



Wain
ESTATES

**LAND AT GIRTON ROAD,
GIRTON**

Vision Document

A woman with long blonde hair, wearing a black jacket and dark pants, is walking away from the camera on a grassy field. She is holding a leash for a brown dog. The background consists of a dense line of green trees under a blue sky with light clouds. The text "WE ARE *reimagining* PLACES" is overlaid in the center of the image.

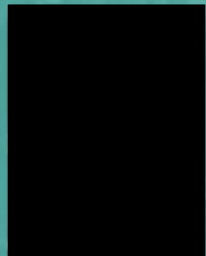
WE ARE *reimagining* PLACES

COMMENTS FROM OUR MANAGING DIRECTOR

“We are passionate about what we do and how we do it. We are constantly learning and evolving to ensure we remain an excellent place maker, to create places that enrich both the environment, and the way people live and work.

We are pleased to have the opportunity to work with South Cambridgeshire Council to provide an attractive residential scheme in Girton. It is our commitment to design a development that will encourage high quality homes, sustainable connectivity and economic growth, in the best possible location.

We also want to support the community, by enhancing the area through, much needed family homes (including affordable housing) thereby providing a boost to local businesses, services, and facilities”.



Angela Heaney,
Managing Director

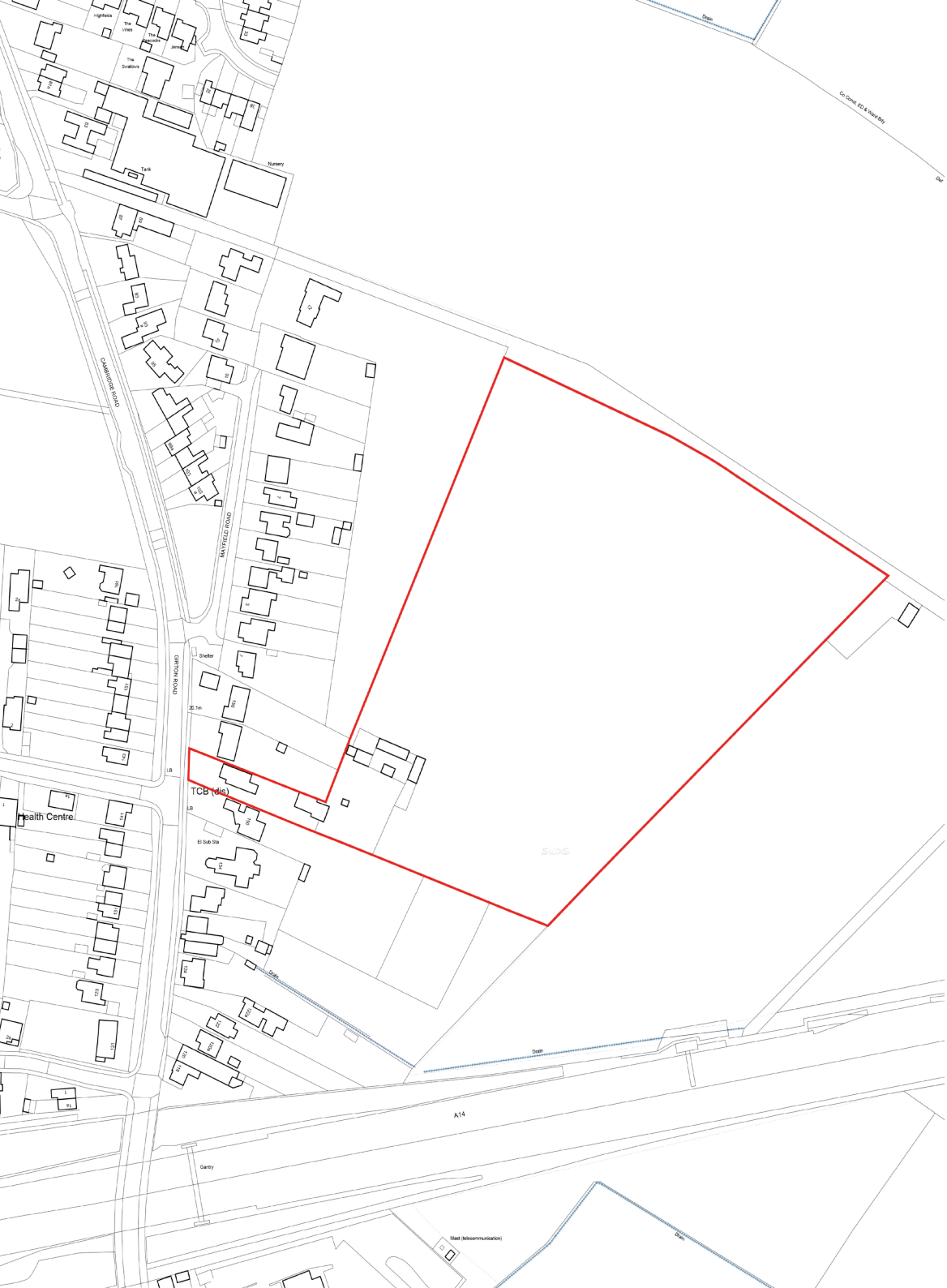


WHO WE ARE

We are a legacy focused business with over 51 years knowledge and experience in placemaking. We are one of the largest privately owned development companies which first took roots in North West England. Wain Estates is part of Wain Group; owned by the Ainscough Family who have helped shape the North West into the characterful and prosperous region it is today. Also under the Wain Group umbrella is Wain Homes, who build high quality homes for families in the right places.

