



NORTHSTOWE - PHASE 2C

EMERGING PROPOSALS UPDATE

Catchup

- Phase 2C Presentation to June NCF
- Background to parcel & Outline Planning Permission
- Design heavily guided by OPP Framework
- Initial design responses & scheme content
- LPA & stakeholder engagement since July
- Public exhibition on proposals in November



WELCOME TO OUR EXHIBITION

Northstowe Phase 2C



Welcome

We invite you to make the most of this virtual exhibition by:

- ✓ Sharing your views on how the proposal reflects the Northstowe Phase 2 Design Code
- ✓ Completing the online feedback form to tell us what you think
- ✓ Learning more about the next steps in preparing the Reserved Matters planning application

Printed copies can be made available with feedback forms so that respondents can also reply by post if you supply us with your address.



What is Northstowe Phase 2C?

Phase 2C represents an important next step in Northstowe's continued delivery. The location sits on the boundary of Phases 1 and 2, and is an opportunity to knit the two neighbourhoods together. The draft proposals translate the principles of the outline consent and Design Code into detailed designs for layout, appearance, scale, landscaping, and access.

About Northstowe

Homes England are working closely with delivery partners to accelerate the delivery of Northstowe. Northstowe is being created as a sustainable community of around 10,000 homes, of which 3,500 are in Phase 2, supported by a new town centre, schools, strategic green infrastructure, community facilities, and transport links.

Development is being brought forward in phases to ensure coordinated, high-quality growth. The design of each phase is carefully guided by the existing outline planning permission and its series of site-wide strategies. This includes requirements to follow a highly detailed Design Code which contains clear standards for layout, density, building heights and materials, landscape, and street designs.

About the Developer

Keepmoat is presently delivering Stirling Fields (Phase 2B) and following successful implementation, it is now under construction and was short-listed in this year's Housing Design Awards.

Our draft proposal includes:

- ✓ Around 409 new homes – a mix of market & affordable housing apartments
- ✓ Design Code-led layout that integrates with the existing Northstowe Phase 1 and 2 development
- ✓ A new Village Green with play areas and community spaces
- ✓ Shared pedestrian and cycle links, allotments, growing gardens & community orchards promoting healthy, sustainable living
- ✓ Tree-lined streets, swales and green corridors that enhance biodiversity and drainage
- ✓ Access from Stirling Road, and a potential secondary entrance from Rampton Road

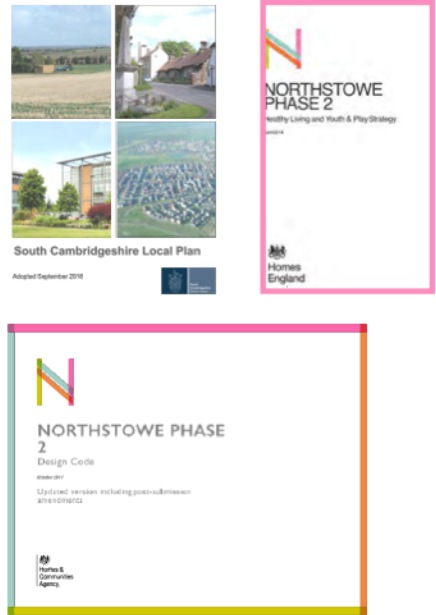
NORTHSTOWE CONTEXT

Northstowe Phase 2C



Northstowe is a sustainable new town being created in three phases on former RAF land. When finished will deliver around 10,000 homes within a vibrant and sustainable community.

Delivery partners like Keepmoat are selected for their proven experience and ability to create high-quality, sustainable neighbourhoods. Phase 2C follows the success of Stirling Fields (2B), now under construction, and will again follow endorsed design principles and ensure a cohesive and well-connected extension to the town.



Outline framework

Each phase is governed by its own planning permission approved based on relevant policies in the local plan. Phase 2 was originally granted outline planning permission in 2017. Detailed schemes must adhere, broadly, to approved parameters and requirements established by planning conditions, obligations and the subsequently approved strategies.

