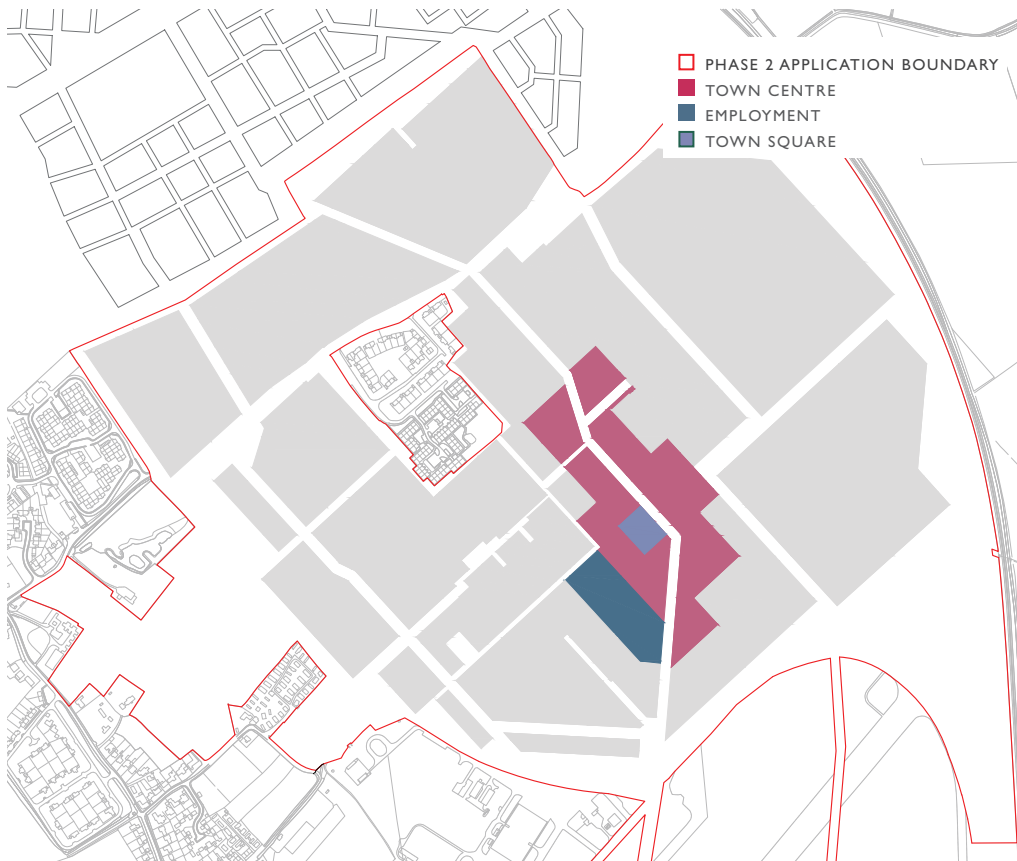


# WHAT MAKES A GREAT TOWN CENTRE?

Northstowe will be designed to offer all the facilities that you would expect from a medium sized market town.

The proposals for the next phase include the town centre for Northstowe, which will serve not just new residents but also future residents and those from nearby communities. The town centre will provide a mix of retail, employment, residential and civic uses.

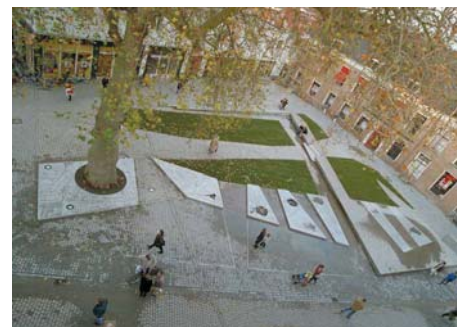
The town centre will evolve over a considerable period of time as the population of Northstowe grows. So it's likely the development of the town centre will need to be built in phases in line with the growing population.



- FACILITIES COULD INCLUDE:
- Shops
  - Restaurants/Cafés/Bars/Pubs
  - Flats and houses
  - Offices
  - Workshops
  - Gym
  - Cinema
  - Leisure Facilities
  - Health, community and fitness centre
  - Youth club
  - Place of worship
  - Outdoor events space
  - Nursery

A town square is proposed. This could be used for a programme of community and cultural events. The town square will be a high quality area for everyone to enjoy and

will include green landscaping as well as practical surfaces. It will be an attractive place to visit and spend time in, with lots of different uses.



Above: The town centre will evolve over a considerable period of time as the population of Northstowe grows



# WHAT ARE THE PLANS FOR SCHOOLS AND EDUCATION?

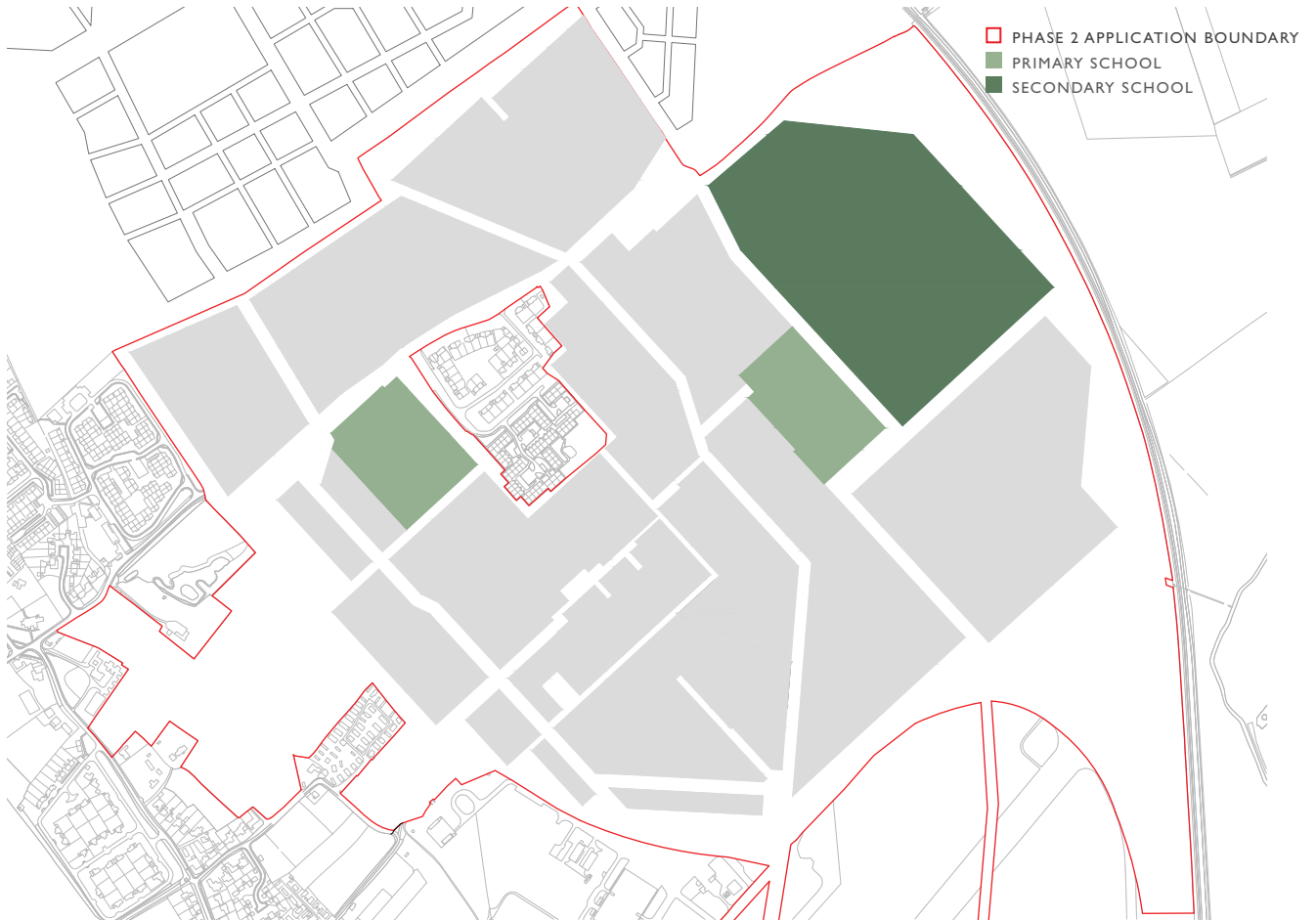
Education is an important part of the vision for Northstowe with primary and secondary education providing community access to sports, arts and other facilities.

There are two further primary schools and a secondary school proposed in this phase. The secondary school for Northstowe will be built early on in the development and is expected to be open in time for a September 2018 intake. It will be delivered in phases and grow with the needs of the town. We expect it to be run by the Cambridge Meridian Academies Trust, the organisation behind Swavesey Village College.

We are considering whether the former officers' mess building could also be converted into a new primary school.



Above: The former officers' mess building could be converted into a primary school



Above, left to right: Education is an important part of our vision for Northstowe



# WHAT ABOUT ECOLOGY, HERITAGE & PLAY?



## ECOLOGICAL FEATURES

Full ecological surveys are being undertaken across the site to identify important ecological features and any species that may need protection. Wherever possible, existing trees will be maintained.

Any ecological mitigation that is required will be integrated into the design wherever possible.

## HERITAGE FEATURES

Northstowe is located in a landscape rich in remains of prehistoric, Roman and medieval archaeology, and more modern features such as the WWII listed pillboxes. We will ensure that the value of this heritage is not lost as the development progresses, maintaining a link with an important element of the history of Northstowe.

Look out for details of a future competition to suggest re-use of heritage assets at Northstowe.

## SPACE TO PLAY

A range of play spaces are planned throughout the site, including the eastern sports hub, and the extension to the western sports hub, as well as a network of play areas throughout the town.



Above: It might be possible to retain one or more of the former RAF Oakington buildings

Above: A range of play spaces are planned throughout the site



# WHAT GREEN SPACE WILL THERE BE?



## GREEN 'SEPARATION' AREAS

These are existing landscape areas used to provide a natural separation between Longstanton and Northstowe. They could include 'heritage' landscape such as rows and groups of trees, hedgerows and meadows, combined with new lawns and meadows with hedge-framed 'park rooms', community gardens and informal sport areas connected by footpaths and cycle ways.



## FORMAL GREENWAY

These are more 'urban' in character and would be located through the residential areas. They will also be able to accommodate informal activities such as play, leisure and informal sports.

## INFORMAL GREENWAY

These are open landscaped areas that create borders to areas of development such as houses and buildings.



## WATER PARK

Attenuation ponds within a landscape setting which will create a range of diverse, rich and compelling ecosystems.

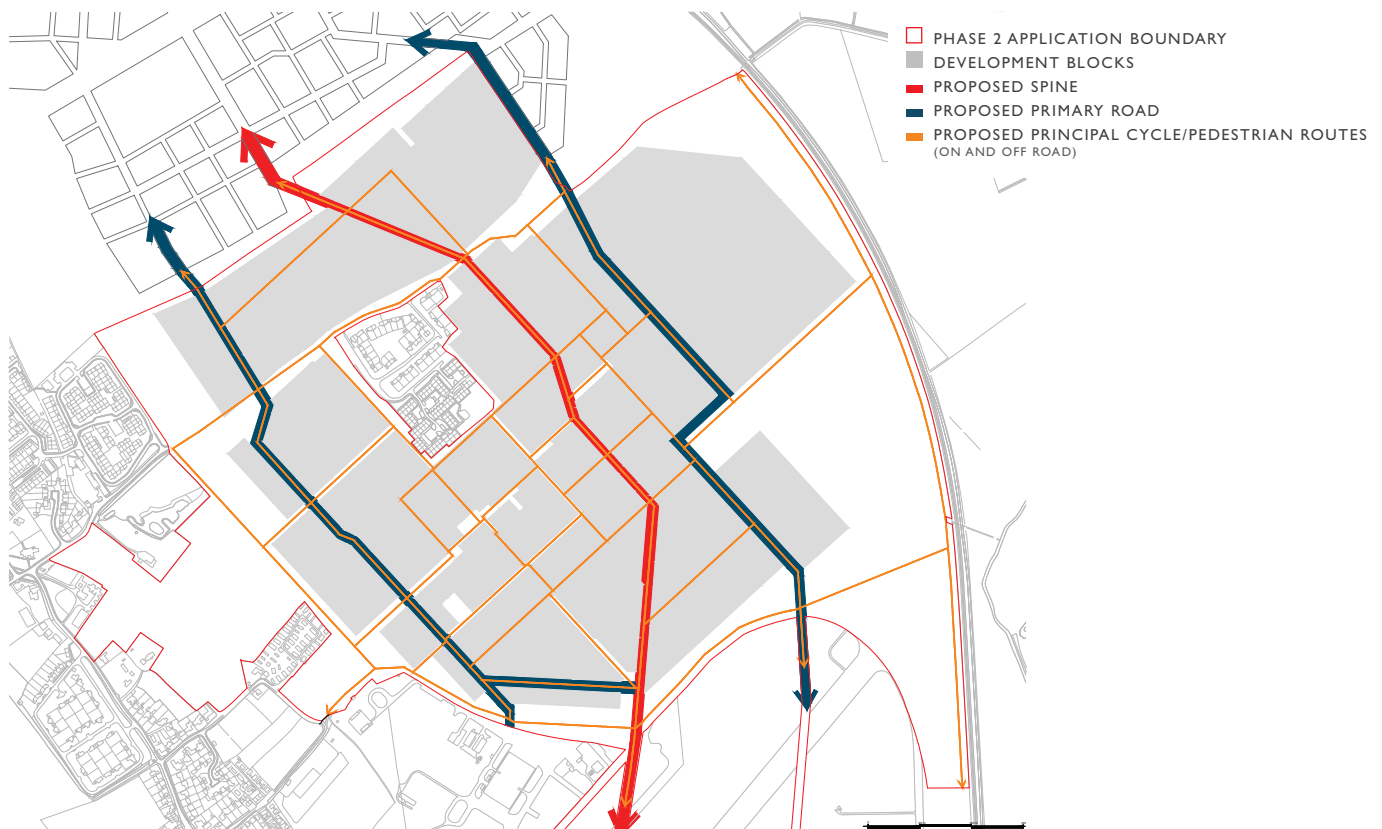


## TOWN SQUARE

Likely to be a hard and soft landscaped area, framed by trees and planters, creating a feeling of play, and used for community and cultural activities.



# HOW WILL I TRAVEL AROUND NORTHSTOWE?



The transport strategy for Phase 2 will encourage sustainable travel and aim to lessen the impact of traffic on the road network. The aim is to make walking and cycling the easiest way to get around.

## WALKING AND CYCLING CONNECTIONS

A comprehensive network of cycle and walking routes will be provided throughout the development including a route along the Northstowe side of the Guided Busway.

Linkages will be provided to and from Longstanton and along the routes of the proposed new road links and Rampton Road will eventually become pedestrianised.

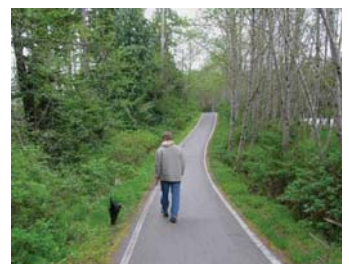
Cycle parking will be provided to make Northstowe a cycle friendly town.

## PARKING

Overall car parking levels for the site are being considered, but are likely to provide an average of 1.5 spaces for each home, in line with local planning policy.

## TRAVEL PLANNING

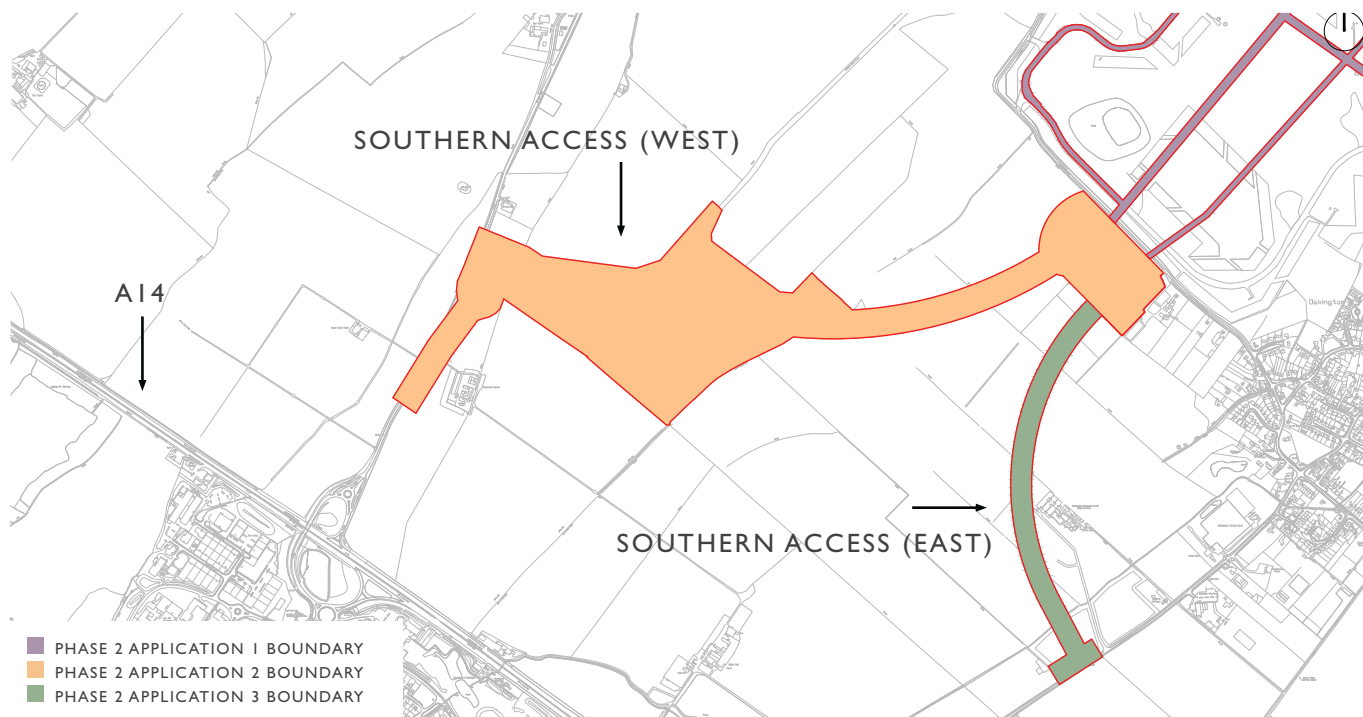
A whole range of measures are currently being considered to encourage sustainable travel use.



Above: A comprehensive network of cycle and walking routes will be provided throughout the development.



# HOW WILL I GET TO NORTHSTOWE?



## HIGHWAY CONNECTIONS

A new dual carriageway Southern Access Road (West) will be provided from the southern end of Northstowe to connect to the B1050 east of the Bar Hill junction. We are currently assessing whether there is also a need to provide a single carriageway link, Southern Access Road (East) from the southern end of Northstowe to Dry Drayton Lane, which would provide access to the proposed local access road of the A14. The Southern Access Road (East) may not be necessary for Phase 2 of Northstowe. The Southern Access Road (West) will be provided at the earliest opportunity.

The internal road layout will involve two primary routes from north to south.

## PUBLIC TRANSPORT CONNECTIONS

A priority Busway through the centre of Northstowe will link to the Cambridge Guided Busway. This route will also be used by local bus services. Temporarily during the development of Phase 2, a short section of the route will be shared with general traffic. High quality bus stops will mean that most residents are within only 400 metres of a bus stop.

## THE HIGHWAYS AGENCY A14 IMPROVEMENTS

The Northstowe team is working closely with the Highways Agency and its consultants J2A to ensure that the development and traffic assumptions between the two proposals are compatible and complement each other.

For further information on the Highways Agency's proposals please refer to [www.highways.gov.uk](http://www.highways.gov.uk)

Below:  
Most residents will be within 400 meters of a bus stop.



DEVELOPMENT FRAMEWORK  
PRODUCED 2012



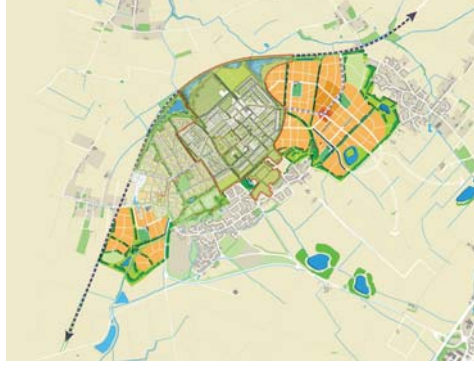
Northstowe will be a 21st century vibrant new town of 10,000 homes situated to the north-west of Cambridge. It will be built to high environmental standards, provide the opportunity for sustainable lifestyle choices and have a strong local identity which reflects the best historic characteristics of existing local places.

FIRST PHASE  
START ON SITE 2014



There are four key organisations involved in its development; The Homes and Communities Agency (HCA), Gallagher Estates, South Cambridgeshire District Council and Cambridgeshire County Council

SECOND PHASE  
IN DEVELOPMENT



**Key statistics for Northstowe**  
Up to 10,000 new homes  
7 Primary Schools  
1 Secondary School  
Four Sports Hubs  
Town Centre  
Two Local Centres  
3 Employment Areas  
Dedicated Busway  
Water Park  
Safe walking and cycling routes  
Working with the landscape



## D2 Unstaffed Public Exhibition Boards

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# THINGS ARE HAPPENING AT NORTHSTOWE

The Homes and Communities Agency (HCA) would like your input on the exciting next phase of Northstowe, a planned new town six miles to the north west of Cambridge.

The HCA is proposing to submit three planning applications relating to Northstowe and would like your views on each of them:

## ONE

An outline planning application covering an area of approximately 159 hectares and including:

Approximately 3,500 new homes  
Two primary schools, and a secondary school  
The town centre including employment areas  
Recreation space and landscaped areas  
A new 'eastern' sports hub  
The remaining part of the 'western' sports hub  
Three primary roads linking to the southern access road and the busway running to the south of the site, engineering and infrastructure works.

## TWO

The Southern Access Road (West), to Hattons Road and Bar Hill, and the associated junction including landscaping and drainage.

## THREE

The Southern Access Road (East) to link to the Dry Drayton Road including landscaping and drainage.

## HAVE YOUR SAY

We would like your views on the proposals to inform the planning applications that will be submitted.

## YOU CAN PROVIDE YOUR COMMENTS BY:

Visiting our website [www.northstowe.com](http://www.northstowe.com) where you can view the full consultation material and complete an online comment form.

or

Picking up and completing a comment form available at this exhibition.

## NEXT STEPS

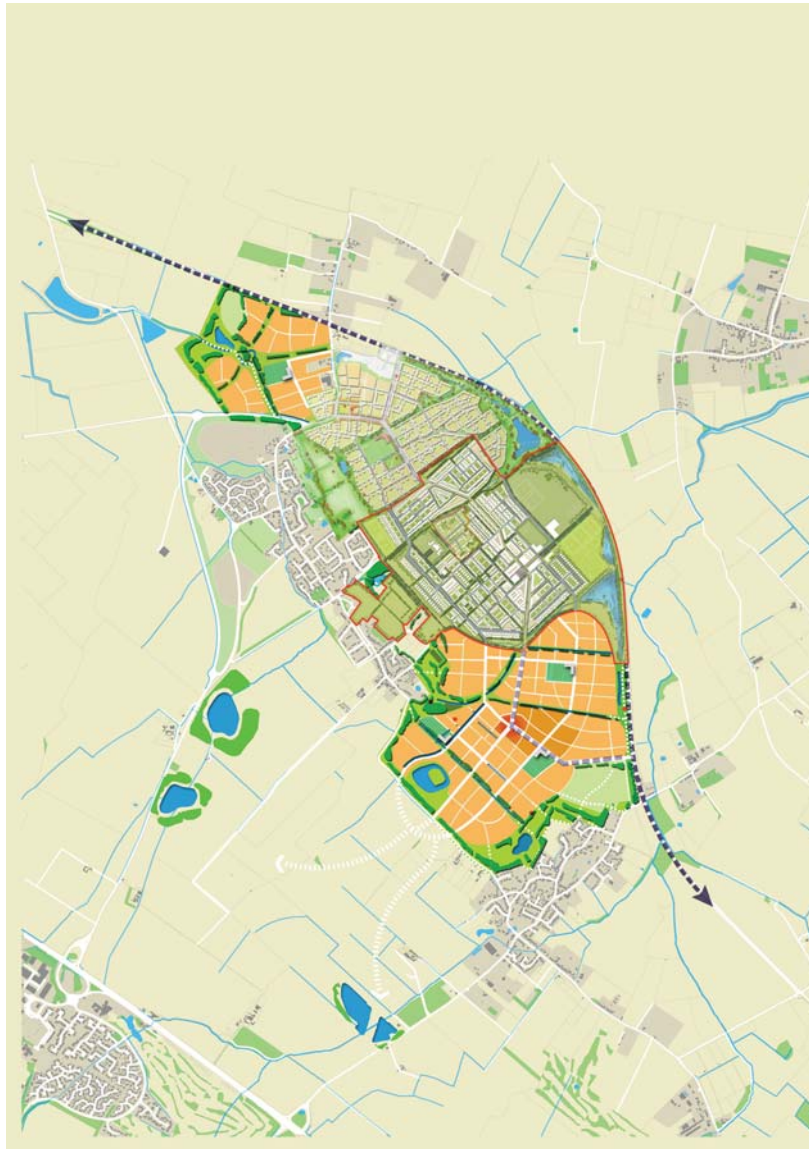
All the feedback received as part of this consultation will be reviewed and analysed to help inform the final applications to be submitted this summer.

PLEASE SUBMIT YOUR COMMENTS TO US BY  
Friday 4 April 2014  
[www.northstowe.com](http://www.northstowe.com)

THANK YOU FOR TAKING PART

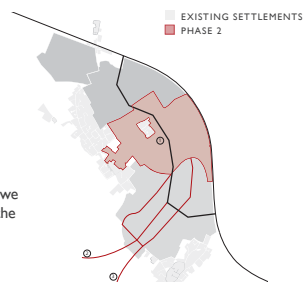


## WE ARE CONSULTING ON PHASE 2



ABOVE: DEVELOPMENT FRAMEWORK (2012) SHOWING THE PHASE 1 APPLICATION (START ON SITE IN 2014) AND THE PHASE 2 PROPOSALS

RIGHT: OVERVIEW SHOWING THREE APPLICATIONS TO BE SUBMITTED



The proposals for the next stage of development at Northstowe have been designed in accordance with the vision and ambitions set out in the Northstowe Development Framework Document (DFD). This document was developed by the partners, and explains the overall vision for Northstowe and its development.

VIEW THE FULL CONSULTATION  
To view the consultation material in full please  
go to our website [www.northstowe.com](http://www.northstowe.com)

THANK YOU FOR TAKING PART



# HOW WILL THE LAND BE USED?



POTENTIAL USES OF THE LAND

- PHASE 2 APPLICATION BOUNDARY
- RESIDENTIAL
- TOWN CENTRE
- EMPLOYMENT
- PRIMARY SCHOOL
- SECONDARY SCHOOL
- GREEN SEPARATION
- GREENWAY
- WATER PARK
- SPORTS HUB
- BUSWAY
- PRIMARY ROAD

The proposals we are consulting on consist of a mix of potential uses of the land.

Our proposals include a broad mix of housing types. Medium densities will be found around the edges, higher densities around the town centre and areas of lower densities across the area for this phase.

## LOWER DENSITY HOUSING



## MEDIUM DENSITY HOUSING



## HIGHER DENSITY HOUSING



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THANK YOU FOR TAKING PART



# WE WOULD LIKE YOUR VIEWS ON...

## THE TOWN CENTRE

Northstowe will be designed to offer all the facilities that you would expect from a medium sized market town, including a mix of retail, employment, residential and community uses. The town centre will evolve over a considerable period of time as the population of Northstowe grows. So it's likely the development of the town centre will need to be 'phased' in line with the growing population.



## ECOLOGY, HERITAGE AND PLAY

A range of play spaces are planned throughout the site.

Full ecological surveys are being undertaken across the site to identify important ecological features and any species that may need protection.

Northstowe is situated in landscape that is rich in heritage features. We will ensure that the value of this heritage is not lost as the development progresses.



## PLANS FOR SCHOOLS AND EDUCATION

Education is an important part of the vision for Northstowe with two primary schools and one secondary school proposed, which will provide community access to sports, arts and other facilities.



## GREEN SPACES

A range of green spaces are proposed for Northstowe, in and around the town.



## HOW PEOPLE WILL GET TO AND TRAVEL AROUND NORTHSTOWE

There are many different ways that people will be able to access Northstowe, and move around within the town. The transport strategy for Phase 2 will encourage sustainable travel and aim to lessen the impact of traffic on the local road network.



## HIGHWAY CONNECTIONS

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