

NORTHSTOWE - PHASE 2C

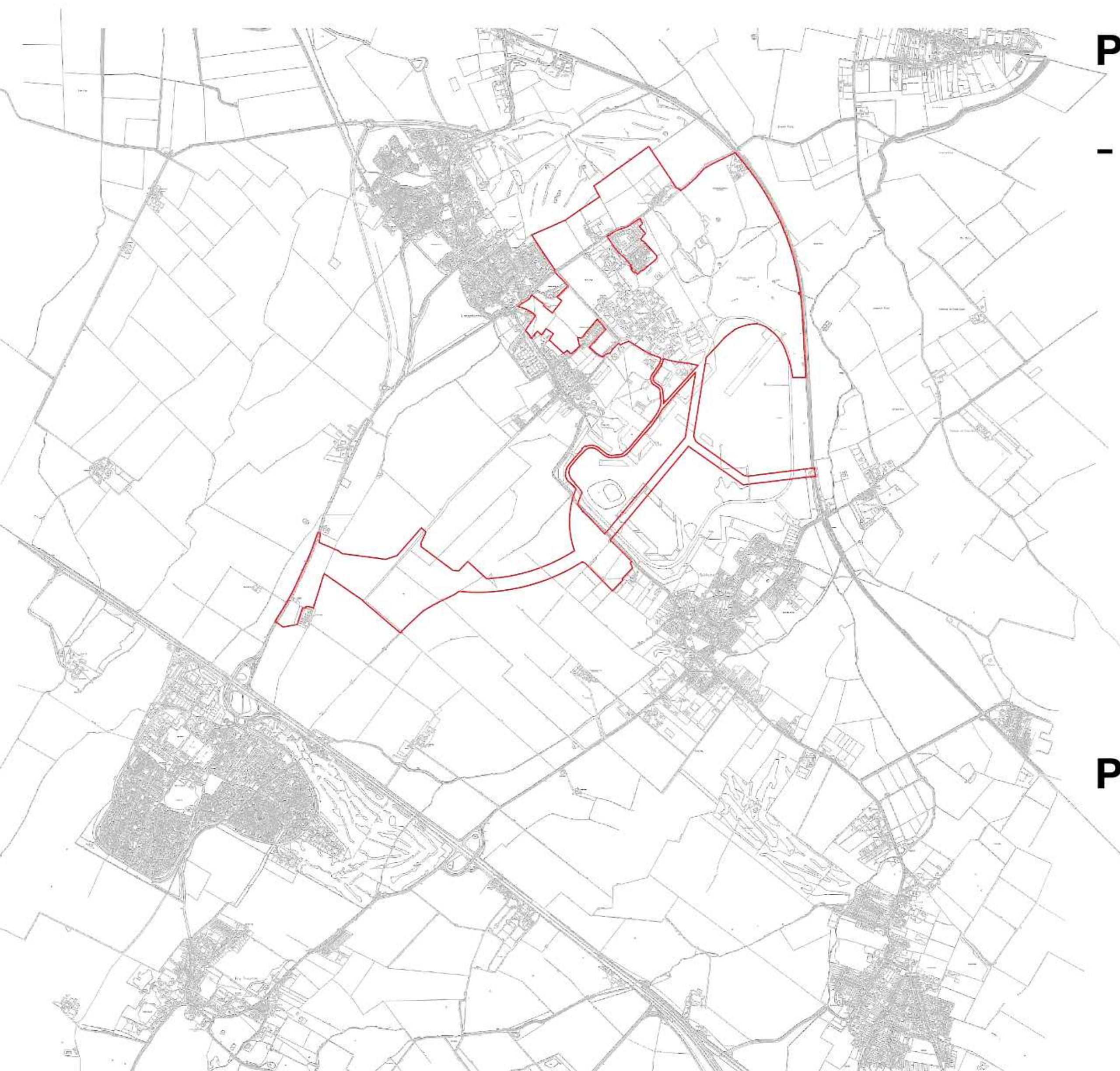
SITE CONTEXT & EMERGING PROPOSALS

OVERVIEW

Key Presentation Points

- Phase 2 to date: OPP (Jan 2017) - RM approval for phases 2A, 2B
- Homes England's objective is to accelerate delivery of Northstowe
- HE partnering with Keepmoat Homes on phase 2C
- As with 2B, 2C Parcel design heavily guided by OPP Framework
- LPA pre-app 1 recently submitted to SCDC/GCA
- Further pre-application and community/stakeholder consultation to follow
- Submission of Phase 2C RMA in the Autumn

