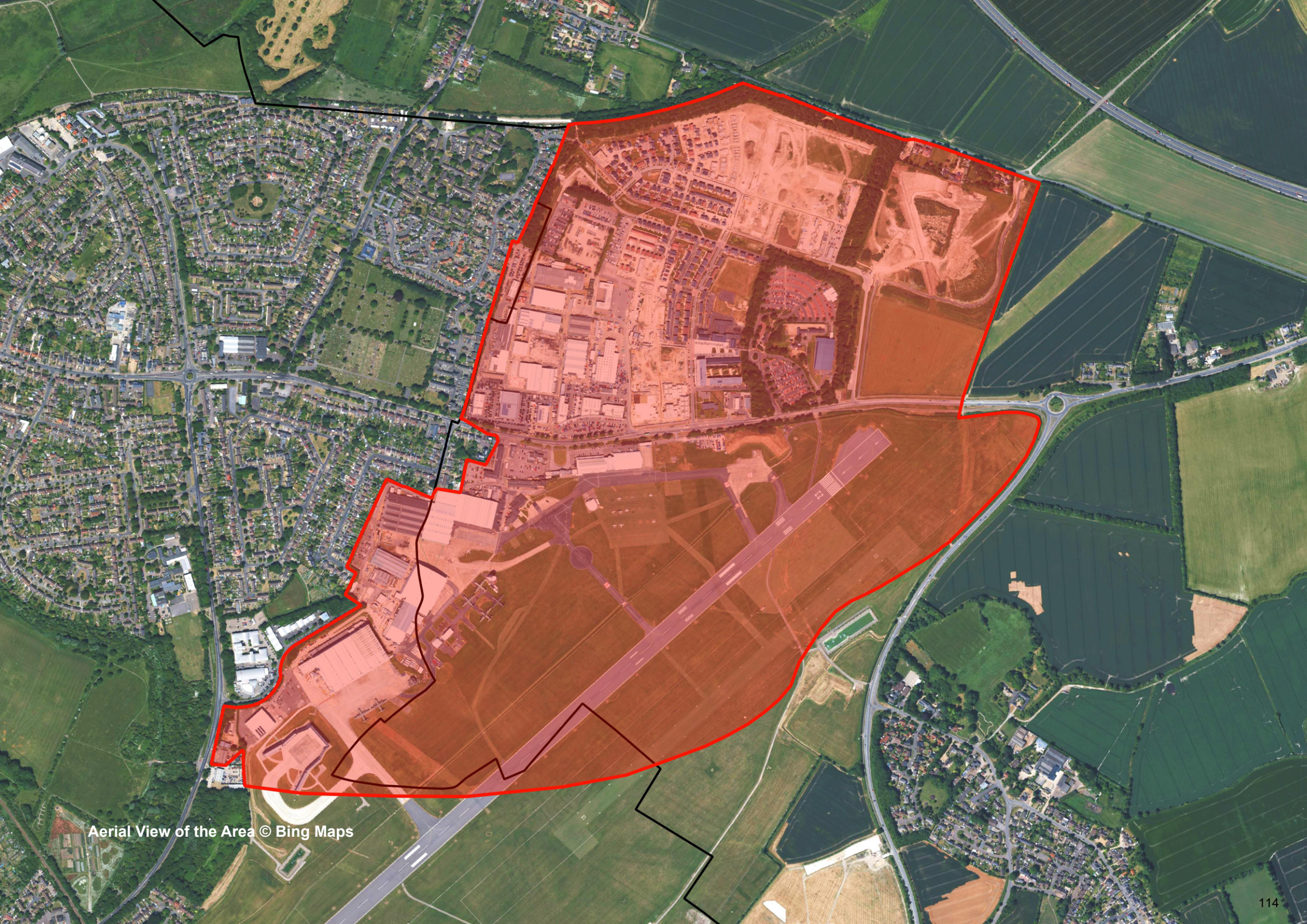




Aerial View of the Area © Bing Maps

2.4 Area of Search - East Cambridge | Cambridge City Airport | Marleigh | Kingsley Park

THE AREA

The Area of Search comprises of the Cambridge Airport, Marleigh, Greenhouse Park Innovation Centre and Kingsley Park.

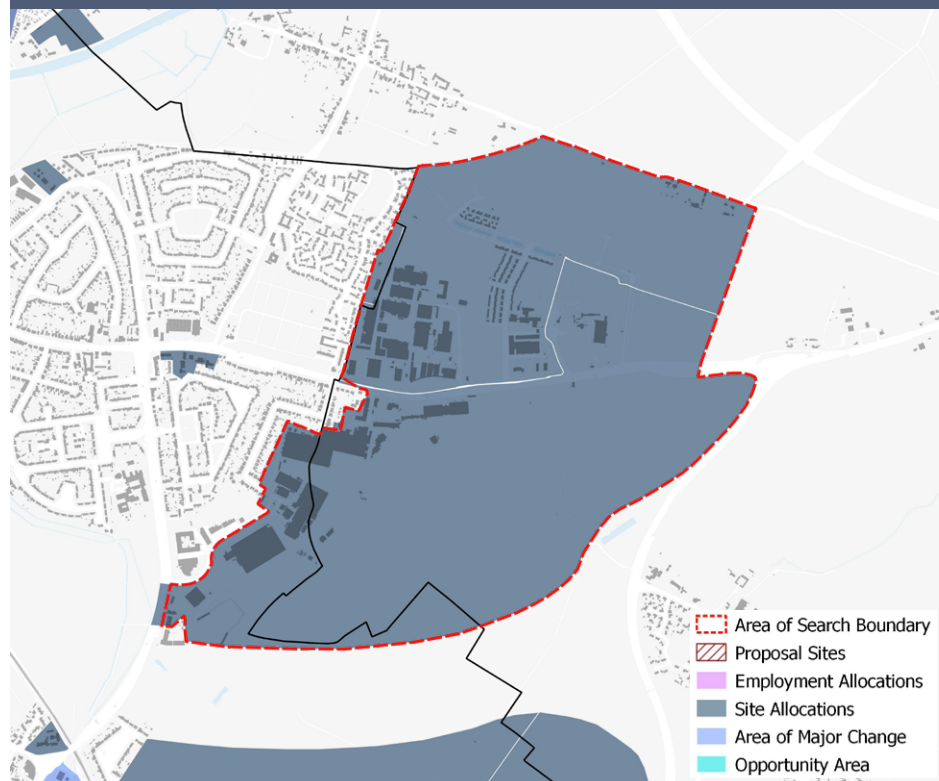
Cambridge Airport, which opened in 1938, replaced the former airfield at Fen Ditton. The airport is owned and operated by Marshall Aerospace, a Cambridge-based company with a long-standing history in servicing both civilian and military contracts. It is anticipated that the airport will relocate to Cranfield Airport before 2030.

