

Appendix 5

Northstowe Phase 1 Illustrative Masterplan and Walking Distances from Proposed Local Centre



STRUCTURING PRINCIPLES

- 1 Local Green Corridor (Bible)
- 2 Community park and amenity / football pitch
- 3 Local office line along High Street
- 4 Strong urban edge overlooking natural green park (Southpark)
- 5 Prominent edge (strong sports hall / residential edge) at Longbridge
- 6 Strong urban edge to park and river
- 7 Sports hall with all outdoor play
- 8 Local park
- 9 Amenities / community facilities
- 10 Multiple parking

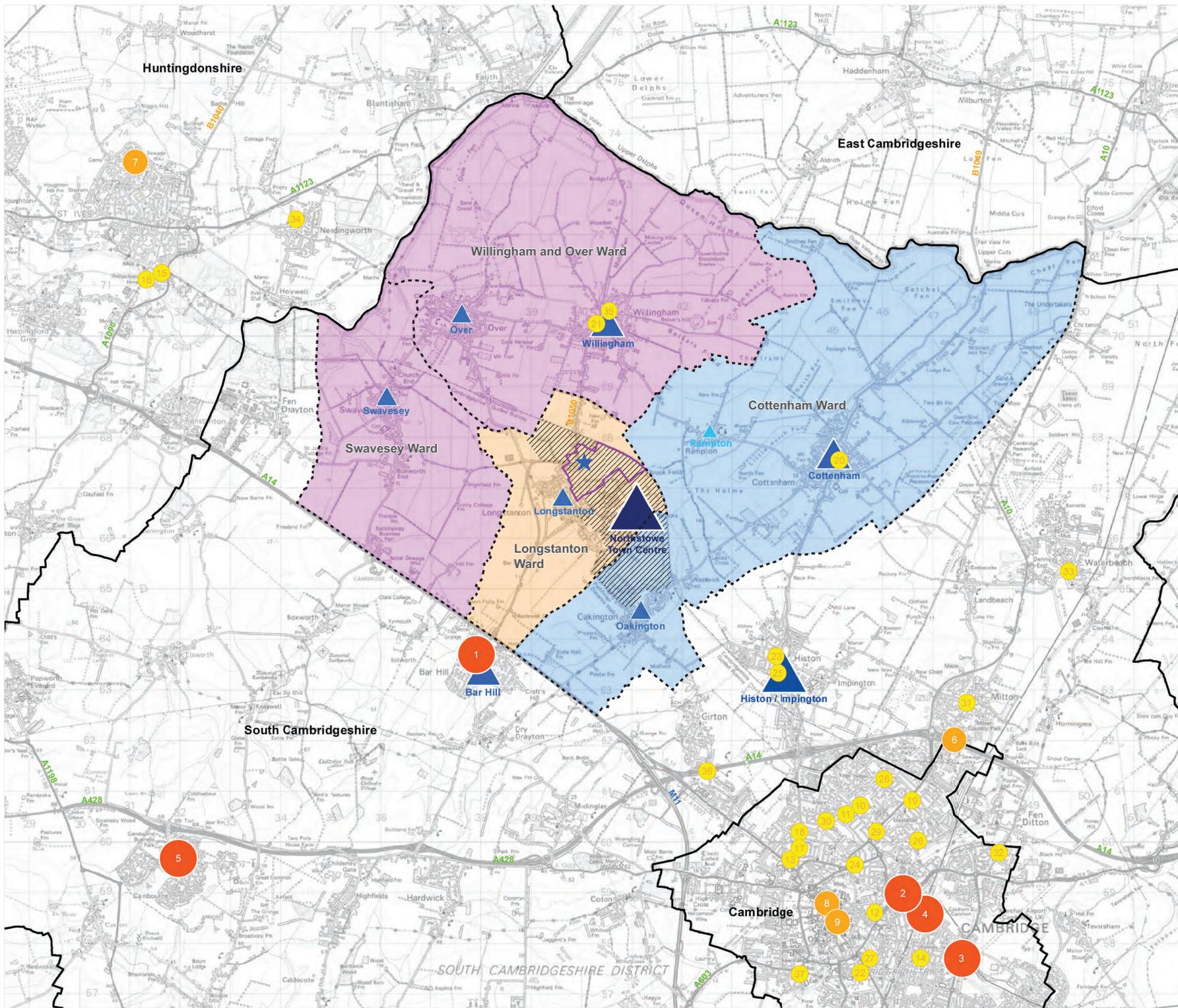
600 m —
1000m —

LEGEND

- Residential
- Employment
- Household recycling centre / pump-out station
- Primary school
- Local centre to provide convenience items / retail / food and drink / community / recreation and similar
- Sports hall building
- Play space (2.4.1)
- Play space (2.4.2)
- Sustainable energy recycling station



