

2.2 Area of Search - Clifton Road Industrial Estate | Cambridge Leisure Park

THE AREA

The Area of Search comprises of the Cambridge Leisure Park and Clifton Road Industrial Estate to the east of the Cambridge railway station.

Historically, the Clifton Road industrial estate and Cambridge Leisure Park were built on the former cattle market grounds, which closed in 1976. The Sorting Office was demolished in 1995 and relocated to Clifton Road. Currently, the area is occupied by low level warehouses, other industrial sheds, a climbing centre, a cinema, bowling alley, restaurants, a health and fitness club, a hotel, and retail units.

The area is currently proposed to be allocated within the emerging Greater Cambridge Local Plan. New mixed-use and commercial development to the west of the station has established a new urban neighbourhood within Cambridge and provides a contrasting context to the suburban housing to the southeast of the site. There are a mix of uses within the site with typically single use buildings at a relatively modest density. The site is in a strategic location adjacent to Cambridge railway station, with high public transport accessibility.



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 Clifton Road Area of Major Change (S/AMC/Policy 21) as per Local Plan 2018, which supports the regeneration and creation of vibrant, mixed-use areas centred around an improved transport interchange.

The area east of the railway is also identified a site allocation - Clifton Road Area (site M2) for a mix of Class B1(a) and B1(b) employment uses, leisure-related uses; residential use, with a maximum capacity of 550 dwellings.

Public Transport Access

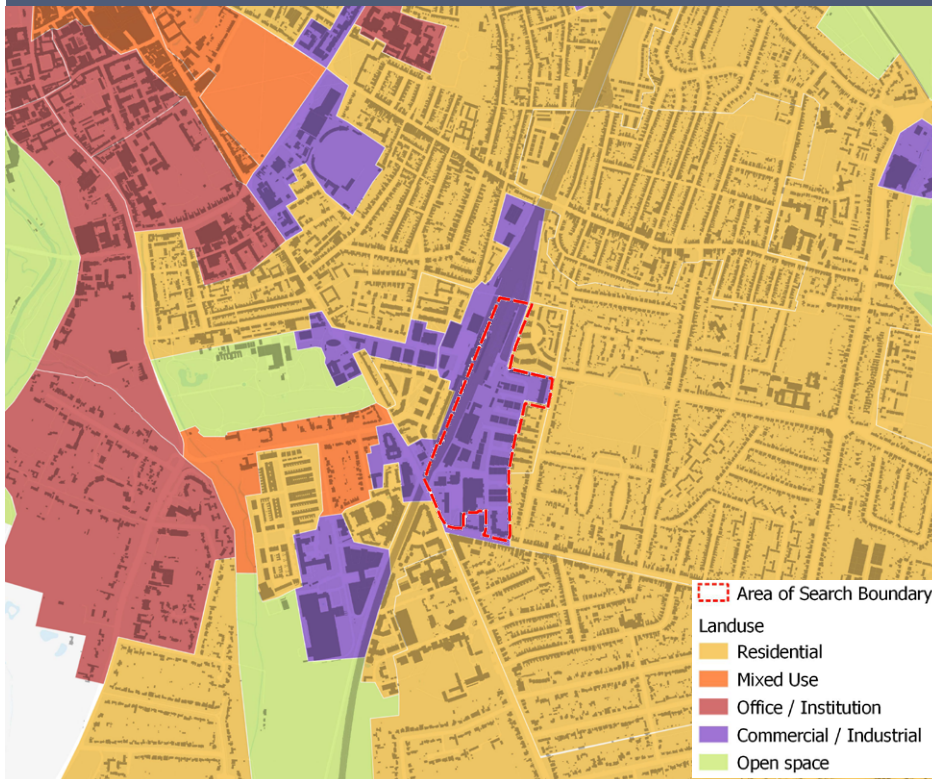


Existing Public Transport Accessibility

The area west of the railway station offers the city's highest public transport accessibility, including proximity to the main rail station, local bus services, and the guided bus service. However, the railway acts as a barrier, and the Area of Search east of the railway does not currently benefit from the same

level of accessibility, though there is bus access to the south of the Area of Search.

