



NIAB Park Farm - Prospective Site Feasibility Study

Land East of Redgate Road, Girton

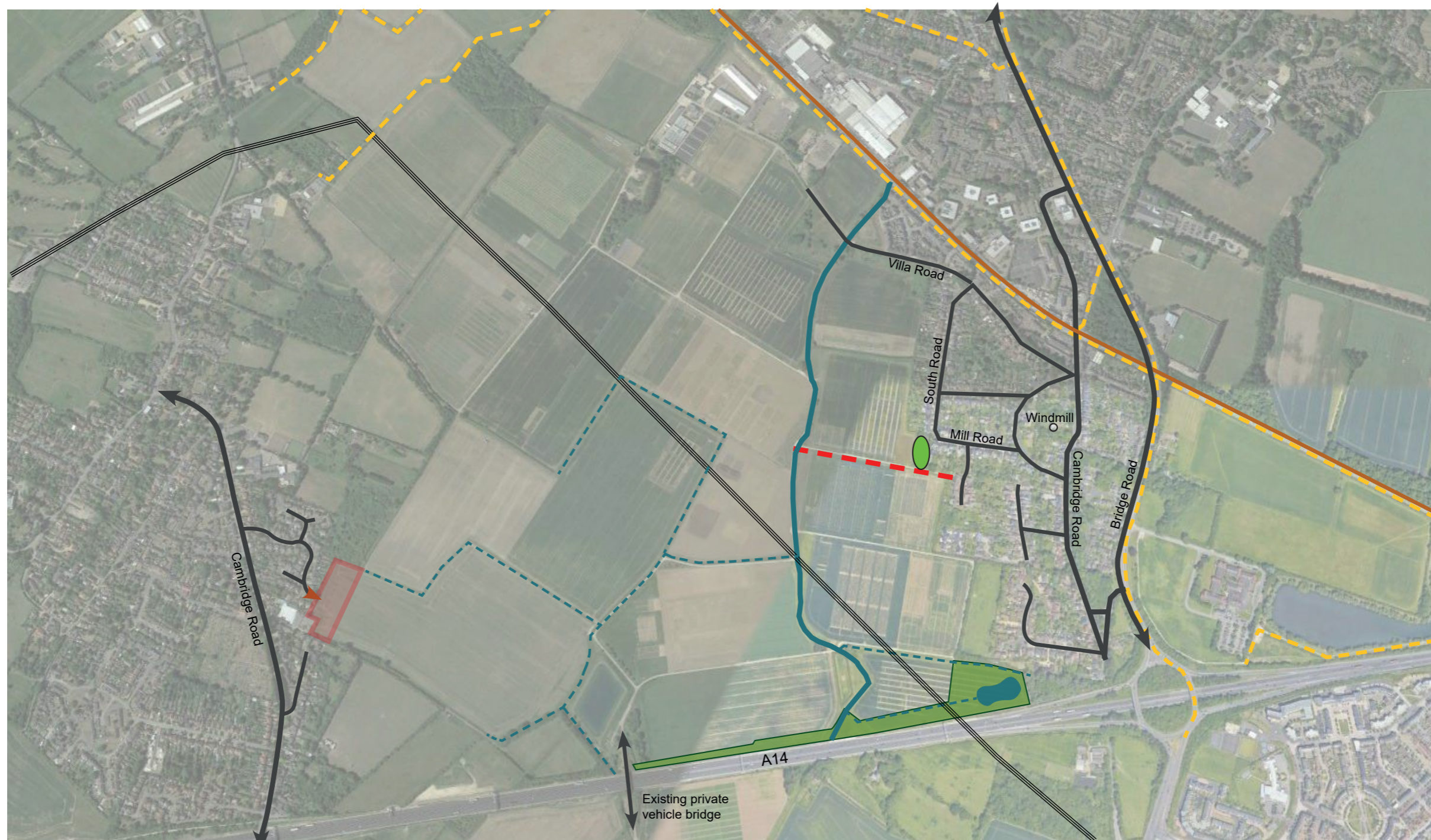
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PHP Architects have been invited to develop an early feasibility proposal for a parcel of land East of Redgate Road, Girton (red outlines above), which is located within NIAB Park Farm's wider land ownership (blue outline above).

The site has previously been submitted to South Cambridgeshire District Council as part of their call for sites programme.

This document provides feasibility study for the site to illustrate potential development opportunities, including scale/area, access, connectivity, flood relief and biodiversity/habitat improvement.



- Below ground storm drain easement
- Overhead power lines
- Public drain
- Highways England land with proposed grassland, trees, hedgerows & water pond
- Secondary drain
- Local Green Space in close proximity to sites
- Existing walking & cycling routes
- Vehicle routes adjacent to sites
- Cambridge guided bus route
- Potential access point



Aerial photo with indicative flood risk from rivers taken from Gov.uk



Aerial photo with indicative flood risk from surface water taken from Gov.uk





-  Pedestrian/cycleway Gateway
-  Gateway
-  Spine road
-  Pedestrian/cycleway link
-  Key frontages
-  Greenspace



Large scale plan showing proposed pedestrian/cycleway link

- ① This site was put forward in the South Cambridgeshire District Council call for sites and is proposed to be for residential use.
- ② Proposed site access connection to existing road network.

- ③ Potential new pedestrian & cycleway link, utilising the existing A14 crossing & a section of existing access road in third party ownership (4) leading from Cambridge Road, connecting Girton to areas to the South of the A14 including the Darwin Green development.
- ④

- ⑤ Closed boundaries on 3no. sides & a central spine road promotes an inward looking development with active frontages and a central green space to promote interaction, activity and surveillance/security benefits
- ⑥ Road network arranged to allow potential future connections.





Schedule of Accommodation

28 dwellings (all houses)

10nr. 1 & 2 bed properties (36%)

9nr. 3 bed properties (32%)

9nr. 4+ bed properties (32%)





① Site 3 - 28 dwellings (all houses)

② Scope to lower sections of fields under client's ownership to reduce flood risk, if required, and also deliver a local reduction in flood risk on neighbouring downstream areas

③ Potential opportunity for new pedestrian & cycleway links, utilising the existing A14 crossing to connect Histon & Impington and Girton to areas to the South of the A14