

6.10

N Public realm

The design of the public realm for Northstowe Phase 2 aims to establish a well-connected and legible environment to live, work and visit, through the strategic use of landscape elements.

FIGURE 6.28: INFORMAL GREENWAY

One of the central goals of the public realm for Northstowe Phase 2 is to create a high quality streetscape closely linked to a series of greenways in which cyclists and pedestrians take precedence and move around safely between attractive open spaces, residential areas and the town centre. Greenways also act to connect biodiversity features within and beyond the town and create a network of habitats.

The town square will be the key public space of the wider Northstowe community, in which a variety of events will take place. The square is to be framed by active frontages closely linked to the busway, retail facilities, and employment areas. The eastern and western sports hubs will also act as public realm as well as serving their function as sports facilities.

The Water Park to the east of the town will include attenuation ponds in a wider landscape setting; this area will create recreational space alongside a range of diverse, rich habitats. To the west of the town is significant green separation between Northstowe and Longstanton. This area is likely to include 'heritage' landscape such as rows and groups of trees, hedgerows and meadows, combined with new lawns and meadows', community gardens and informal sport areas connected by footpaths and cycle ways.

A key aspect of the public realm for Phase 2 will be the integration of water drainage features in some of the streets and greenways leading to large open spaces, wetlands, and recreation areas.



6.11

Healthy environment

The design of the main Phase 2 development area and the Southern Access Road (West) has been undertaken with the consideration of lessening and mitigating any adverse environmental effects but also adverse effects on the health of existing and future population. A full Health Impact Assessment (HIA) is submitted in support of the application.

Consideration of health is an important aspect of any major policy programme or project within the UK. The purpose of an HIA is to assess the health consequences of a policy, programme or project and to use this information in the decision-making process to maximise the positive and minimise the negative health impacts of a proposal.

HIA is a multi-disciplinary activity that cuts across the traditional boundaries of health, public health, social sciences and environmental sciences.

The HIA identifies the following potential health determinants that may be relevant to a given project:

- Housing quality and design;
- Access to healthcare services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and lifetime neighbourhoods;
- Minimising the use of resources;
- Climate change.

A number of potential health issues identified in the assessment have been partially or fully mitigated through measures contained in the masterplan and supporting strategies and the EIA process. These are identified and cross-referenced in the HIA. Where necessary, further recommendations are proposed to reduce the negative effects and maximise the positive effects on health of the proposed development.

Any risks associated with and mitigation that relates to any buried ordnance and munitions and or land contamination will be determined by a specialist subcontractor and consultants.

Previous UXO studies and investigation will be reviewed for the entire site and a Land Contamination and UXO risk management and mitigation programme / plan will be implemented.

6.12

N Rampton Drift

To retain and enhance the existing identity of Rampton Drift, the following design principles have been proposed and evolved through discussion with residents:

- Lower density surrounding Rampton Drift;
- Enhanced edge landscaping and early planting to mitigate impacts;
- Rampton Road closure to vehicles to be phased in line with town centre being built;
- Rampton Road will provide a greenway into the centre of the development from Longstanton village for cyclists, pedestrians and equestrians.

