



FORMER BARRACKS RESIDENTIAL AREA

The former barracks residential area will be one of Northstowe's sought after living environments. It is designed around some of the area's most prominent built and natural historic features, creating attractive places for new communities bringing together the local character of the area and contemporary architecture and design.

The former barracks residential area is formed around two primary axes, characterised by extensive vistas along dramatic tree-lined avenues, leading towards the built landmarks of Northstowe.

The first axis runs north south and stretches between Rampton Road to the north and the former administrative building of the former barracks site to the south. The existing road layout will be retained to create a striking entry experience to Northstowe with the long vista stretching even further beyond the former barracks site, pointing towards the prominent water towers to the south. Mature trees and hedges along this road form a confident street edge with beautiful detached houses framing the space, creating a distinctive living environment.

The second axis runs east to west, branching off the main road, leading towards the officer's mess building. It is also characterised by formal mature trees and through softer landscape of existing vegetation, hedges and scrub, creates a more tranquil and serene living environment than the one along the main road.

FORMER BARRACKS



FIGURE 7.7: FORMER BARRACKS RESIDENTIAL AREA





8.0 IMPLEMENTATION

8.1

N Overview of phasing strategy - Phase 2

Phase 2 will be built out in stages due to its size and complexity. The provisional sub phases for the main Phase 2 development area are shown on Figure 8.1. The first sub phases will commence before Phase 1 is complete. This is to allow for key facilities to come forward for use by the first residents of Northstowe and to start establishing the community and market demand for facilities early. The principles which underline the build programme and sub phases for the main Phase 2 development area are to:

- Deliver the secondary school first;
- Provide Southern Access Road (West);
- Create a continuous link with Phase 1;
- Begin the town centre early;
- Encourage early development near the busway/spine road to encourage sustainable transport use;
- Include strategic landscape features in each sub-phase, where possible, to provide walking/cycling routes and leisure loops;
- Minimise unnecessary infrastructure in each sub-phase.

Site preparation (enabling works) is planned to commence in 2016. Enabling works will include:

- Setting up of site compounds;
- Setting up of temporary access;
- Demolition of buildings;
- Site remediation and clearance;
- Earthworks – site levels;
- Creation of attenuation ponds (water park area).

MAIN PHASE 2 DEVELOPMENT AREA

There are six key phases initially proposed for the build out of Phase 2 (shown in Figure 8.3). A final phasing plan will be agreed in advance of commencement with SCDC and CCC. These timescales may vary depending on changes to housing market conditions.

- Sub Phase A(2016-2018): To include secondary school, commencement of water park and enhancement of green separation;
- Sub Phase B (2017-2019): To include initial residential units adjoining Phase 1, commencement of access road to south (through future Phase 3 area to connect to Southern Access Road (West));

- Sub Phase C (2019-2021): Town centre commences, including initial retail facilities, primary school, completion of Southern Access Road (West);
- Sub Phase D (2021-2023): Residential area to south and construction of town square and sports hub (east);
- Sub Phase E (2023-2026): Residential area established in former barracks area, continuation of town centre, primary school;
- Sub Phase F (2026-2029); Last residential area and completion of town centre and northern sports hub.

The town centre construction will commence in Phase C and continue to develop up to 2031. This is to allow for the development of a market demand for retail and employment land uses.

SOUTHERN ACCESS ROAD (WEST)

The planning application is for a dual carriageway Southern Access Road (West) although it is proposed to be constructed in stages (to meet needs of Phase 2), firstly as a single carriageway with hard shoulder and flare to two lanes on approach and exit from the B1050 roundabout. Future phases of Northstowe will require dualling to be completed and possibly a second southern access road (East).

The Southern Access Road (West) will be built between 2017-2020 (alongside Sub Phase B and prior to occupation of C).