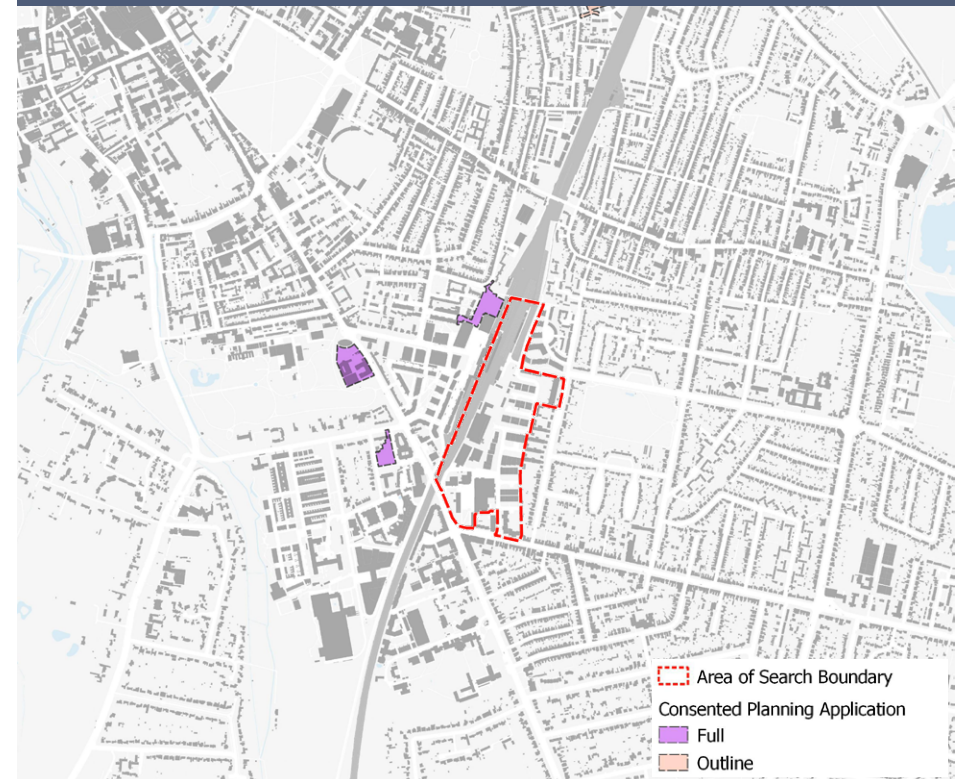
Land use



Land use

The Area of Search primarily comprises the Clifton Road Industrial Estate, which includes a range of industrial and storage uses, including a Royal Mail delivery office. To the south lies the Cambridge Leisure Park, which features a cinema and hotel.

Development Pipeline

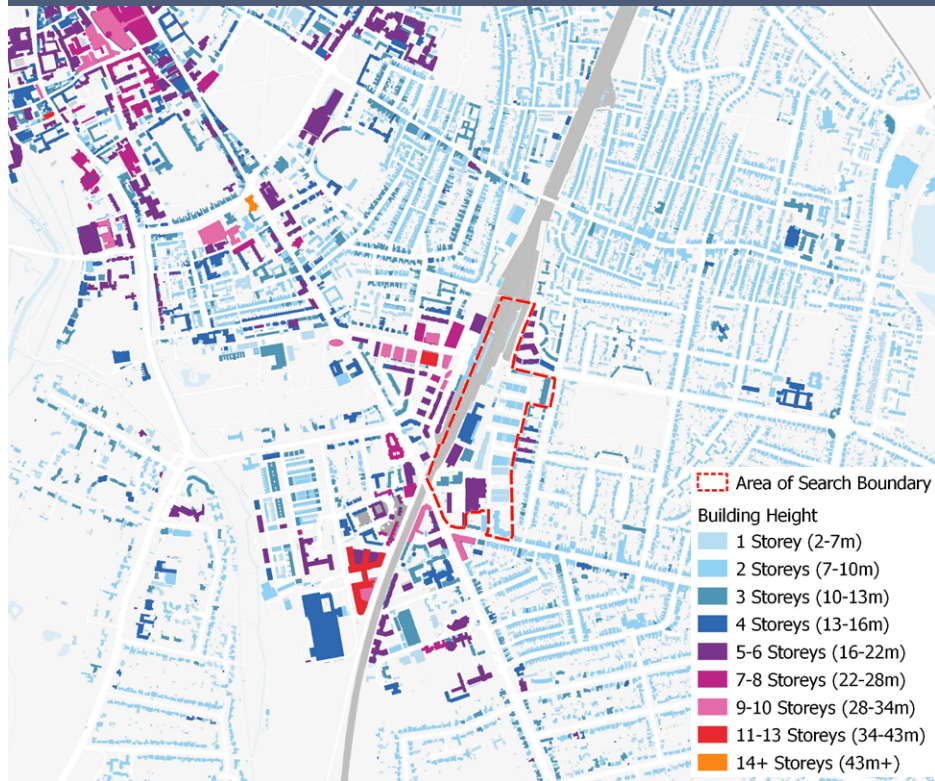


Relevant Planning Permissions

Emerging - Consented to the west of the area of search:

- Permission for two new office buildings up to 5 storeys with associated facilities on the ground and upper floors and a multi-storey car park for Network Rail. Blocks B2 & F2, Devonshire Quarter, Devonshire Road, Cambridge (23/01474/FUL).
- Permission for two new commercial buildings of 5 and 7 storeys respectively, providing flexible B1,A1,A2, A3 uses on ground floor and Class B1 on upper floors. Botanic House, 104 - 112 Hills Road, Cambridge (20/03429/FUL)

Building Height



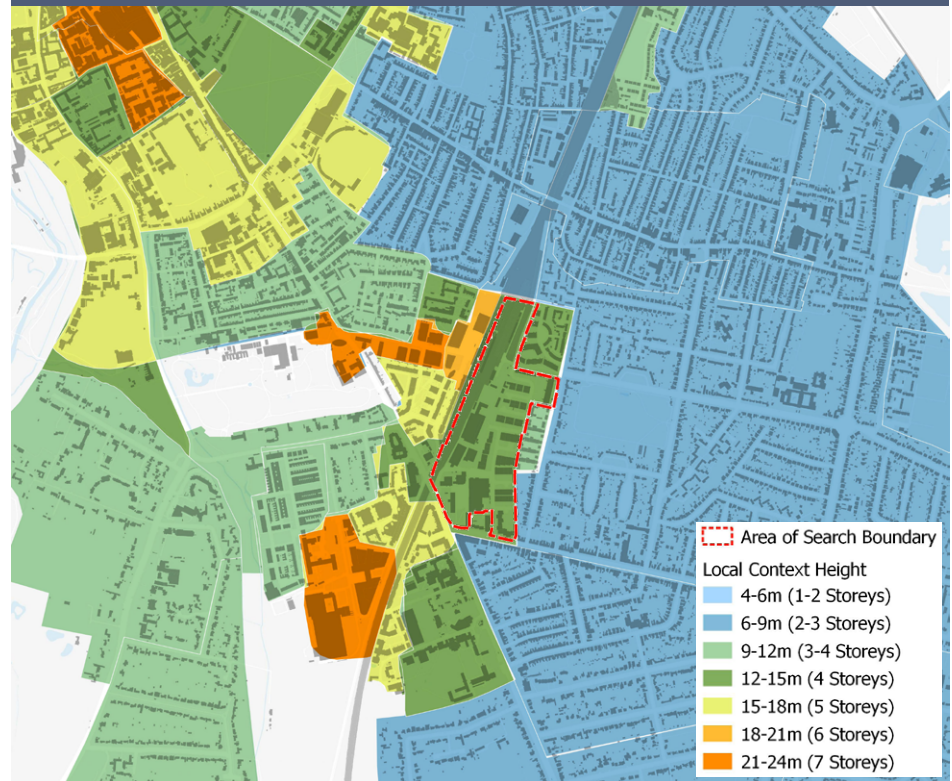
Existing Building Heights

The area features a range of building heights, with the majority being industrial shed structures. Heights vary from 1 storey (2-7m) to 5-6 storeys (16-22m).

Newer developments west of the Area of Search, in the station quarter, are generally

taller, with building heights ranging from 5-6 storeys (16-22m) to 11-13 storeys (34-43m). To the east, the site consists of low-rise residential areas, with buildings primarily ranging from 2-3 storeys (7-13m).