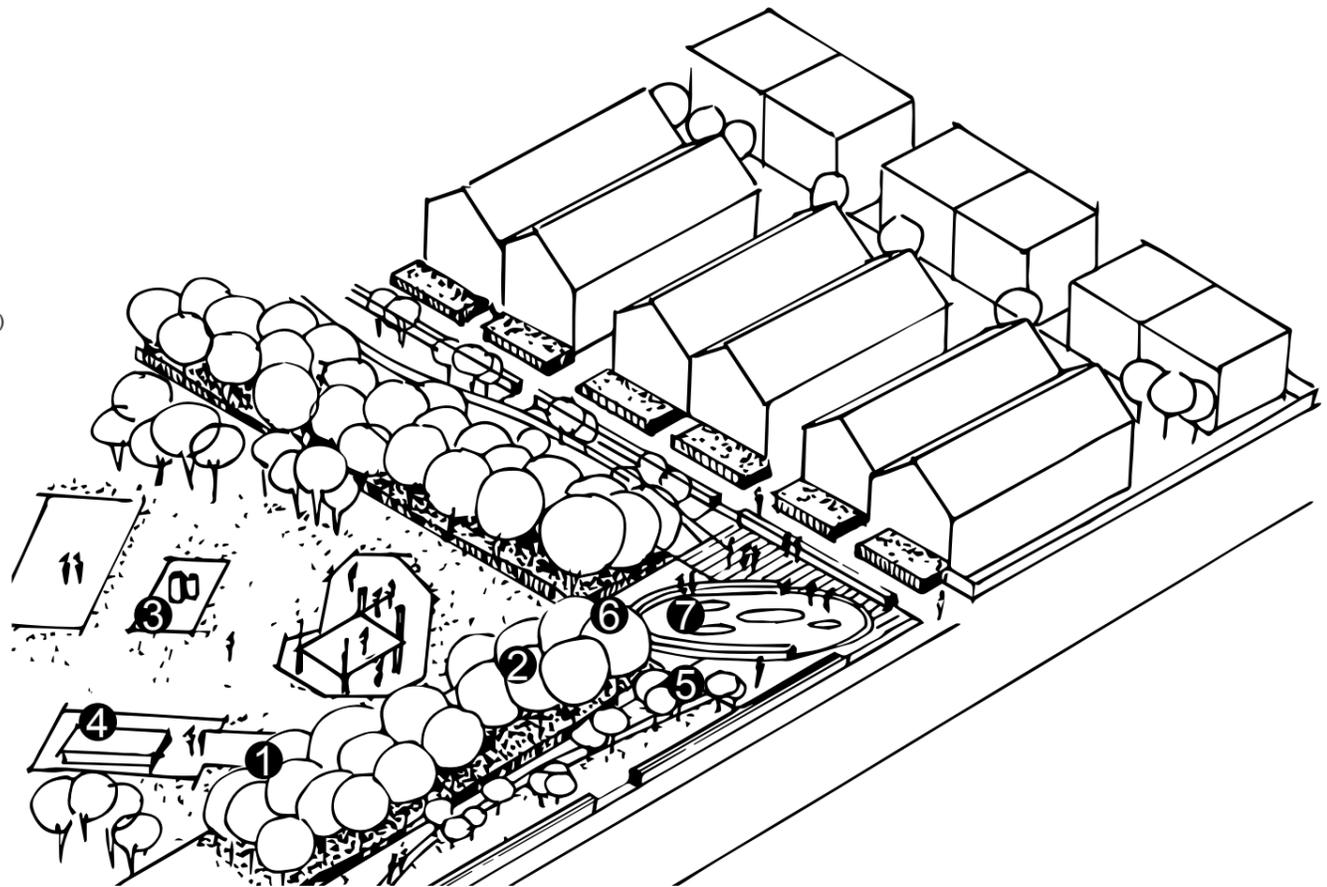
Further detailed landscaping work should come forward as part of future detailed applications and the future applicant should explore the potential for existing landscape of Rampton Drift to be integrated and enhanced to create an active landscape interface between the new development and the existing low-density community. This is a matter for further discussion with residents to seek to agree the desired solutions.

Preserving and incorporating the existing landscaping of Rampton Drift

could potentially help with integration of the existing settlement with the new, wider development and overall integration to Northstowe. For example, the formal greenway could become a place for enjoying a landscape that comprises two distinct areas: a linear meadow with fruit trees and a denser buffer with woodland trees. The layering of this relatively narrow landscape strip will configure a green separation between the two residential areas while partly maintaining a visual link. Existing elements, such as, the existing Rampton Drift playground could also be adopted into the wider green recreation of formal and informal greenways.



- ① Existing playground
- ② Tall tree edge (10m wide)
- ③ Orchard edge (6m wide)
- ④ Playground
- ⑤ Low hedge
- ⑥ Pedestrian path (3m)
- ⑦ Planted buffer (2m wide-1m high)



6.13

N Public art strategy

Key to a future public art strategy will be the new identity for Northstowe which has been developed by the project partners The Homes & Communities Agency, Gallagher Estates, South Cambridgeshire District Council and Cambridgeshire County Council.

Northstowe will be a place of many places, with more than 10,000 new homes, schools and associated facilities within it built over a long period of time. As such it's important that there is a strong sense of identity that is recognised throughout the development of the town. So wherever you are in the town, you know you are in Northstowe.

