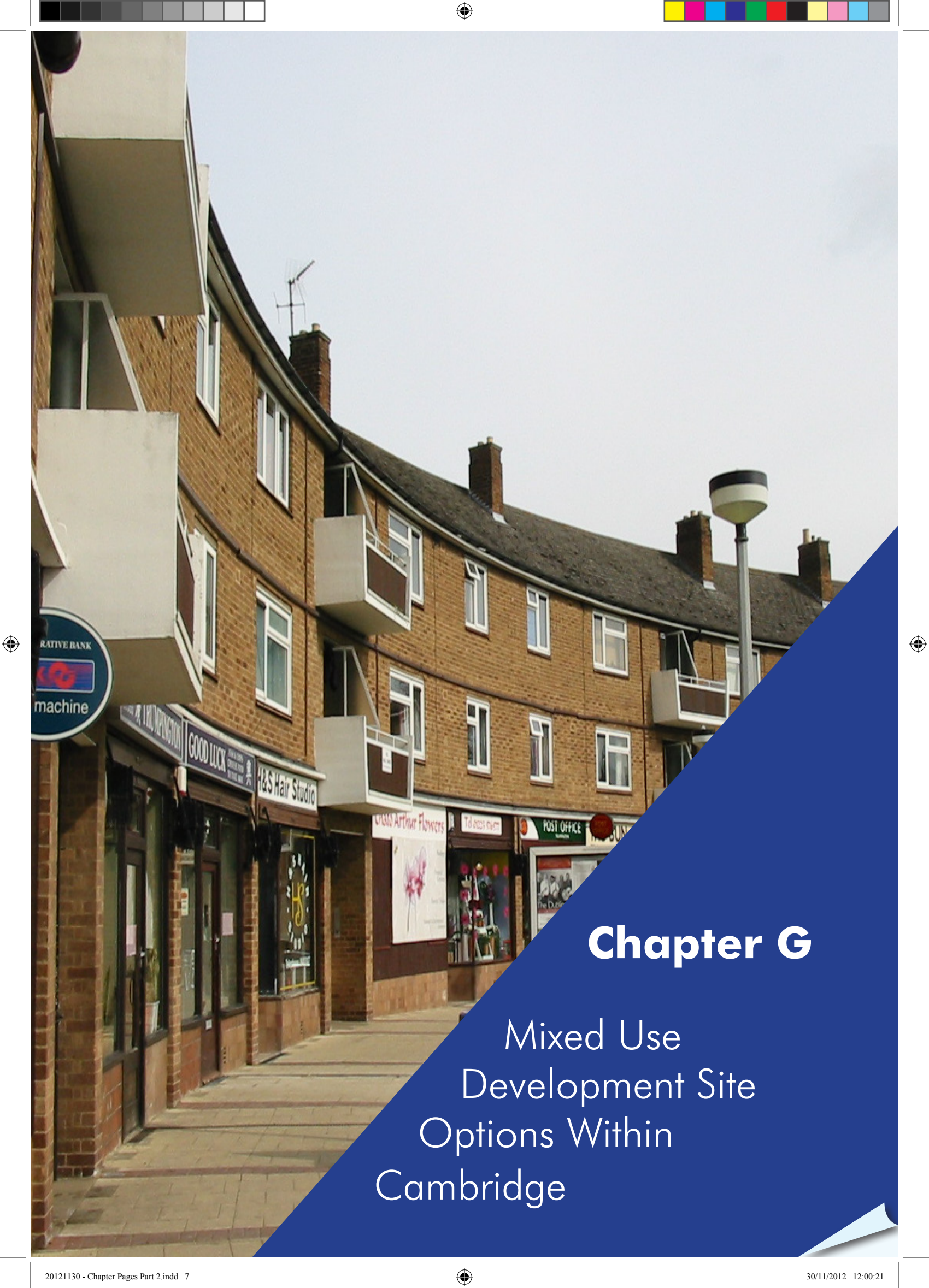
#### Cons:

- Known archaeology on site, detailed assessment would be required ahead of any proposed development;

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- Within Central Conservation Area with listed buildings on site. Careful mitigation required; and
- Within Air Quality Management Area, although it is not likely that there would be net worsening of air quality.