FIGURE 8.1: SUB PHASING DIAGRAM

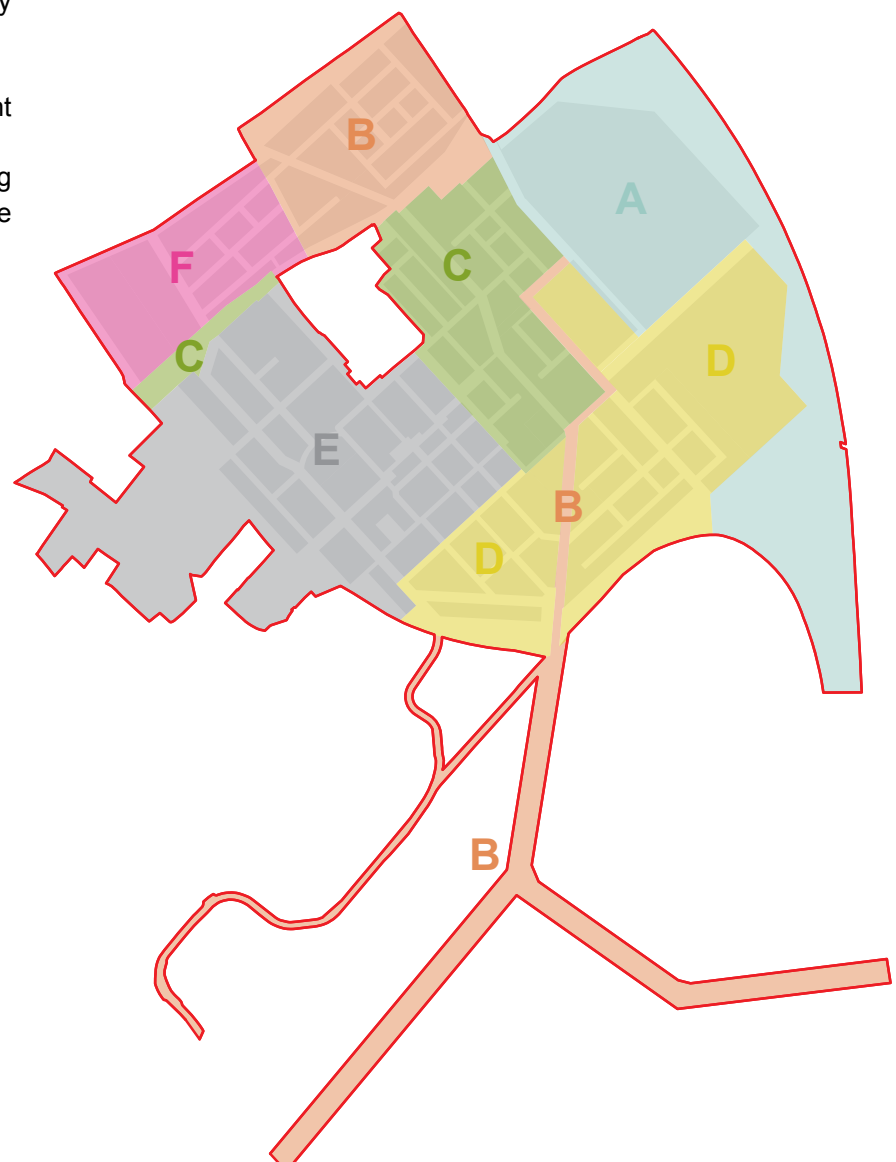
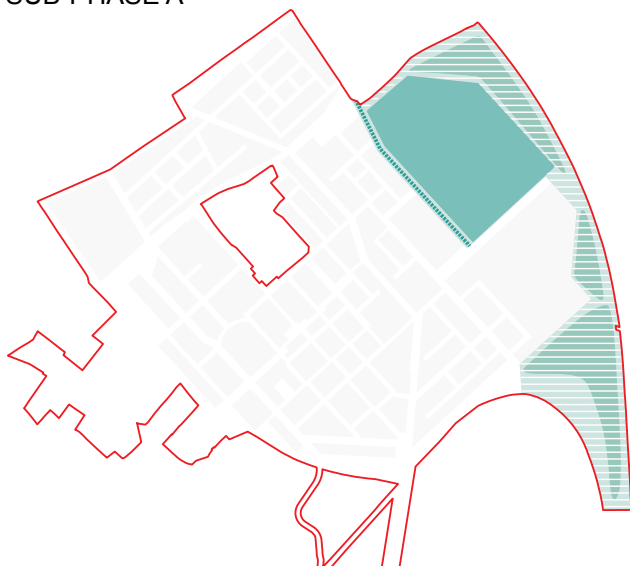