The identity has been created not as a badge but to aid building a strong community through being able to identify with the location. Elements of the identity could be seen throughout the town, for example, within pieces of art, in permanent or temporary installations, in buildings, etched into public realm features and street names. A vibrant colour palette also enables it to be used on street furniture and market coverings, for example. The 'N' will become recognisable and distinguish Northstowe as a great place to live and help to set Northstowe apart from other major developments in the area.

This works in synergy with the public art policy of South Cambridgeshire District Council, which refers to public art as permanent works, temporary, ephemeral or time-based contributions by an artist or craftsperson in any publicly accessible location. The 'art' can be part of the public realm, open space, and architecture of the development. Importantly, and in order for

the work to be considered as an art contribution, it should include the involvement of recognised artists, architects, urban designers, landscape architects or interior designers, and should be appropriate to the scheme and location.

The overall aims for public art at Northstowe Phase 2 are to:

- Promote creativity and cultural expressions and activities to improve the quality of development, and the quality of life of residents and visitors;
- Enhance social inclusion and community cohesion through socially engaged arts activity, contribute to integrate village groups and neighbourhoods by bringing social, cultural, environmental, educational and economic benefits;
- Create unique images that can be used to promote places, generating pride of place, and a sense of local identity and distinctiveness.

The town square, as the heart of Northstowe, could be the prominent location for a piece of public art, as the town square will be easily accessible and laid out to promote, and is in good proximity to, a wide variety of uses.