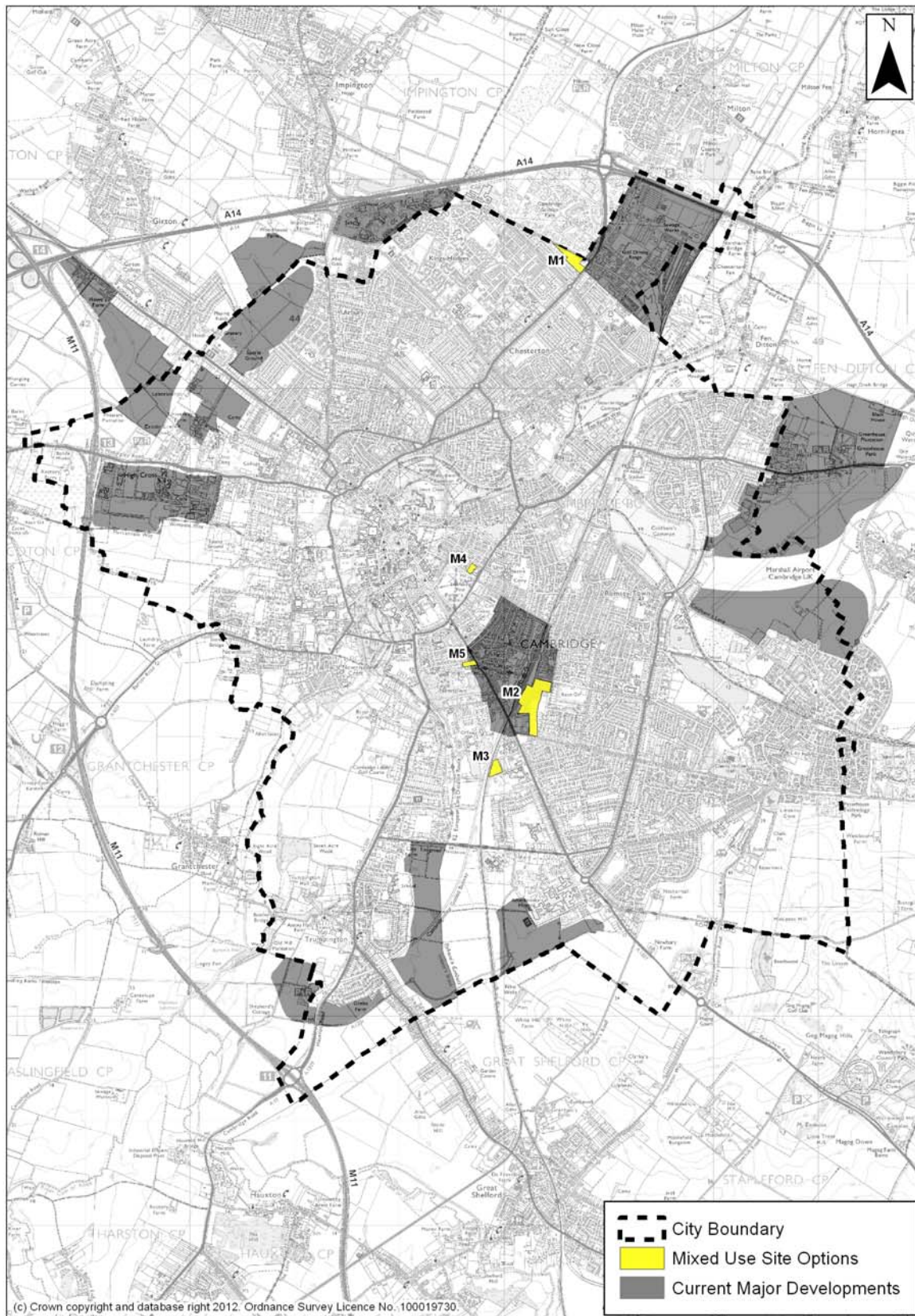
# Chapter G

Mixed Use  
Development Site  
Options Within  
Cambridge



### G. MIXED USE SITE OPTIONS WITHIN CAMBRIDGE

**Map 5:** All mixed use site options within Cambridge





## SITE NUMBER M1 – 379-381 MILTON ROAD

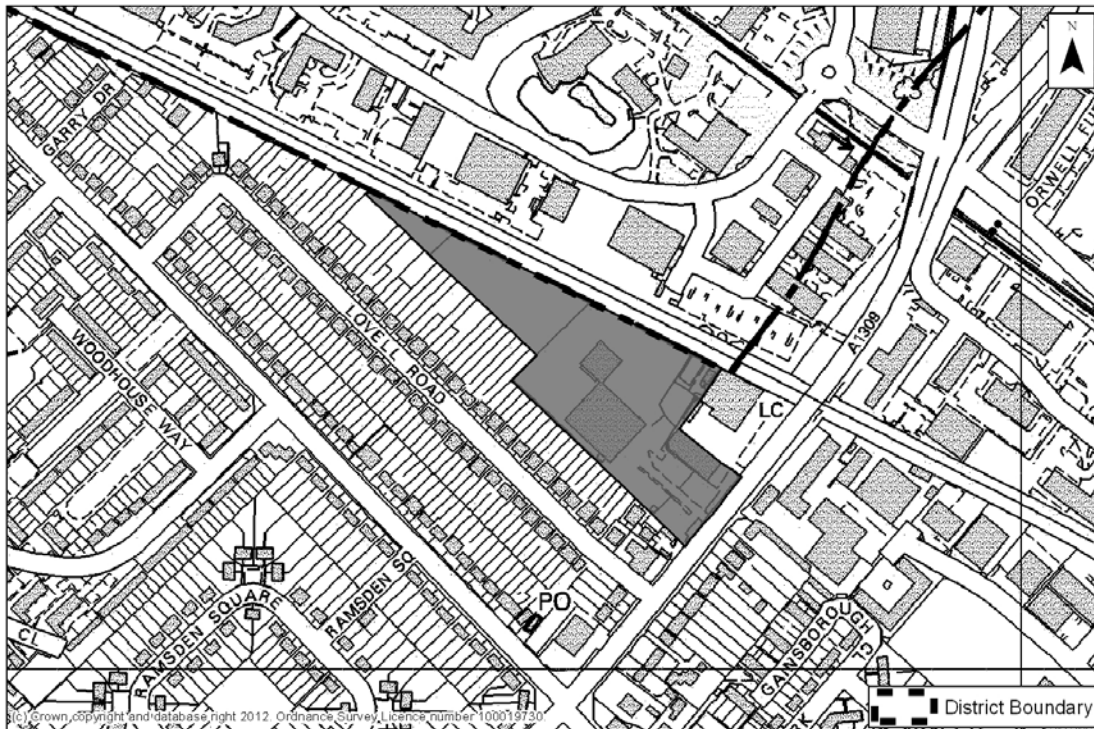
**Ward:** Kings Hedges

**Area:** 2.43ha

**Potential Capacity:** 40

**SHLAA Reference(s):** Local Plan 2006 allocation site (5.04) for residential use

### SITE MAP



### Description:

The site is mostly car showrooms and garages and is located between Milton Road and Lovell Road, just south of the city boundary (and the Cambridgeshire Guided Bus track).

### COMMENTS

#### Pros:

- Potential for site to form part of a high quality employment led development with improved site layout including some residential;
- Adjacent to an established residential community;
- Proximity to Kings Hedges Road Local Centre and facilities;
- Adjacent to a main radial route (Milton Road);
- Existing infrastructure is likely to be sufficient; and
- Within 400m of bus services that link the site to the City Centre and other areas, including Guided Bus.

**Cons:**

- There are surface water flooding issues on site, possible to mitigate with careful consideration to site layout.