**Appendix 6 Catchment Area, Centre
Hierarchy and Foodstore
Provision Map**



- Key**
- Local Authority boundary
 - Ward Boundaries
 - Primary Catchment Area
 - Secondary Catchment Area (East)
 - Secondary Catchment Area (West)
 - Proposed Northstowe Phase 1
 - Proposed Future Extent of Northstowe

- South Cambridgeshire Retail / Settlement Hierarchy (Core Strategy 2007)**
- Northstowe Town Centre
 - Rural Centre (Histon / Impington)
 - Mincr Rural Centre (Bar Hill, Cottenham and Willingham)
 - Group Village (Longstanton, Oakington, Over and Swavesey)
 - Infill-Only Village (Rampton)
 - Northstowe Phase 1 Local Centre

- Existing Foodstore (IGD, 2009): net floorspace, sqm**
- >2,500 sqm
 - 1,000 - 2,500 sqm
 - <1,000 sqm

Nathaniel Lichfield & Partners
Planning, Design, Economics.

Project	Northstowe
Title	Catchment Area, Centre Hierarchy and Foodstore Provision Map
Client	Gallagher Estates Ltd
Date	07.11.2011
Scale	1 : 70,000 @ A3
Drawn by	MAr
Drg. No	GIS10539/02-003

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GIS Software: S-CL1000 | Northstowe/CL10539-02 - Northstowe - Catchment Plan - 07/11/2011