Context Height



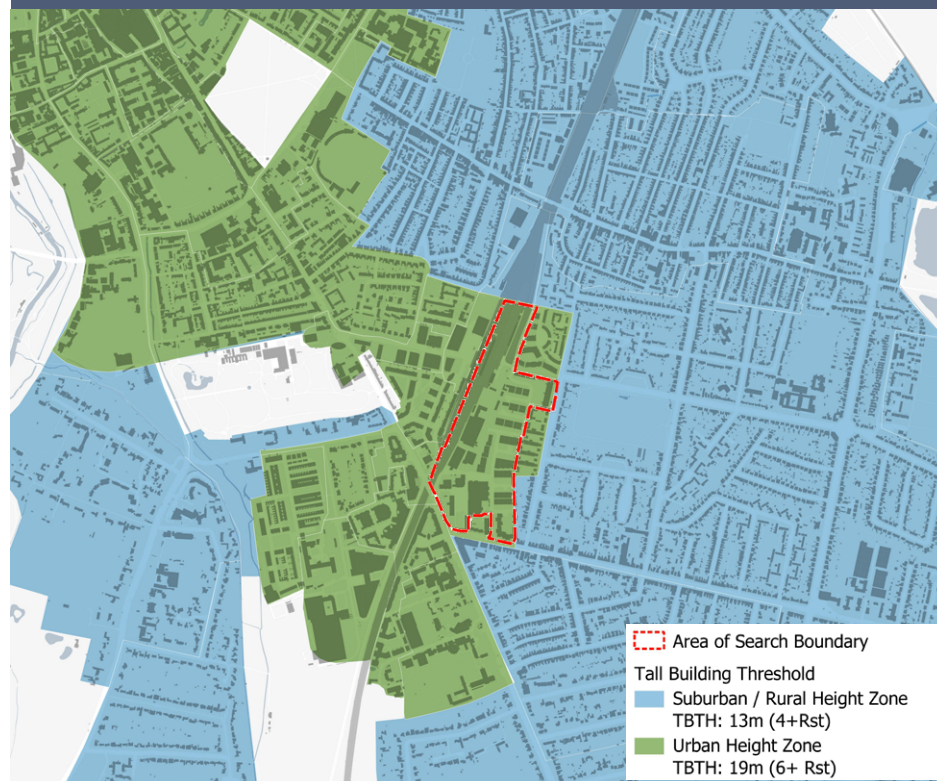
Existing Local Context Height

The Local Context Height of the area sits in the 12 to 15m bracket (4 storeys).

To the west of the area of search, primarily along Station Road, the context height is in the 5 to 7 storey brackets (15-18m to 21-24m). While, to the east of the area of search,

the context is quite modest, with a context height in the 2-3 storey bracket (6-9m).

Tall Building Threshold

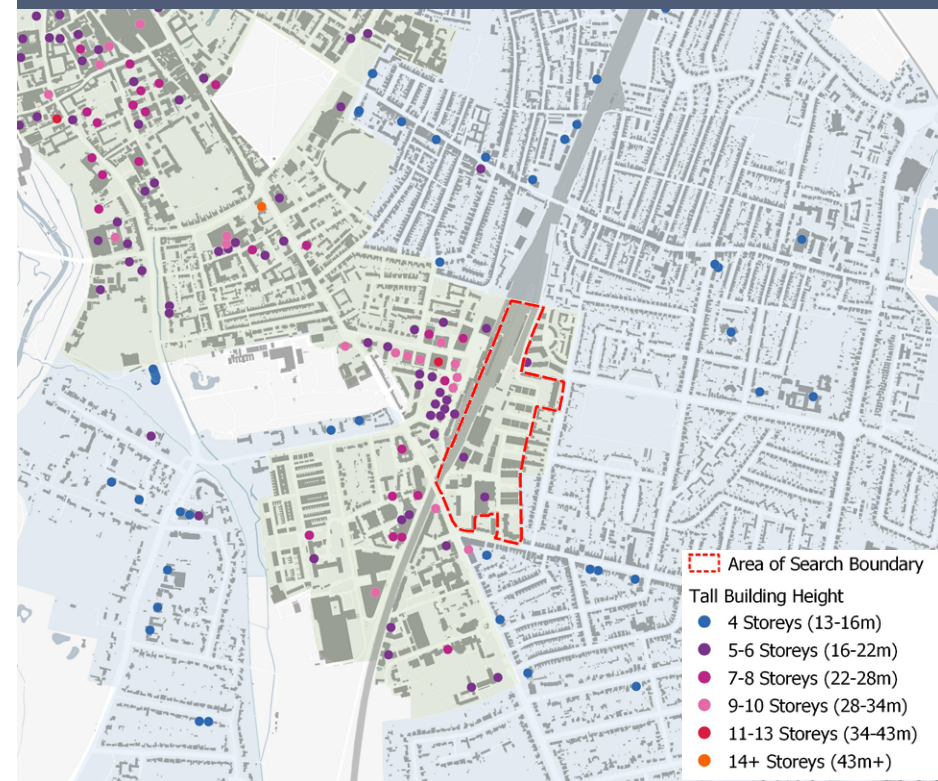


Tall Building Threshold

The Area of Search has been identified as part of the Urban Height Zone. This reflects on the opportunity of the area and the height context to the west of the railway.

The tall building threshold for the Areas of Search is 19m.