The land located at Cambridge Airport, to the north of Cherry Hinton and Newmarket Road, has been identified as a key site for a major urban extension. In 2008, the South Cambridgeshire District Council adopted the Cambridge East Area Action Plan, which designated the area for the development of a new urban quarter comprising 10,000 to 12,000 dwellings, contingent upon the relocation of Cambridge Airport. The Cambridge East project, as outlined in the Local Plan 2018 (Policy 13), aims to redevelop the site into a dynamic urban district, transforming the eastern part of the city with new homes, jobs, infrastructure, and facilities.



Birds eye View of the Area © Google Earth

Site Allocation and Growth Areas

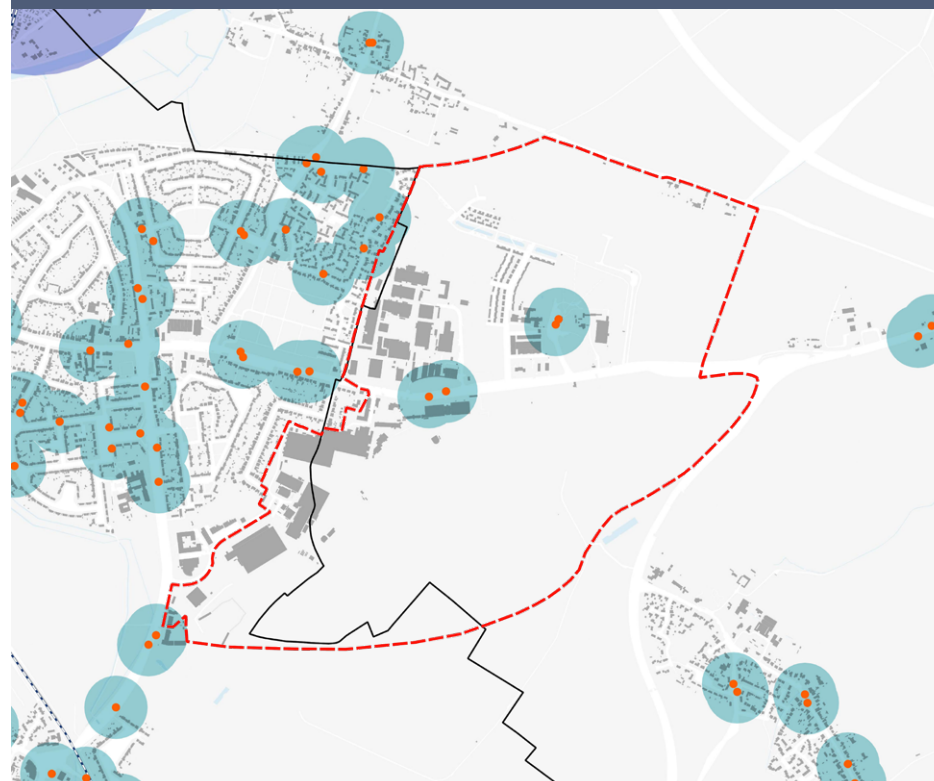


Site Allocations and Growth Areas

The Area of Search lies within the Cambridge East area, which has been designated under the Cambridge East Area Action Plan 2008. It also includes two site allocations identified in the Local Plan 2018, namely Land North of Newmarket Road and Cambridge East (Policy S/CE). These allocations aim to

develop a new urban quarter that will transform the eastern part of the city, delivering new homes, employment opportunities, facilities, infrastructure, and broader prospects for Cambridge.