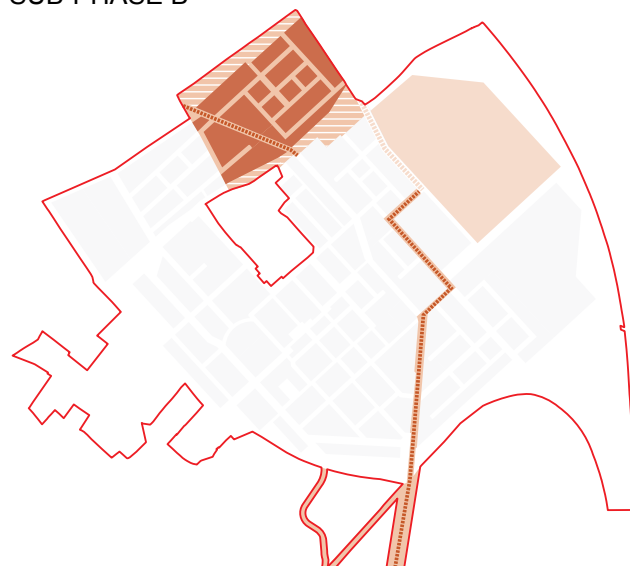
FIGURE 8.2: SUB PHASING INDICATIVE TIMESCALE

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
SUB PHASE A	█															
SUB PHASE B		█														
SUB PHASE C			█													
SUB PHASE D				█												
SUB PHASE E						█										
SUB PHASE F										█						
TOWN CENTRE			█													
ACCESS ROAD (through Phase 3)			█													
S. ACCESS ROAD (WEST)			█													

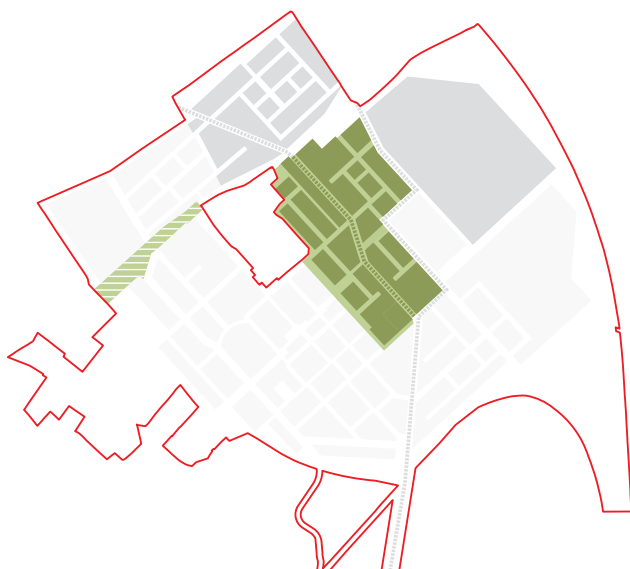
SUB-PHASE A



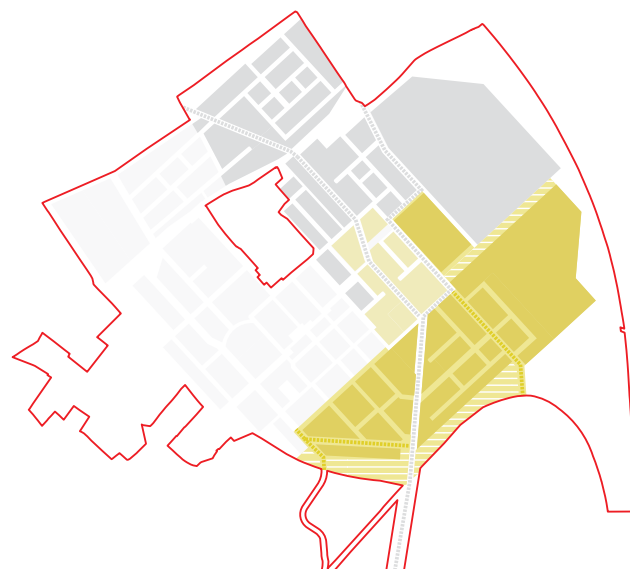
SUB-PHASE B



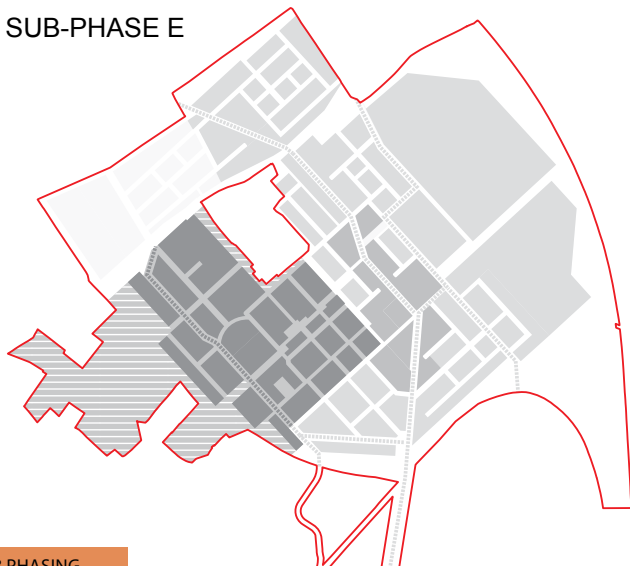
SUB-PHASE C



SUB-PHASE D



SUB-PHASE E



SUB-PHASE F

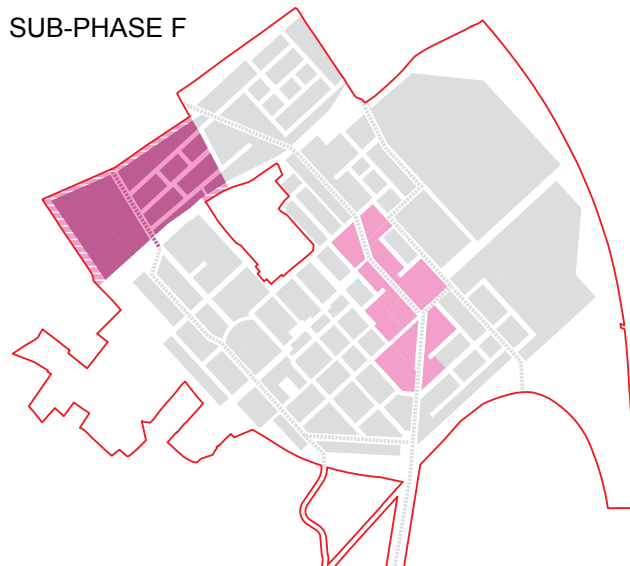


FIGURE 8.3: SUB PHASING



TOWN CENTRE SUB-PHASING

The potential expansion of the town centre is broken down in 4 stages as set out below:

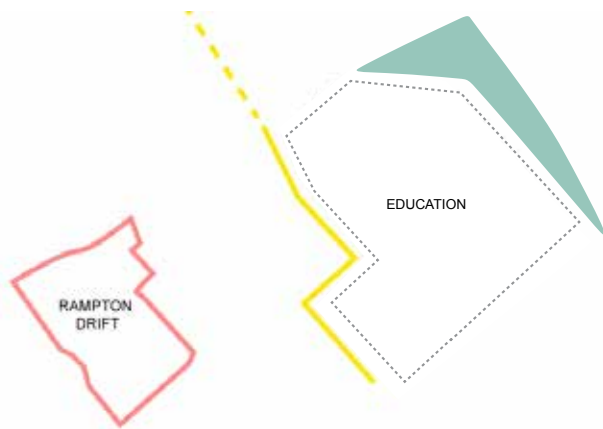
Sub phase 1 - the early formation of the town centre will include the continuation of the eastern Primary road link to Phase 1, the construction of the secondary school and the first attenuation pond. Residential housing is likely to begin to the north of Rampton Drift and continue along the eastern edge of the settlement.

Sub phase 2 is likely to include the town square with some small scale uses surrounding it and a convenience food store to the northern edge. There may be the creation of a cycle and pedestrian link to the water park at this stage, along with some higher-density residential beginning to be delivered in the town centre complemented by the link to the busway.

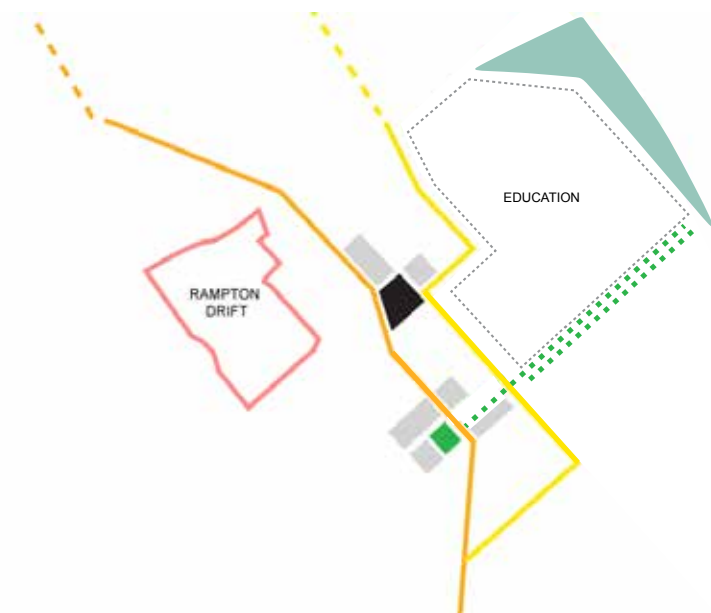
Sub phase 3 is likely to deliver more town centre facilities surrounding the town square creating a dramatic space. The town centre will continue to evolve, with encouragement for residential development to fill the area from the food store to the town square as early as possible. Recreational and sports uses are likely to be needed at this point, as well as the rest of the attenuation ponds to complete the water park in Phase 2.

Sub phase 4 will see the majority of the town centre core complete. A landscape connection from the town square to the water tower area could be established leading to enhanced cycling and pedestrian connections to Longstanton.

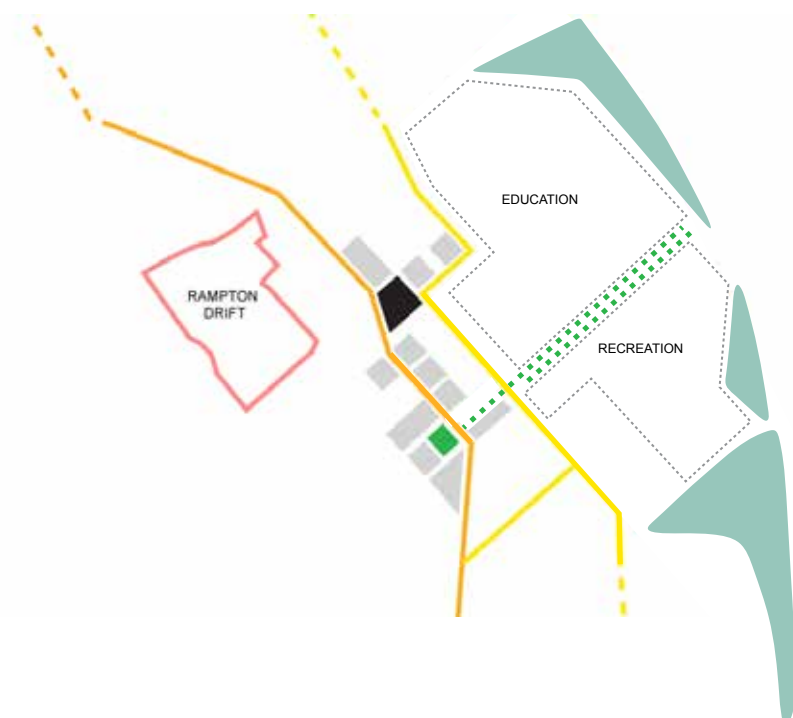
TOWN CENTRE SUB-PHASE 1



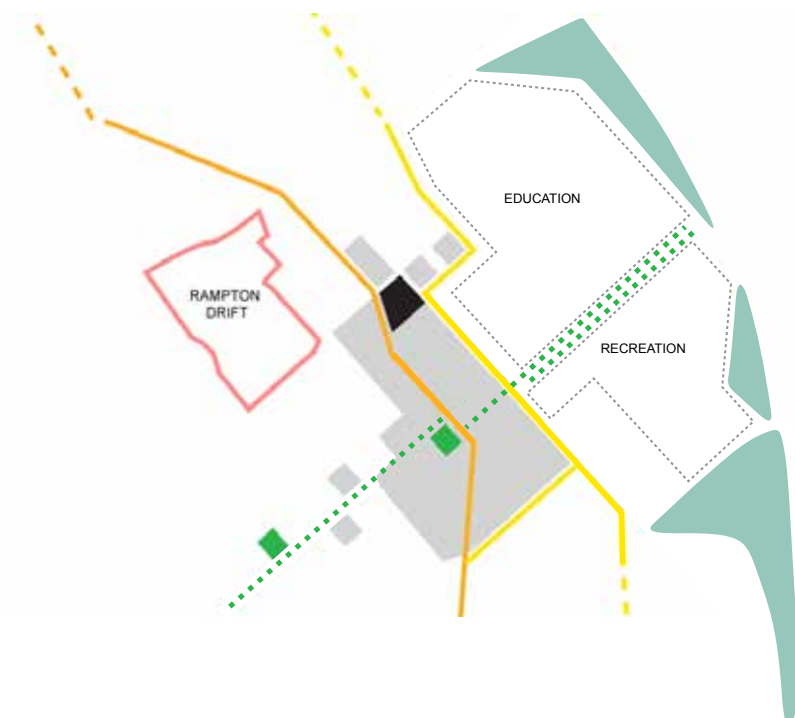
TOWN CENTRE SUB-PHASE 2



TOWN CENTRE SUB-PHASE 3



TOWN CENTRE SUB-PHASE 4





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