Existing Tall Buildings



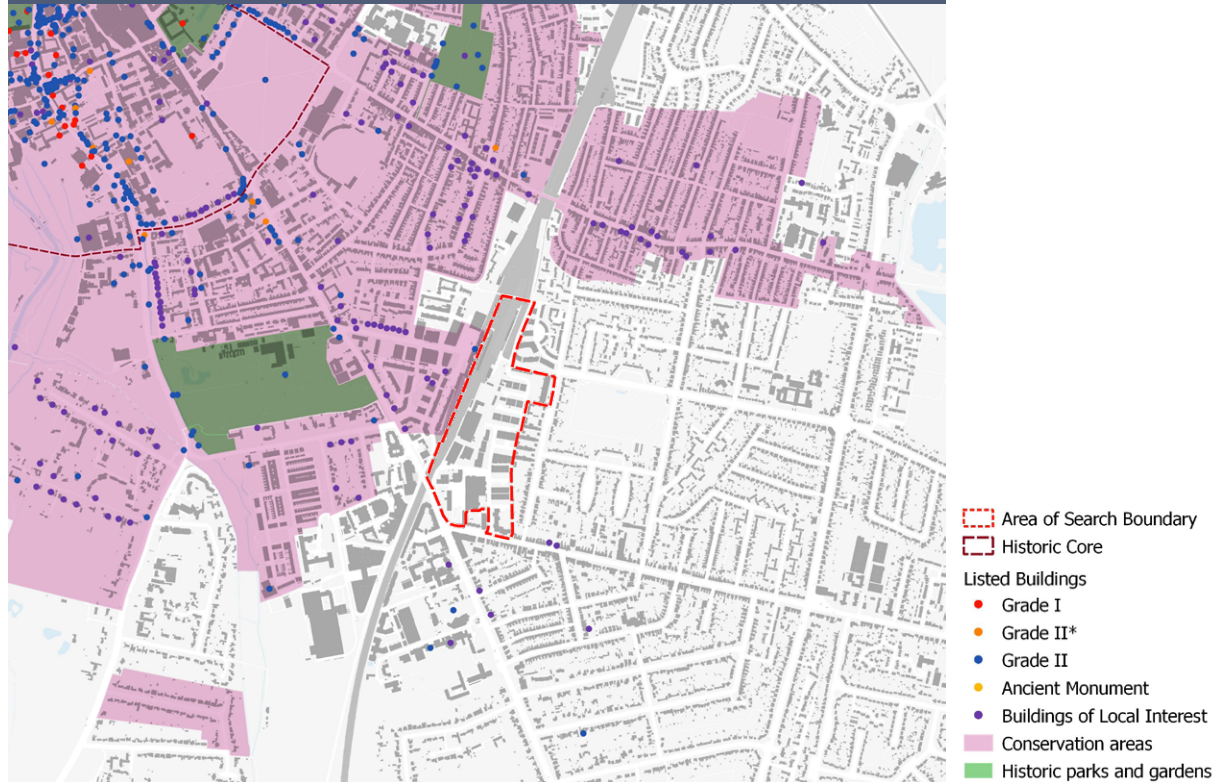
Existing Tall Building

Currently, there are 2 tall structures in the area exceeding the designated tall building threshold. The tallest of these is Cambridge Leisure Park Car Park, standing at 20m.

There is an existing cluster of tall buildings to the west

and south-west of the railway corridor, with building heights ranging from 28-34m with the tallest one being 37.3m.

Heritage Designations



Heritage Designations

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

The area borders and is in close proximity to several conservation areas, including New Town, Glisson Road, Brooklands Avenue, and Mill Road, as well as the Grade II*

Registered Park and Garden, the Botanic Garden, located 270 metres west of the site, across the railway.

Heritage assets include one Grade II* Listed Building and seven Grade II Listed Buildings, located on the opposite side of the railway tracks. Additionally,

there are approximately 125 locally listed buildings in close proximity to the area.