Approving the detail

Approval, via 'reserved matters applications', must be obtained for the 'layout', 'scale', 'appearance', 'landscaping', and 'access' design of each parcel area before development can start. Our forthcoming application will include these, while details to discharge planning conditions for technical elements, such as drainage, will also be sought to ensure a well coordinated, and deliverable scheme.

Design code

The Northstowe Phase 2 Design Code sets the framework for how each parcel within Phase 2 should be designed and delivered. Dividing Phase 2 into distinct 'character areas' it builds on outline parameters and establishes detailed guidance on layout, building heights, materials, landscaping, and street hierarchy, ensuring a cohesive and high-quality townscape across all neighbourhoods. Phase 2C lies within the 'Northstowe Fields' character area.

OUTLINE PLANNING PERMISSION (2017)

Outline consent for Phase 2 of Northstowe was granted by South Cambridgeshire District Council (SCDC) in January 2017 (ref. S/2011/14/OL). This approval established the principle of development, including parameters for land use, density, access, and open space, and forms the basis for subsequent Reserved Matters applications.

DESIGN CODE

The Northstowe Phase 2 Design Code provides detailed design guidance to ensure a coherent and sustainable environment across all parcels within the phase. It has informed the design approach of Parcels 2A, 2B and now the emerging Phase 2C proposals.

PHASE 2A - LOCKHART WAY

Following the outline consent, approval of Reserved Matters was granted in 2020 for Phase 2A (ref. S/3499/19/RM). Phase 2A included 43 new homes.

PHASE 2B - STIRLING FIELDS

Reserved Matters approval for Phase 2B was granted in 2021 (ref. 21/02310/REM). The development is now under construction and was short-listed for the 2025 Housing Design Awards, setting a strong design benchmark for later phases.

PHASE 2C - RESERVED MATTERS APPLICATION

Phase 2C represents the next stage of Northstowe's growth, applying the same parameters and design principles to deliver 409 new homes. The upcoming Reserved Matters application for Phase 2C will request approval for layout, scale, appearance, landscaping, and access. Drainage, highways, and green infrastructure will follow existing site-wide strategies approved by the District Council.

DESIGN REQUIREMENTS AND SCHEME LAYOUT

Northstowe Phase 2C

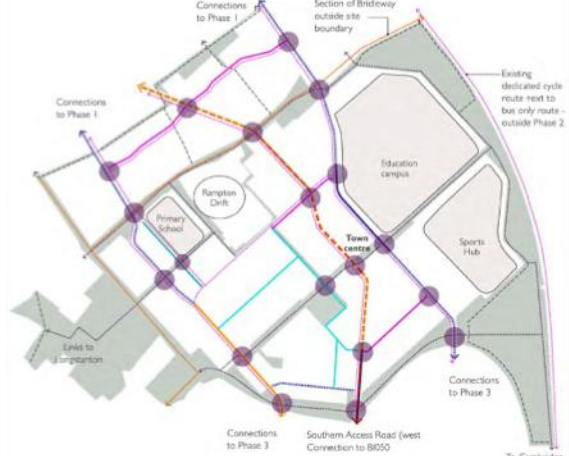


Design code strategies

Between the approved Design Code and Healthy Living Youth and Play Strategy there are a range of detailed requirements to follow for this parcel. These build upon the Outline permission's parameters plans and seek to deliver a high quality, characterful, healthy and inclusive development.



'Character areas'



'Composite movement & street typologies'



'Urban Design Framework'



'Landscape elements'



Northstowe Fields' Character Area

The design code objectives culminate in character areas. Occupying about 50% of the Northstowe Fields' Character Area, the proposals look to take forward its principles of walkable, well-structured streets, active travel routes, and green infrastructure. The design draws on the Northstowe Fields Character Area, with the area's planned structure, ensuring that Phase 2C fits seamlessly into the wider Northstowe development.

Key design principles for Northstowe Fields include:

- ✓ Informal, varied, suburban
- ✓ Mainly houses with gardens
- ✓ A higher percentage of pitched roofs
- ✓ Transition between Phase 1 and Phase 2
- ✓ A similar density range to Phase 1 (35-48 dph)



Meeting needs, well designed

Delivering 409 market and affordable homes that support inclusive living. Guided by Design Coding to create high-quality, and characterful places.



