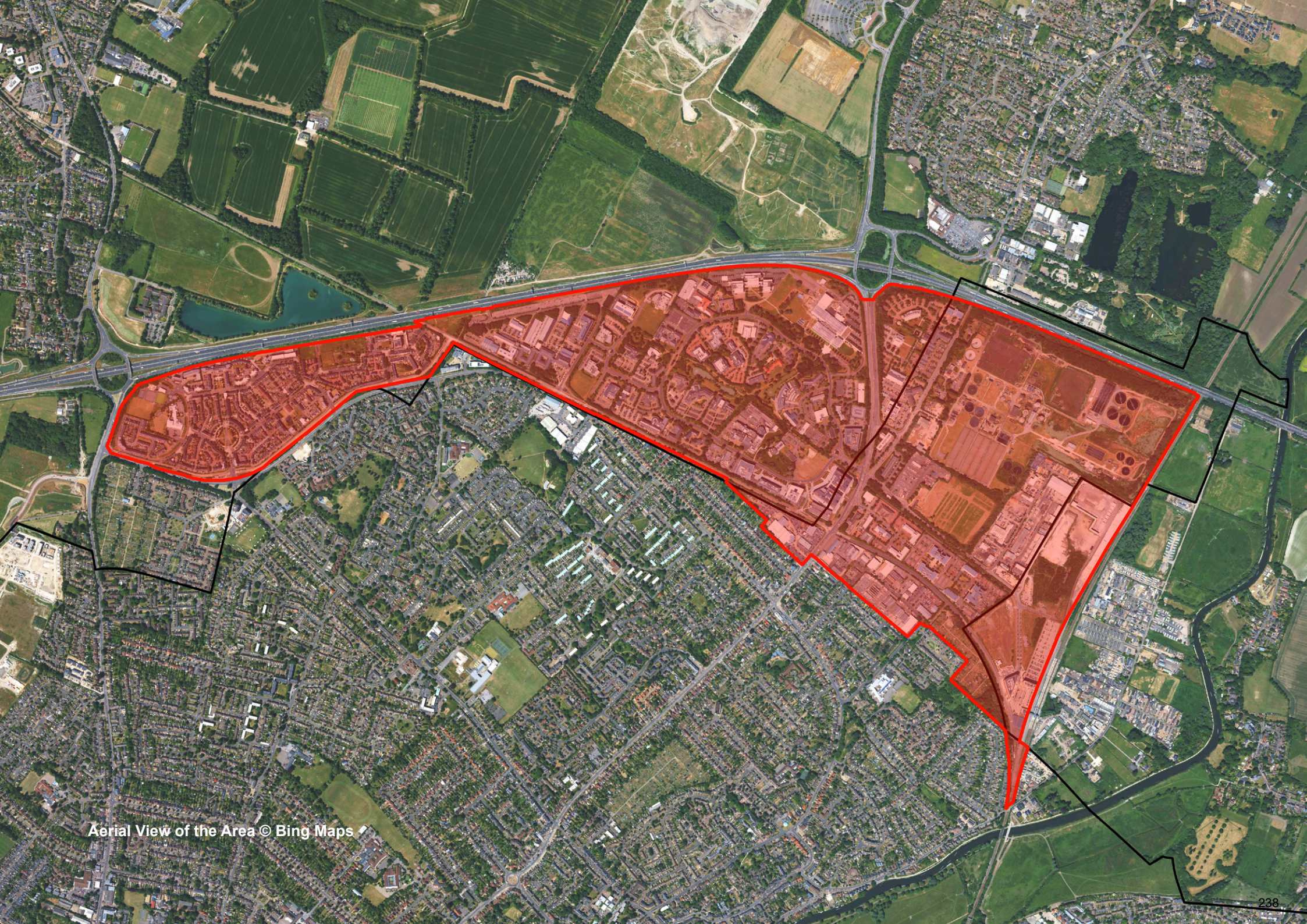




Aerial View of the Area © Bing Maps

2.7 Area of Search - Northeast Cambridge (Orchard Park | Cambridge Science Park | St John's Innovation Park | Cambridge Sewage Works | Cambridge Business Park)

THE AREA

The Area of Search encompasses the Orchard Park Area to the west, Cambridge Science Park to the north, and the Cambridge Sewage Works Area to the east. It also includes Trinity Hall Farm Industrial Estate and Cambridge Commercial Park to the southeast, located just west of the Cambridge North railway station.