FIGURE 6.29: THE NORTHSTOWE IDENTITY

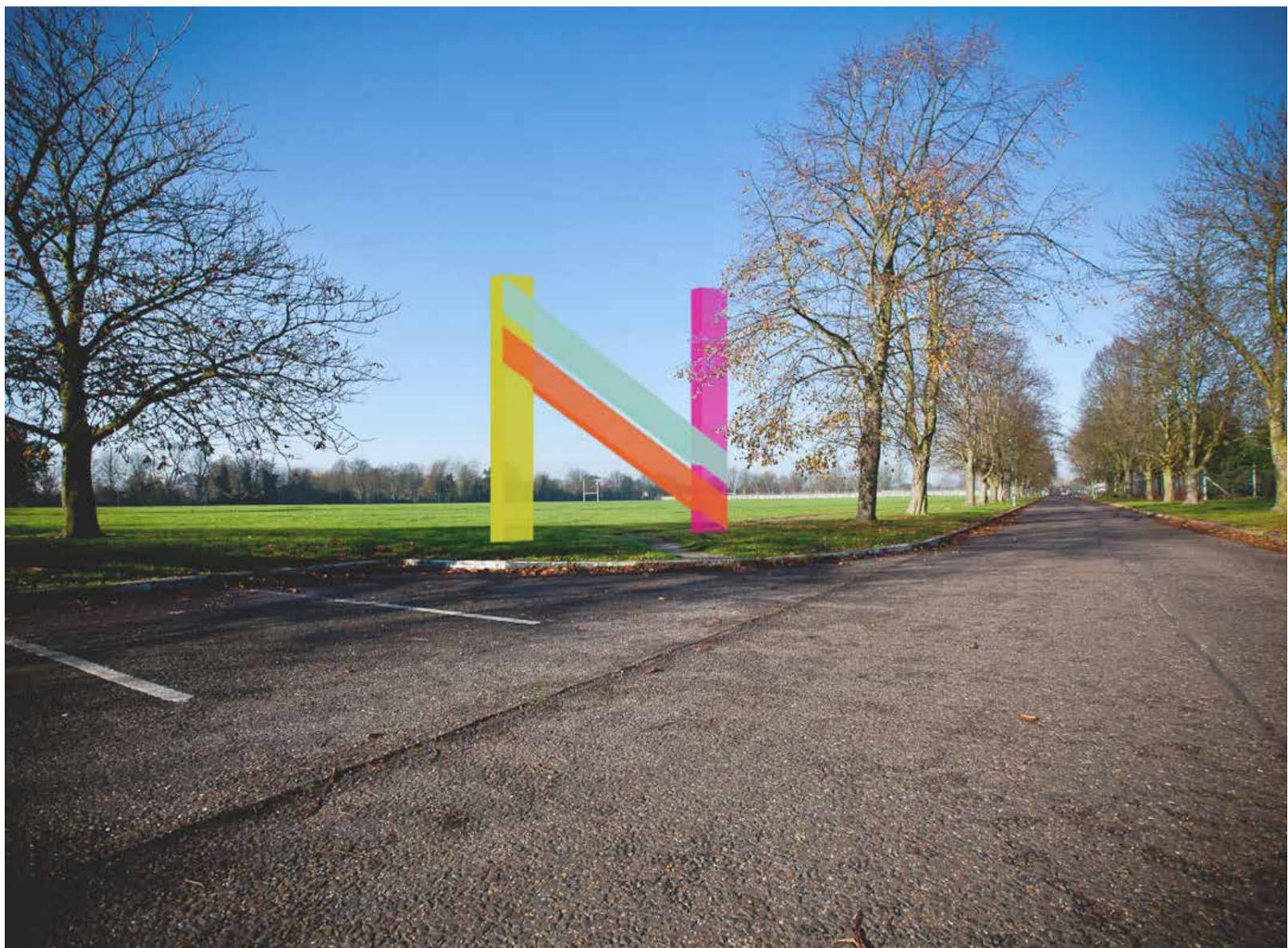
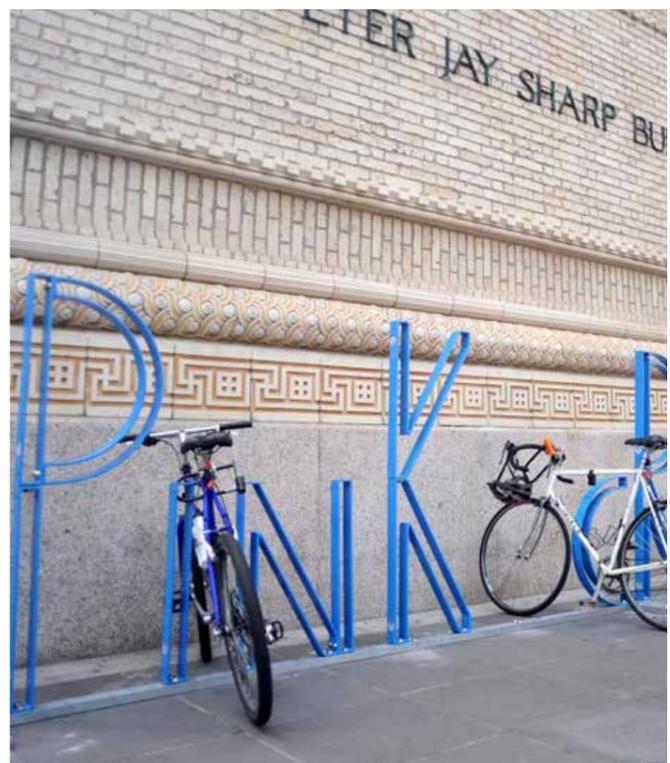


FIGURE 6.30: PUBLIC ART EXAMPLES



6.14

N Community safety

One of the main objectives of the design of Northstowe Phase 2 is to create a community that is safe to be in, and not dominated by the car. Therefore:

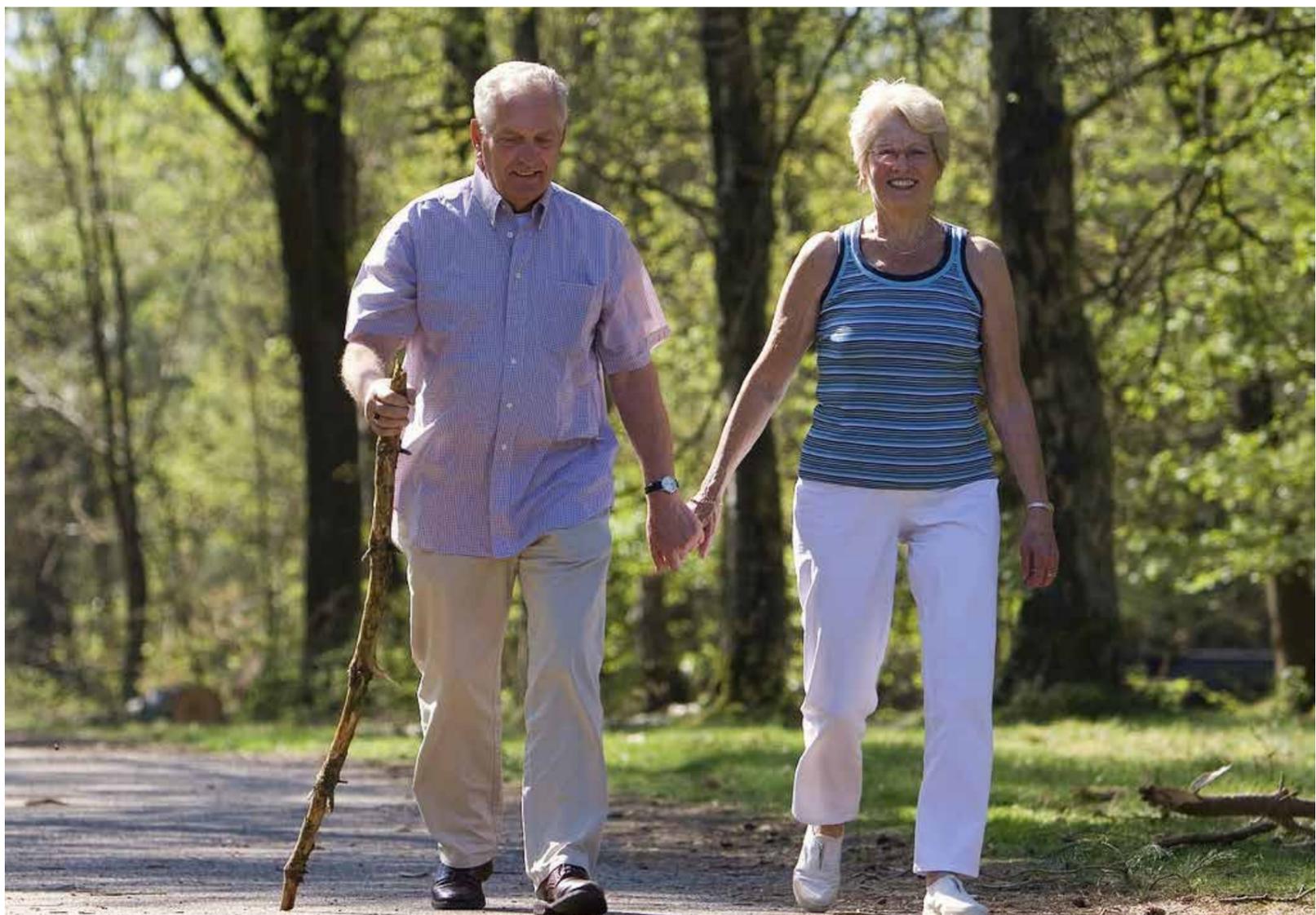
- The streetscape will be designed to create ease of movement around the development and legible spaces that foster walking and cycling as convenient transport options;
- The development should offer a safe and pedestrian friendly public realm adequately lit at night and watched by residents;
- Roads should incorporate traffic calming elements in their design in order to ensure a safe streetscape;
- All schools should be accessible by direct and safe routes;
- Primary streets will be clutter free with minimal possible traffic signal junctions and street signage;
- Road and bus crossings through the greenways will be designed to limit any adverse safety implications; and
- Safe good visibility cycle and pedestrian routes and indicated where shared with vehicular surfaces.

Other safety design features have been included or taken into account across Phase 2:

- Disposition of windows will be designed in such a way that they will promote overlooking of streets, mews and gardens, optimising natural surveillance of properties, streets and public spaces as people feel safer when they can be seen by drivers, residents and other users;

- Incorporation of new patterns of movement for walking, cycling, private and public transport modes that increase activity in public areas as people feel safer where there is activity;
- Selection a mix of land uses that are compatible with other surrounding land uses. A variety of uses can encourage greater activity in buildings and public spaces, and easy access to local facilities will encourage greater use and will build a greater sense of community.

Future detailed design will take into account Secured by Design standards to protect homes, commercial premises and other buildings and spaces from crime.





6.15

N Sustainability and energy strategy/overview

The Sustainability Strategy document that accompanies the application for the Northstowe Phase 2 development sets an overarching strategy and vision. The vision is based on the DFD vision and the core characteristics (the four Cs) of the Cambridgeshire Quality Charter for Growth:

“planned growth of sustainable and vibrant new communities in accordance with four themes: Community, Climate, Connectivity and Character”

and that development should move:

“towards low carbon with a combination of energy efficient solutions, local food production, green travel, innovative technology and communications systems and waste recycling centre to demonstrate Northstowe as an exemplar in sustainable living”.

The strategy is underpinned by eight themes, and these have been used to guide the formation of design principles and have been embedded into the proposals, as shown in the objectives below. Details of targets are set out in the Sustainability Strategy.

SUSTAINABLE COMMUNITY



A development that delivers homes and buildings that people want to live in and use; set within attractive spaces that respond to their environment and are adaptable to future use and climate change.

Sustainable Buildings and Neighbourhoods: Homes and places that people want to live in and feel safe. Homes that are integrated into their environment.

Adaptable Buildings and Spaces: Homes and buildings that are adaptive to climate change; including flood risk, storms, and extreme temperatures. Buildings and places that are adaptable to people's needs throughout their life.

Low Carbon Community: Building that use less energy, provide carbon savings and are economic to run, with efficient public transport systems.

ENERGY



A low carbon development which follows the energy hierarchy; making buildings energy efficient and generating heat and power through low and/or zero carbon technologies.

Energy Efficiency: BE LEAN - reduce energy consumption and lower occupier energy bills.

Zero Carbon Energy: BE CLEAN & BE GREEN - utilise low and zero carbon energy solutions.

Energy Security: Move away from fossil fuels. Ensure end user can afford energy.

WATER



A place that has adapted to climate change, ensuring it is safe from flood risk, controls surface water flows; improves water quality and has reduced water consumption.

Surface Water and Flood Risk: Meet minimum flood risk requirements. Ensure design incorporates adaptation to climate change.

Water Resources: Minimise potable water use.

Water Quality: Maintain and enhance water quality.

WASTE AND MATERIALS



A development that is committed to reducing construction and operational waste sent to landfill through reducing, reusing, recycling, and treatment; and which maximises the use of sustainable materials in construction.

Construction waste: Design out waste and minimise waste to landfill

Operational waste: Maximise recycling levels and landfill avoidance.

Sustainable materials: Minimise the use of natural resources and minimise embodied carbon of materials.

ENVIRONMENTAL CAPITAL



A place that is dedicated to protecting and enhancing biodiversity and creating green corridors that link to the wider landscape; and which provides a place for people to enjoy and relax.

Ecosystem Services: Protect and enhance habitat; provide green corridors that link spaces across the site and promote healthy lifestyles.

Environmental Quality: Protect, minimise and mitigate impact to the environment.

Cultural Heritage: Respect and enhance the historic environment within the design.

COMMUNITY COHESION



A healthy and vibrant community that is empowered, self-resilient and takes responsibility for its interaction with the environment and successfully integrates with its neighbouring villages.

Health and Wellbeing: Provide space that promotes social interaction and fitness.

Inclusivity: Provide for a mixed and balanced community. Seeks to integrate with neighbouring villages.

Social Infrastructure: Ensure appropriate social infrastructure provided.

TRANSPORT



A development that is committed to reducing the need or desire to travel through integrated design and provides sustainable travel choices that promote reduced reliance on private cars, seeks to relieve congestion and reduce carbon emissions.

Travel Need: Reduce the need to travel by private car.

Travel Choice: Provide attractive, economic and safe alternative forms of transport.

Travel Impact: Mitigate impact to surrounding highway network.

EDUCATION AND EMPLOYMENT



A place that fosters education and employment opportunities for all, and provides space for people to grow to their full potential.

Education: Provision of schools and access to onward education and training.

Employment: Provide designated space for employment

Information Technology: Provide provision for next generation IT infrastructure and technology platforms to help business and residents prosper.

TABLE 6.31: SUSTAINABILITY OBJECTIVES