## SITE NUMBER M2 – CLIFTON ROAD INDUSTRIAL ESTATE

**Ward:** Coleridge

**Area:** 7.55ha

**Potential Capacity:** 100

**Reference(s):** Includes SHLAA site CC913 within its boundary

### SITE MAP



### Description:

This is a large industrial estate located either side of Clifton Road (north of the junction between Hills Road and Cherry Hinton Road). The site is mostly in industrial use, but also has some office type uses. Royal Mail, who have indicated they may move, is a notable business located here. The site shares a border with the site at 80 Rustat Road to the north and the Cambridge Leisure Park to the south.

### COMMENTS

#### Pros:

- Potential for site to form part of a high quality employment led development including offices, supporting a vibrant new employment centre, around the railway station;
- Potential for residential use within central section of the site;
- Proximity to Cherry Hinton Road West Local Centre and facilities;
- Close to medical centre, primary and secondary schools, outdoor sports facilities, play space for children/teenagers and accessible greenspace; and
- Good public transport links to City Centre and other areas.

**Cons:**

- Possible contamination on site. Capable of remediation but may not be suitable for houses with gardens;
- Issues for this site with the railway noise and vibration, tannoy from the new platform and parts of the site adjacent to the Junction and leisure complex. Detailed design and acoustic report and mitigation needed.



## SITE NUMBER M3 – MICHAEL YOUNG CENTRE

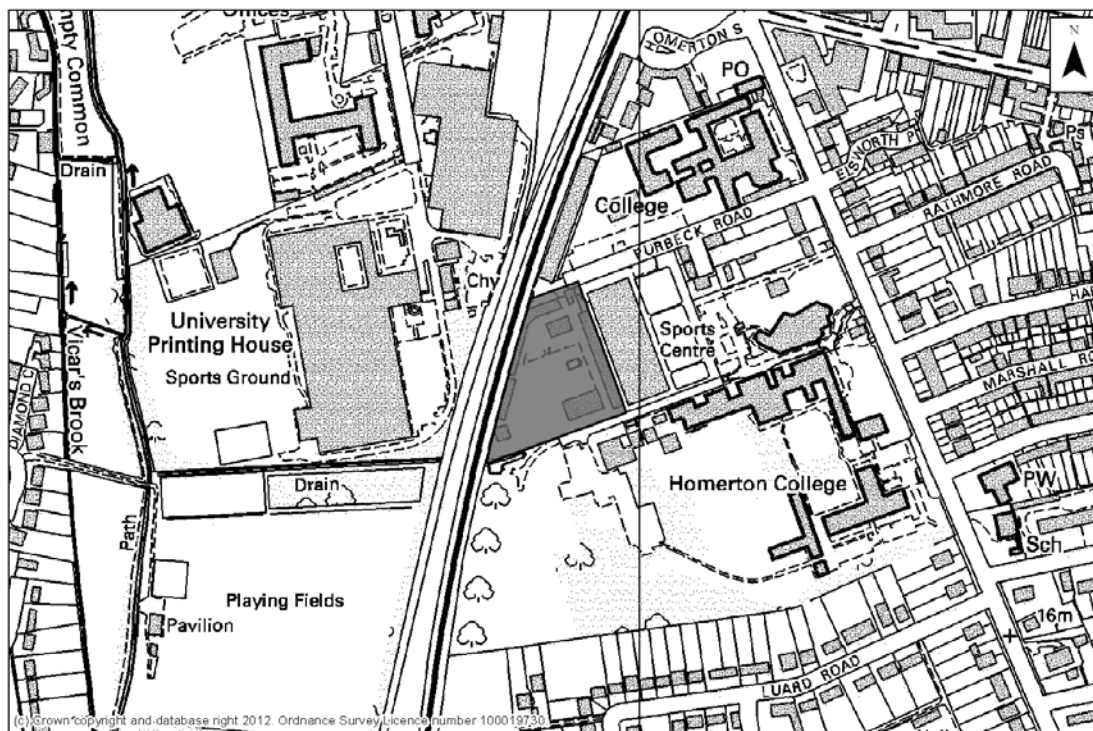
**Ward:** Queen Edith's

**Area:** 1.3ha

**Potential Capacity:** 50

**Reference(s):** Local Plan 2006 - Protected Industrial Site

### SITE MAP



### Description:

This site has a mixture of office, industrial and warehouse uses. It is located at the south-west end of Purbeck Road. It is bounded by the railway line on its western border.

### COMMENTS

#### Pros:

- Existing employment site with potential for intensification including some residential;
- Proximity to Cherry Hinton Road West Local Centre and facilities;
- Close to outdoor sports facilities and children's/teenagers play space;
- Good public transport links to City Centre and other areas; and
- Good cycle links.

#### Cons:

- Access is a significant issue that would need careful consideration.