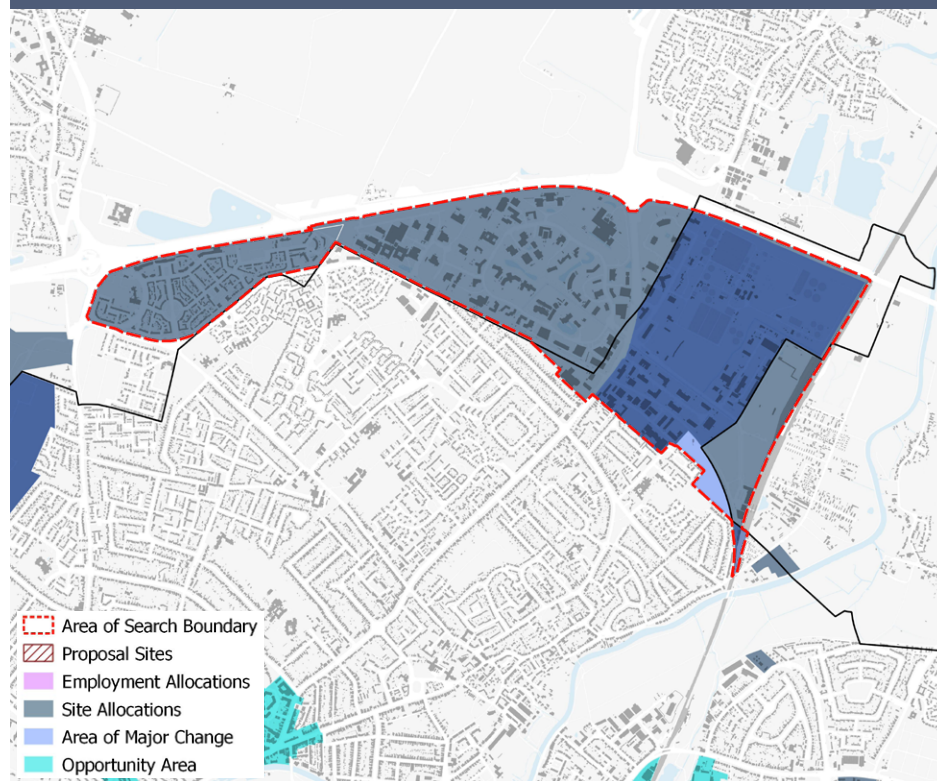
Historically, the science park area was farmland until World War II, when it was requisitioned by the US Army. Subsequently, it was developed as a science park by Trinity College, and in recent years, it has become closely associated with the city's economic success.

The entire Area of Search is currently allocated under the emerging local plan. The Sewage Works area and the area adjacent to Cambridge North Station are also designated within the Cambridge Northern Fringe East area, which is identified for major regeneration. The plan for this area aims to establish a vibrant employment hub, complemented by a new transport interchange.