Respecting existing neighbours

Sensitive design and landscaping at the Rampton Drift edge ensure a smooth and respectful transition to existing homes.



Sustainable, Neighbourhood, Efficient Homes

Energy and water efficient homes. Safe walking and cycling routes and green corridors for biodiversity. SuDS swales & rain gardens to manage water naturally.



A Vibrant, Healthy Community

Building Northstowe as a Healthy New Town. Including spaces for social interaction and activity with a Village Green, play spaces, allotments, community growing gardens that connect residents.



SHAPED BY THE NORTHSTOWE DESIGN CODE

The Design Code illustrates the character of development that schemes for Northstowe Fields should deliver.

Proposals will therefore include:

- ✓ Contemporary use of simple, traditional forms, consistent roofs
- ✓ High enclosure around the village green
- ✓ Use of varied materials palette
- ✓ Prioritising planting to boundaries



Movement and connectivity

The layout for Phase 2C has been designed to create a safe, accessible and well-connected neighbourhood, supporting Northstowe's ambition to be a walkable and sustainable town.

The scheme continues the network of primary and secondary streets established in earlier phases, with access taken from Stirling Road and future connection potential to Rampton Road. There is also potential for a new footpath and cycle connections.

Streets are designed around a clear hierarchy, balancing movement for vehicles with priority for pedestrians and cyclists.

A new green link runs north-south through the site, connecting the Village Green and Greenway, while tree-lined streets, shared surfaces and traffic-calmed routes encourage active travel and create a pleasant public realm.

The design also helps facilitate the future operation of the dedicated bus route, improving public transport access across Northstowe.



AN OVERVIEW OF THE PROPOSED LAYOUT SHOWING NEW HOMES, GREEN SPACES, ACCESS ROUTES, AND CONNECTIONS TO THE WIDER NORTHSTOWE COMMUNITY.



Building Heights

Building heights range from two to three storeys across most of the site, meeting the design code expectation for a building of scale and an important area of townscape. One four-storey focal building is located along the dedicated 'bus only' route in a key Design Code location, ensuring variety and interest while respecting the scale of existing homes at Rampton Drift and in Phase 1.

A Connected Neighbourhood

Clear street hierarchy with walking and cycling routes linking homes to the Village Green, Greenways, and the wider town.



Green Infrastructure First

Tree-lined streets, swales, and open spaces woven through the layout to support biodiversity, drainage, and healthy living.



Design Code-Led

Fully aligned with the Northstowe Phase 2 Design Code, ensuring a coherent, high-quality and sustainable place.



Respecting Neighbours

Lower building heights and sensitive edges near Rampton Drift provide a gentle transition to existing homes.



Strong Character

Focal buildings along the bus route and key corners create identity and clear routes through the neighbourhood.

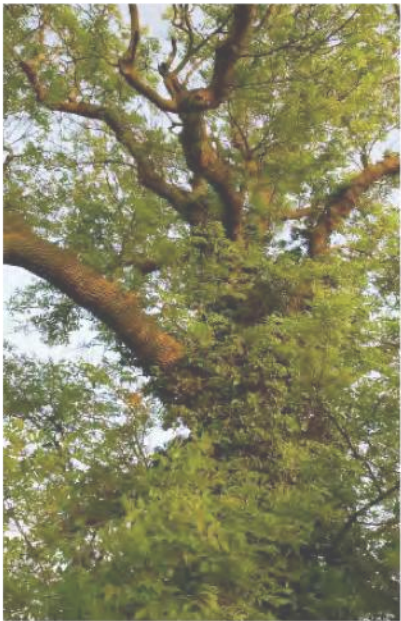
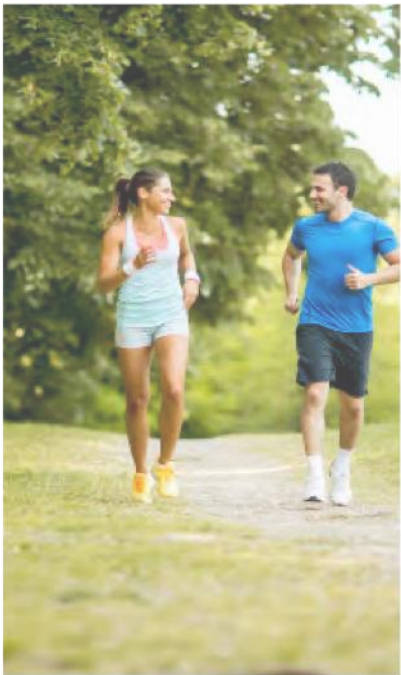


Spaces for Community

A new Village Green, play areas and growing spaces encourage social interaction.



