

# 6.8

## N Southern Access Road (West)

The main vehicular access to Northstowe Phase 2 - the Southern Access Road (West) - is proposed from Hatton's Road (B1050) / the A14 Huntingdon Road. The new route provides a direct, dedicated access to Northstowe and does not require traffic to pass through the villages of Longstanton or Oakington. There will also be access via Phase 1.

The Highways Agency are developing a revised junction at Bar Hill and Dry Drayton as part of the A14 improvement scheme. The Highways Agency and Northstowe roads have been designed in parallel. The section of the B1050 from the Bar Hill junction to the new Northstowe access roundabout will be dual carriageway.

The Southern Access Road (West) will link to the B1050 to the south west of Phase 2 (and future phases) via a proposed new access roundabout. The application is for a dual carriageway from the B1050 to the southern end of Phase 3 land.

Access from the Southern Access Road (West) to Phase 2 is proposed as a single carriageway north/south through Phase 3. The existing perimeter road will be utilised for construction traffic and emergency access (to ensure resilience if there is an incident on the main route).

Longstanton Road will be closed to through traffic movements between the edge of each settlement (although these are prohibited currently it is still used by some through traffic movements) but retain walking, cycling, equestrian, bus (from Oakington) and emergency vehicle access.

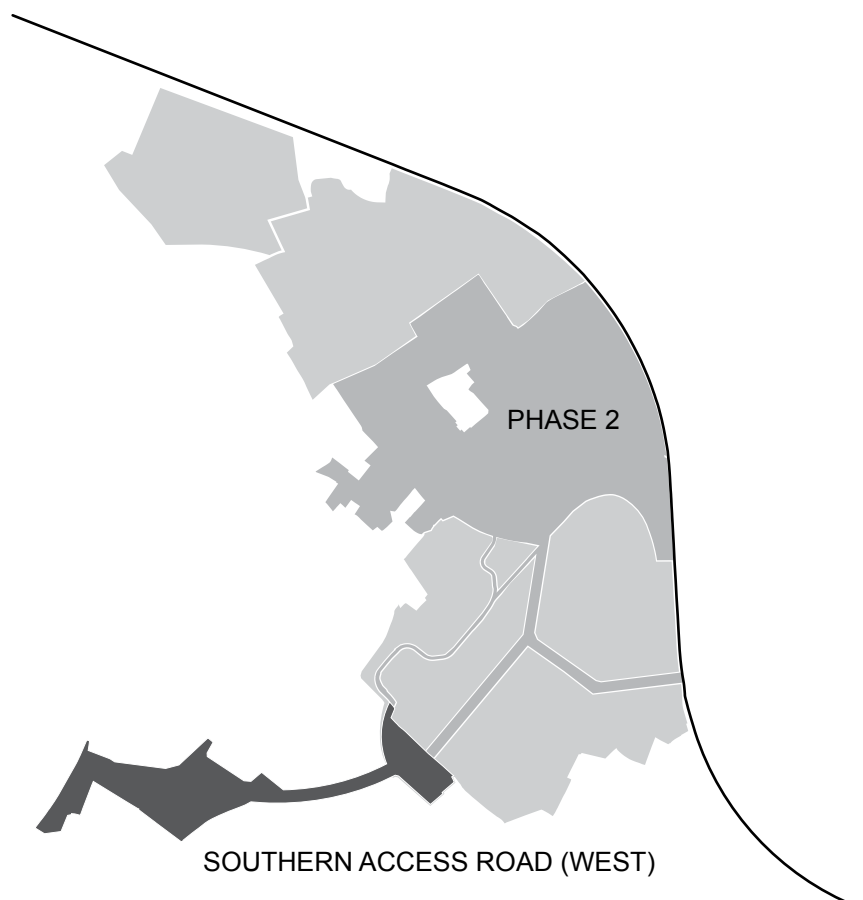
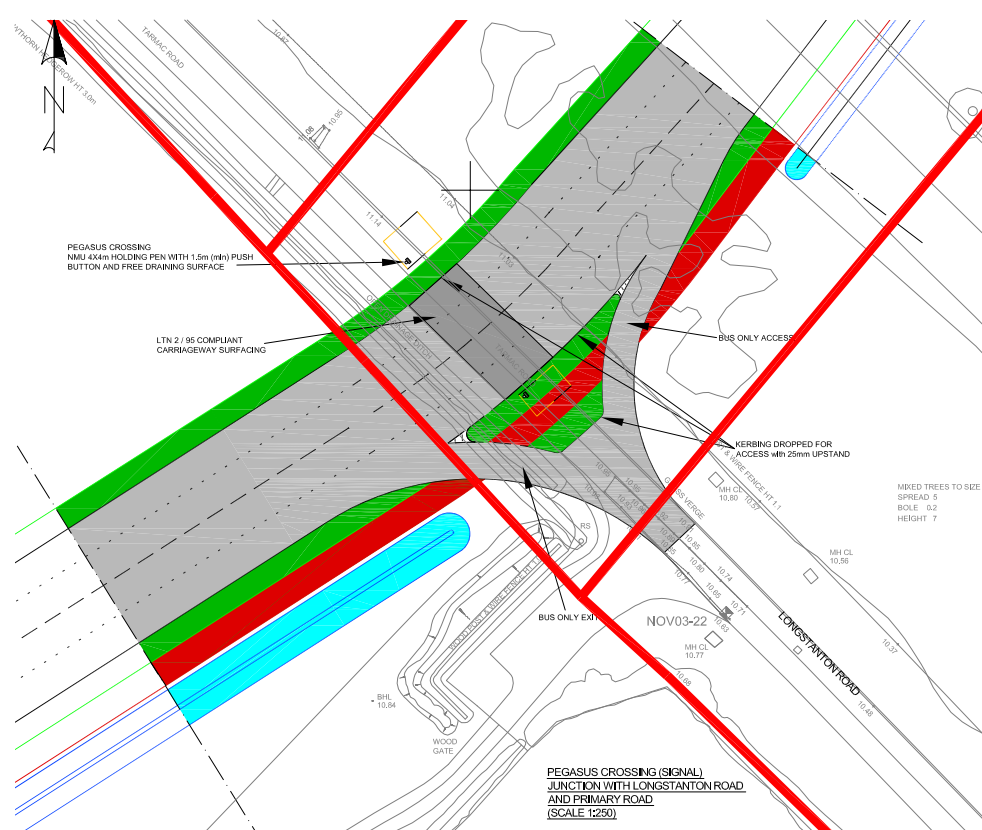
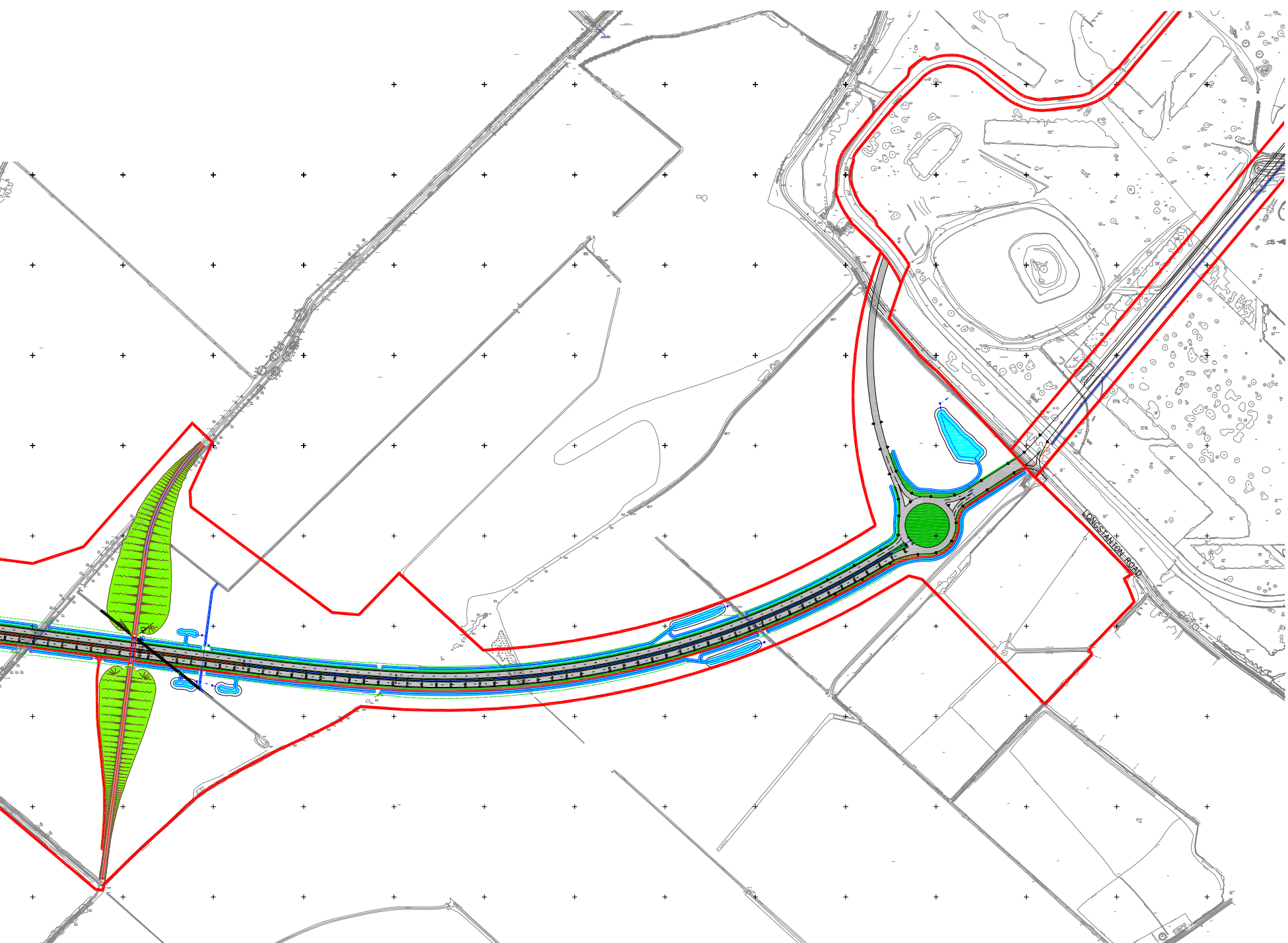