Birds eye View of the Area © Google Earth

Site Allocation and Growth Areas



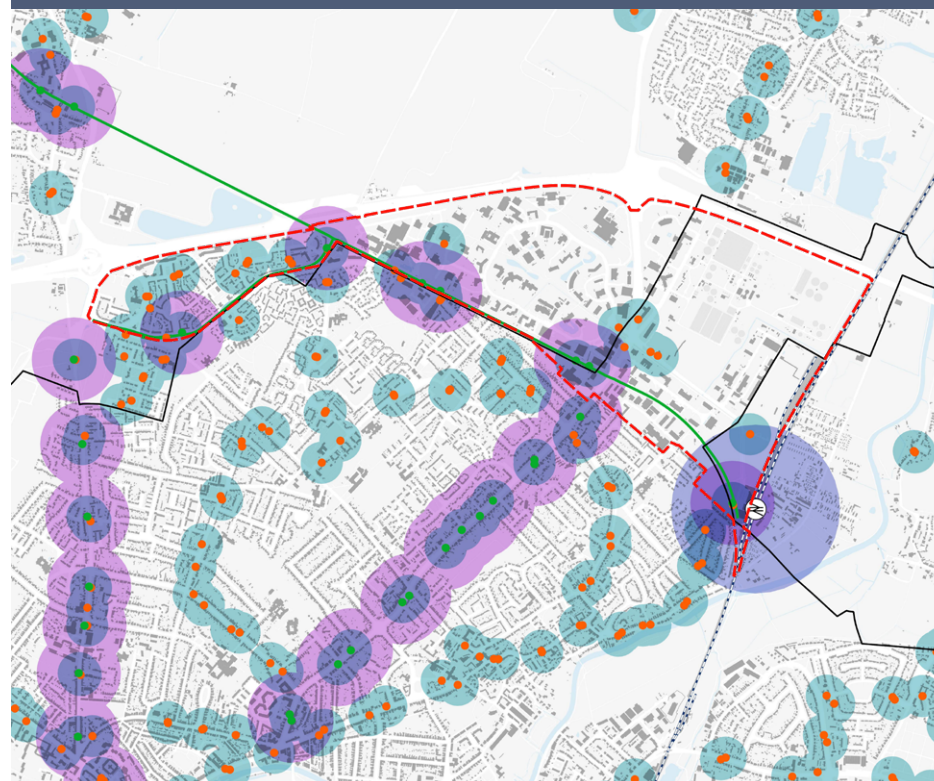
Site Allocations and Growth Areas

Part of the site lies within the Cambridge Northern Fringe East area of major change (Policy 15) and is included in the North East Cambridge Area Action Plan 2021.

The area is covered by two allocated sites, namely North East Cambridge (Policy S/

NEC) and Orchard Park (Policy S/LAC), which provide a framework for the comprehensive redevelopment of the site.

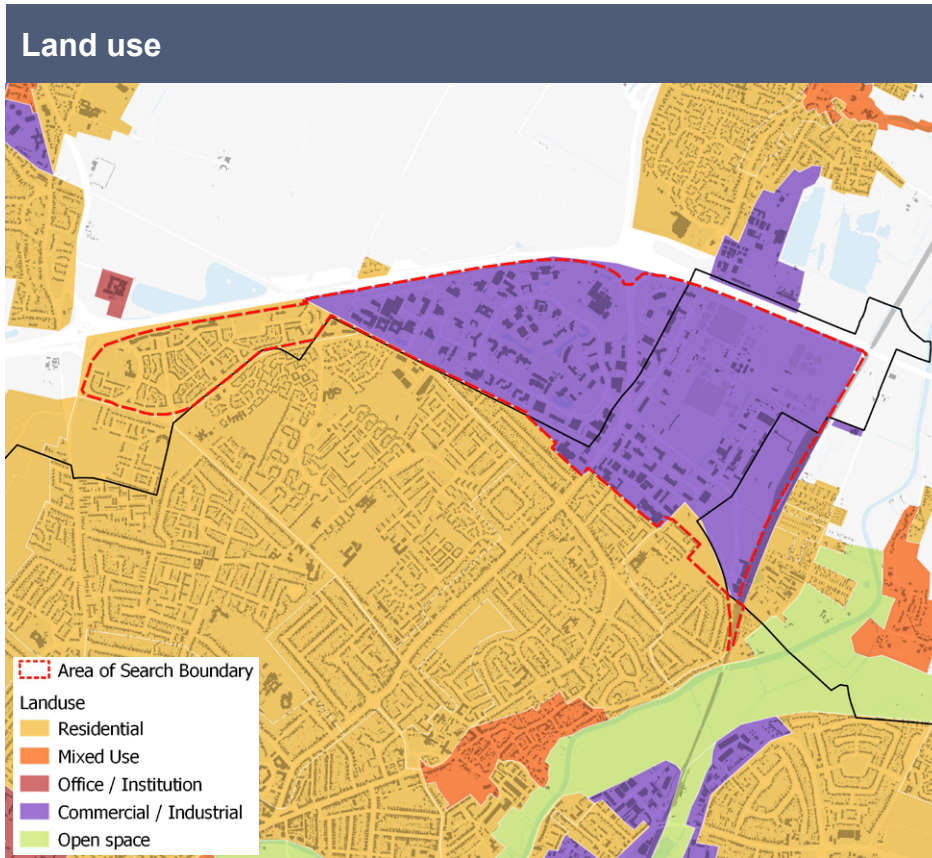
Public Transport Access



Existing Public Transport Accessibility

The Area of Search to the west of North Cambridge railway station benefits from high public transport accessibility, including local bus services and the guided bus service. However, the northern part of the site, with the exception of areas around Orchard Park, lacks good public transport access.