## SITE NUMBER M4 – POLICE STATION, PARKSIDE

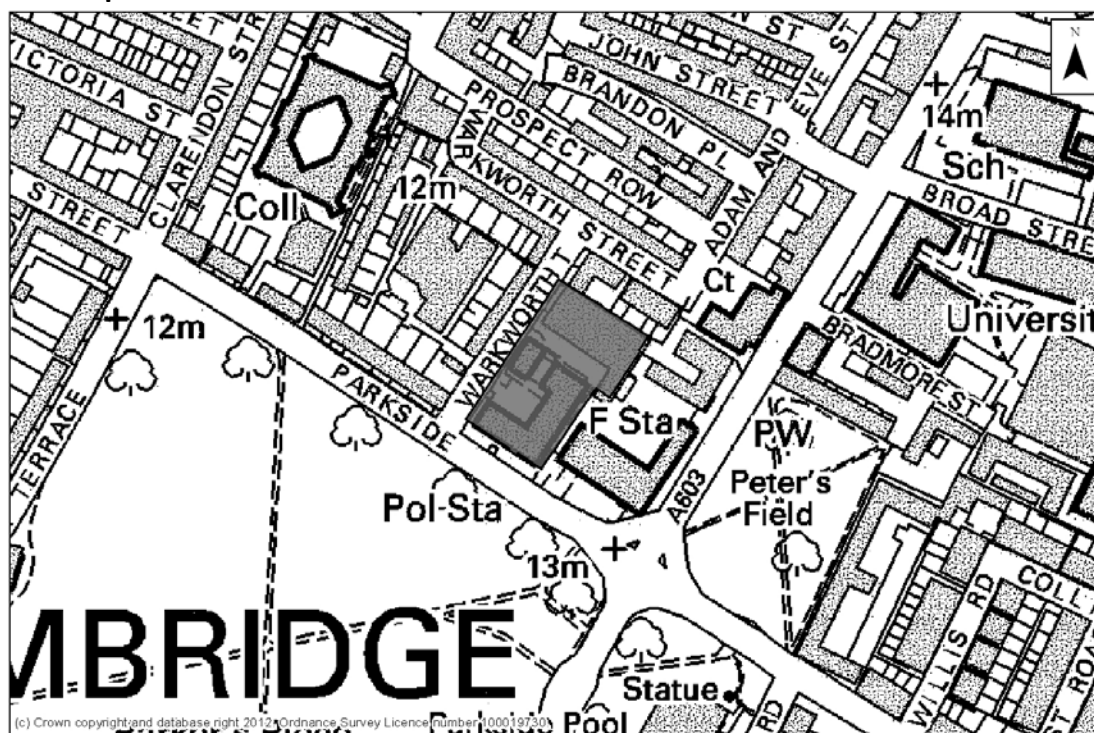
**Ward:** Market

**Area:** 0.49ha

**Potential Capacity:** 50

**Reference(s):** Local Plan 2006 allocation site (for residential) – Site 5.12

### Site Map



### Description:

This site is currently in use as a police station. It is located on the corner of Parkside and Walkworth Terrace, opposite the north-eastern edge of Parker's Piece. It is a part of a Local Plan 2006 allocation site (for residential) – site 5.12, with the Fire Station next door makes up the other part of the allocation. The fire station site is currently under construction for a mixed use development comprising the fire station, 99 apartments, a commercial unit (Class A3) and associated car and cycle parking.

### COMMENTS

#### Pros:

- City Centre site overlooking Parker's Piece, could provide a good central location for hotel development with ancillary A3 uses (restaurant), alongside some residential;
- Proximity to City Centre and Mill Road West Local Centre and facilities;
- Minimal infrastructure requirements;
- Close to sports facilities, children's/teenagers play space and accessible natural greenspace; and

- Within 400m of bus services that link the site to the City Centre.

**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
- Proximity to historic park/garden, Conservation Area and Listed Buildings with potential for adverse impacts but capable of mitigation.



## SITE NUMBER M5 – 82–90 HILLS ROAD AND 57-63 BATEMAN STREET

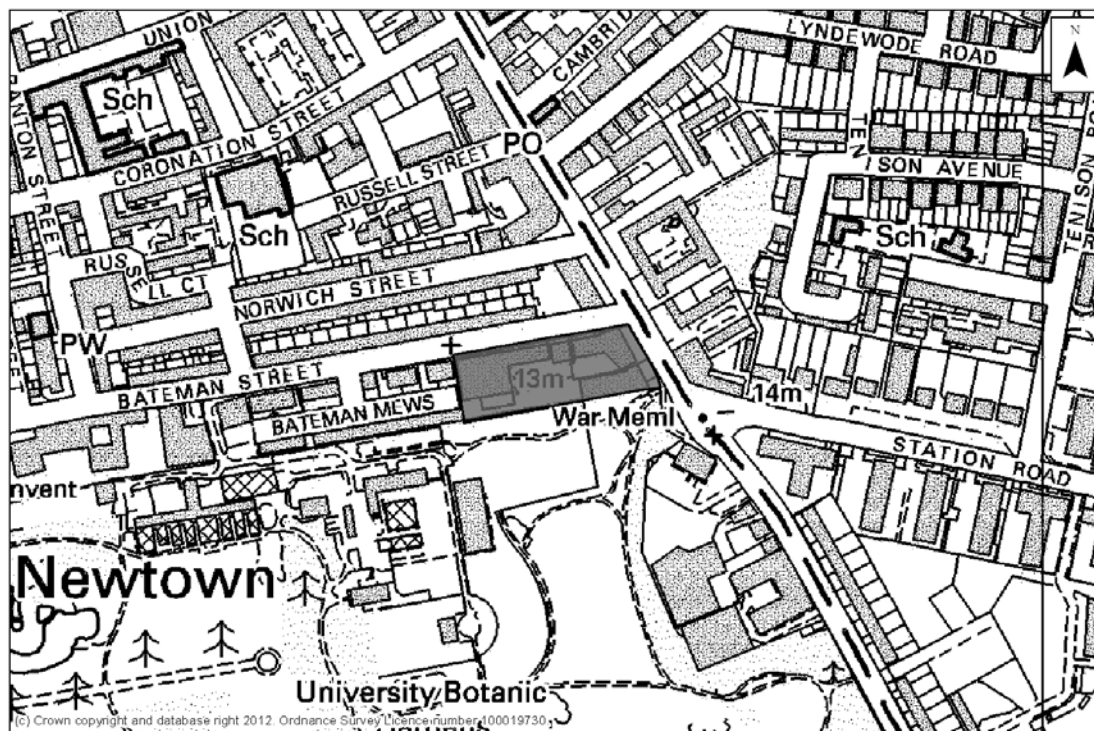
**Ward:** Trumpington

**Area:** 0.58ha

**Potential Capacity:** Not applicable

**Reference(s):** SHLAA Site – CC872

### SITE MAP



### Description:

This site comprises a row of mixed-use buildings, bounded by Hills Road on the east, Bateman Street to the north and Bateman Mews to the south. The University Botanic Gardens share a common boundary with the site along its southern edge. The site has potential for mixed use including residential on part.