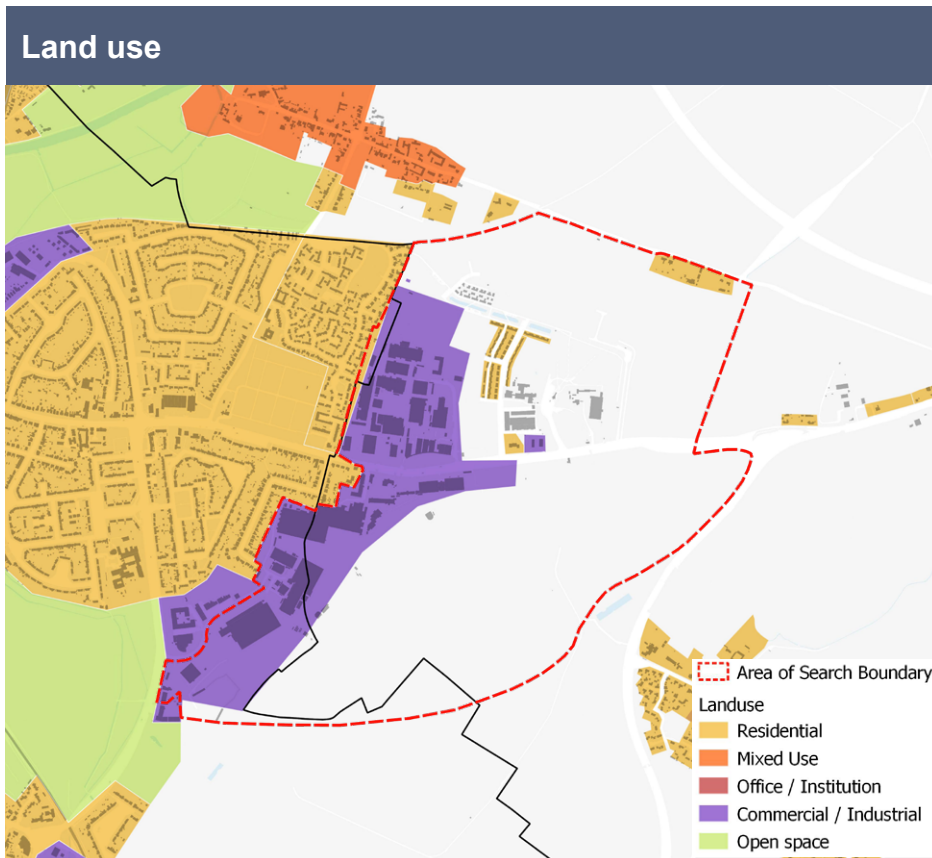
Public Transport Access



Existing Public Transport Accessibility

The Area of Search located at the eastern edge of the current city boundary, is poorly served by public transport, except for its proximity to the existing Cambridge Airport. There is a limited number of bus routes linking this part of the city to the broader Cambridge area and beyond.

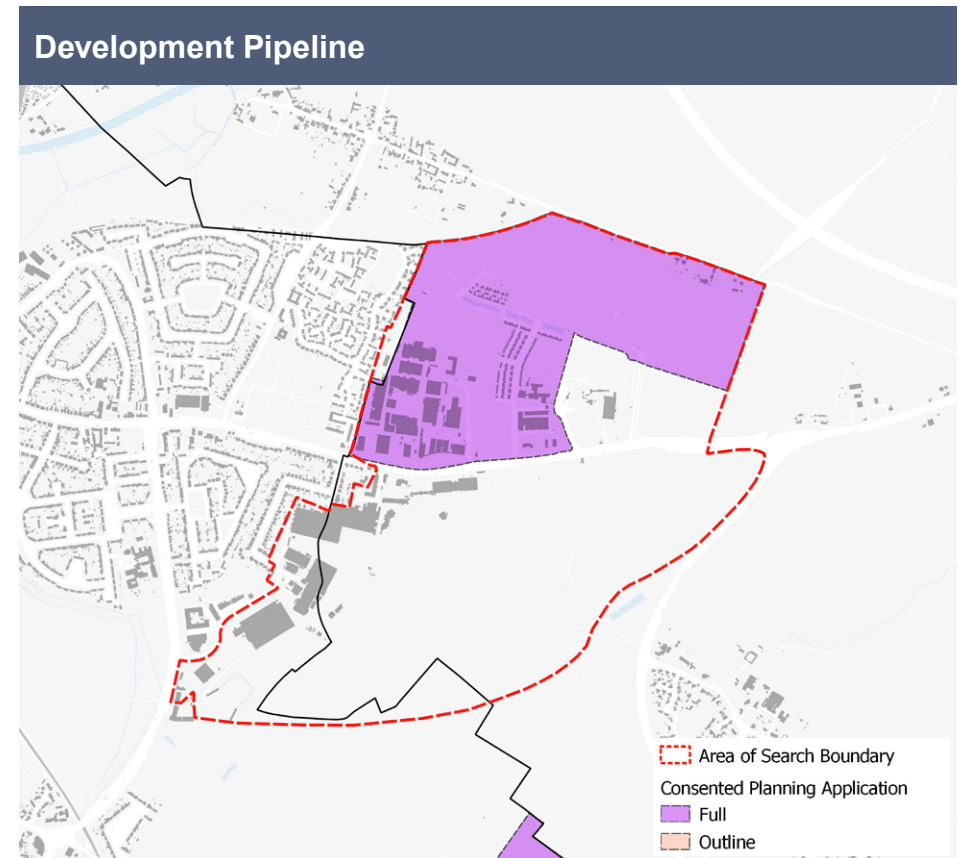
- Area of Search Boundary
- National Rail Station
- Guided Busway Line Bus stop
- Bus stop
- Railway Line
- Guided Busway Line
- Proximity from Railway Station - 800m radius
- Proximity from Guided Bus stops - 400m radius
- Proximity from Bus stops - 200m radius



Land use

The Area of Search located to the south of Newmarket Road, primarily consists of the existing Cambridge Airport and its associated infrastructure, including a variety of terminal buildings, aircraft hangars, and industrial sheds. To the northwest, the area is characterised by industrial sheds, supporting a range of

commercial, industrial, and storage uses. To the north lies the forthcoming Marleigh residential development, which will include residential units, a primary school, community facilities, and open spaces.