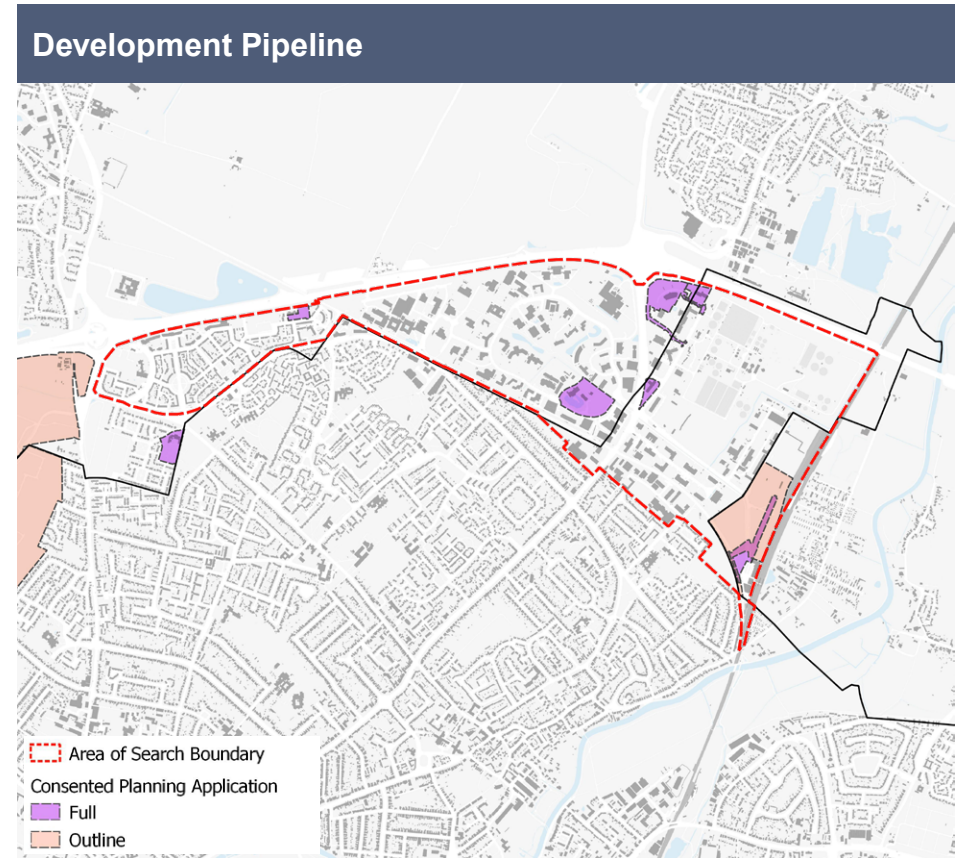
- Area of Search Boundary
- National Rail Station
- Guided Busway Line Bus stop
- Bus stop
- Railway Line
- Guided Busway Line
- Proximity from Railway Station - 800m radius
- Proximity from Guided Bus stops - 400m radius
- Proximity from Bus stops - 200m radius



Land use

The Area of Search to the east of the guided busway primarily consists of the Cambridge Science Park, Sewage Works, and Business Park, which encompass a variety of industrial and commercial uses, including the Trinity Hall Farm Industrial Estate. To the west of the busway lies the Orchard

Park residential development. Residential developments surround the Area of Search to the north and south, with the exception of Milton Country Park to the northeast.