To help paint a picture of our experience, New Carrington in Greater Manchester is one of the region's most important flagship schemes, which is providing much needed new homes to the area. The site was previously a petrochemical plant and to date, £80m has been invested in its regeneration.

Over the next 25 years, 5,000 new homes will be built here, 360,000m² of employment floorspace, 3 new village centres, 2 new primary schools, excellent walking and cycling links and new relief road will connect to established networks, and 590ha of greenspace. Wain Estates have taken a careful approach to the role of custodians of the scheme and are collaboratively working with Trafford Council to deliver an aspirational place, to live and work, for the community.



BACKGROUND

This document presents the vision of Wain Estates for a proposed residential development for the land at Girton Road, Girton (the site).

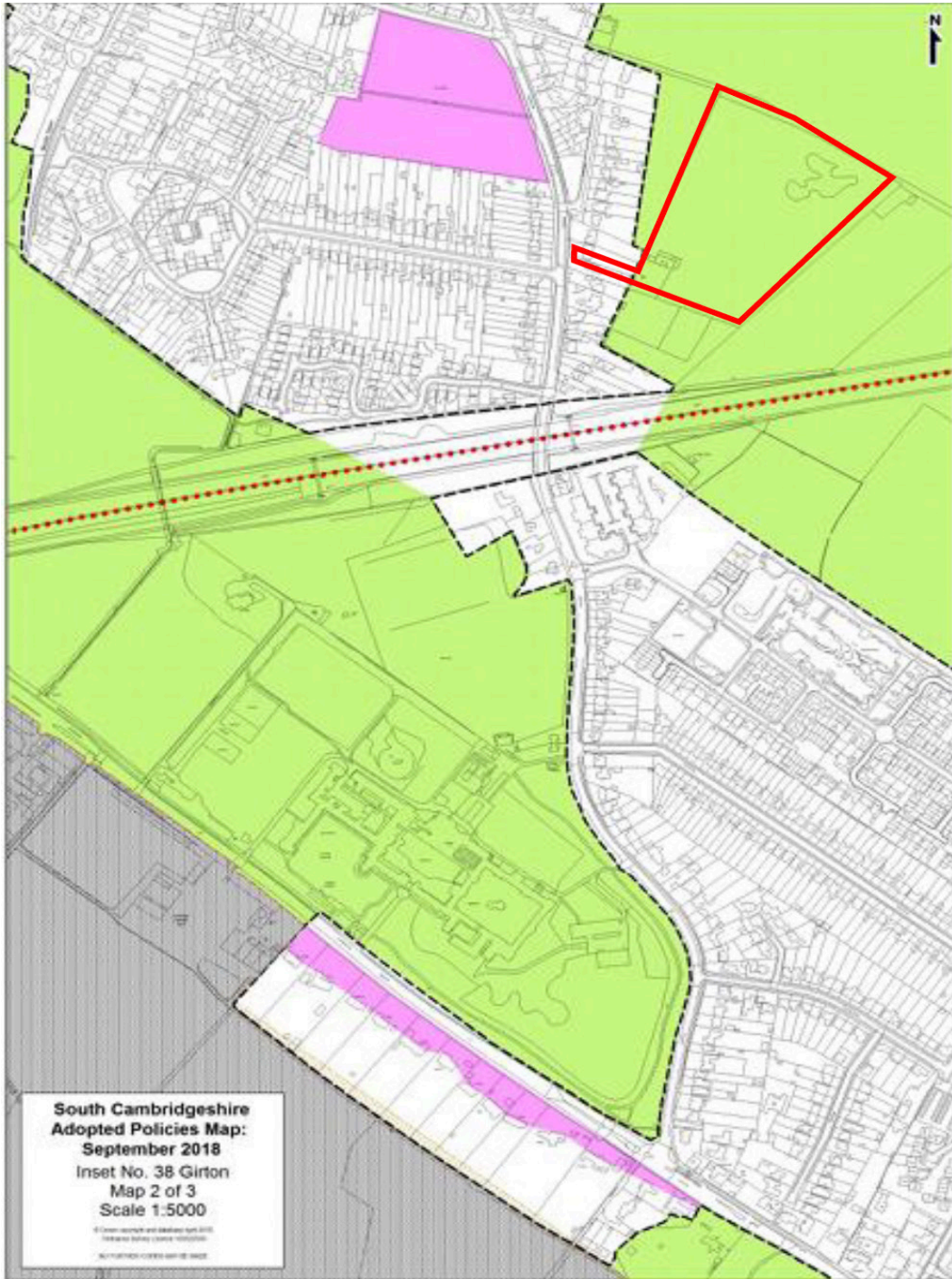
The site measures approximately 3.56 hectares is located partly within and adjacent to the settlement boundary of Girton. It comprises a single field parcel currently in use as a paddock with associated built structures. An existing residential property (152 Girton Road) occupies the south-western part of the site. Access to the site onto Girton Road is provided via 152 Girton Road. The site is enclosed by field boundary hedgerows to all sides.