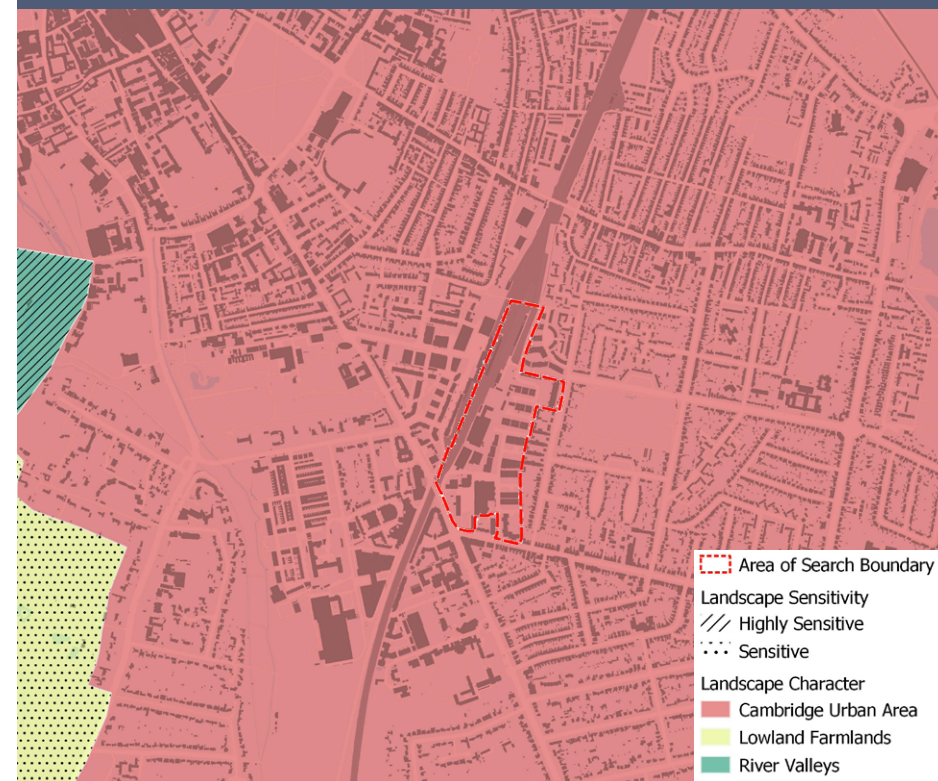
Airport Safeguarding Zones



Airport Public Safety and Air Safeguarding Zones

The area is near Cambridge Airport and falls within a safeguarding zone, where any development exceeding 15m in height must be consulted with the airport operator and the Ministry of Defence. The airport is expected to relocate to Cranfield Airport before 2030, which will negate this requirement in the future.

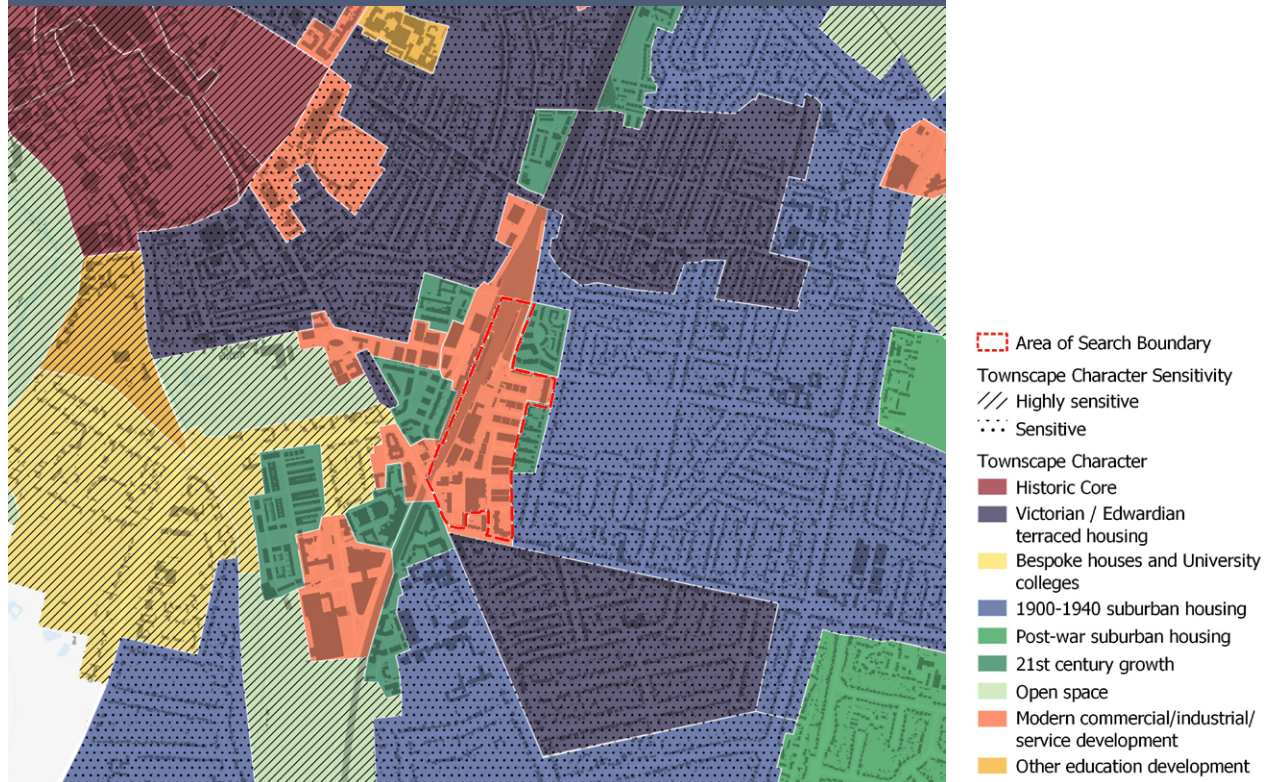
Landscape Character Types



Landscape Character and Sensitivity

The Area of Search is situated in the Cambridge Urban Area Landscape Character Area and does not border or is in close proximity to any highly sensitive or sensitive Landscape Character.