Relevant Planning Permissions

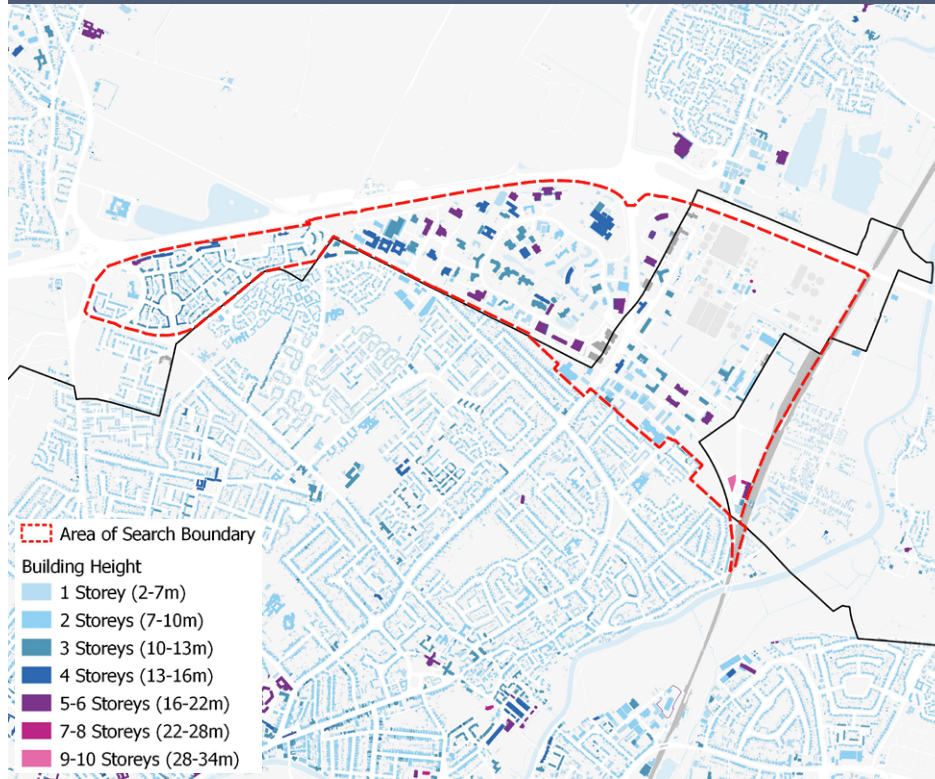
Emerging - Consented:

- Permission of erection of 13,096 sq.m of research and development use including office and laboratory space. Merlin Place (23/00835/FUL).
- Permission for hotel with gym restaurant café and business suite and a building comprising multi-storey car park and three storey commercial floorspace.

24 Cambridge Science Park (S/4629/18/FL)

- Permission for research and development building. Vitrum Building (23/01487/FUL)
- Permission for a 5 and 6 storey building for commercial/business use with transport hub, gym, and parking. St John Innovation Park (20/03523/FUL & 20/03524/FUL)