The site is capable of delivering around 75 new homes (including affordable housing) with associated public open space. The site offers the opportunity to provide development in a sustainable location and within an attractive network of open space.

5 REASONS WHY

1. The opportunity to deliver development in a sustainable location with access to a range of local services and facilities including a convenience store, schools, GP surgery, and public transport facilities.
2. Provision of new homes to meet the significant need for market and affordable housing identified in the authority area.
3. The delivery of a range of house types, sizes and affordable housing tenures to help meet local needs and assist in the creation of a diverse and mixed community with homes suitable for a range of people, including those seeking to buy or rent their first home to those looking for larger family homes.
4. Landscaping which will seek to celebrate and enhance the natural assets of the site and the provision of open space that people will enjoy living working and playing in.
5. A scheme which responds sensitively to the character of the surrounding area and respects the existing environment.





PLANNING BACKGROUND

The Authority initially began the renewal process of their local plan back in 2019, when they undertook a call for sites exercise. An additional call for sites exercise was held as part of the First Conservation consultation in 2020. Since then, the Local Authority paused the progress on their Local Plan to fully establish the impacts of various issues arising, such as water shortages and the Governments Case for Cambridge published in March 2024, which sought a significant increase in the number of homes and jobs in the Local Authority area.

This site is located on the eastern side of the village of Girton. The A14 is in close proximity to the south of the site. The site comprises of a mixture of partly previously developed land with several existing buildings located to the south of the of the site and Greenfield land. All boundaries to the site are heavily planted providing a significant level of screening and opportunities for the existing planting to be enhanced into a comprehensive landscaping strategy.

The site lies adjacent to the settlement boundary for Girton and provides a logical extension to the boundary. Given the extent of growth required to meet the housing need in Cambridge, settlement boundaries should be redrawn to allow for sustainable growth in locations which seek to meet the objectives of the NPPF and emerging spatial strategy. The opportunities to grow sustainable locations for development will evolve over time as significant planned improvements are made to local infrastructure such as highway networks, public transport provision and strategic cyclist routes.

This site has not previously been promoted through the Local Plan process and constitutes a new site submission for consideration.

PLANNING POLICY

The site is located within the administrative boundaries of Greater Cambridge, and it is considered in the context of current and emerging planning policies. It is important to note the following key policies that will impact the development potential of the site:

GREATER CAMBRIDGE LOCAL PLAN: The site is identified as being suitable for development in relation to the emerging Greater Cambridge Local Plan which seeks to accommodate sustainable growth and enhancing local social and green infrastructure. The development of the site is consistent with the overarching aims of the NPPF and emerging themes arising from the Greater Cambridge Local Plan, particularly increasing biodiversity and green spaces, delivering quality places and responding to climate change.

CAMBRIDGE GREEN BELT POLICY: The site is located within the Green Belt. However, given its location, existing land use as partially developed land, and relationship to the wider Girton Settlement, it is considered a suitable location for residential development, supporting its release from the Green Belt. The supporting covering letter provides a more detailed assessment of the performance of the site in relation to the five Green Belt Purposes.

ENVIRONMENTAL CONSIDERATIONS: The site is not located within any sensitive environmental designations such as Sites of Special Scientific Interest (SSSIs), Areas of Outstanding Natural Beauty (AONBs), or conservation areas. Any future development proposals would include mitigation measures to address any potential environmental impacts, and the site has capacity to accommodate proposals to contribute to meeting the required Biodiversity Net Gain

AFFORDABLE HOUSING: The site is suitable for the development of residential units, including a proportion of affordable housing, as per the requirements outlined in the NPPF. The provision of affordable housing will contribute to addressing the local housing needs in Girton and the Greater Cambridge area.





HOUSING NEED AND SITE DEVELOPMENT POTENTIAL

Based on the update to the NPPF in December 2024 and the subsequent update to the standard methodology for calculating housing need, it is anticipated that Greater Cambridge as a combined authority will require 2,309 homes a year.

The site is considered suitable for residential development due to its location, size, existing supporting infrastructure, and policy context. Development on this site could contribute significantly to meeting the area's housing needs, providing high-quality new homes and/or employment space close to Cambridge. The site's proximity to Cambridge also presents an opportunity to support sustainable growth by encouraging the use of public transport and reducing car dependency.

CONSTRAINTS AND OPPORTUNITIES

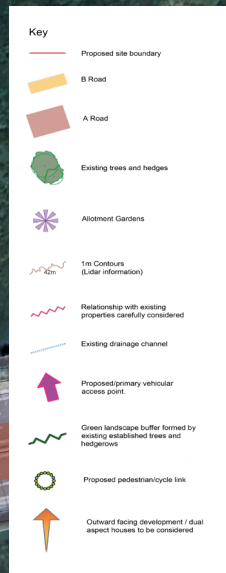
The site's boundaries are defined by established hedgerows and mature trees providing a significant level of screening and opening opportunities to bring this existing planting into a comprehensive landscaping strategy. The scheme for the site will look to retain as many of the existing trees and hedgerows as possible.

The site slopes down gradually from west to east providing opportunities for Sustainable Urban Drainage (SUDS) provision.

The existing access onto Girton Road to the west provides the option for a vehicular and pedestrian access point connecting to the footpath network in the wider area.

The existing housing to the west which backs onto the site ranges in style and size and includes 2 and 2.5 storey properties with extensive garden areas.

The surrounding open countryside to the north and east provides opportunities for outward facing development in these directions.



ILLUSTRATIVE FRAMEWORK PLAN

The opportunities and constraints as set out in the previous section of this document have heavily informed the evolution of the Illustrative Framework Plan. The proposed scheme seeks to respond to local character and takes into account a range of factors relating to the site and the local context.

The Illustrative Framework Plan identifies the areas of the site which are proposed for new homes, public open space, structural landscaping and sustainable drainage in the form of detention basins. The plan also shows the location of the main site vehicular and pedestrian access point proposed from Girton Road.

The Illustrative Framework Plan seeks to ensure that the scheme will maximise social, environmental and economic benefits.

NEW HOMES

Around 75 new homes (a mix of sizes and tenures) including affordable housing will be provided. Focal housing will be placed overlooking the site entrance to provide a welcoming vista and active frontages will provide natural surveillance over areas of open space.

EXISTING & PROPOSED VEGETATION

The scheme for the site will look to retain as many of the existing trees and hedgerows as possible and enhance the existing green infrastructure within the site. The majority of the site's hedgerows and trees will be retained within generous green corridors. Supplementary planting and landscaping will enhance and compliment the existing spaces offering biodiversity.

PROPOSED SITE ACCESS

A vehicular access point from Girton Road in the form of a priority junction will allow for safe and suitable access to the site with footpaths connecting to the existing pedestrian network providing opportunities for active travel and access to local shops and services.

PUBLIC OPEN SPACE

A mix of natural and semi-natural greenspace and amenity spaces will provide for recreation and relaxation whilst generous landscape buffers are provided to set the proposals within the landscape and respect existing neighbouring properties. The provision of community seating areas will encourage social interaction.

PEDESTRIAN/CYCLE ROUTES

Pedestrian/cycle routes through the site will permeate the open space providing attractive journeys through the proposed landscaping and encouraging active travel.

















DRAINAGE

The site provides the opportunity for the development of sustainable drainage system (SUDS) including new detention basins and designed with the sites natural topography to contribute to both water conservation, biodiversity and aesthetic value.



ILLUSTRATIVE FRAMEWORK PLAN

KEY

-  Header/focal housing position at the head
-  Dual aspect houses
-  Proposed indicative landscaping
-  Existing and enhanced green infrastructure
-  Proposed SuDS
-  Proposed housing areas
-  Primary movement route
-  Secondary movement route
-  Tertiary movement route
-  Proposed & existing pedestrian/cycle links
-  Proposed pedestrian access
-  Proposed access
-  Proposed seating areas
-  Bus stops
-  Convenience store
-  Doctors surgery

Houses will front onto an attractive central green space with enhanced planting, proposed pedestrian/cycle route and a community seating area. These areas will provide memorable areas within the development and will provide spaces for social interaction.

Changes in surface materials will create a nodal area surrounded by enhanced planting and header/focal housing, providing a continuation of the welcoming vistas.

Community seating area

A number of dual aspect houses situated around the development will ensure natural surveillance and active frontages along the existing and proposed footpath/cycle links

Community seating area

An area of green space will make up the boundary to the east. New and existing landscaping will help to filter views into the development. SuDS are proposed along with a new pedestrian and cycle route. Along this route will be community seating areas encouraging social interaction.

Main access route into the development will be flanked by two arrival greens which will incorporate existing trees and hedges along with enhanced landscaping. Header/focal housing will be placed overlooking the greens to provide a welcoming vista into the development.

Proposed access to be taken off Girton Road.

Pedestrian access will connect the site to the amenities found to the west.