Townscape Character Types



Townscape Character and Sensitivity

The Area of Search contains and adjoins the following character areas which are not sensitive to change:

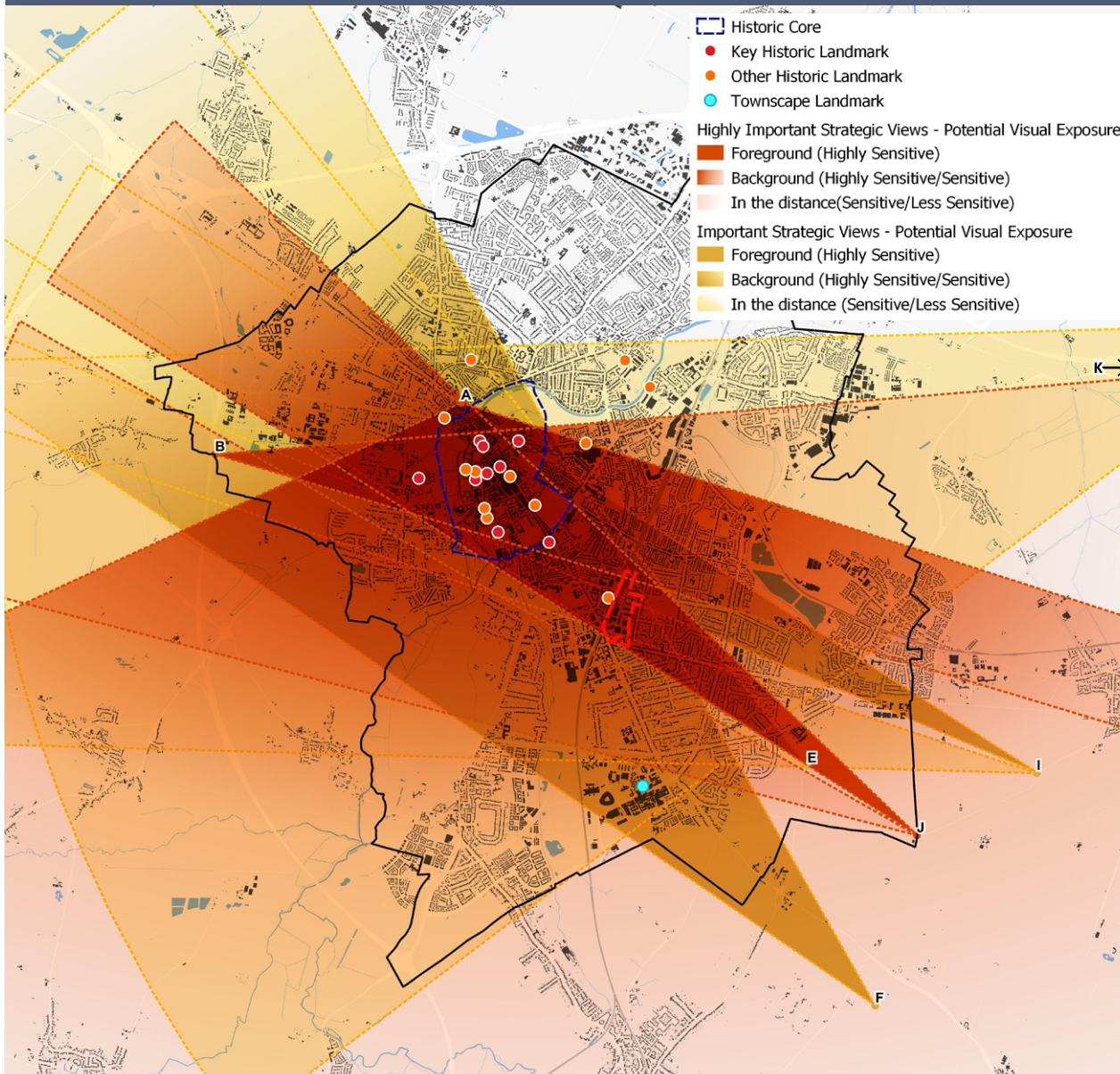
- Modern commercial/industrial/service development
- 21st century growth

The area borders a number of townscape areas that are

sensitive or highly sensitive to change:

- Bespoke houses and university colleges (highly sensitive) to the west
- 1900-1940 suburban housing to the east (sensitive)
- Victorian / Edwardian terraced housing to the north and south (sensitive)

Strategic View Cones to historic city centre core landmarks



Affected Strategic View Cones

The site is in the *foreground* of the following strategic view cones to the historic city centre:

Highly Sensitive Views

- View J: Mid-range panoramic view from Worts' Causeway / Shelford Road.