### COMMENTS

#### Pros:

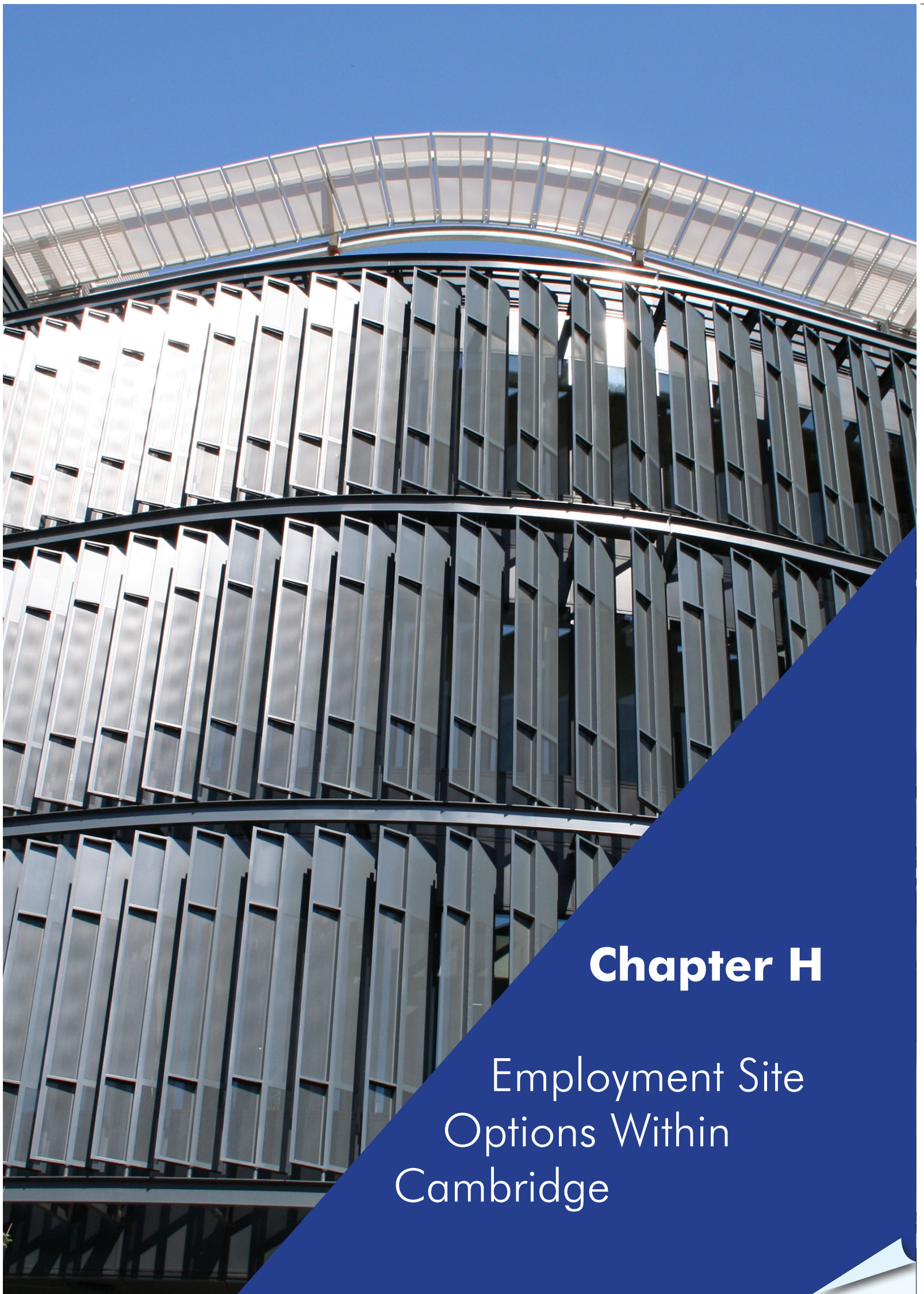
- Mixed use area close to the City Centre and Hills Road Local Centre and facilities with potential for intensification and redevelopment including some office uses with ground floor retail to the front of the site and residential to the rear;
- Minimal infrastructure requirements; and
- Close to GP service, primary school and children's/teenagers play space.

#### Cons:

- Surface water flooding towards the centre of the site, possible to mitigate with careful consideration to site layout;

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- The site is within an Air Quality Management Area, although it is not likely that there would be net worsening of air quality;
- Proximity to historic park/garden, Conservation Area and Buildings of Local Interest with potential for adverse impacts but capable of mitigation;
- There are narrow cycle lanes and high traffic volumes.