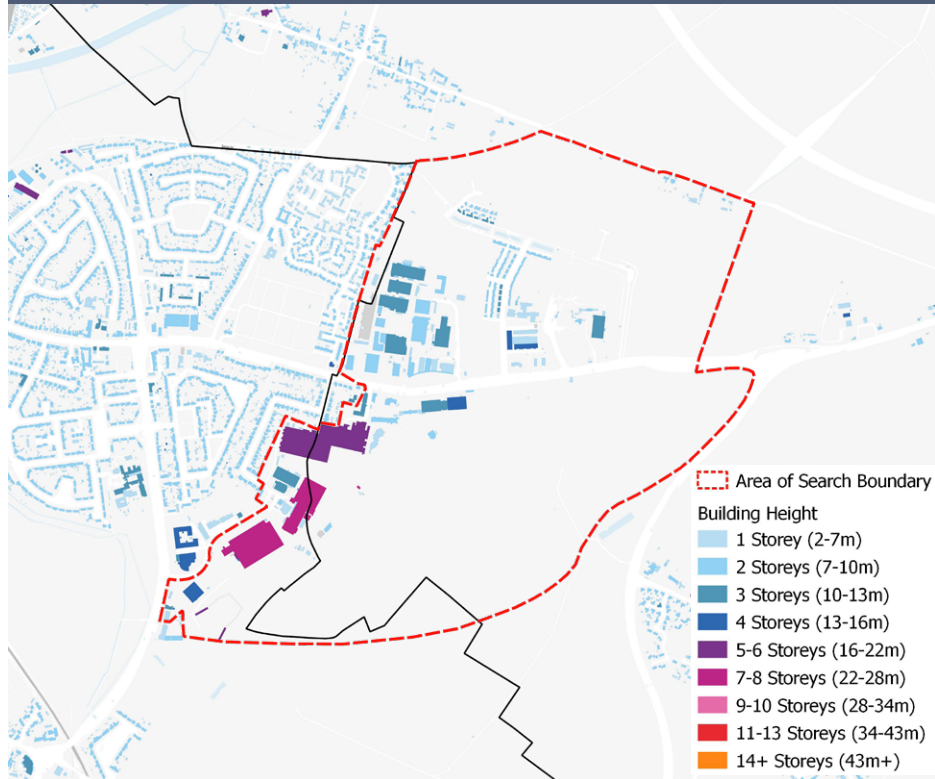


Relevant Planning Permissions

Emerging - Consented:

- Permission of 239 new homes and non-residential floorspace. Marleigh Phase 1a (S/1096/19/RM)
- Permission for creation of 308 new homes, non-residential floor space, and associated infrastructure.
- Marleigh Phase 1b (20/02569/REM)
- Permission of 421 new homes with associated infrastructure. Marleigh Phase 2 (21/02450/REM)

Building Height



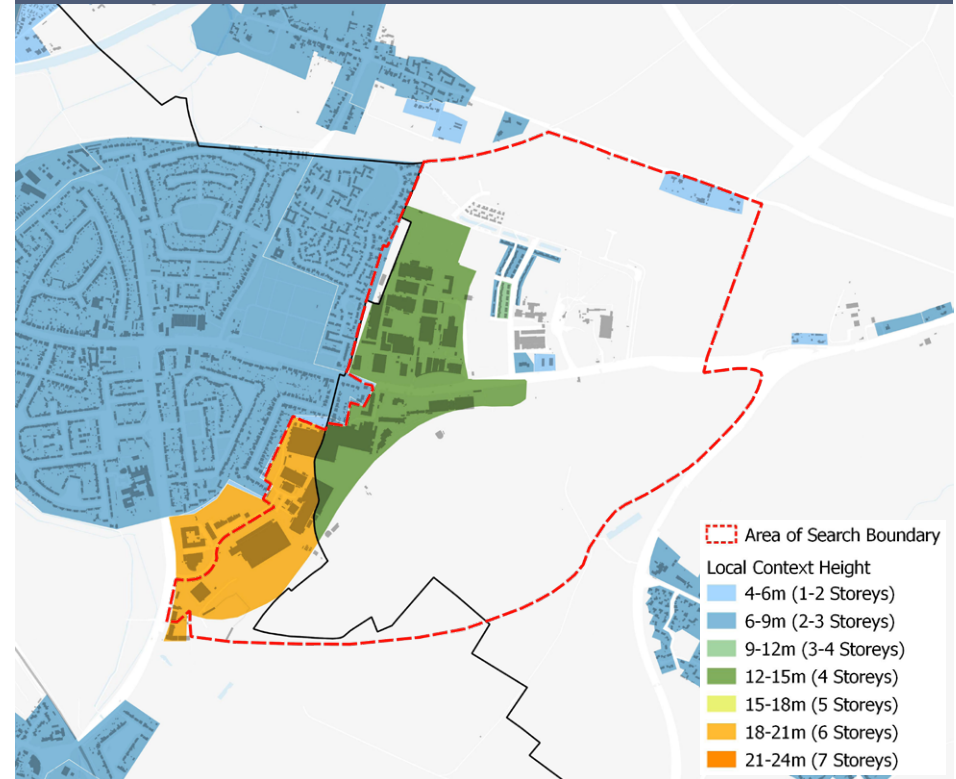
Existing Building Height

The area features a range of building heights, with the majority being industrial shed structures. Heights vary from 1 storey (2-7m) to 7-8 storeys (22-28m).

Newer and upcoming developments north of the Areas of Search, are generally

quite modest, with building heights ranging from 2 storeys (7-10m) to 3 storeys (10-13m). To the west, the site consists of low-rise residential areas, with buildings primarily ranging from 2-3 storeys (7-13m).

Context Height



Existing Local Context height

Existing industrial areas are in the context height brackets 12-15m and 18-21m (air craft hangars). Context height of the delivered Marleigh development is in brackets 6-9m and 9-12m (2-4 storeys).

In the areas surrounding the Area of Search, the context

height is in the bracket of 6-9m (2-3 storeys).

Tall Building Threshold

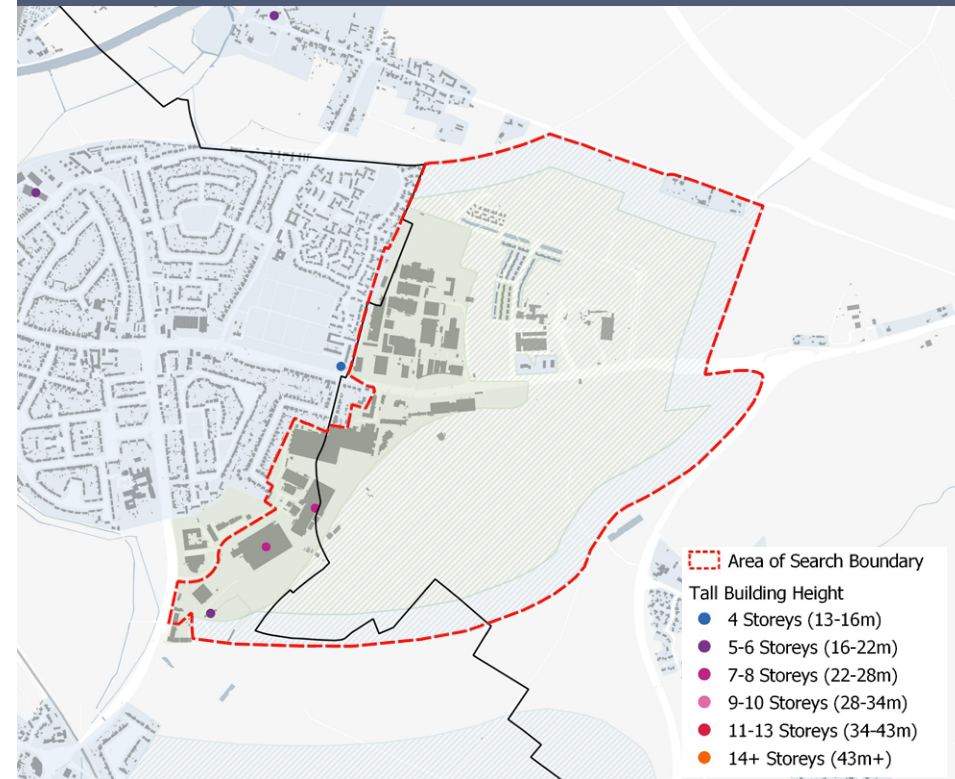


Tall Building Threshold

The industrial part of the Area of Search is classified as Urban Rural Height Zone with a Tall Building Threshold of 19m. As a main growth area that will establish its own character through a masterplan approach, this designation is extended into the remainder of the area of search, safe of

a 100m buffer along the rural edge, which is designated as a Suburban / Rural Height Zone, with a Tall Building Threshold of 13m.

Existing Tall Buildings

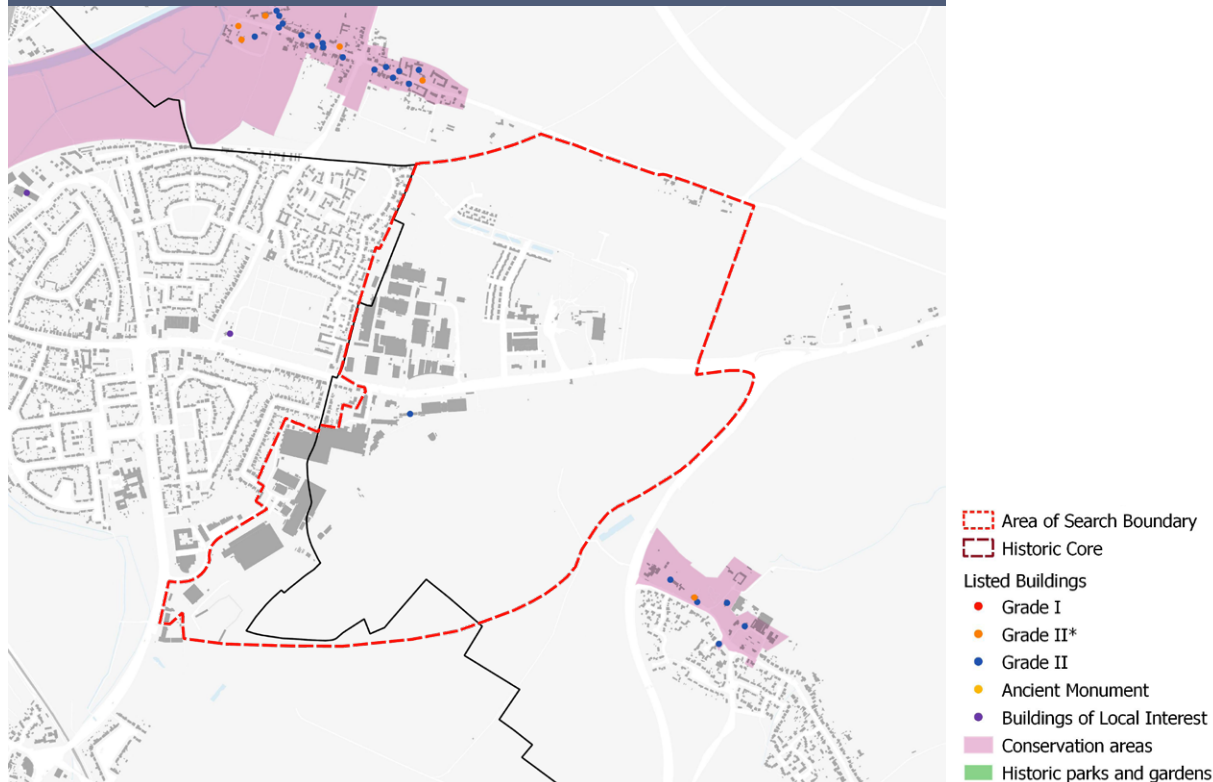


Existing Tall Building

Currently, there are three tall structures in the area that exceed the designated tall building threshold, with the tallest being one of the aircraft hangars, which stands at 27.8 meters. The developments surrounding the Areas of Search are relatively modest, with no structures significantly

exceeding the designated tall building threshold.

Heritage Designations

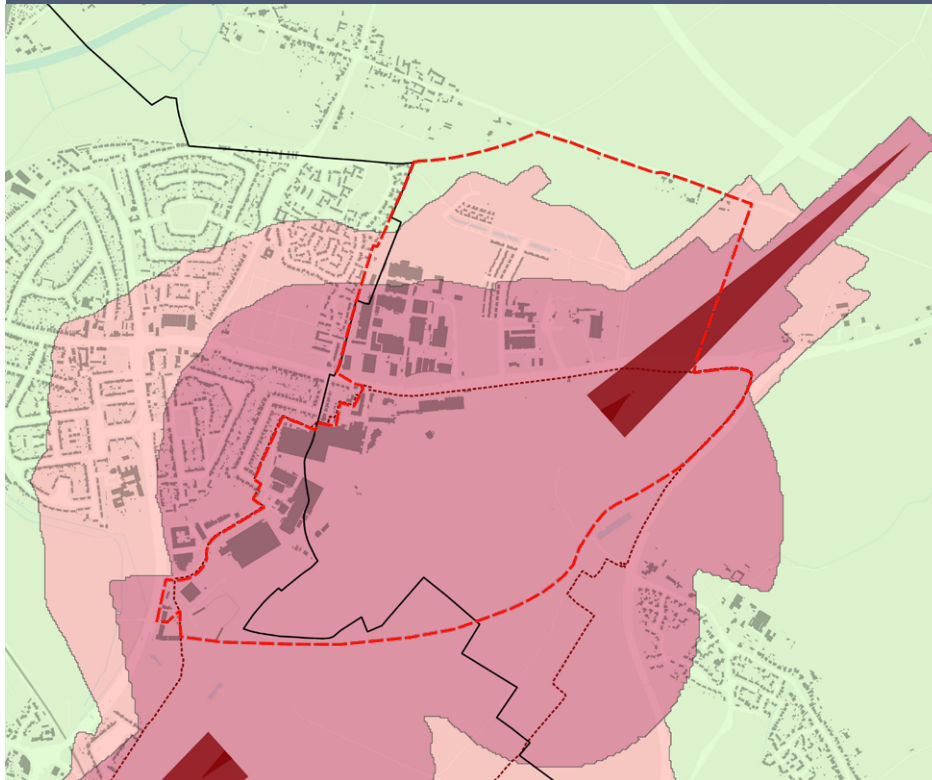


Heritage Designations

The site does not contain or border any conservation areas or registered parks and gardens. However, the area includes one Grade II Listed Building within the site. The site is located in close proximity to the Fen Ditton and Taversham conservation areas. Additionally, it is near one

Grade II* Listed Building and five Grade II Listed Buildings, situated to the east of the airport in Teversham. To the northwest, there are six Grade II* and eighteen Grade II Listed Buildings along Fen Ditton High Street, Church Street, and High Ditch Road.

Airport Safeguarding Zones

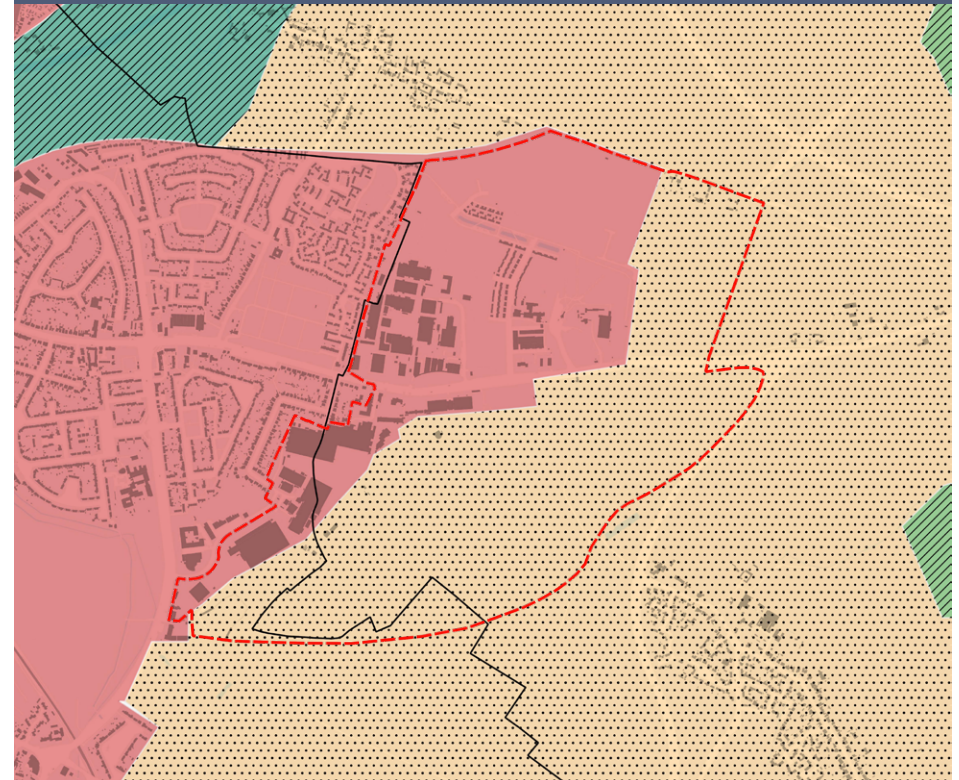


Airport Public Safety and Air Safeguarding Zones

Majority of the area lies within the existing Cambridge Airport Zone and falls within the safeguarding zone, where all development must be consulted with the airport operator and the Ministry of Defence. The airport is expected to relocate to Cranfield Airport before 2030, which is likely to negate this requirement in the future.

- Area of Search Boundary
- Airports and aerodromes
- Cambridge Airport Public Air Safety Zone
- Cambridge Airport Safeguarding Zones Heights for Consultation (above ground level)
 - Any structures greater than 90m
 - Any structures greater than 45m
 - Any structures greater than 15m
 - Any structures greater than 10m
 - All Structures

Landscape Character Types

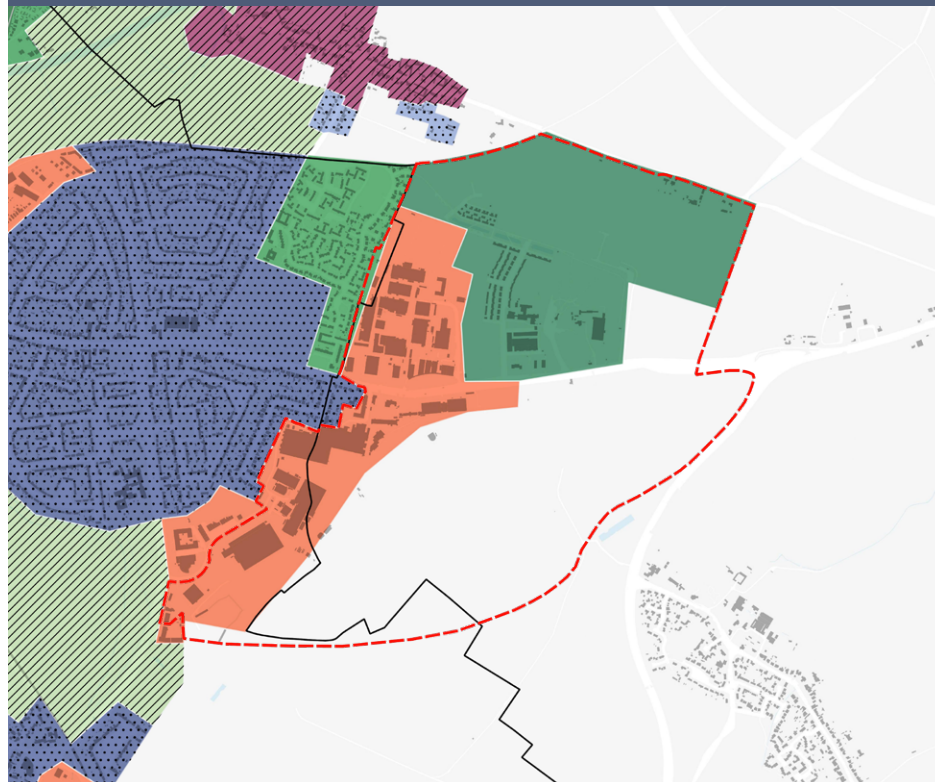


Landscape Character and Sensitivity

The majority of the Area of Search to the east is located within the Fen Edge Chalklands Landscape Character Area, which is recognised for its sensitive landscape character. The eastern part of the site, however, lies within the Cambridge Urban Area.

- Area of Search Boundary
- Landscape Sensitivity
 - Highly Sensitive
 - Sensitive
- Landscape Character
 - Cambridge Urban Area
 - Fen Edge Chalklands
 - River Valleys
 - The Fens

Townscape Character Types



- Area of Search Boundary
- Townscape Character Sensitivity
 - Highly sensitive
 - Sensitive
- Townscape Character
 - Historic village core
 - 1900-1940 suburban housing
 - Post-war village expansion
 - Post-war suburban housing
 - 20th century new settlement
 - 21st century growth
 - 21st century new settlement
 - Open space
 - Modern commercial/industrial/service development

Townscape Character and Sensitivity

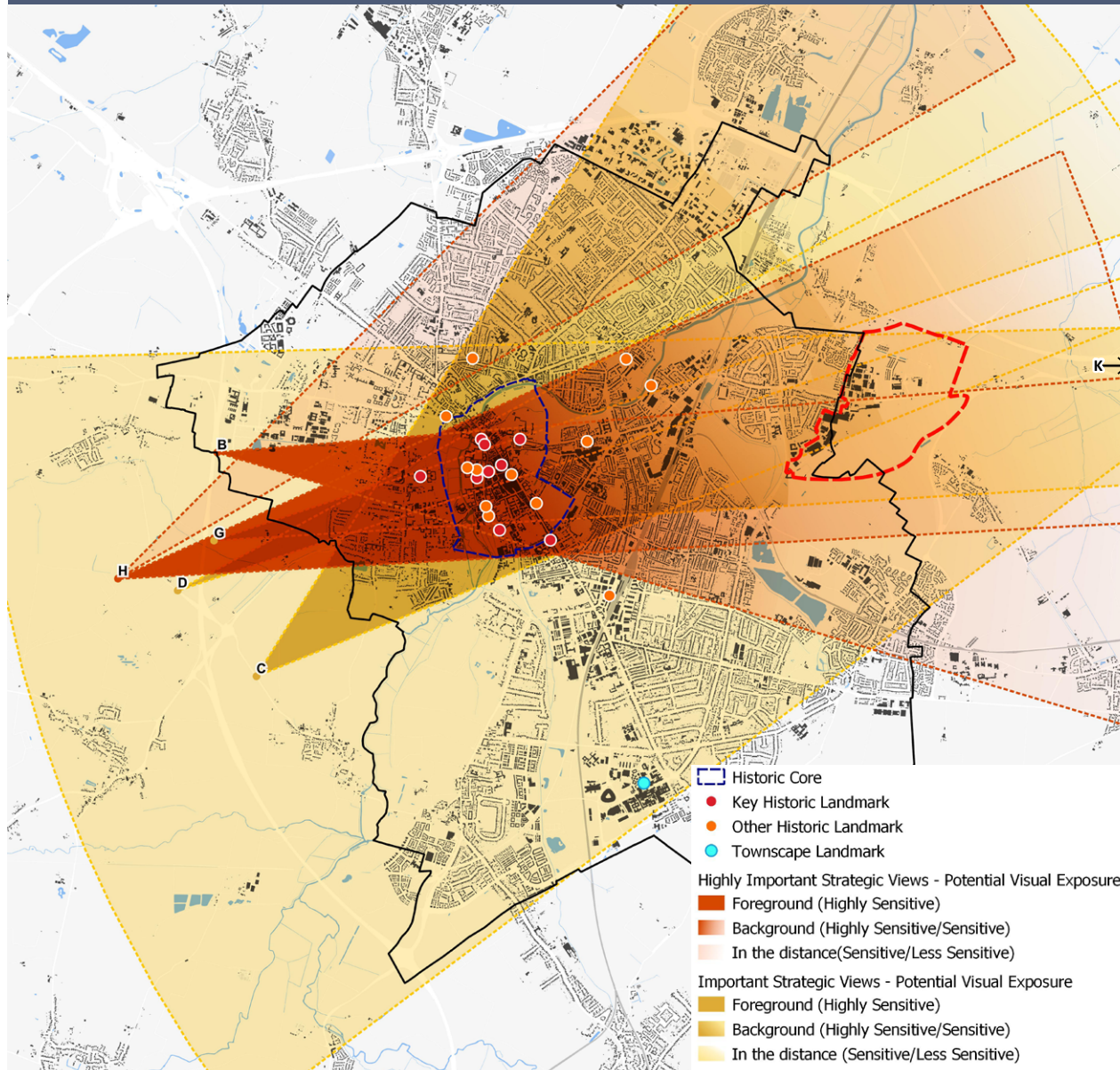
The Area of Search contains and adjoins the following character areas which are not sensitive to change:

- Modern commercial/ industrial/service development
- 21st century growth
- Post-war suburban housing

The area adjoins the following townscape areas that are sensitive or highly sensitive to change:

- 1900-1940 suburban housing to the east (sensitive)
- Post-war village expansion (sensitive)
- Open space (highly sensitive)

Strategic View Cones to historic city centre core landmarks



Affected Strategic View Cones

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

Sensitive Views

- 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

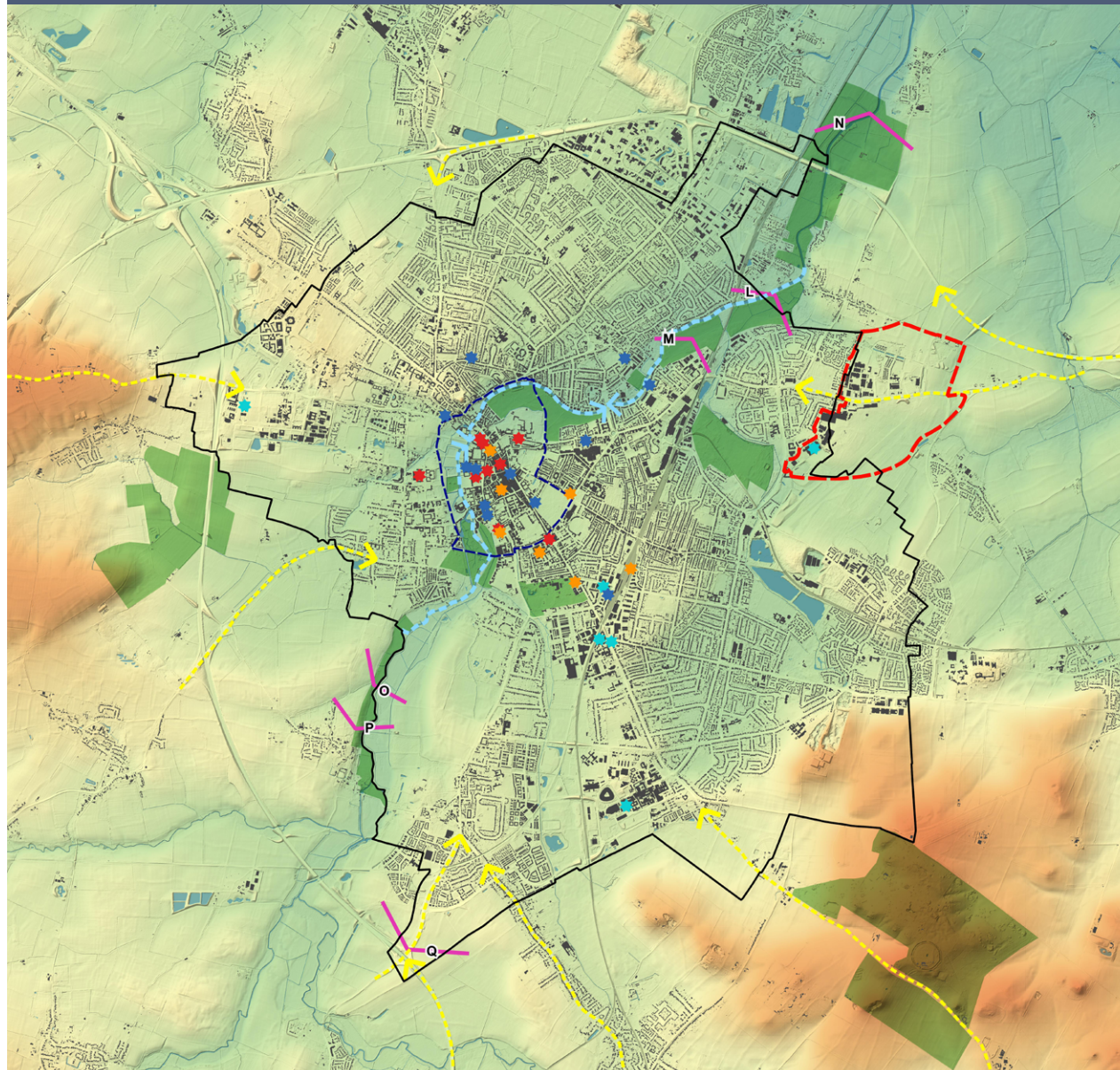
- View B: Mid-range glimpsed views from Coton Footpath over the M11.
- View H: Long range panoramic view from Redmeadow Hill.

Sensitive Views

- View C: Very long range panoramic view from Coton Road.
- View D: Long range panoramic view from Grantchester Road.
- View G: Mid-range panoramic view from M11 between junction 12 and 13.

The Area of Search situated at the eastern edge of the city, is located a considerable distance from the key landmark buildings.

Dynamic open space and approach views



Dynamic Open Space & Approach Views

The Coldhams Common, Stourbridge Common, Ditton Meadows and Fen Ditton are among the open spaces that may offer views to Area of Search.

The Area of Search may be visible from the river approach views from the north, specifically View N from Bates Bike Lock.

Approach views looking towards the area include the A14, Newmarket Road (A1303), and Mandingley Road (A1303).

- Cambridge District
- Area of Search Boundary
- Historic Core
- Dynamic and Open Space Views
- River Approach Views
- Road Approach Views
- Open Spaces
- Landmark Buildings
 - Key Historic Landmark
 - Other Historic Landmark
 - Modern Landmark
 - Intrusive Landmark
- Topography (in metre)
 - 10
 - 0
 - 10
 - 20
 - 40
 - 80
 - 160 +