Sensitive Views

- View E: Very long range panoramic view from Limekiln Road.
- View F: Very long range panoramic view from Little Trees Hill, Mago Down.
- View I: Very long range panoramic view from Shelford Road below Limepit Hill.
- View K: Very long range glimpsed view from Little Wilbraham Road over A14

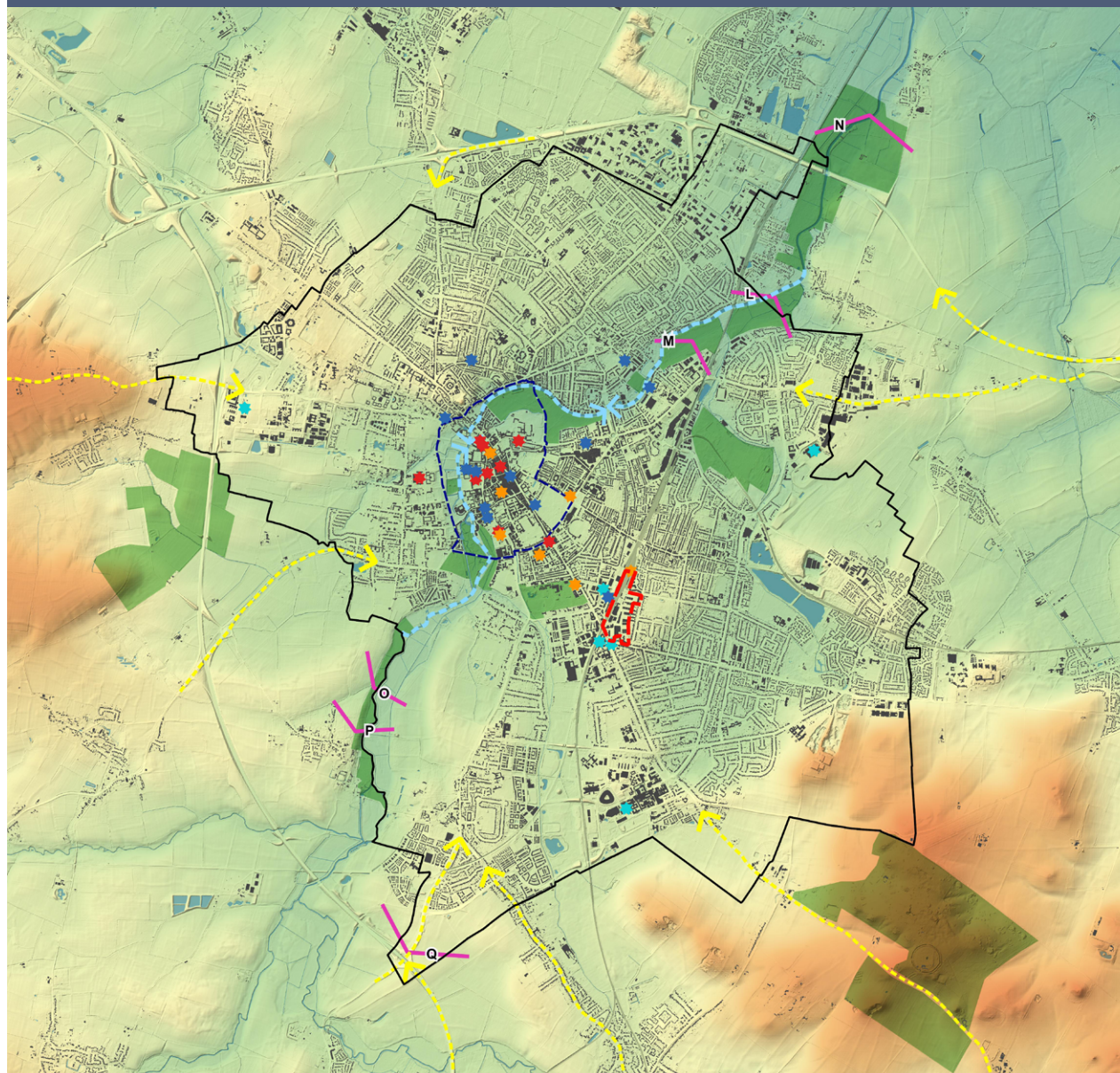
The site is in the *backdrop* of strategic view cones to historic city centre:

Highly Sensitive Views

- View A: Short range panoramic view from Castle Mound.
- View B: Mid-range glimpsed views from Coton Footpath over the M11.

Historic landmark in close proximity of the site: Foster's Mill west of Cambridge Station.

Dynamic open space and approach views



Dynamic Open Space & Approach Views

The Botanic Garden, Jesus Green, Lammas Green, Coldham's Common, Midsummer Common, and Grantchester Meadows are among the open spaces that may offer views to Area of Search.

Approach views looking towards the area include the Barton Road (A603), Hauxton Road (A1309), Shelford Road (A1301), and Babraham / Hills Road (A1307).

The Area of Search is in close proximity to the following landmark buildings: The Marque, The Belvedere, 50-60 Station Road (Intrusive Landmark), Foster Mill at the railway station (Other Historic Landmark), and the Botanic House (Modern Landmark).