# Chapter H

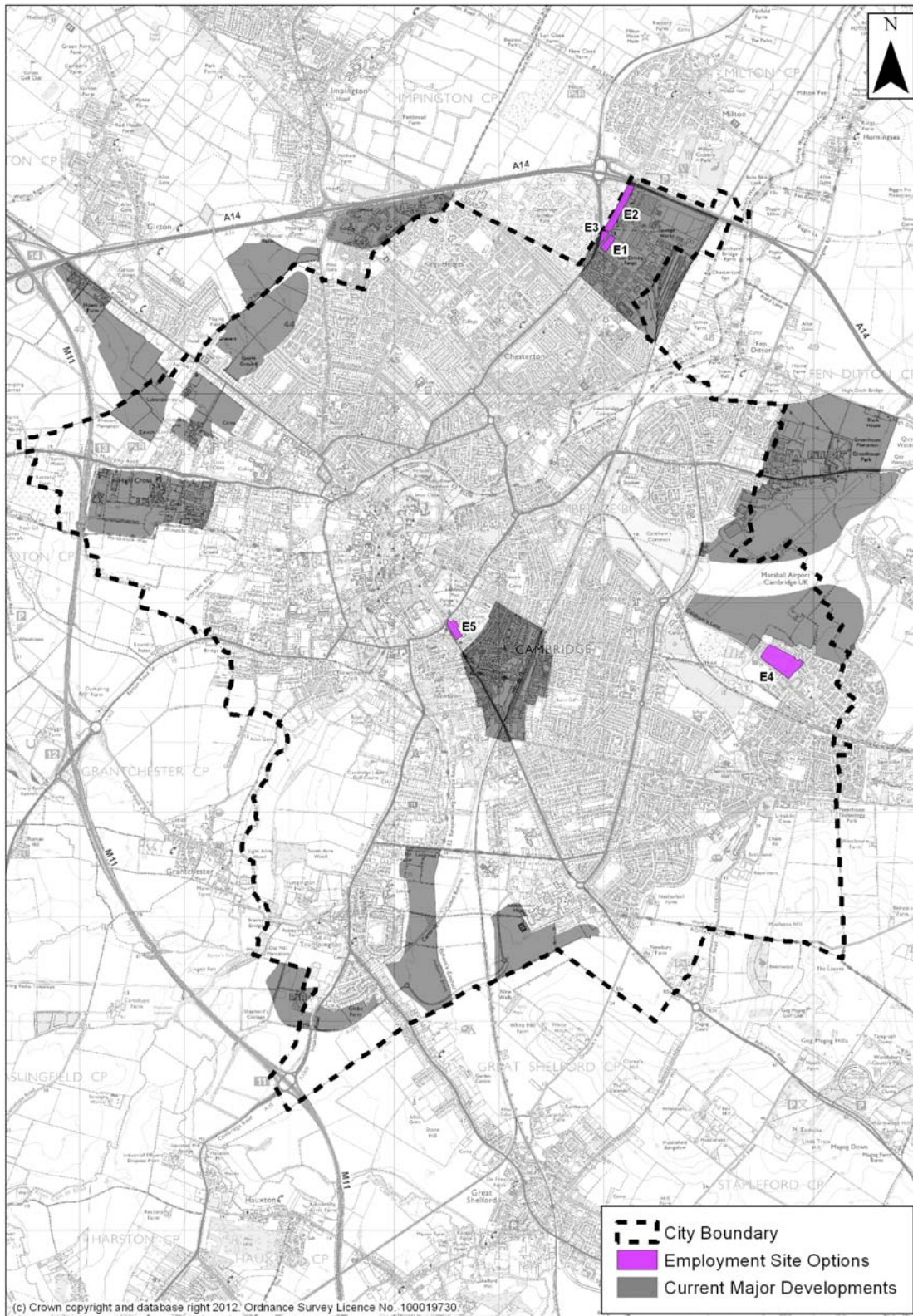
## Employment Site Options Within Cambridge





## H. EMPLOYMENT SITE OPTIONS WITHIN CAMBRIDGE

Map 6: All employment site options within Cambridge



## SITE NUMBER E1 – ORWELL HOUSE, ORWELL FURLONG

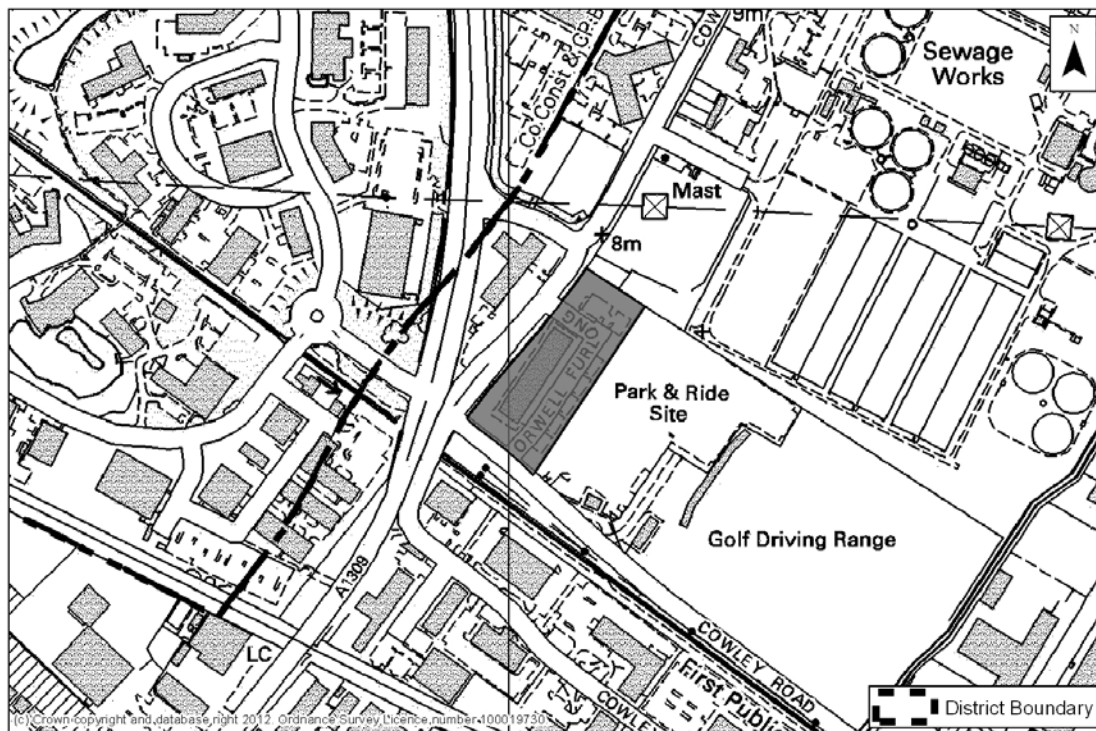
**Ward:** East Chesterton

**Area:** 0.99ha

**Potential Capacity:** Not applicable

**Reference(s):** Employment Land Review

### SITE MAP



### Description:

Orwell House is located immediately to the east of Cowley Road (near its junction with Milton Road) and is bounded to the east and north of the site by Orwell Furlong. It is located next to the western border of Cambridge Northern Fringe East proposals site. The site is currently being used as an office and day centre but its last permitted use was light industrial.

### COMMENTS

#### Pros:

- Existing employment site;
- Potential for site to form part of a high quality employment led development, supporting a vibrant new employment centre, around the train station; and
- Area will be subject to significant public transport improvement with new Cambridge Science Park railway station and links to guided bus.