FIGURE 6.24: SOUTHERN ACCESS ROAD (WEST)

- Phase 2 application boundary
- LTN 2 / 95 Compliant carriageway surfacing
- Black asphalt footway / cycleway
- Red asphalt footway / cycleway
- Highway drainage ditch
- Verges
- Bridleway structure
- Bridleway earthworks embankment
- Bridleway track





# 6.9

## N Landscape and open space

### CONCEPT

The overall landscape masterplan proposes the creation of a wide range of landscape typologies that will meet the diverse needs of the new and existing communities. This concept also incorporates ecological and environmental requirements to create a rich, varied, distinct, attractive and adaptable landscape that will structure the spatial organisation of Northstowe Phase 2.

FIGURE 6.25: TOWN SQUARE COMPARAISON



CAMBRIDGE MARKET SQUARE



CATHEDRAL SQUARE, PETERBOROUGH

### TOWN SQUARE

The town square, located in the heart of the development, is a pivotal space serving the community and a wide range of needs. In particular, the town square provides spill-out areas for cafes and restaurants, permanent seating along its edges and a large multifunctional central area.

Furthermore, the square has potential to provide space for year-round activities and could cater for specific weekly and season-related events, such as markets, small festivals, fairs, ice-skating, open-air movies etc.

### PROPOSED NORTHSTOWE TOWN SQUARE

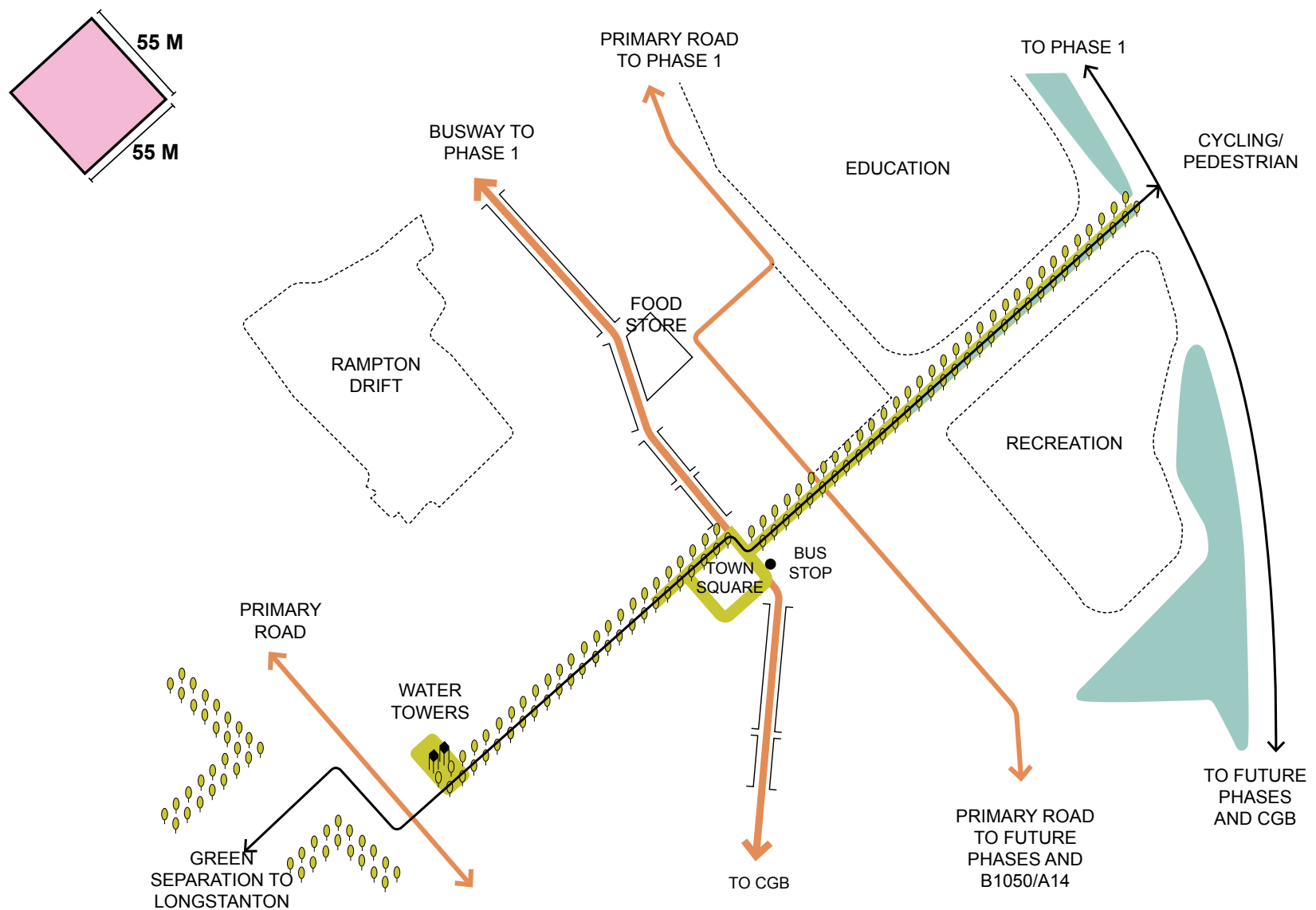


FIGURE 6.26: TOWN SQUARE CONCEPT



## SPORTS HUB

The Sports Hub located to the south-western side of the Water Park and in close proximity to the busway and primary roads is served by vehicular, bicycle and pedestrian circulation. The area allocated for the Sports Hub allows for flexible future uses to be determined at future planning stages. However the illustrative masterplan has been tested to include potential for:

- 1 large floodlit artificial turf pitch that can hold 2 hockey and 3 football pitches;
- 2 multi-games areas for training and five-a-side football;
- 4 tennis courts;
- 1 athletics track;
- 1 large grass pitch and ancillary facilities for a range of sports and age groups;
- 1 cricket pitch.

The eastern boundary of the Sports Hub is planned as a peripheral buffer landscape that creates a visually seamless transition between the hub and the adjacent waterpark. This can be achieved through topography, vegetation, and discrete fences and other security measures.