CONTEXT: PHASE 2



Policy

- The 2018 local plan formalised the allocation based on:
 - Cambridgeshire and Peterborough Structure Plan (2003)
 - South Cambridgeshire District Council Local Plan (2007)
 - Northstowe Area Action Plan (AAP) (2007)
 - Northstowe Development Framework Document (2012)

Permission

- Phase 2, granted in 2017 - S/2011/14/OL
- 2x development parcels (Phase 2A, 2B) 706/3,500 homes

OUTLINE: 'FRAMEWORK'

- Outline Planning Permission - planning conditions & obligations (S106)
- Environmental Statement (EIA)

a. Description & Amount

b. Parameter Plans (condition 6)

Land Use

Residential Density

Movement and Access

Building Heights

Landscape and Open Space



d. Key Site Wide Strategies

Design Code

(Healthy Living) Youth and Play Strategy (s106)

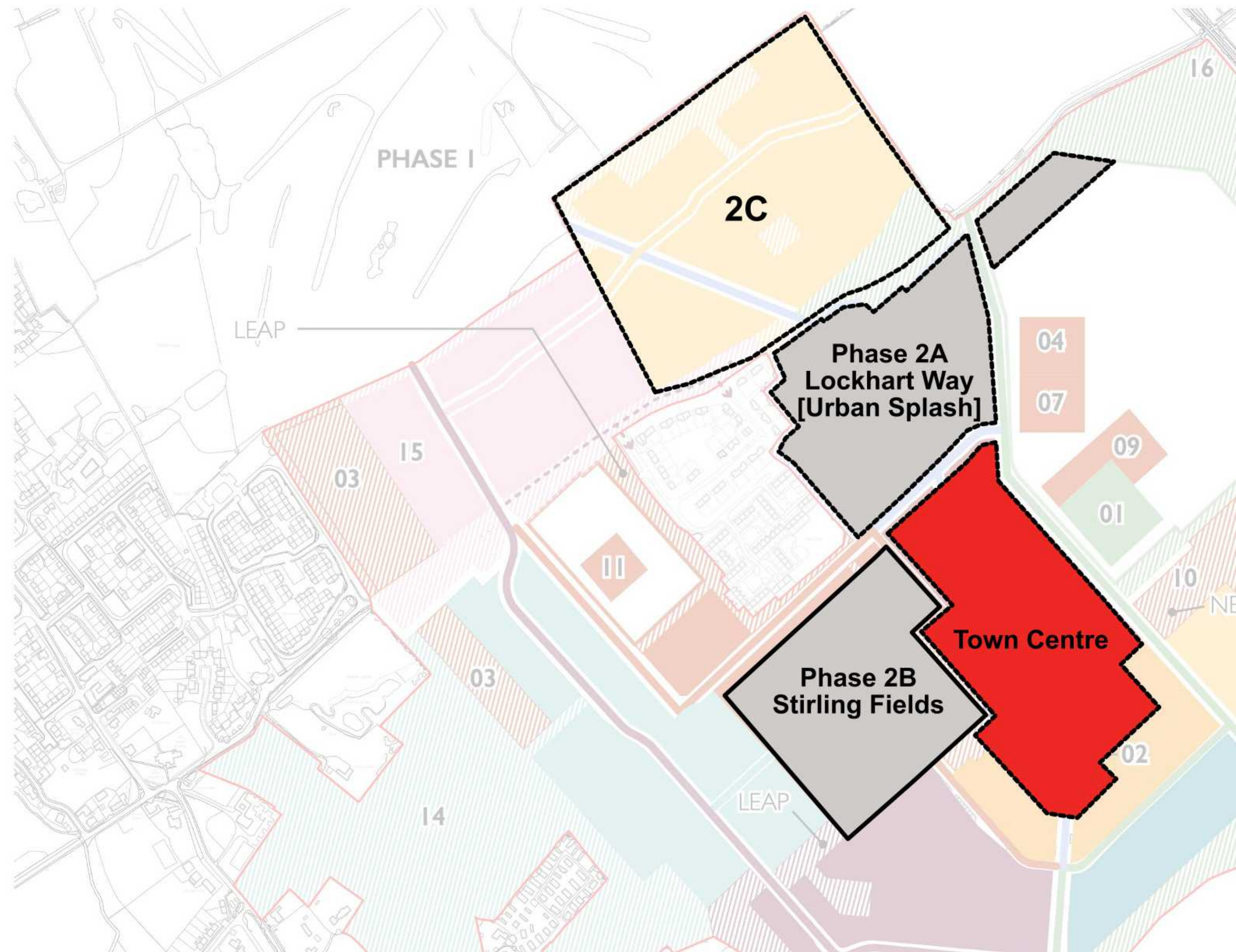
Northstowe Phase 2 Phasing Strategy



PHASE 2C: OVERVIEW

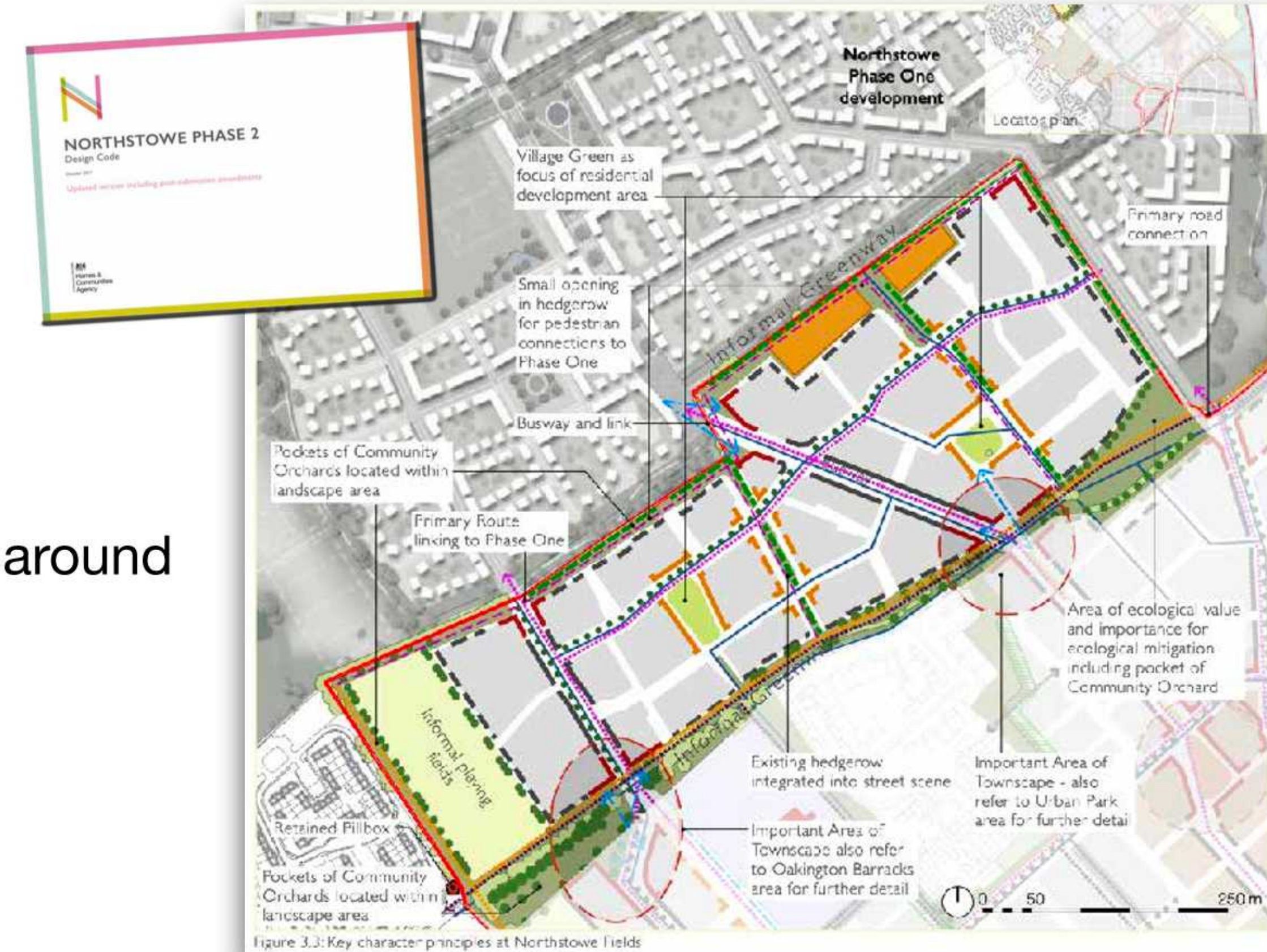
Site

- Area ~13.8 hectares
- Northern edge location
- Adj. phase 1 adj. Phase 2A
- Parameters:
 - Residential land use
 - Medium and higher density
 - Mix of 2-4 storeys
 - Informal Greenways (north and south)
 - Dedicated Busway



DESIGN CODE

- Approved via OPP Condition 9
- Establishes 'Character Areas' and design specifications
- **Northstowe Fields** CA requires "suburban housing formed around existing field patterns" with detailed objectives.
- Based around:
 - Informal, varied, suburban;
 - Transition between Phase 1 and Phase 2;
 - Lower density development, similar to Phase 1;
 - Mainly houses with gardens, a higher percentage with pitched roofs



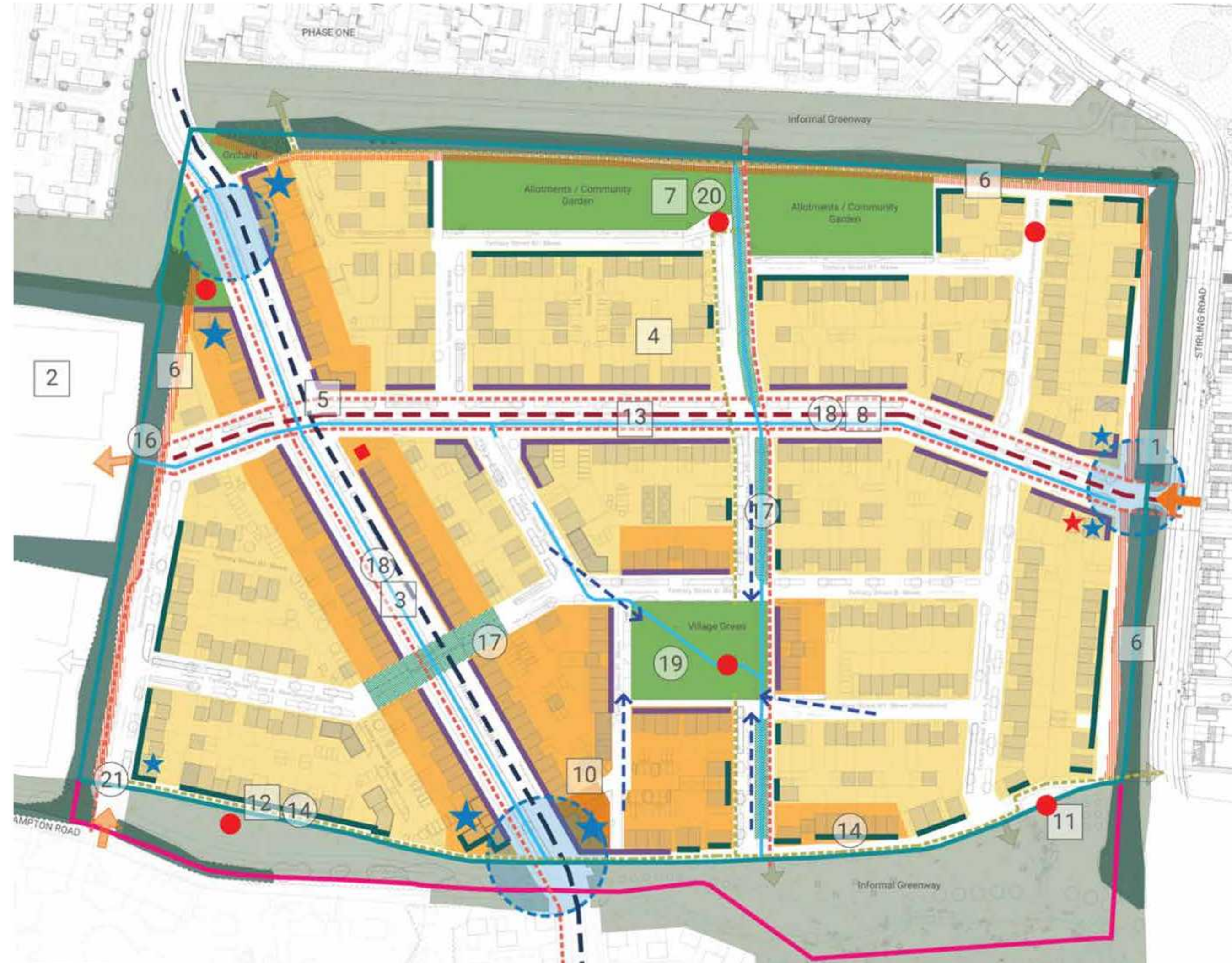
HEALTHY LIVING, YOUTH & PLAY

- Sets the overall approach for Phase 2 via complementary strategies
- Requirements for Phase 2C include:
 - **Play Strategy:**
 - Multiple play areas, different themes
 - 'Play on the Way'
 - **Healthy Living Strategy:**
 - 'Wider Town Loop', Active routes, & Art Trail
 - Healthy foods - Community growing gardens, orchard
 - Village green - multi-use focal point
 - Contact with nature

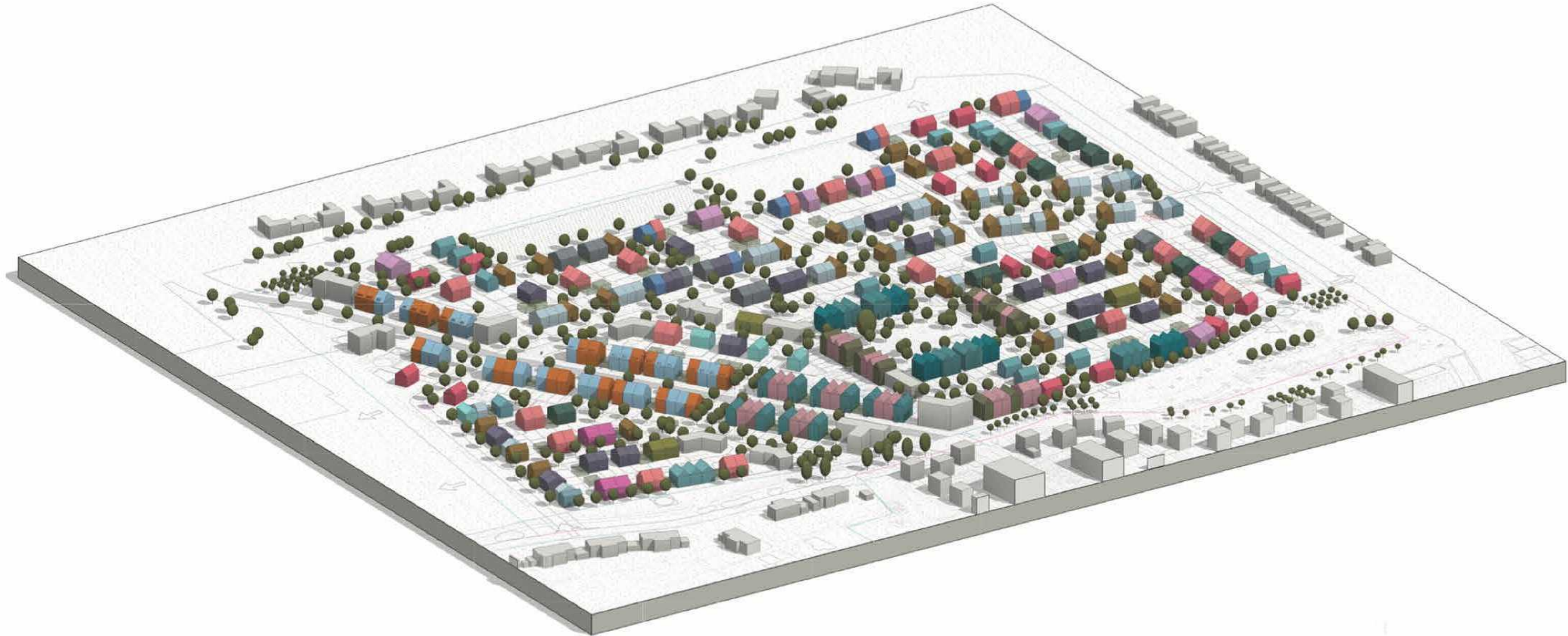


CONSTRAINTS & OPPORTUNITIES

- Busway route
- Primary vehicular route
- Primary cycle & pedestrian routes
- Footpath links
- Swale
- Primary frontages
- Greenway & Green Corridor frontages
- ⬤ Gateway zones
- ★ Gateway buildings
- Residential up to 2 storeys
- Residential up to 3 storeys
- Residential up to 4 storeys
- Play spaces
- Public Open Space
- Existing hedgeways to be retained
- Informal Greenways
- Green Corridor & Green link over Busway
- ➔ Primary site access from Stirling Road
- ➔ Emergency / secondary access to Rampton Road
- ➔ Potential future access to Nursery Site
- 4m no-build stand-off from existing hedgerows
- ★ Proposed Sales Hub location
- Proposed Sub-Station location (in abeyance)
- ➔ Key views to Village Green



CONCEPTUAL DEVELOPMENT



Dedicated busway sketches: scale and massing



East/West Secondary Street & cycleway: scale and massing

DRAFT PROPOSALS

Key Components

- 405 homes (1, 2, 3 and 4 bedroom)
- 50% Affordable Housing
- Mix of housing and some apartments
- Public Open Space
 - Village Green & Green Corridor
 - Allotments/Community Gardens
 - Multiple Play Areas
 - Green Link
 - Perimeter trail & connectivity
























STAKEHOLDER & COMMUNITY ENGAGEMENT

- Keepmoat Homes & HE hoping to replicate successful pre-application process for Phase 2B
- Project programme prioritises capturing stakeholder involvement to inform proposals
- RM submission in the Autumn
- Further LPA consultation during application on submitted proposals

Activity	Timing
LPA pre-app submission	w/c 5th May 2025
LPA pre-app meeting	w/c 19th May
Break out / topic meetings	w/c 19th May w/c 9th June
LPA pre-app No. 2 submission	w/c 16th June
LPA pre-app meeting	w/c 23rd June
Break out / topic meetings	w/c/ 23rd June 21st July
Cambridgeshire Quality Panel	July / August
Northstowe Community Forum	July / August
Public Exhibition	July / August
Consultation with stakeholder groups	July / August
Member briefing	July / August
LPA pre-app No. 3 submission (as required)	w/c 30th July

Concept Legend

-  Phase 2C boundary
-  Title Plan red line
-  Neighboring phases
-  Primary site entrance
-  Emergency / secondary site entrance
-  Pedestrian connections
-  Informal Greenways
-  Village Green
-  Hedgeways
-  Allotments
-  Private gardens
-  Apartment buildings
-  Play Area for Play (LAPs)
-  Swales
-  Car port (sedum roof)
-  Garage
- Occupancies**
-  Two bed house
-  Three bed house
-  Four bed house



END