**Cons:**

- There are surface water flooding issues towards the centre of the site possible to mitigate with careful consideration to site layout; and
- This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Minerals and Waste Local Development Framework Policy W7I), where it must be demonstrated that the proposed development will not prejudice the continued operation of the WWTW.



## SITE NUMBER E2 – ST JOHNS INNOVATION PARK

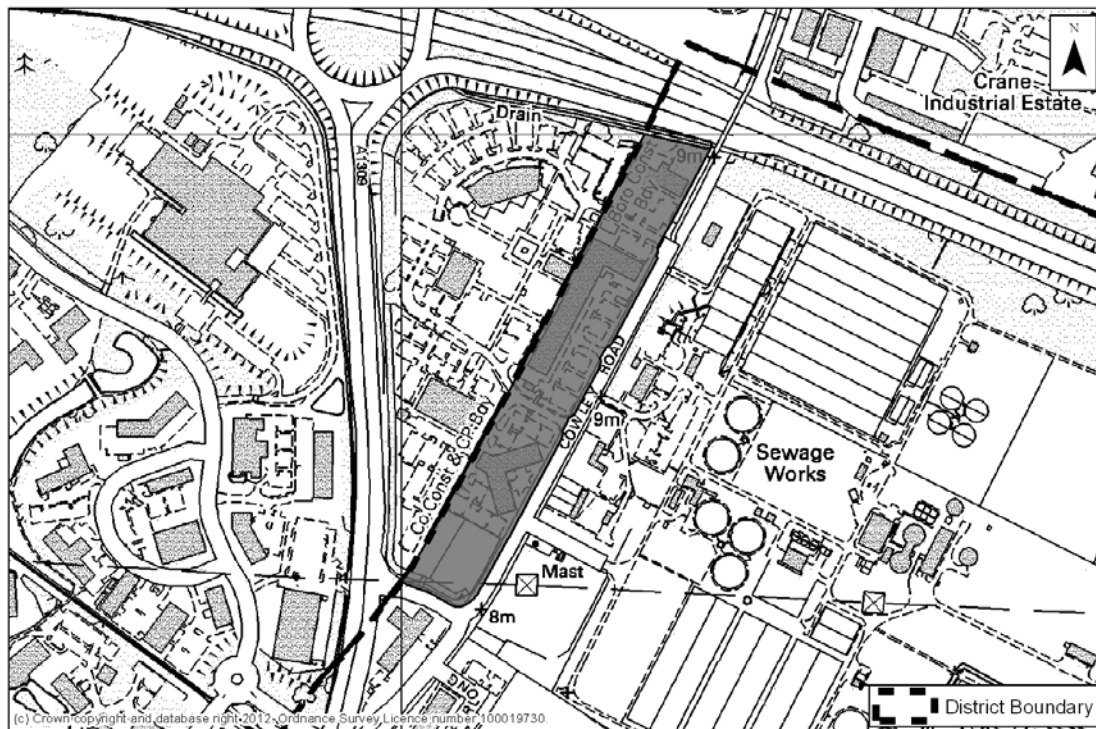
**Ward:** East Chesterton

**Area:** 3.15ha

**Potential Capacity:** Not applicable

**Reference(s):** Employment Land Review

### SITE MAP



### Description:

This site consists of a series of commercial buildings located to the west of the sewerage plant on Cowley Road. The site is bounded to the east by Milton Road, and to the north by the A14.

### COMMENTS

#### Pros:

- Existing employment site;
- Potential for site to form part of a high quality employment led development, supporting a vibrant new employment centre, around the train station;
- Area will be subject to significant public transport improvement with new Cambridge Science Park railway station and links to guided bus.

#### Cons:

- This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Minerals and Waste Local Development Framework Policy W71), where it must be demonstrated that

the proposed development will not prejudice the continued operation of the WWTW.

## SITE NUMBER E3 – MERLIN PLACE

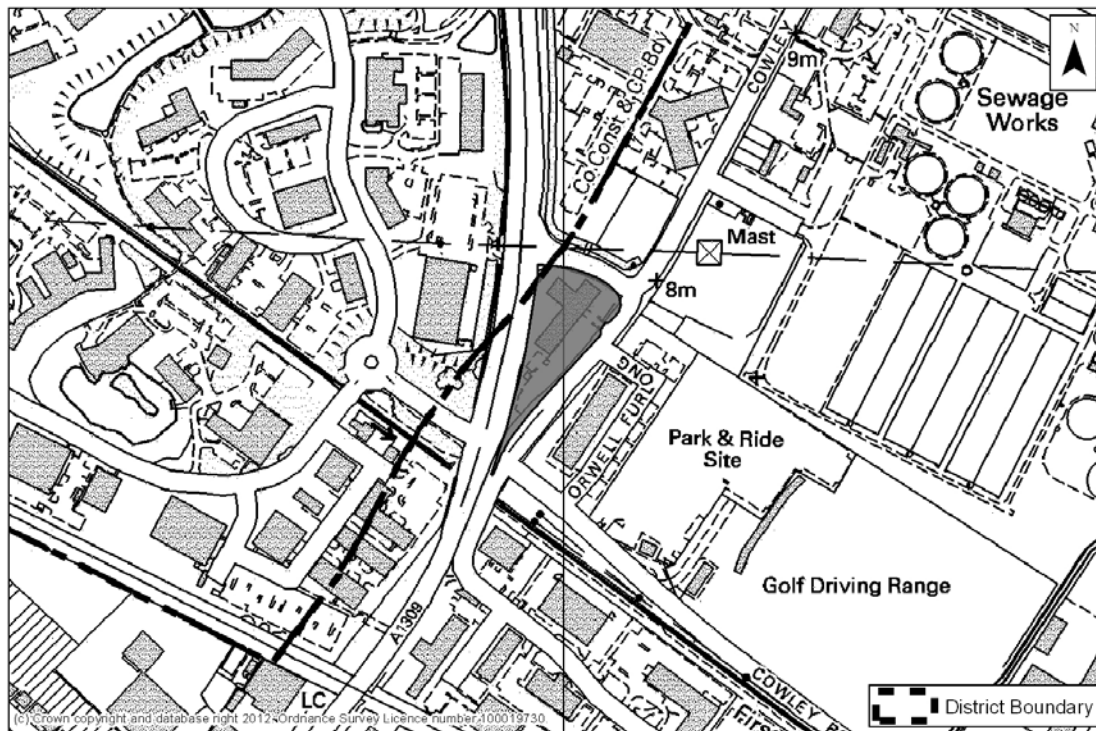
**Ward:** East Chesterton

**Area:** 0.59ha

**Potential Capacity:** Not applicable

**SHLAA Reference(s):** Employment Land Review

### Site Map



### Description:

This site consists of a series of commercial properties bounded by Milton Road to the west, the A14 to the north and by Cowley Road to the south and east.

### COMMENTS

#### Pros:

- Existing employment site;
- Potential for site to form part of a high quality employment led development, supporting a vibrant new employment centre, around the train station; and
- Area will be subject to significant public transport improvement with new Cambridge Science Park railway station and links to guided bus.

#### Cons:

- There are surface water flooding issues towards the centre of the site, possible to mitigate with careful consideration to site layout; and
- This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Minerals and Waste Local Development Framework Policy W7I), where it must be demonstrated that

the proposed development will not prejudice the continued operation of the WWTW.



## SITE NUMBER E4 – CHURCH END INDUSTRIAL ESTATE

**Ward:** Cherry Hinton

**Area:** 6.62ha

**Potential Capacity:** Not applicable

**Reference(s):** Employment Land Review and proximity to the Local Plan Issues and Options 2012 Opportunity Area – South of Coldham's Lane

### SITE MAP



### Description:

Mixed industrial use site with some offices and a number of warehouses. Bounded by Rosemary Lane to the north, Church Lane to the east and Coldham's Lane to the west. The southeast of the site is a residential area.

### COMMENTS

#### Pros:

- Existing employment site; and
- Potential for intensification and upgrading as part of the wider opportunities in the area.

#### Cons:

- The distance from City Centre, Local Centre (Cherry Hinton High Street) or train station; and
- Only 25% of the site is within 400m of bus services that link to the city centre and other areas.

## SITE NUMBER E5 – 1 AND 7-11 HILLS ROAD

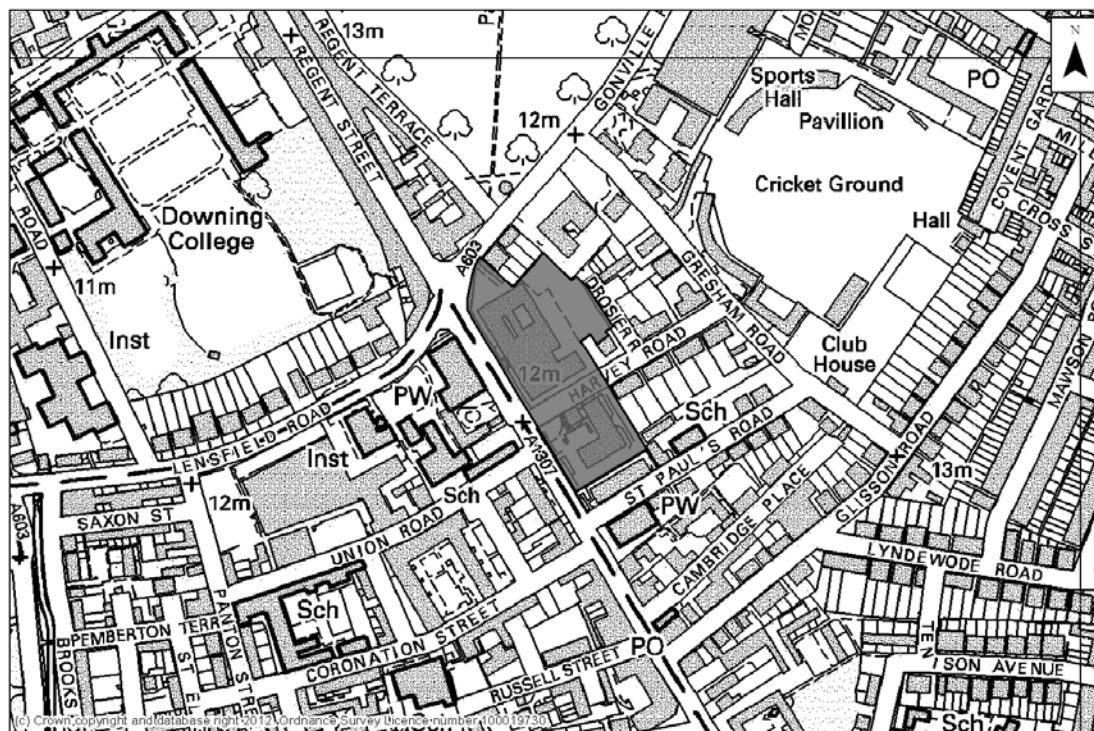
**Ward:** Trumpington

**Area:** 1.40ha

**Potential Capacity:** Not applicable

**SHLAA Reference(s):** Employment Land Review

### SITE MAP



### Description:

The site comprises two large office buildings, on either side of Harvey Road. They both lie on the eastern side of Hills Road. They are currently in office type uses with some University buildings. The surrounding area is mixed in character, with Hills Road predominantly commercial and Harvey Road predominantly residential.

### COMMENTS

#### Pros:

- Existing employment site; and
- This is a sustainable location for high quality office development. There is potential for employment intensification on this site.

#### Cons:

- There are surface water issues on site, possible to mitigate with careful consideration to site layout;
- The site is adjacent to some Listed Buildings with potential for negative impacts capable of appropriate mitigation; and

- The site is within an Air Quality Management Area. Mitigation although it is not likely that there would be net worsening of air quality.