AN INTEGRATED NETWORK OF GREEN SPACES AND TREE-LINED STREETS DEFINES THE CHARACTER OF PHASE 2C AND CONNECTS IT TO THE WIDER TOWN.



VILLAGE GREEN

A central green space for play, relaxation and community events.



COMMUNITY GROWING

Allotments, a community orchard and growing gardens support healthy lifestyles and local food production.



SUSTAINABLE DESIGN

Swales and rain gardens manage surface water naturally while enhancing biodiversity and visual appeal.



PLAY AND RECREATION

Play areas and open spaces designed for all ages encourage active, healthy living close to home.



BIODIVERSITY AND NATURE

Native planting, tree-lined streets and wildlife-friendly habitats strengthen ecological connections across Northstowe.

Our landscape plan



Energy-Efficient Homes

- ✓ Phase 2C will adopt a fabric-first approach to reduce energy demand and carbon emissions.
- ✓ Homes will be highly insulated, airtight, and built using modern methods of construction, minimising waste and embodied carbon.



Designed to meet or exceed national energy standards

- ✓ Use of timber frame construction for efficiency and speed of delivery
- ✓ Orientation and design to maximise solar gain and natural light
- ✓ Infrastructure to support renewable technologies and EV charging



Green Infrastructure and Biodiversity

- ✓ A rich network of green spaces and habitats will connect Phase 2C to the wider Northstowe landscape, enhancing biodiversity and providing residents with direct access to nature
- ✓ Native planting, meadow grass mixes, and a diversity of tree species
- ✓ Village Green, Greenways, and community orchard that encourage play and wildlife
- ✓ Features such as bat and bird boxes, bug hotels, and hedgehog-friendly fencing
- ✓ Long-term management plans to ensure green spaces mature naturally and sustainably



Water Management and Efficiency

- ✓ The scheme integrates sustainable drainage and water-efficient design from the outset
- ✓ Swales and rain gardens manage surface water and enrich the public realm
- ✓ Drainage systems designed for 1-in-100-year rainfall events (+40% climate change)
- ✓ Permeable paving and landscape-led design to reduce runoff
- ✓ Homes designed to meet high standards of water efficiency (105 L/person/day)



Sustainable Movement

- ✓ A walkable, cycle-friendly layout reduces reliance on the car and supports Northstowe's sustainable transport vision
- ✓ Shared and segregated pedestrian/cycle routes linking to Greenways and the 'bus only' route
- ✓ Tree-lined streets with 20 mph design speeds for safer movement
- ✓ Direct connection to the 'bus only' route, improving access to Cambridge and nearby towns, and access to Cambridgeshire guided busway
- ✓ Provision for cycle storage and electric vehicle charging at every home

We appreciate you taking the time to explore our proposals for Phase 2C.

Your views are important to us - please share your thoughts and suggestions using the options provided below.

When the consultation period ends, we'll review all feedback received, before submitting a Reserved Matters application to South Cambridgeshire District Council.

By leaving your contact details, you can stay updated as the project moves forward.

Thank you for your time and contribution to the next stage of Northstowe's story.



AUTUMN 2025

- Online Public Consultation
- Consultation with Stakeholder Groups

AUTUMN / WINTER 2025

- Planning Application Submission




SPRING 2026

- Phase 2C Planning Determination
- [Go to our project site](#)



Your Feedback

Please submit your comments by Sunday 23rd November 2025.

-  Complete the feedback form online via the QR code to the right, or visit northstowe.your-feedback.co.uk
-  Email us at mail@your-feedback.co.uk
-  Call 0800 099 6712, leave a message, and our project team will ring you back.

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope.

Alternatively, you can address your comments to Freepost, