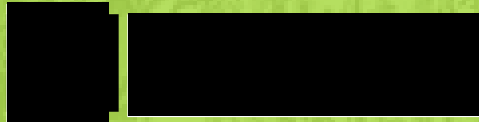


Vision Document

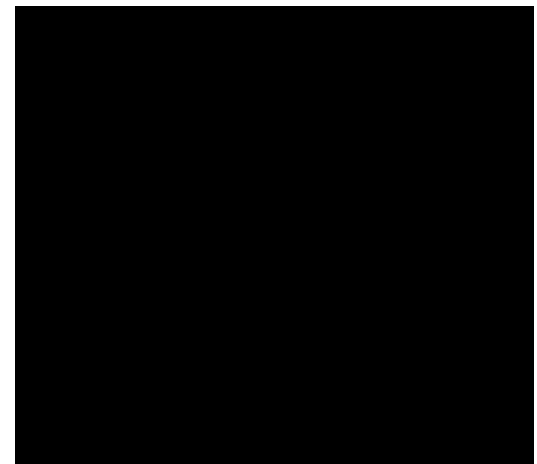
February 2020

Land at Cockerton Road, Girton



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COCKERTON RD

GIRTON

HIGH STREET

HUNTINGDON ROAD

M17



01. INTRODUCTION

1.1 Background

This document has been prepared by Savills Planning & Urban Design Studio on behalf of [REDACTED].

The purpose of this document is to support the submission of representations to inform the joint Local Plan for South Cambridgeshire District Council (SCDC) and Cambridge City Council, for the delivery of a residential development on land at Cockerton Road, Girton.

The Site totals approximately 0.631 hectares (1.56 acres).

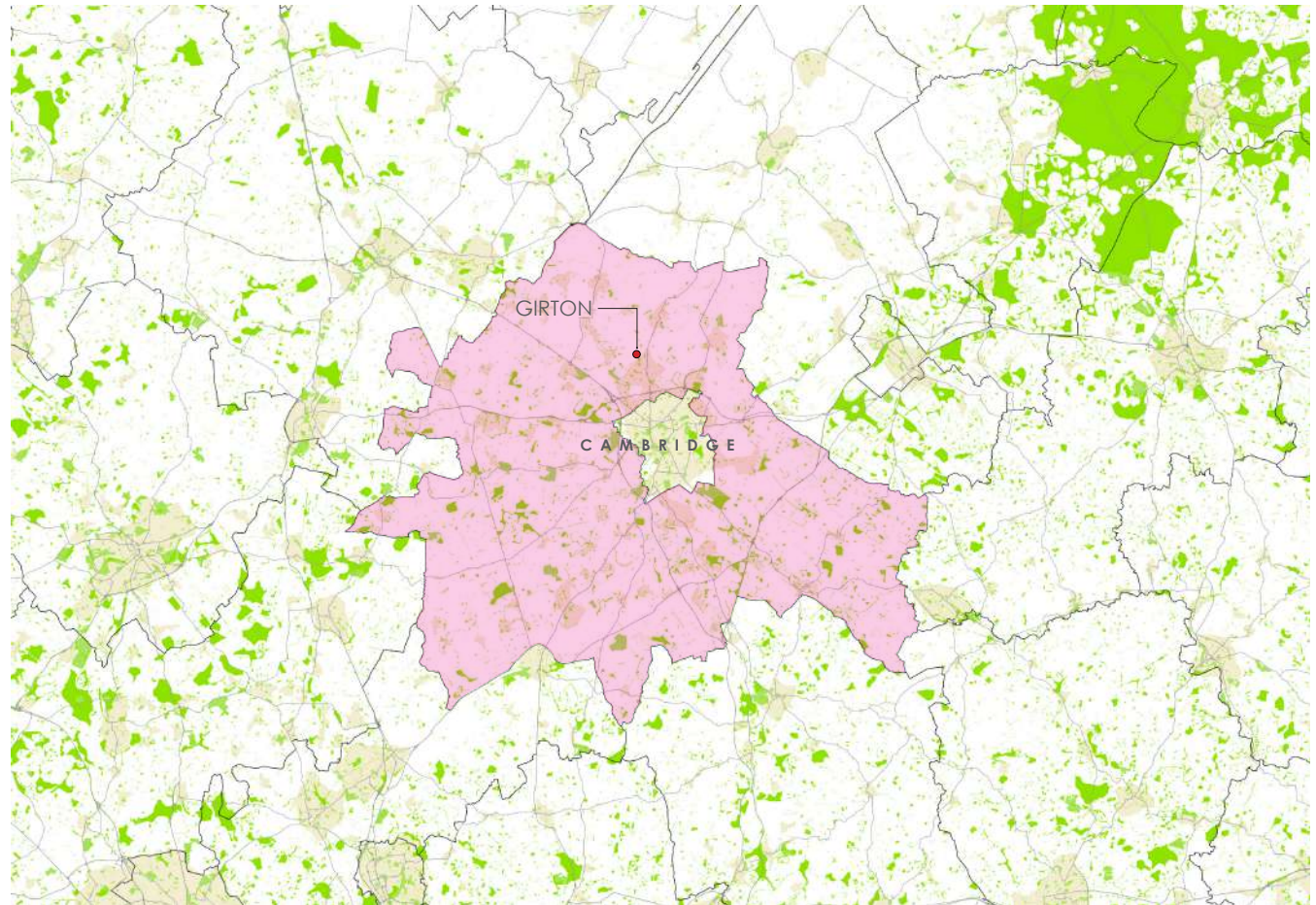


Figure 1.1: South Cambridgeshire District boundary.



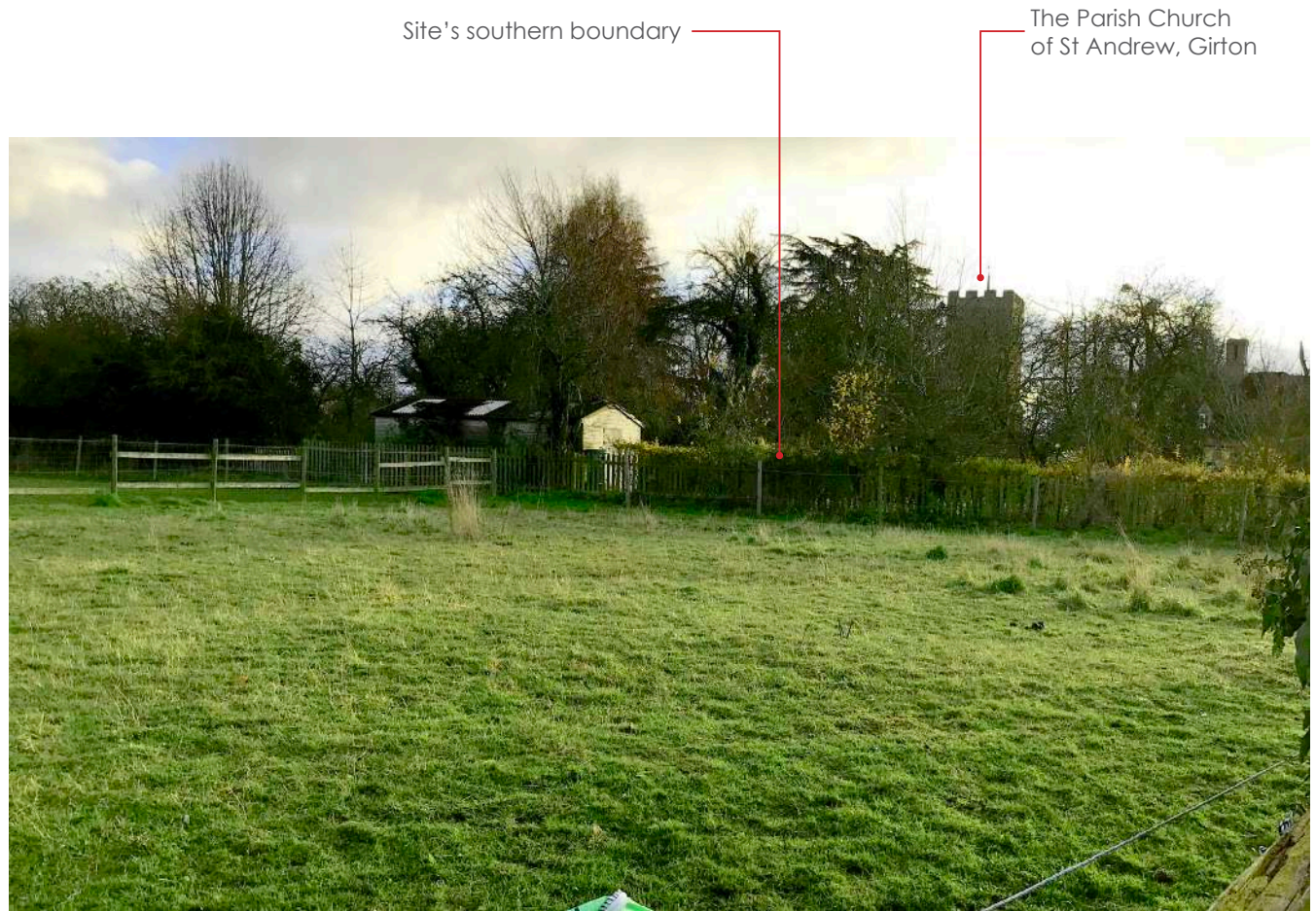
The topography of the Site is relatively flat and it comprises a grass field used for paddocks.

It has been estimated that the Site has the potential to deliver up to 15 new homes, although this is subject to further, more detailed technical analysis and consultation.

The new scheme would promote active lifestyles and a sense of wellbeing through the provision of new public open space, which will create an attractive setting for the new homes.



Aerial photograph showing site boundary.



View along the western boundary of the Site looking south east across the Site.



02. PLANNING CONSIDERATIONS

2.1 Planning policy context

Girton is defined as a Minor Rural Centre in the South Cambridgeshire Local Plan 2018 in recognition of its level of services, facilities and employment. The village has good access to Cambridge by public transport and cycle. Having regard to a lightly drawn Green Belt boundary drawn around the village, there were no extensions to Girton proposed as part of the current South Cambridgeshire Local Plan 2018.

As part of a new blended housing strategy including developments of varying scales and a review of the existing Green Belt boundary, Girton provides a logical opportunity to help meet the housing need for the Greater Cambridge area in a sustainable location due to its existing good level of services, facilities and employment and good accessibility to/from Cambridge. Development on the Site would also deliver much needed affordable housing to

help meet local needs.

The Site is not within a conservation area. The nearest listed buildings are the Grade II* St Andrew's Church and the Grade II listed 21 and 23 Cambridge Road and War Memorial, all to the south of the Site. The Site is all within Flood Zone 1, and there are opportunities to enhance biodiversity.

The Site is within a safeguarded Mineral Safeguarding so consultation will be necessary

with the County Council as Mineral Planning Authority.

The Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by

encouraging the recycling of derelict and other urban land.

In considering this Site in relation to these purposes, development of this site would result in 'encroachment' into the countryside (i.e. beyond the existing village boundary as identified in the 2018 Local Plan). However, it is the case that the Site provides a logical extension to Cockerton Road and the existing boundary treatment, including mature trees and hedgerows, clearly separate the Site from the surrounding countryside. This, and the limited scale of proposed development, limits the extent to which it would lead to 'sprawl', the degree to which neighbouring settlements would merge into one another if this development was permitted, and its impact on the setting and special character of Girton and Cambridge. This development could form part

of a blended strategy across the two Council areas that included urban regeneration to meet the identified need.

A new Local Plan for Greater Cambridge will need to consider development on land that was previously protected from built form, through policy designations such as the Green belt. It is considered that development on this site would provide social, economic and environmental benefits to outweigh removing the Site from the Green Belt.

Clearly it is the case that the Site is shown to lie within the Cambridge Green Belt and as part of the new Local Plan work, the Councils will need to undertake a comprehensive review of the inner and outer boundaries of the Green Belt.



03. ASSESSMENT

3.1 Wider context

Girton lies about 2 miles (3.2 km) to the north-west of Cambridge, with the A14 located in cutting under the bridge which lies approximately 0.5 mile (0.8 km) to the south of the centre of the village.



The Parish Church of St Andrew, Girton

-  The Site
-  Railway stations
-  Cambridge airport
-  National & Regional roads
-  Local roads
-  Watercourse
-  Rail line
-  Woodland
-  Green space

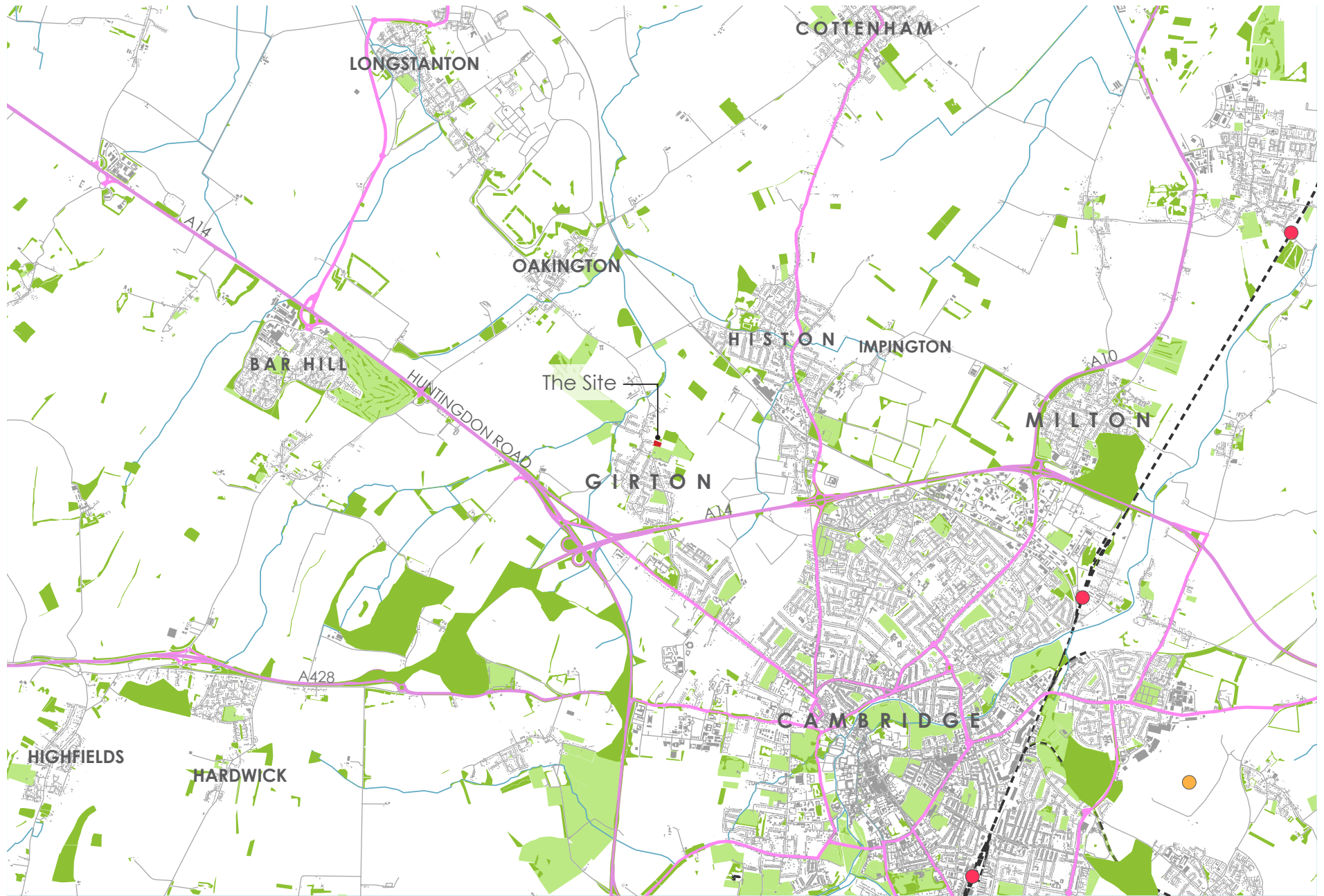


Figure 3.1: Wider context plan.



3.2 The Site

The Site totals approximately 0.631 hectares (1.56 acres) and occupies a single semi-rectangular shaped land parcel to the east of the existing housing on Cockerton Road.

The northern and eastern boundaries of the Site are formed by the existing mature trees and hedgerows which separate the Site from the adjoining fields to the north and east. Similarly, the eastern half of the southern boundary of the Site is defined by the existing trees while the western half is defined by a post and wire fence which separates the Site from the adjoining field to the south. A vertical boarded fence occurs along the westernmost part of the southern boundary of the Site and separates the Site from the adjoining property rear garden.

A small pocket occurs along the western boundary of the Site and forms the main access. A low brick wall exists to the south of the access pocket and separates the Site from the adjoining property along Cockerton Road, while mature hedgerow defines the northern half of the western boundary of the Site.

 Site boundary: **0.631 ha**



Figure 3.2: Aerial photograph showing site boundary and photo locations.



Site's western boundary

Site's northern boundary

Existing mature trees along the eastern boundary of the Site



1 - View along the western boundary of the Site looking north east.

Existing mature trees along the eastern boundary of the Site

Site's southern boundary

The Parish Church of St Andrew, Girton

Site's western boundary



2 - View along the western boundary of the Site looking south east.

3.3 Architectural context

Girton has originally developed along High Street to the west of the Site. Examples of how the combination of architecture, streets and public and private spaces creates place can be found along the historical core. A rich palette of architectural detailing, materials, colours and variation in buildings types, scale and height all combine to create sense of character and place.

As we move away from the historical core towards the north and the south, the pattern and form of development changes.

We have considered the character of several of the village's residential areas in more detail, in order to inform the layout and design of the development proposals.

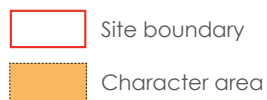


Figure 3.3: Girton figure ground plan.

Character area A: Historic Core



Buildings are mostly 2 and 2½ storey detached, and they are traditionally set back from the pavement with small front gardens. Painted brick is the predominant building material with more traditional architectural features include sliding windows, pitched roofs, thatched roofs and plain dark roof tiles.

Roofscape is rhythmically animated by chimneys of varying heights and, occasionally, dormer windows.

Character area B: High Street



Predominantly 2 storey semi-detached which are constructed from brick with painted brick present at some key buildings. Dwellings are set back behind good-sized front gardens and on-plot parking present at some dwellings.

Gable walls are parallel to High Street at some key buildings providing a more distinctive character to the village.

Some traditional architectural features include sliding windows, stone archways and white painted arches over windows.

Boundaries generally marked by vegetation.

Character area C: Fairway



Predominantly 2 storey detached dwellings which are constructed from a mixture of brown and buff brick. Front gardens are deep providing the opportunity for plants and hedgerow planting to mark boundaries between properties.

Roofs are generally pitched with brown pantiles and chimneys of varying heights.

Architectural features include white uPVC windows and front door canopies.

3.4 Community facilities & services

Girton benefits from a number of local services and facilities including community centre, doctors surgery, public house, a social club and a small number of local shops including a Co-op near the A14 crossing.

In addition, the village also has a primary school, a specialist school, and a nursery, all within a convenient and acceptable walking and cycling distance of the proposed Site. Girton Glebe Primary School is located to the south of the Site, within a 5 - 10 minute walk. Gretton School is a specialist school for autistic children and young people and is located to the north of the Site, within a 5 - 10 minute walk.

There are also a number of businesses to the north of the village along Oakington Road, and a number of office units at Wellbrook Way.

Key services and facilities are highlighted on Figure 3.4 opposite.



Girton Glebe Primary School is located to the south of the Site, within a 5 - 10 minute walk.



Cambridge Academy of English is located on High Street to the south west of the Site, within a 5 - 10 minute walk.



The George Pub & Thai Restaurant is located on High Street to the west of the Site, within a 5 minute walk.



Gretton School is located on Manor Farm Road to the north of the Site, within a 5 - 10 minute walk.

- Site boundary
- 1 The George Pub & Thai Restaurant
- 2 Public house (Old Crown Girton)
- 3 Peter Graves Florist
- 4 Co-op Food
- 1 Cambridge Academy of English
- 2 Cottontails Preschool
- 3 Girton Glebe Primary School
- 4 Scallywags Day Nursery
- 5 Girton Social Club
- 6 Gretton School
- 1 Girton Baptist Church
- 2 Saint Andrew's Church Girton
- 3 Sheltered housing and services
- 4 St Vincent's Community Centre
- 5 The Doctors Surgery
- 1 Girton Parish Council Pavilion Hall
- 2 Girton Golf Club
- ✱ Existing allotments site

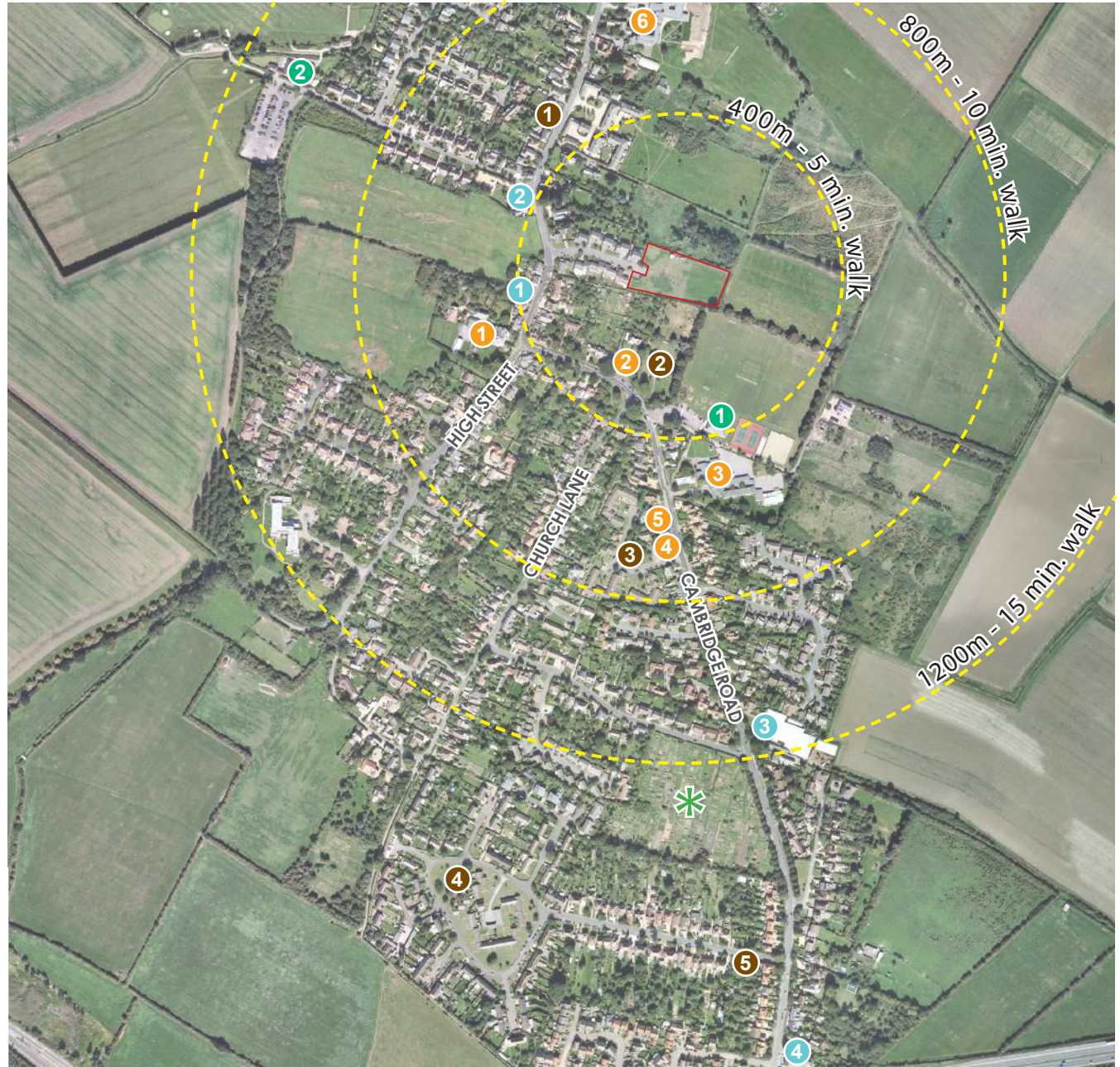


Figure 3.4: Girton key services and facilities.



3.5 Movement

Highway network

Girton is located to the north and south of the A14 which provides a main strategic highway route east west. Cambridge Road runs north south through the village providing link to Girton Road in the south. Girton Road links to Huntingdon Road which provide a direct access to Cambridge City Centre.

The Site has frontage with High Street which is a single carriageway road subject to a 30mph speed limit.



Walking & cycling accessibility

In addition to the existing adopted pavements which run along the main vehicular routes throughout the village, there are a number of dedicated Public Rights of Way around the village providing access to the wider countryside.

The closest Public Rights of Way runs to the north of the Site leading to a wider network of public footpaths.

High Street is part of Regional Cycle Route No. 24, connecting the Site with the wider comprehensive cycling network to the north and Cambridge City Centre to the south.

Accessibility to public transport

The Site has good public transport accessibility, with the Citi 6 bus service calling at stops along High Street. This provides services into Cambridge City about every 30 minutes from early morning to late evening. The Citi 5 bus service also calls at these stops in the evening. These services mean that future residents would not need to rely on use of the private car to access the City Centre and its key employment uses and other services and facilities.

Cambridge train station is located approximately 3.5 miles (5.6km) to the south of Girton and provides regular services to London Kings Cross, London Liverpool Street, Brighton, Norwich, Stansted Airport, Peterborough and Birmingham New Street.

Cambridge North railway station is located approximately 3.1 miles (5.3km) to the east of Girton, close to Cambridge Science Park. The station is on the Fen Line, which runs from Cambridge to King's Lynn. The new station connects to the Cambridgeshire Guided Busway, and provides an interchange with Park & Ride and local bus services.

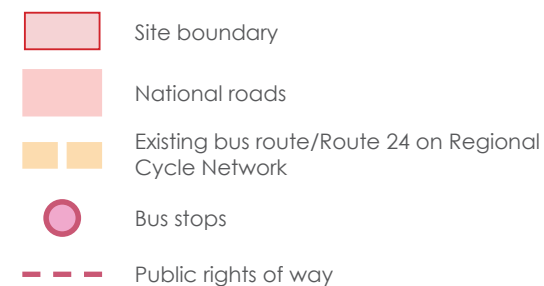




Figure 3.5: Existing bus routes, bus stops and Public Rights of Way.



04. EVALUATION

4.1 Baseline site analysis

The opportunities and influences associated with the proposed development have been identified following the assessment of the Site and its surroundings.

These are listed below and illustrated on Figure 4.1 opposite. This assessment of the Site and its surroundings has informed the design proposals.

Opportunities

- Provision for a range of high quality housing with associated green infrastructure.
- Create a sensitively designed new development in a location that is closely related to the existing settlement.
- Provision of new vehicular access point from Cockerton Road.
- To incorporate a key view southwards across the Site towards The Parish Church of St Andrew into the layout of the development.
- To retain and strengthen the boundary vegetation along the northern and southern boundaries of the Site, to create a soft development edge and to filter views of development from the adjoining countryside.
- The opportunity exists for a new children's play provision within an area of public open space.







Influences

- New dwellings should respect the privacy and amenity of existing homes, in particular, the new homes along the western boundary of the Site should be positioned to allow for an adequate gap between the proposed dwellings and the existing properties along Cockerton Road.
- Views eastwards towards the adjoining countryside are filtered by the existing mature trees and hedgerow along the eastern boundary of the Site. New dwellings along this boundary should have deeper rear gardens to respect the adjoining countryside.
- New boundary vegetation to include new thicket and hedgerow planting which will create a landscaped edge to the development. In particular along the western half of the southern boundary of the Site, setting the entire site in a landscaped framework.
- New area of public open space along the southern boundary of the Site should be provided to respect the setting of the Grade II*



Site boundary

Opportunities

-  Vehicular access point
-  Opportunity to strengthen existing boundary vegetation
-  Potential location for children's play area within public open space
-  Key view southwards across the Site towards The Parish Church of St Andrew
-  Existing bus stop and bus station
-  Existing vegetation

Influences






-  New dwellings should respect the privacy and amenity of existing homes
-  New dwellings should set back to allow for deep rear gardens to respect the existing countryside
-  New boundary vegetation should be provided
-  Existing Grad II* Listed Building
-  Existing Grad II Listed Building



Figure 4.1: The opportunities and influences plan.



05. DEVELOPMENT PROPOSALS

5.1 Vision - Place making approach

The vision is to create a sustainable new living environment, with new homes that are accessible to everyone, an inclusive place which makes everyone feel comfortable, safe and secure, a place where people want to live, which promotes an active lifestyle and sense of wellbeing. The proposals will provide ready access to public open space and the wider countryside. It will deliver a wide range of choice of new, sustainable, high quality housing, including affordable housing.

The proposed development will deliver a high standard of housing design irrespective of price or tenure. The scheme will focus on establishing a strong sense of community.

- **Positive identity** to ensure that the new development responds to the Site and contextual opportunities, so fully integrating with its surroundings and defining new spaces.
- **Viable and sustainable place**, which is deliverable and contributes in a positive way to the long term economic viability of the area.
- **A connected place** which links and integrates with the existing community of Girton.
- **Welcoming place** which helps to foster a strong scene of place and community.
- **Delivering best practice** in development which is responsive to the environmental constraints, including the existing mature vegetation.
- **Quality homes** for a wide range of local needs, space to live and play, good access to facilities, public transport and a place people can be proud of.

A placemaking approach has been adopted to ensure that the development responds positively to the context and opportunities of the surrounding area and the Site. Building on this, a strong vision has been developed which brings new site-specific ideas into play, as well as drawing on best practice. The concept is driven by the objective of creating a strong sense of place and community, fully integrated and linked into the immediate surroundings and the village of Girton.



5.2 The development framework plan

The development framework plan has been produced to help illustrate the potential for development with appropriate green infrastructure, public open space and children's play provision. The concept is based upon the analysis of the Site and local surroundings.

The development framework plan shows the Site boundary, the means of access into the Site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.

A number of design principles have influenced the development proposals for the Site, including:

- The development will be set within an attractive landscape framework and has been structured to create an area of public open space which will accommodate a Local Area for Play (LAP).
- The existing trees and hedges along the Site boundaries will be retained and enhanced to filter views of the development and to create an attractive edge to respect the adjoining countryside.

- New boundary vegetation will include new thicket and hedgerow planting which will create a landscaped edge to the development. In particular along the undefined western half of the southern boundary of the Site, setting the entire site in a landscaped framework.
- Provision for new vehicular, cycle, and pedestrian access point from Cockerton Road.
- The key view southwards across the Site towards The Parish Church of St Andrew will be retained and incorporated into the layout of the development.





Figure 5.1: The development framework plan.



5.3 The concept masterplan

The initial concept masterplan provides a vision for how the design principles could be realised to create a sustainable, high quality and distinctive development that fits with the existing community.

The initial concept masterplan shows how a new street will connect to Cockerton Road to create a development that will form an integrated part of the wider Girton village.

It is envisaged that the new homes will overlook the new main road to provide overlooking and attractive aspects along the road as it passes through the Site.

New homes will back onto the adjoining field along the eastern boundary of the Site with deeper rear gardens and additional tree and hedgerow planting to respect the adjoining countryside.

An area of public open space will deliver landscape and recreational benefits and provide an important new community resource for use by both existing and future residents of Girton.

The existing trees and hedges along the Site boundaries will be retained and enhanced. This will form a defensible boundary to the development whilst conserving the character of the field enclosures.



Public open space will be overlooked by new homes







-  Site boundary: **0.631 ha**
-  Proposed residential development
-  Proposed public open space
-  Vehicular access point
-  Proposed location for children's play area within public open space
-  Proposed tree and hedgerow planting



Figure 5.2: The concept masterplan.



5.4 Land uses and density

The Site covers an area of 0.631 hectares. The proposals within the Site encompass the following uses:

Residential Development Area - up to 15 dwellings (0.561 hectares)

The development accommodates a residential development area measuring approximately 0.561 hectares, providing for up to 15 dwellings. The average net density for the development area is 27 dwellings per hectare (dph).

The housing mix will include a range of house types, sizes and tenures. 40% of the homes will be affordable and these will be fully integrated within the market housing, and be of a type and size that meets local needs.





-  Site boundary: **0.631 ha**
-  Proposed residential area: **0.561ha**
-  Proposed informal and amenity green space: **0.07ha**
-  Proposed location for Local Area for Play (LAP)



Figure 5.3: The land use plan.



As shown on the land use plan (Figure 5.3), the proposals for the Site include different areas of public open space which will have a range of functions and provide a range of benefits, including:

- **Public open space:** The proposals include a new area of public open space along the southern boundary of the Site. This area will include new tree, hedgerow, and thicket planting to filter views of development and to respect the setting of the Grade II* Listed Saint Andrew's Church Girton.
- **Recreation and play:** The aforementioned public open space will accommodate a new Local Area for Play (LAP) for young people together with the opportunities for informal recreation activities to be accommodated within this area of open space.



06. DELIVERY

6.1 Delivery

The land at Cockerton Road, Girton has the potential to deliver up to 15 new homes together with associated public open space and a shared vehicular and pedestrian/cycle access off Cockerton Road.

6.2 Next steps

██████████ is committed to undertaking consultation and engagement with the Councils, other key stakeholders and the general public prior to submission of any planning application.



07. CONCLUSION

7.1 Summary

In conclusion, there are no overriding technical constraints which would prevent the development of the Site. The Site is located within the existing Green Belt and representations to the new Local Plan will seek changes to Green Belt boundaries to accommodate new development.

This is a high level early stage visioning document. Early assessments have informed our thinking and the next stages would allow for more detailed assessment, analysis and design.

The document has illustrated an indicative framework through the initial concept masterplan which could form the basis of future development proposals.

This has been built up in response to an appreciation of the context of the local area, demonstrating a credible and compelling opportunity to develop the Site.

This work can be the starting point of refinement and detailing, based on further assessment of potential constraints and technical feasibility.

We invite the Councils and other key stakeholders to consider the clear merits of this development opportunity.