Building Height



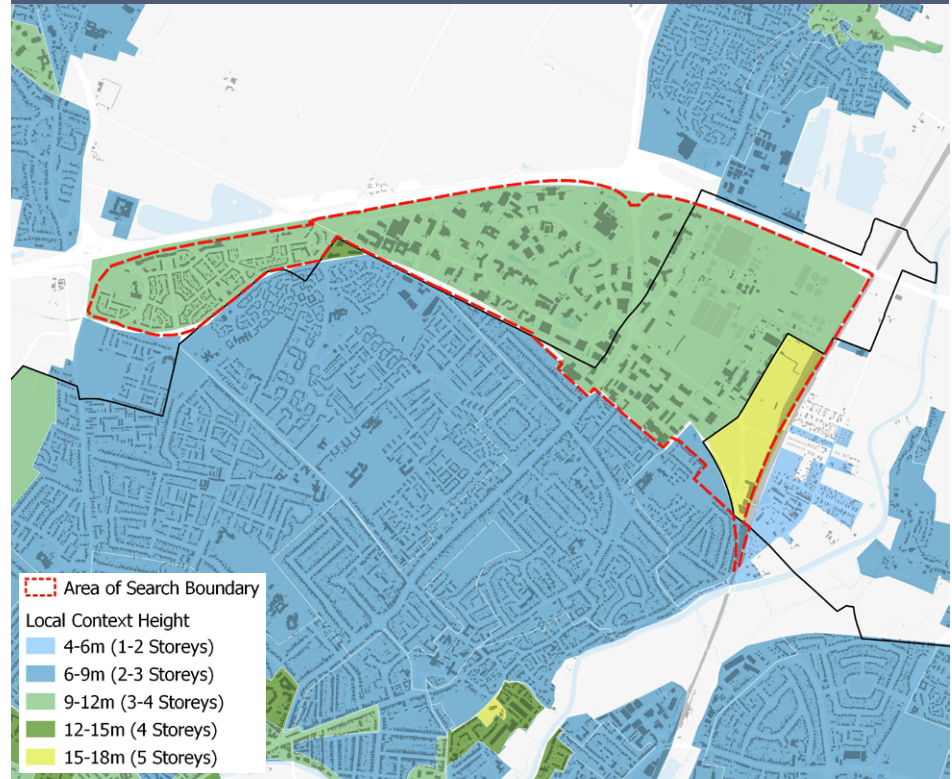
Existing Building Height

The area features a range of building heights with heights. Heights vary from 1 storey (2-7m) to 5-6 storeys (16-22m).

Residential development in Orchard Park in the west are generally quite modest, with building heights ranging between 2 storeys (7-10m)

to 3 storeys (10-13m). To the south, the site borders low-rise residential areas, with buildings primarily ranging between 1-2 storeys (2-10m).

Context Height



Existing Local Context height

The Local Context Height of the Area of Search falls into the bracket of 12m to 15m (4 storeys).

New development to the west of North Cambridge Station has a Context Height in the bracket of 15-18m (5 storeys).

To the south of the area of search, the context is quite modest, with context height between 6-9m (2-3 storeys).

Tall Building Threshold



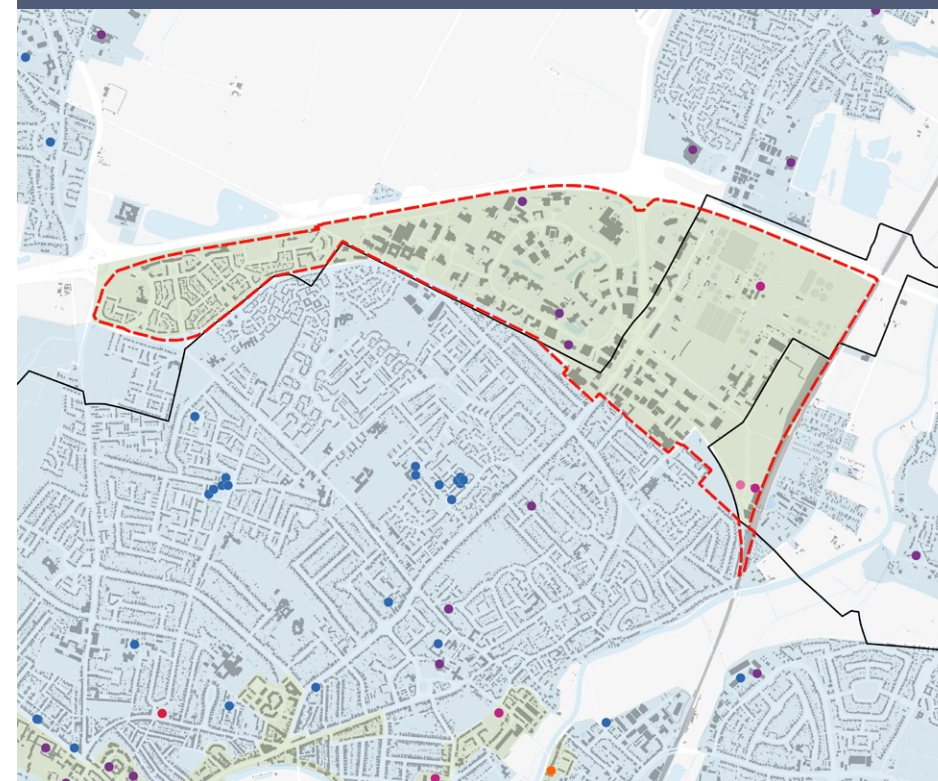
Broad Context Height and Tall Building Threshold

The Area of Search has been designated as an Urban Height Zone. This includes the area around Cambridge Station, where the context height is slightly higher, as new buildings there are perceived as tall in their context and the area is too small to constitute a height zone on its own. Consequently, the tall

building threshold for majority of the Areas of Search is 19m.