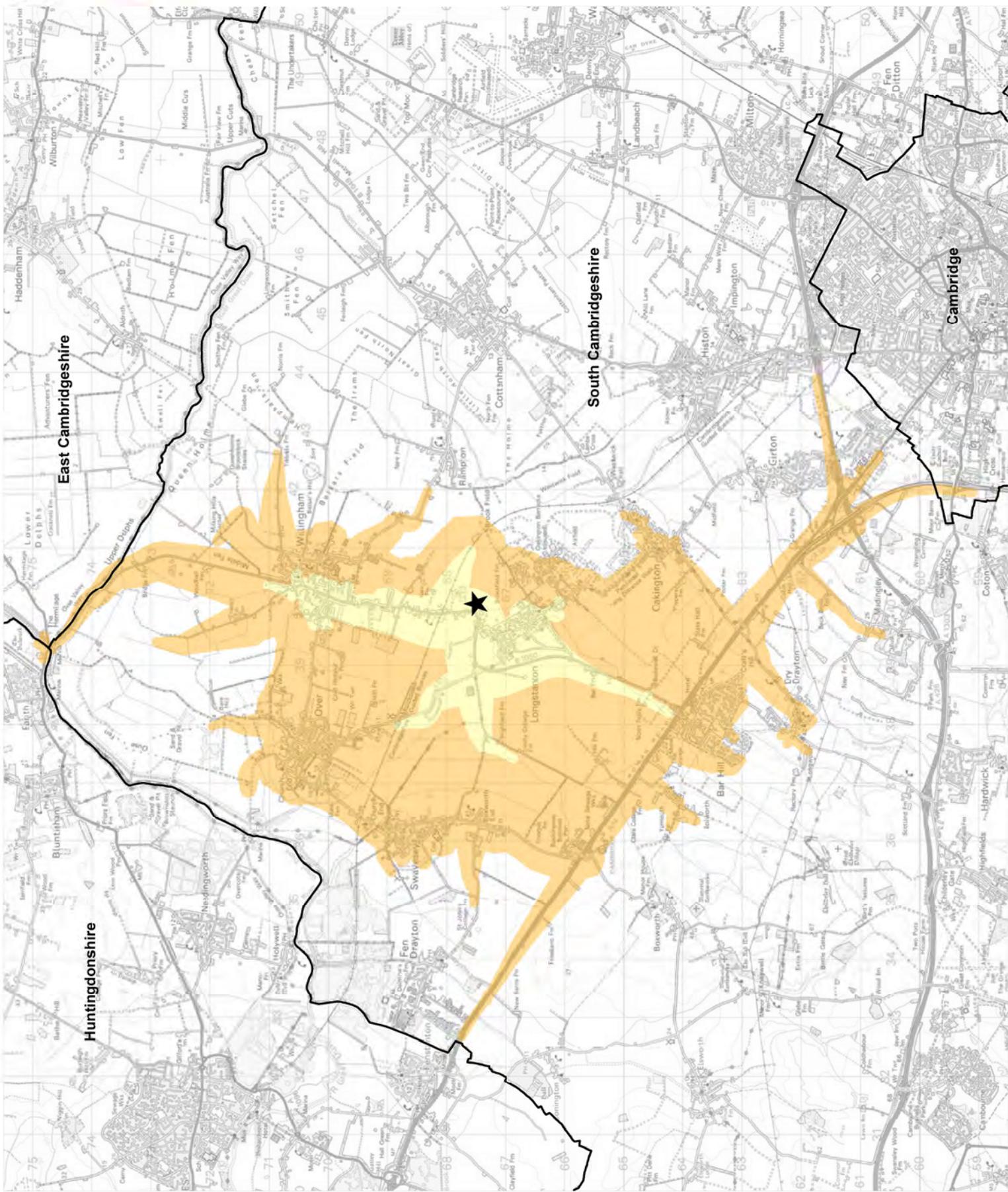
Key to Foodstore Provision

Ref	Store	Address	Net Floorspace (sq.m)
1	Tesco Extra	15-18 Viking Way, Bar Hill, CB3 8EL	9,392
2	Tesco	Cheddars Lane, Newmarket Road, Cambridge, CB5 8HE	4,994
3	J Sainsbury	Brooks Road, Coldhams Lane, Cambridge, CB1 3HP	4,265
4	Asda	Beehive Centre, Coldhams Lane, Cambridge, CB1 3ER	3,790
5	Morrisons	Broad Street, Cambourne, CB3 6EY	2,992
6	Tesco	Cambridge Road Industrial Estate, Milton, CB4 6AZ	2,327
7	Rainbow	Constable Road, St Ives, PE27 3ER	1,356
8	J Sainsbury	44 Sidney Street, Cambridge, CB2 3HX	1,326
9	Marks & Spencer	6-11 Sidney Street, Cambridge, CB2 3HH	1,171
10	Lidl	Arbury Road, Cambridge, CB4 2JQ	799
11	Budgens	Arbury Road, Cambridge, CB4 2JQ	789
12	Marks & Spencer	44 Grafton Centre, Cambridge, CB1 1PS	773
13	Aldi	Histon Road, Cambridge, CB4 3JD	697
14	Co-operative Food	177-189 Mill Road, Cambridge, CB1 3AN	514
15	Lidl	10 Sheepmarket, St Ives, PE17 4AH	452
16	Budgens	10 Sheepmarket, St Ives, PE17 4AH	438
17	Iceland	Unit 2, Histon Road, Cambridge, CB4 3JP	425
18	Co-operative Food	Histon Road, Cambridge, CB4 3HL	360
19	Co-operative Food	414 Milton Road, Cambridge, CB4 1SU	250
20	Co-operative Food	273 High Street, Cottenham, CB4 8QP	238
21	Co-op Market Town	12 High Street, Willingham, CB4 5ES	225
22	Co-operative Food	52 Hills Road, Cambridge, CB2 1LA	217
23	Tesco Express	30 High Street, Histon, CB4 4JD	202
24	Co-operative Food	64 Chesterton Road, Cambridge, CB4 1EP	187
25	Co-operative Food	Station Road, Histon, CB4 9LQ	185
26	Tesco Express	184-188 High Street, Chesterton, CB4 1NX	176
27	One Stop	29-31 Hills Road, Cambridge, CB2 1NW	173
28	Tesco Express	82-84 Campkin Road, Cambridge, CB4 2NF	165
29	Welcome	129 Milton Road, Cambridge, CB4 1XE	139
30	One Stop	3-4 Carlton Terrace, Cambridge, CB4 2DA	139
31	One Stop	4 High Street, Milton, CB4 6AJ	139
32	One Stop	43-47 Ditton Lane, Cambridge, CB5 8SR	139
33	One Stop	14 Greenside, Waterbeach, CB5 9HP	139
34	One Stop	2 Townsend Road, Needingworth, PE27 4SE	134
35	One Stop	56-58 Church Street, Willingham, CB4 5HT	133
36	Co-operative Food	120 Girton Road, Cambridge, CB3 0LW	113
37	Co-operative Food	Grantchester Street, Newnham, CB3 9HY	76

Appendix 7 Drivetime Plan

Key

-  Local Authority boundary
-  Northstowe Phase 1 Local Centre
-  5 minute drivetime
-  10 minute drivetime



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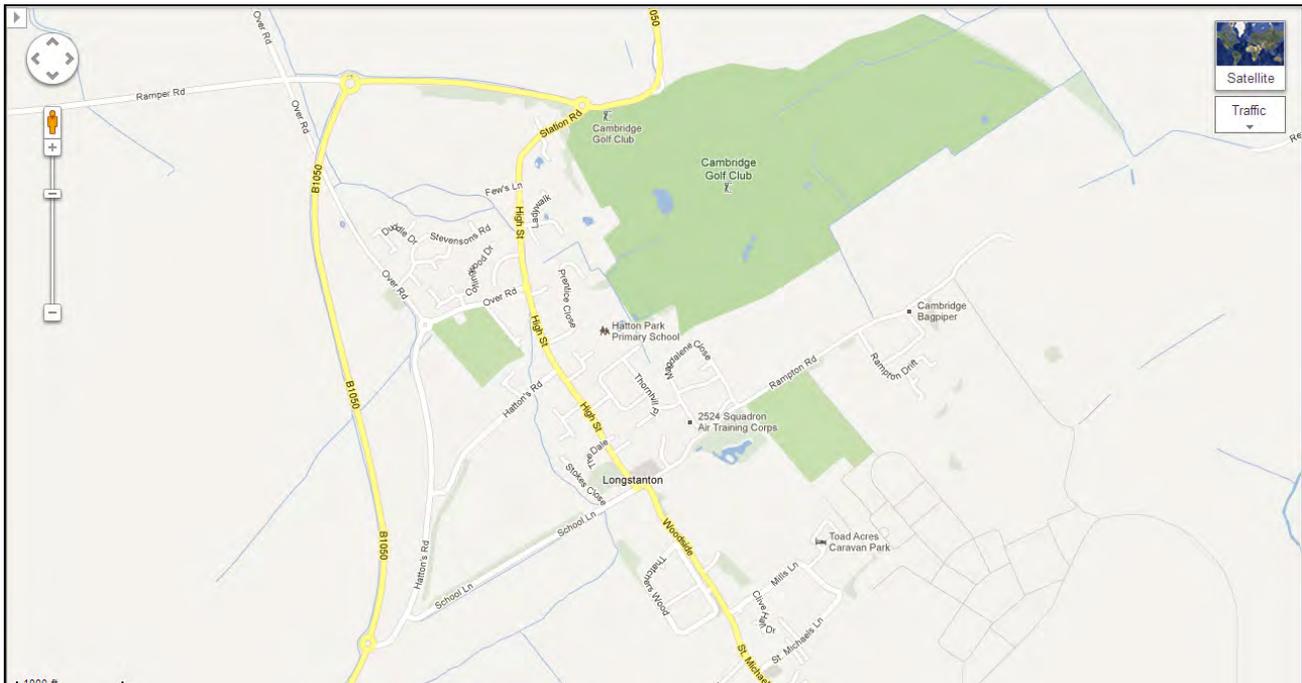
Nathaniel Lichtfield & Partners
 Planning, Design, Economics.

Project	Northstowe
Title	Drivetime Plan
Client	Gallagher Estates Ltd
Date	06.12.2011
Scale	1 : 60,000 @ A3
Drawn by	MAr
Dwg. No	GIS10539/02.004

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Appendix 8 **Village Shops Survey, NLP,
November 2011**



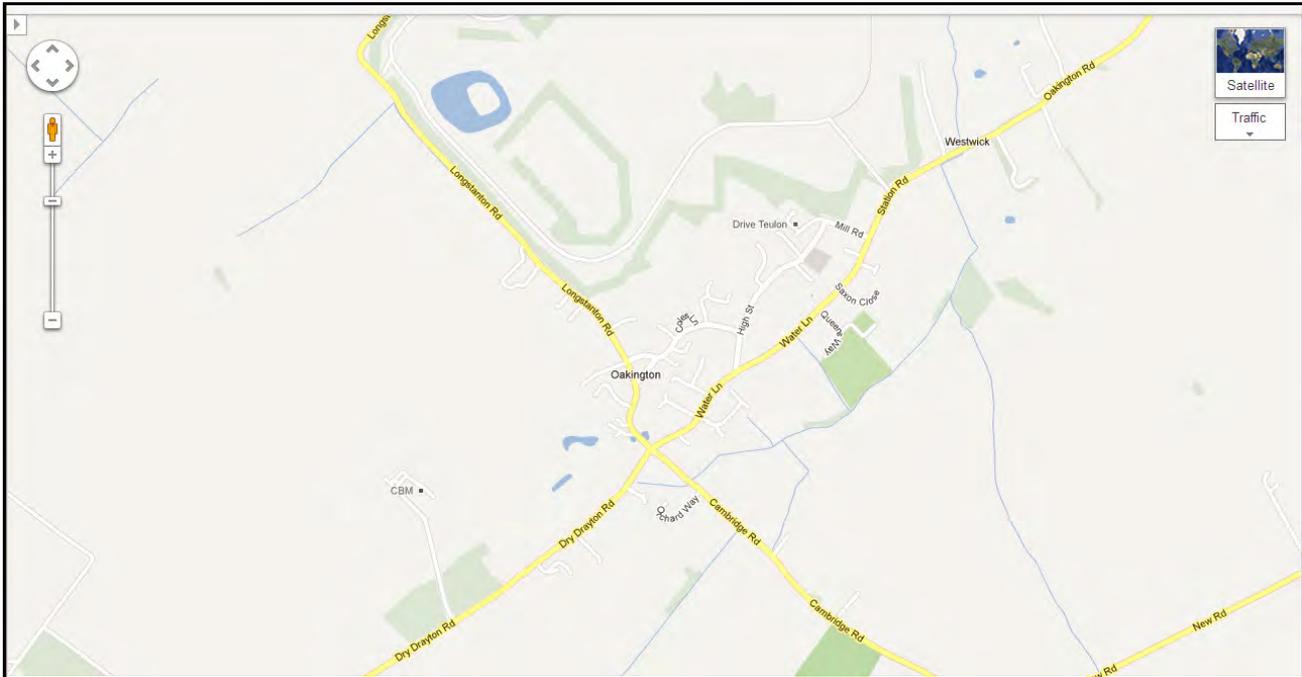
Longstanton is located directly to the west of the proposed Northstowe development. The village is accessible from the A14 via Hatton’s Road / Station Road (B1050) from the south-west and north, and also from Oakington in the south via Longstanton Road. There is no vehicular route between Longstanton and Rampton to the east.

Retail / Service Provision

Village	Unit(s)	Est. Area sq.m net
Longstanton	Village Store/Post Office	42
	Farm Shop	10
	Dental Surgery	40
	Letting Agency	40
	Veterinary Surgery	50
	Computing Centre	50
	Car Sales / Garage	100
Longstanton Sub-Total		332

Parish Population (2005): 1, 860 (Note, large Armed Forces population)





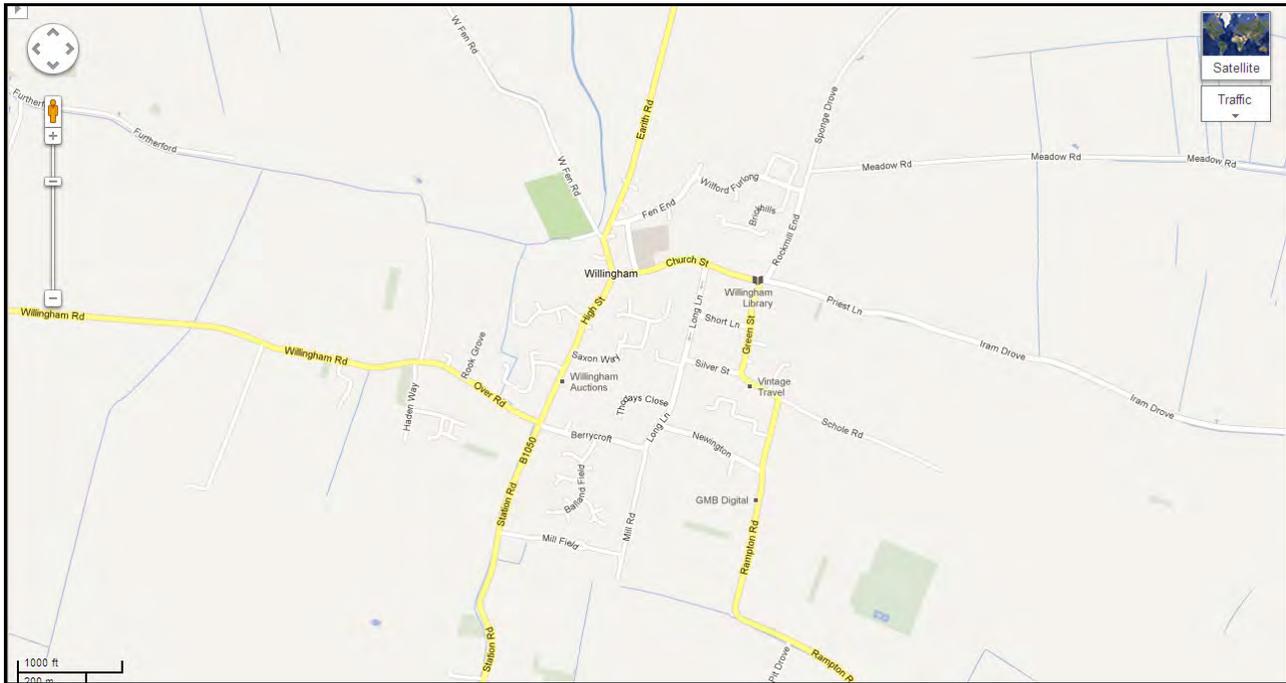
Oakington is located to the south of the proposed Northstowe development. The village is accessible from the A14 via Dry Drayton Road from the west, from Longstanton to the north, Rampton to the north-east and Girton / Histon & Impington to the south-east.

Retail / Service Provision

Village	Unit(s)	Est. Area sq.m net
Oakington	Village Store/Post Office	41
Oakington Sub-Total		41

Parish Population (2005): 1, 250 (Oakington & Westwick)





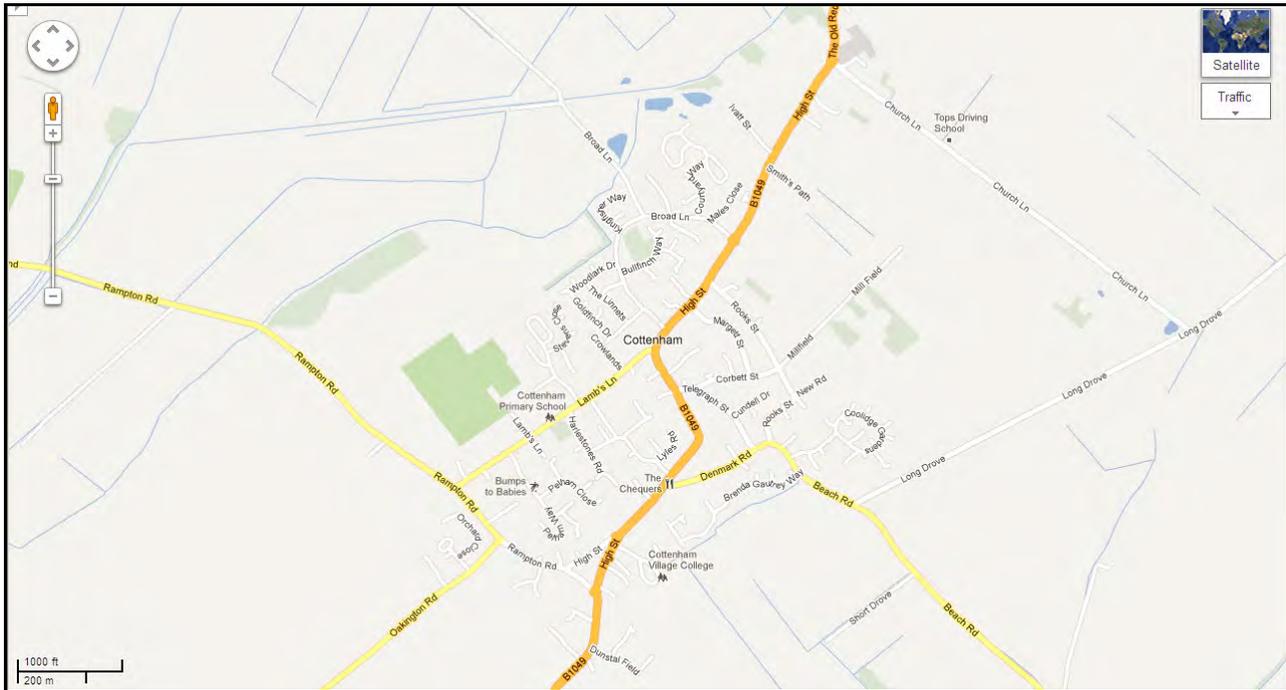
Willingham is located to the north of the proposed Northstowe development. The village is accessible from the south via Station Road (B1050), from the west from Over via Over / Willingham Road, the north via High Street, and the east from Rampton via Rampton Road.

Retail / Service Provision

Village	Unit(s)	Est. Area sq.m net
Willingham	Co-op	225
	One Stop Shop	133
	Bakery	14
	Highgate Country Stores	250
	Computing Services	40
	Barbers / Kitchen Sales / Garage	80
	Lloyds Bank	50
Willingham Sub-Total		792

Parish Population (2005): 3, 720





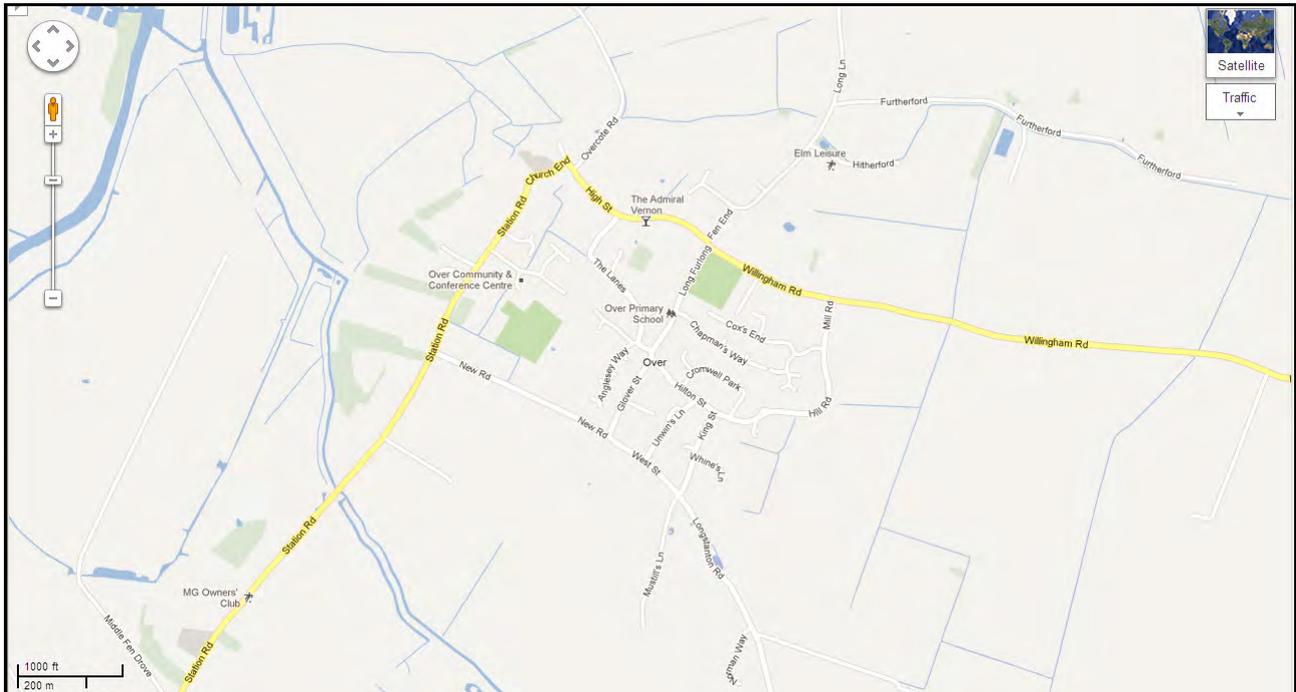
Cottenham lies to the east of the Northstowe development site. The village is accessible from the west via Oakington Road and Rampton Road, from the north and south via the arterial Histon Road / High Street, and, from the east via Beach Road.

Retail / Service Provision

Village	Unit(s)	Est. Area sq.m net
Cottenham	Co-op / Co-op Pharmacy	310
	Newsagents	37
	Butchers / Bakery / Fruit & Veg	69
	Mace	61
	Solicitors / Building Society / P.O	70
	Car Garage	75
	Letting Agent / Accountants	60
	Carpet / Vinyl Shops x 2	85
Cottenham Sub-Total		767

Parish Population (2005): 6, 000





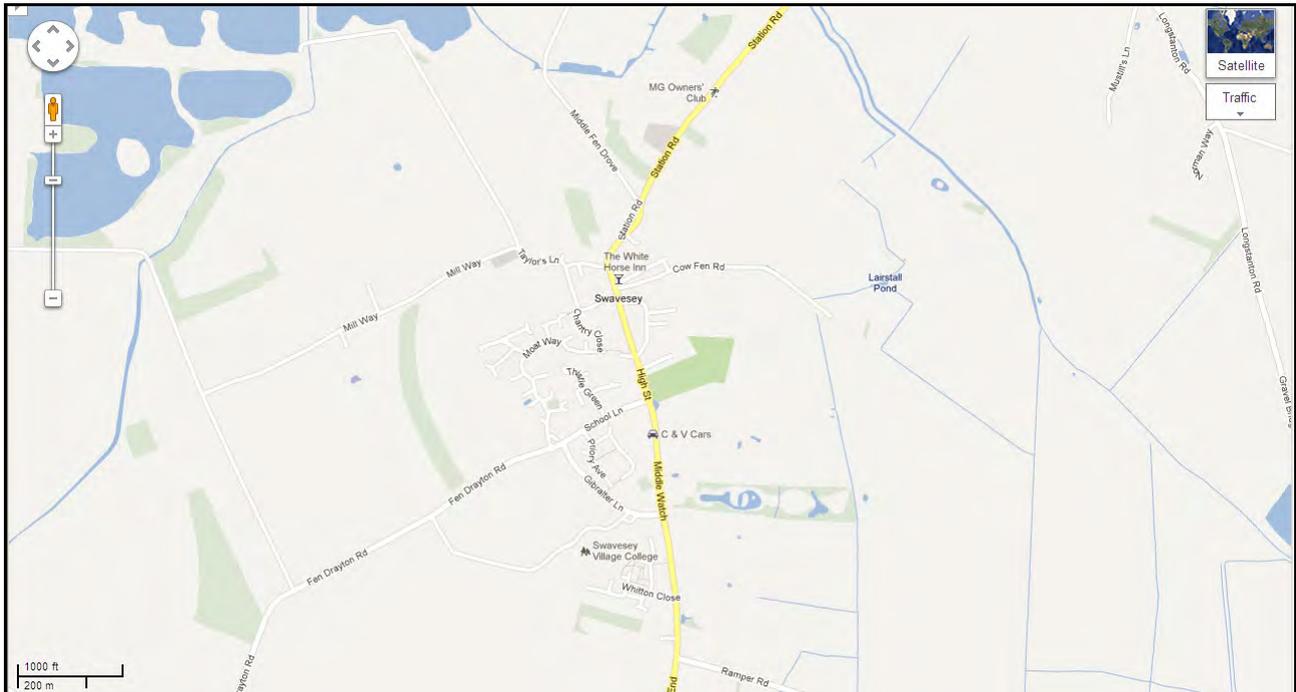
Over is situated to the north-west of the proposed Northstowe development. The village can be accessed from Longstanton to the south by Over Road, from the west via the A14 and through the village of Swavesey along Station Road, as well as from the east from the village of Willingham (Willingham Road).

Retail / Service Provision

Village	Unit(s)	Est. Area sq.m net
Over	Newsagent/Post Office	39
	Car Garage	150
Over Sub-Total		189

Parish Population (2005): 2, 790





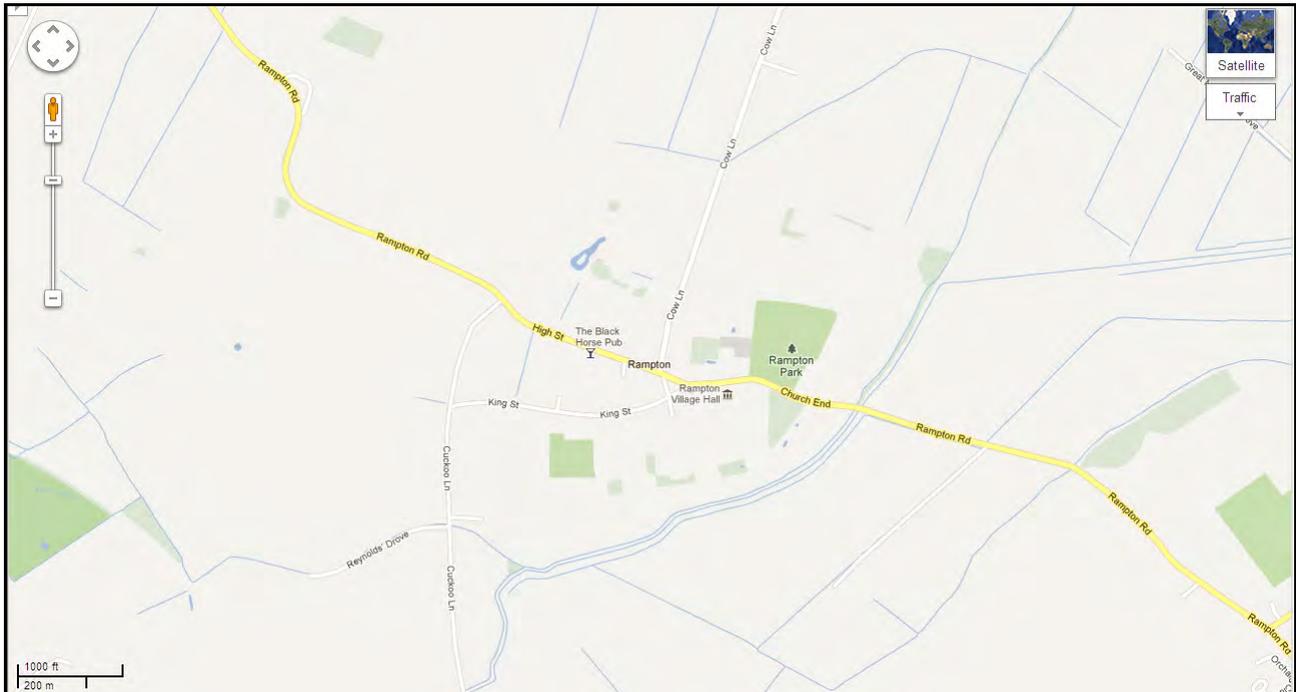
Swavesey is located to the west of the proposed Northstowe development, just to the north of the A14. The village has an arterial route running through it from the A14 in the south (Bucking Way Road), towards Over to the north (Station Road). The village is also accessible from the east from Longstanton via Ramper Road.

Retail / Service Provision

Village	Unit(s)	Est. Area sq.m net
Swavesey	Costcutter	75
	Newsagent	13
	Carpet Shop	50
	Opticians	35
Swavesey Sub-Total		173

Parish Population (2005): 2. 600





Rampton is the smallest village within the catchment area of the Northstowe development. The village is accessed primarily by an arterial route (Rampton Road) that connects to Willingham in the west and Cottenham in the east. The village contains a garage and a public house.

Retail / Service Provision

Rampton, primarily by virtue of its size, does not have any retail provision within the village.

Village	Unit(s)	Est. Area sq.m net
Rampton	Car Garage	80
Rampton Sub-Total		80
Parish Population (2005): 470		