## THE WATER PARK

The Water Park is located in the eastern part of the site and its main function is for water attenuation. The area will also provide a major area of open-air recreation that forms a gentle transition between the western confident edge and the existing grasslands beyond the site. Water levels will fluctuate due to periodic flooding events (more details can be found in the Flood Risk Assessment and Drainage Strategy accompanying this application). Strategic attenuation ponds (with a maximum water level of +7.50m), located on the periphery of the water park, will accommodate permanent water up to a maximum depth between 1m and 2m. These temporary attenuation ponds on the edges of the park are shaped by a subtle undulating landscape that creates an important, rich ecological environment for wildlife (bats, birds, amphibians) and riparian and aquatic vegetation.

The listed pillboxes scattered in the area will be integrated in the new landscape, restored and adapted to accommodate ecological or recreation uses.

The access to the waterpark has been planned according to a network of new and existing paths and trails running along the periphery and centre of the park. The circulation intends to connect pedestrians with the main areas of the park while keeping the majority of the wildlife and habitats undisturbed by human movement.

A series of boardwalks on the western side of the park are strategically located as observation areas to accommodate a visitors and education centre.





## PLAY SPACE

A range of outdoor playing spaces, varying in size and character, will cater for different age groups. These spaces are strategically integrated throughout the site and are defined as NEAPS, LEAPS and LAPS to comply with the National Playing Fields Association's recommendations for outdoor playing space (recreation and children's play), as well as requirements set out in Policy NS/19 of the NAAP. The final location will be determined as part of detailed design.

A NEAP (Neighbourhood Equipped Area for Play) caters predominantly for older children and is divided in two parts. The first part contains a range of playground equipment (8 types) and the other has a hard surface of minimum 465sq.m (minimum area required to play five-a-side football). The minimum total required activity zone area is 1,000sq.m and should be located within a 15 minute walking distance (1,000m) from any home.

A LEAP (Local Equipped Area for Play) caters for children between 4 and 8 years with 5 types of play equipment. The minimum required activity zone area is 400sq.m and should be located within a 5 minute walking distance (400m) from any home.

A LAP (Local Area for Play) caters for children up to 6 years, containing features that enable children to identify the space as their own domain (e.g. footprint trail, mushroom-style seating, etc.). The minimum required activity zone area is 100sq.m and should be located within a 1 minute walking distance (100m) from any home.



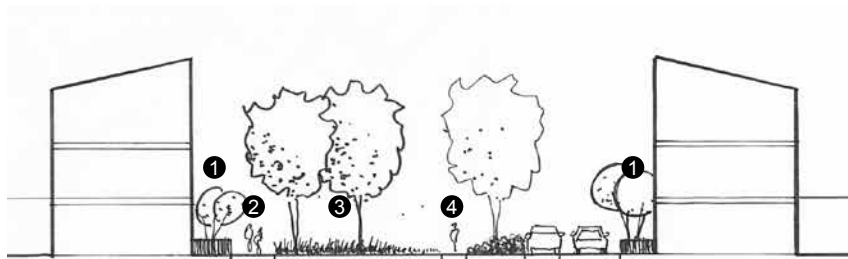


## ■ FORMAL GREENWAY

The formal greenways are located within the central grid of the site framed by a more urban residential context. The disposition of open spaces is formal in nature (as a reference to the fen landscape) and defined by distinct linear tree, shrubs and hedges. Engineered swales are interspersed with gravel squares, wildflowers meadows, lawns, footpaths and cycle ways.

The formal greenways, located within the central grid of the site are oriented in a South-West – North-East direction, which coincides with the prevailing wind flows. Within these greenways rows of alternating tree lines, together with dense shrub masses and hedges slow down and block strong winds to provide an enjoyable and quiet open space.

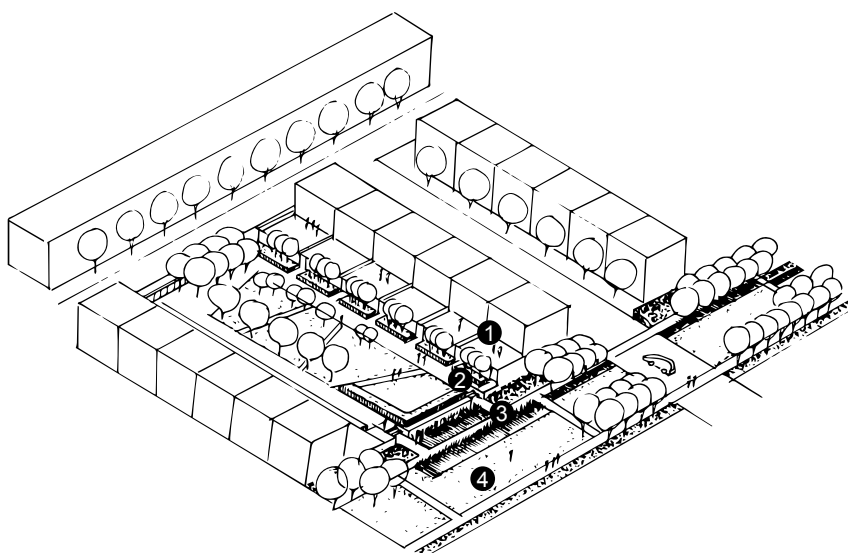
At crossings with roads, shared surfaces render vehicle circulation secondary to pedestrian movement. The majority of greenways are proposed with pedestrian and bicycle circulation, as well as informal activities (such as play, leisure and sports) that directly respond to the open space provision for residential areas, and to ecological and environmental requirements.



- ❶ Planted buffer (2m wide - 1m high)
- ❷ Pedestrian path (2.5m)
- ❸ Linear park with programmed spaces (10-15m)
- ❹ Pedestrian and cycling path (2m)

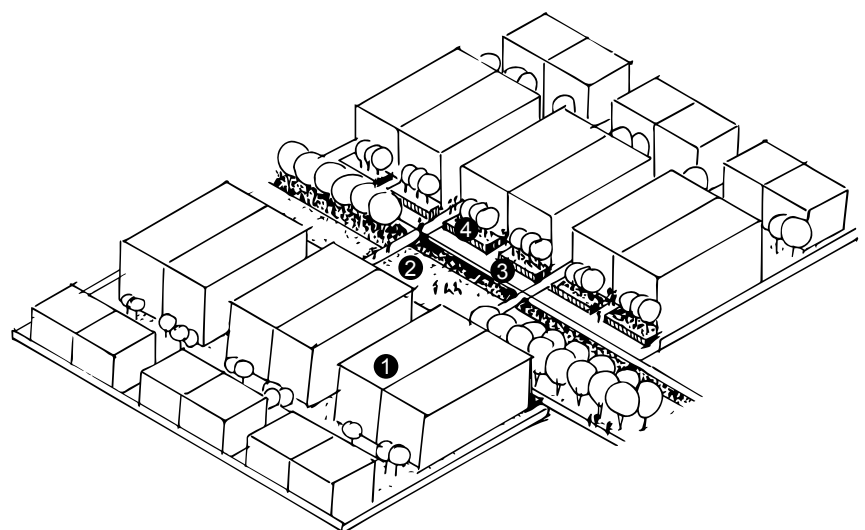


## FORMAL GREENWAY TO PRIVATE SQUARE



- ❶ Planted buffer (2m-1m high)
- ❷ Controlled access (+0.00m)
- ❸ Formal swale as buffer
- ❹ Formal greenway-linear park with programmed spaces

## FORMAL GREENWAY



- ❶ Mews with residential linear parking
- ❷ Linear park with programmed spaces
- ❸ Vehicular road (3m) with linear parking (2m)
- ❹ Planted buffer (2m wide-1m wide)



## INFORMAL GREENWAY

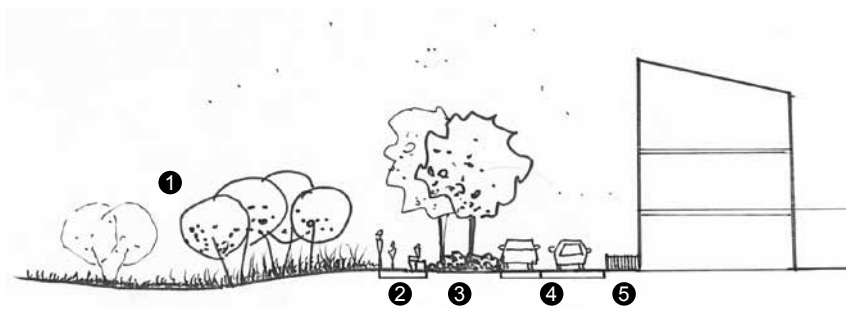
The informal greenways are located around the periphery of the site and mainly characterised by an open parkland landscape.

The informal greenways around the periphery of the site form with their long interwoven ribbons of rough grassland, tree clusters, shrubs and a linear planted edge a solid buffer and protection from winds that reach the development.

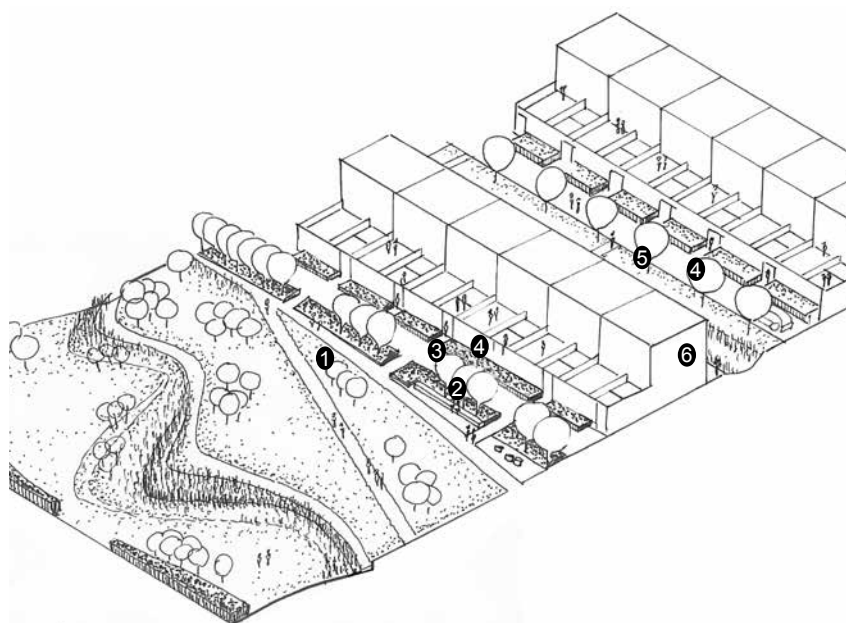
A strong, linear planted edge defines the interface between the building edge and open parklands. This edge varies in width and accommodates spaces for seating, areas for contemplation, and informal play.

The swathes of open, rough grassland, make up the majority of the parkland, and are interwoven with meadows, sporadic tree clusters, shrubs, pedestrian and cycle ways.

These rough grasslands will be managed to allow certain areas to grow long, while also preventing scrub and trees from encroaching into open grassland areas. Rough grassland would further provide suitable habitat for breeding birds and maximise biodiversity in general.

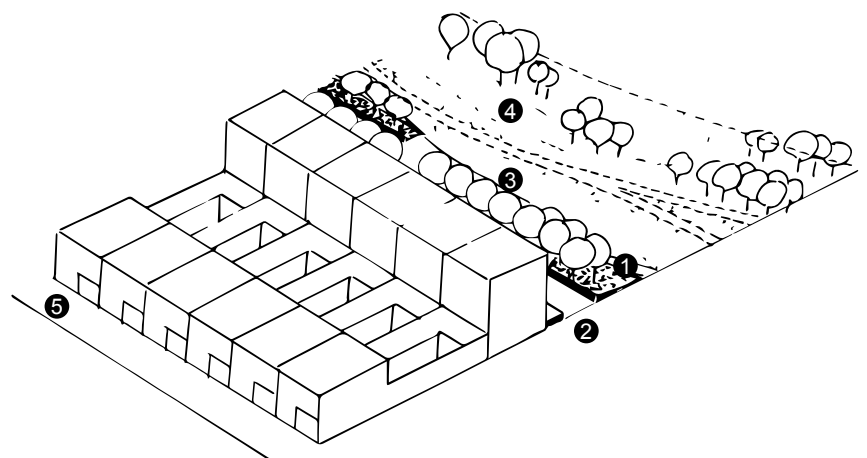


- 1 Open parkland (3-6m)
- 2 Pedestrian and cycling path (2m)
- 3 Planted park edge (3-6m)
- 4 Vehicular road with linear on-street parking (3+2m)
- 5 Planted buffer (2m wide -1m high)



- 1 Open parkland
- 2 Planted and programmed park edge
- 3 Vehicular road (3m) with linear parking (2m)
- 4 Planted buffer (2m wide-1m high)
- 5 Mews
- 6 Swale

- 1 Planted buffer (2m wide -1m high)
- 2 Vehicular road (3m) with linear parking (2m)
- 3 Planted park edge (3-6m)
- 4 Open parkland (3-6m)
- 5 Mews with garage access



## INFORMAL GREENWAY



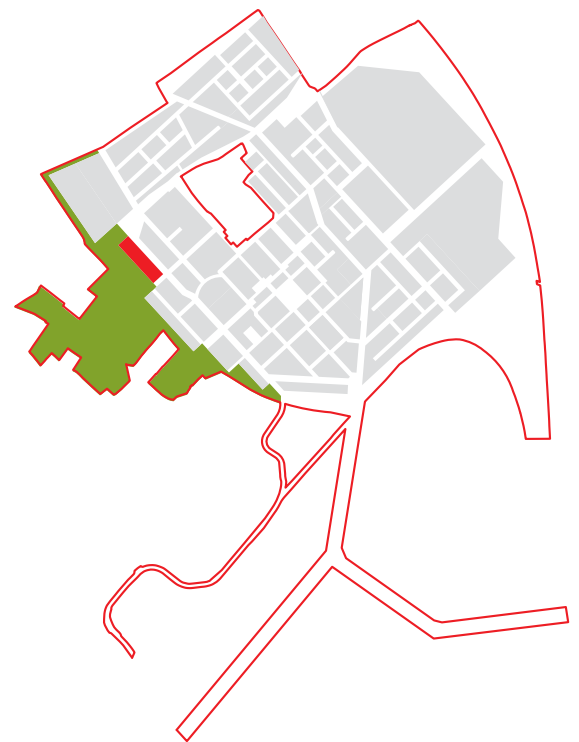
## ■ GREEN SEPARATION

The green separation provides a gradual transition from the built edge of the new development to the existing landscape beyond the boundaries of the site, providing a buffer to protect the village of Longstanton.

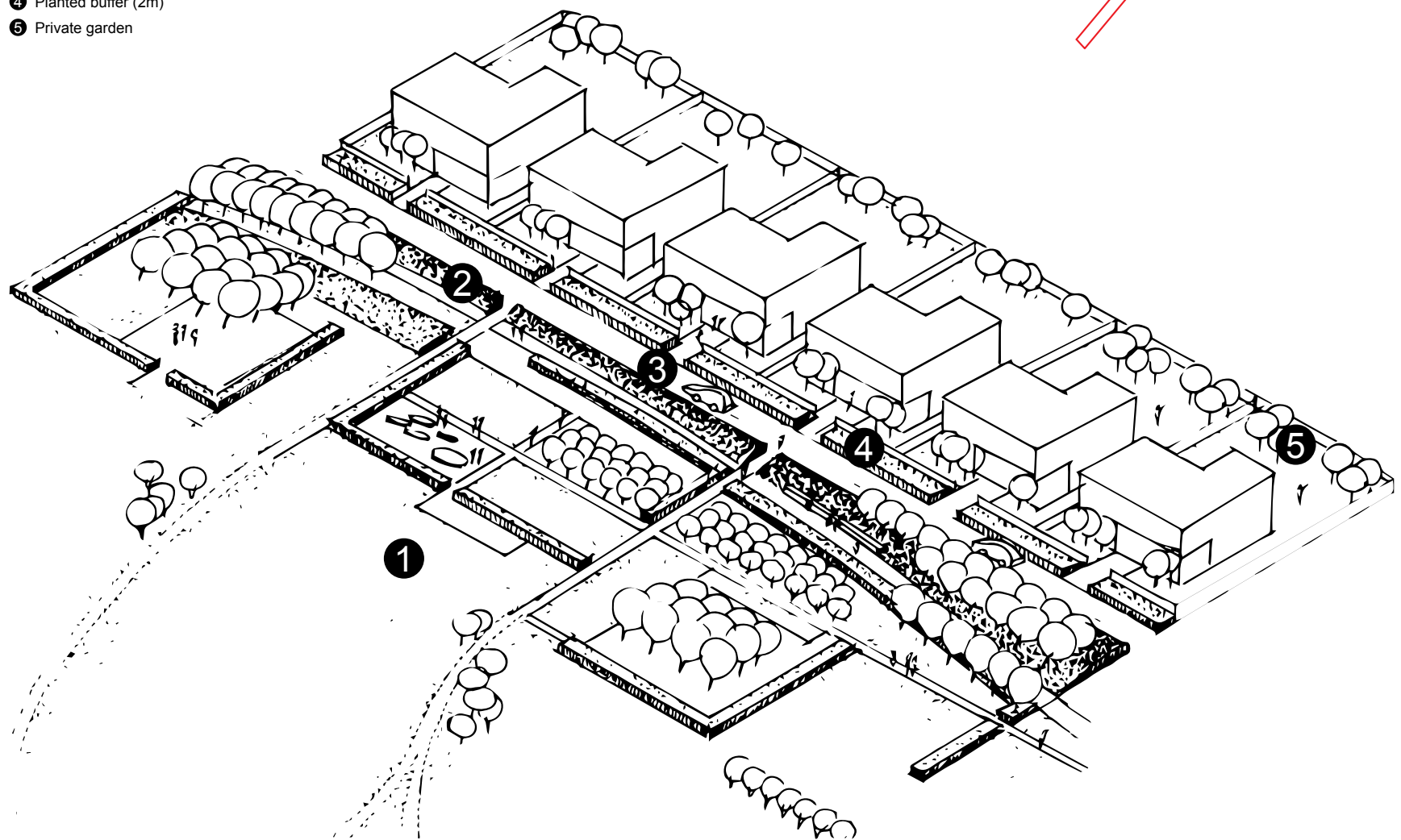
Heritage landscape elements, such as meadows, hedgerows, small orchards and agricultural field patterns are used to compose hedge-framed park rooms along the eastern side of the green separation. The park rooms include community gardens, small fields for informal recreation, orchards, play spaces and areas for resting and contemplation.

As with the informal greenways, the green separation's open parkland has defined areas, through the use of ponds and hedgerows.

The green separation is accessed mainly by a foot and bicycle connecting to an existing network of bridleways running along the edge and a secondary network crossing the open parkland.



- ❶ Green separation
- ❷ Planted park edge
- ❸ Vehicular road (3m) with linear parking (2m)
- ❹ Planted buffer (2m)
- ❺ Private garden



## GREEN SEPARATION



## ROAD LANDSCAPE

An illustrative landscape layout has been designed for the Southern Access Road (West). Full details can be found in Plans P1109 and P1110, submitted as part of the application.

New planting will incorporate tree clusters and meadows to promote biodiversity and create a natural appearance. Rough grassland would further provide habitat for breeding birds. The proposed attenuation ponds will also provide new ecological habitat, and these will be placed within a subtle undulating landscape created by new planting of rough grassland and marginal planting.

The large majority of the landscape will be open rough grassland, maintaining where possible existing hedgerows and arable field character. Additional hedgerows are also proposed along the alignment of the road, to reinforce landscape character and to help screen the development. The design of the slope for the proposed Wilsons Road pedestrian bridge allows for new planting of native species, and will improve integration into the surrounding landscape with smooth contours that reflect local variations in topography.

FIGURE 6.27: ROAD LANDSCAPING