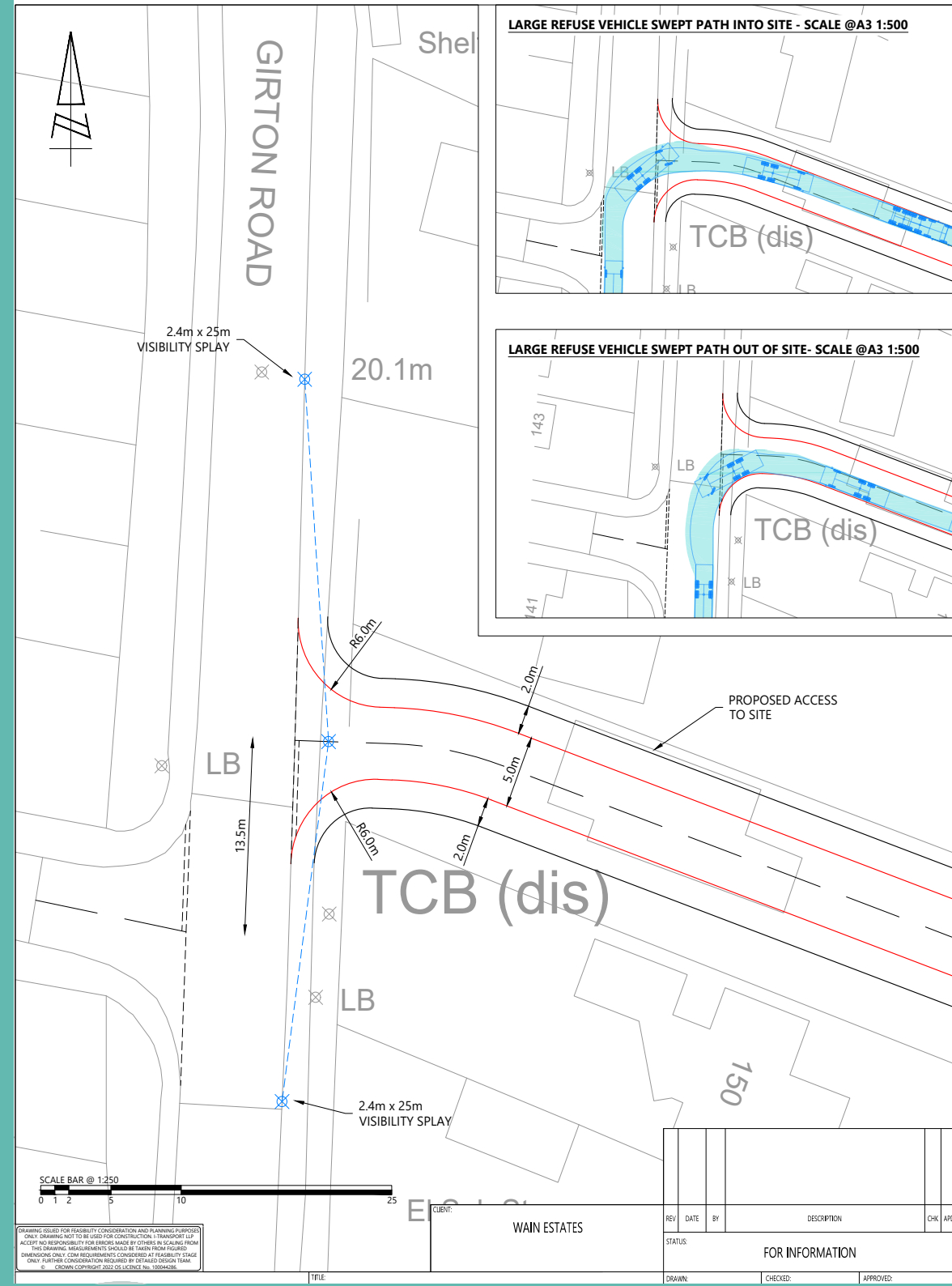


TRANSPORT ACCESS

The proposed sustainable development at Girton Road will be served via a single vehicular access onto Girton Road, to the west of the site, and the access will be in the form of a simple priority T-junction. The existing dwelling (No. 152 Girton Road) will be demolished to facilitate the access and the access route will continue eastwards into the main area of the site.

The proposed route will provide pedestrian, cyclist and vehicular access into the development and will be designed to accommodate larger vehicles such as refuse collection vehicles and fire tenders. The access will provide adequate visibility and separation from adjacent accesses to reflect the existing 20mph speed limit. For cyclists, the access will connect directly into National Cycle Route 24 which runs along Girton Road and provides a route from Girton into central Cambridge, benefitting from recent active mode improvements in the area. The access will also include 2m footways on either side and will connect to the existing local footway networks.

The impacts of the development will be assessed in full as part of a Transport Assessment and Travel Plan prepared to support a subsequent planning application. At this stage it is envisaged that there are no existing constraints which will preclude safe and suitable access being delivered to the site.



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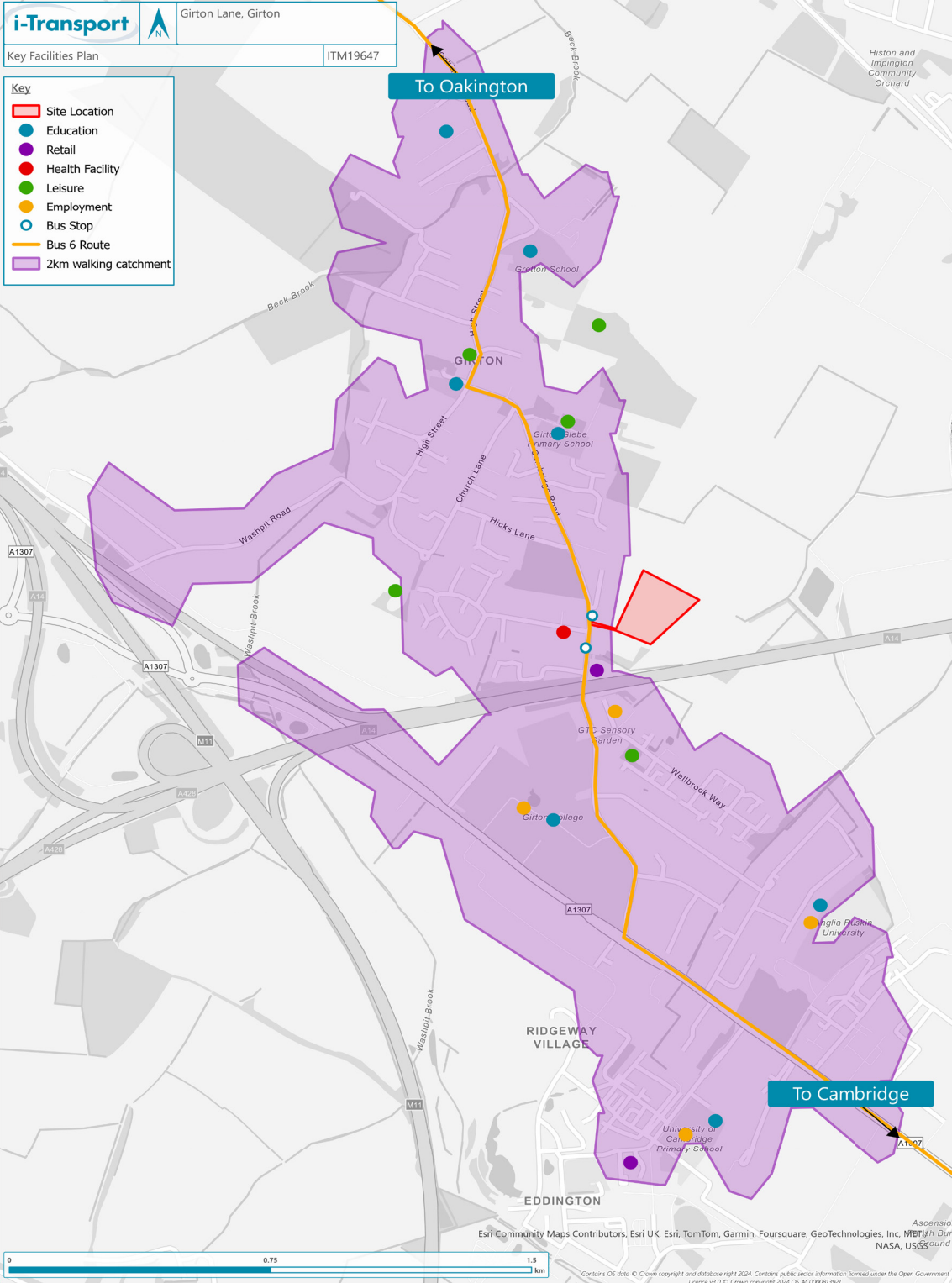
CLIENT: WAIN ESTATES

REV	DATE	BY	DESCRIPTION	CHK	APP
STATUS: FOR INFORMATION					
DRAWN:			CHECKED:		APPROVED:



Key

- Site Location
- Education
- Retail
- Health Facility
- Leisure
- Employment
- Bus Stop
- Bus 6 Route
- 2km walking catchment



SERVICES AND FACILITIES

The site is ideally placed to take advantage of the range of facilities within Girton and Cambridge beyond, representing a sustainable residential location within the context of local and national planning policy. Local facilities include a GP surgery and a convenience store, both c.2 minutes' walk from the site and Girton Glebe Primary School which is located c.6-7 minutes' walk (550m) north of the site. In addition, the University of Cambridge Primary School is located 20-25 minutes' (1.9km) walking distance away from the site and Secondary Schools are located in nearby Impington and Cambridge, accessible by cycle via the National Cycle Routes or by bus into Cambridge. There is a range of leisure provision within Girton including formal sports and play areas and recreational facilities including pubs/eateries, places of worship and a community centre.

There are extensive employment opportunities within Girton itself and in Cambridge, to the south of the site, including nearby science and business parks, the University of Cambridge's Girton College and other local facilities. These facilities are accessible on foot, cycle and public transport.

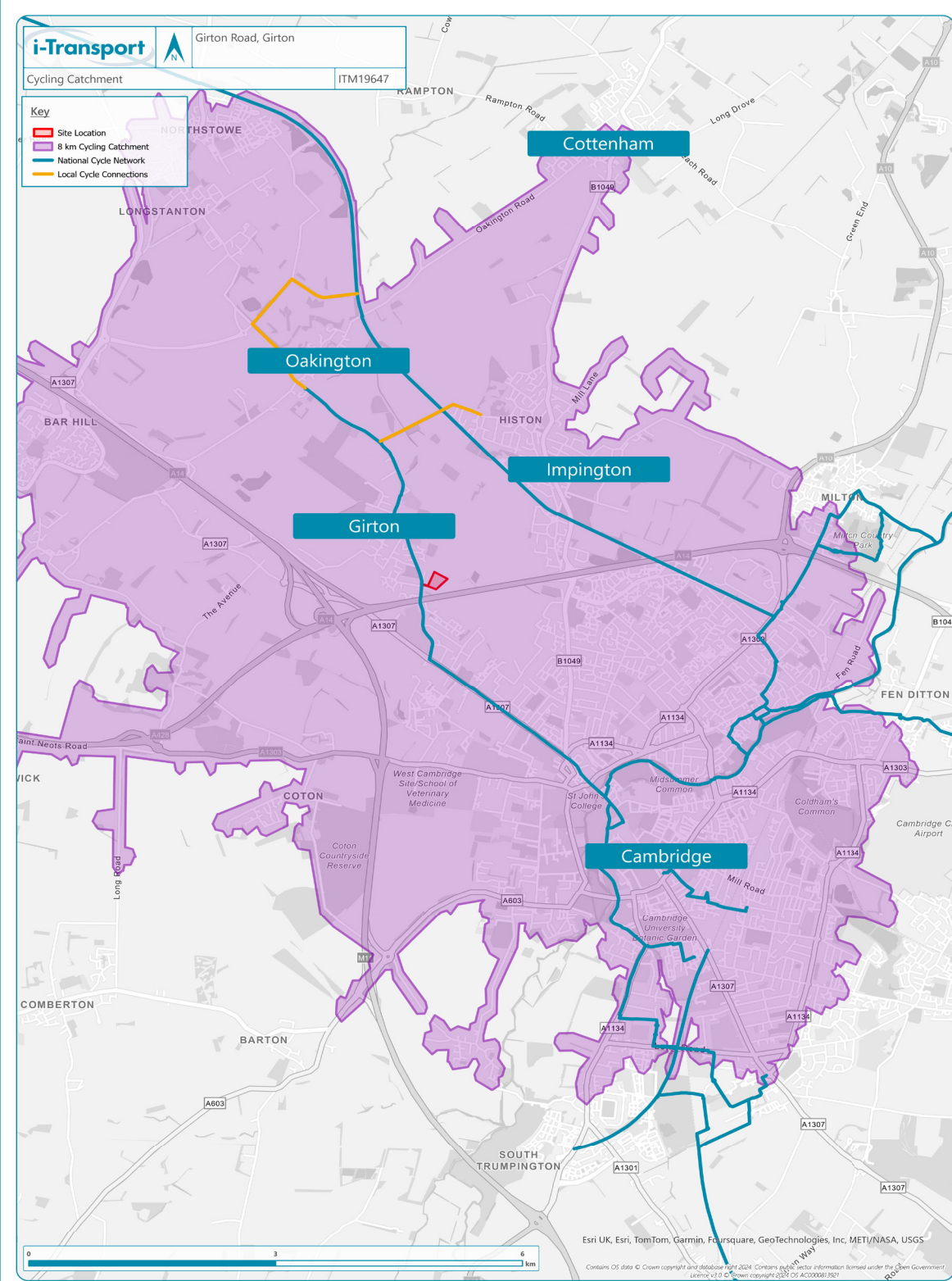
A greater range of facilities and services is located in Cambridge, which can be reached by using bus service 6, cycling and by car, providing future residents with shopping, leisure, education, employment and other services.

SUSTAINABLE TRANSPORT PROVISION

There are footways throughout Girton which will be accessible via the proposed internal pedestrian connections from the site. Existing National Cycle Network Route 24 runs along Girton Road past the site, providing connection to wider cycle routes to Impington, Eddington, Cambridge and elsewhere.

There are existing bus stops located adjacent to the proposed access on Girton Road, approximately 2-3 minutes' walk (200m) from the centre of the site. These are served by the No. 6 bus service which provides an hourly connection – more frequent at peak times - to Cambridge and Oakington, 7 days a week.

The closest railway station is Cambridge which is approximately a 20-25 minutes' (7km) cycle from the site, or accessible by utilising the network of buses around Cambridge. The railway line has direct regular trains to key national destinations including London and Birmingham.



BENEFITS

The development of this site is an exciting opportunity to deliver a sustainable development in the heart of Girton that delivers much needed family and affordable homes and new open space.





CONCLUSION

We are excited to present our vision for the site and the potential benefits that a sensitive development could bring.

The scheme will deliver around 75 homes in a sustainable location and will include affordable new homes.

The development will also deliver wider community benefits through the provision of new open space with opportunities for recreation and play.

The new residents attracted by the proposals will also support the viability of existing services and facilities within the local area, helping to sustain their future retention/expansion.

The illustrative Framework Plan demonstrates a high quality scheme, sensitive to the character of Girton, set within an attractive landscape setting.

The site is deliverable: it is available now, provides a suitable location for development, and new homes can be delivered on the site within five years. It is therefore considered to be suitable for allocation in the emerging Local Plan.



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