As a main growth area that surrounds open space landscape to the north and rural settlement to the east, safe of a 100m buffer along the open space and rural edge is designated as a Suburban / Rural Height Zone, with a Tall Building Threshold of 13m.

Existing Tall Buildings

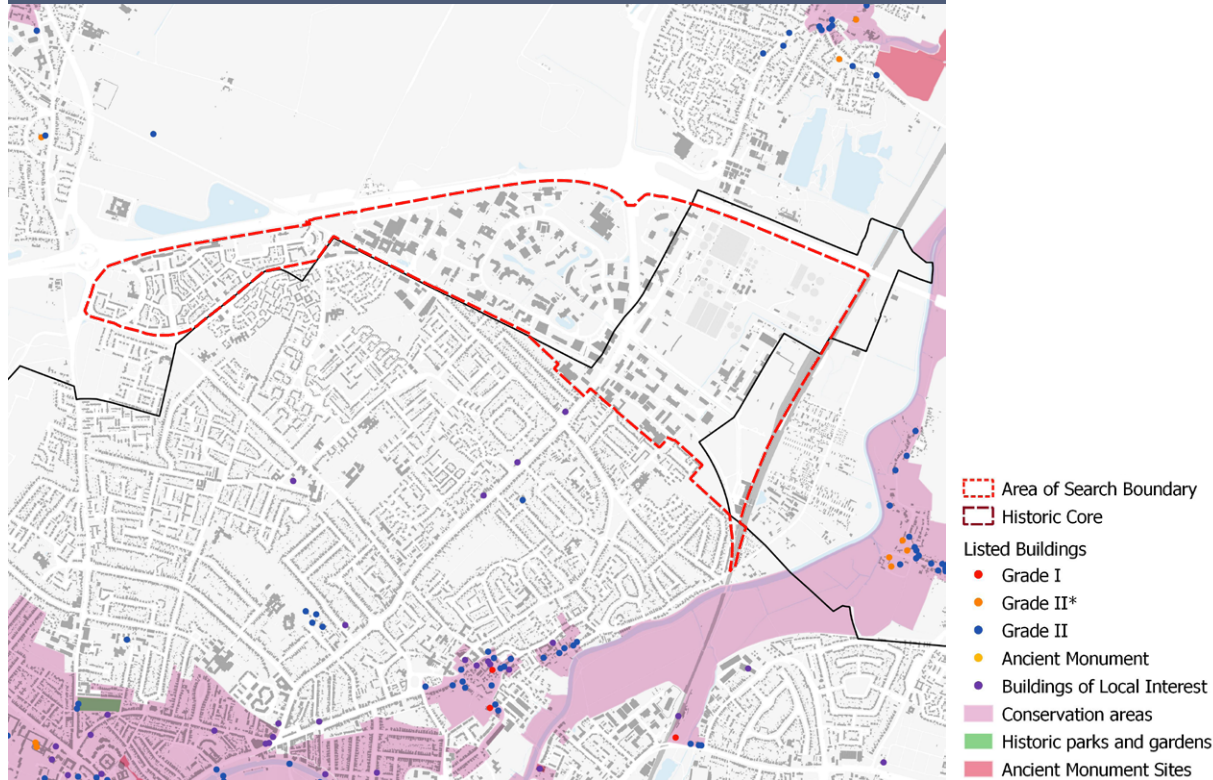


Existing Tall Building

Currently, there are six tall structures in the area that exceed the designated tall building threshold. The tallest of these is the recently constructed One Cambridge Square building, which stands at 31 meters and is located near Cambridge North Railway Station.

- Area of Search Boundary
- Tall Building Height
- 4 Storeys (13-16m)
- 5-6 Storeys (16-22m)
- 7-8 Storeys (22-28m)
- 9-10 Storeys (28-34m)
- 11-13 Storeys (34-43m)
- 14+ Storeys (43m+)

Heritage Designations



Heritage Designations

The site does not contain any conservation areas or heritage assets within its boundaries.

However, it is in close proximity to several conservation areas, including Riverside and Stourbridge Common, Fen Ditton, and Baits Bite Lock Conservation Areas, which are

located to the south and east of the site, across the River Cam.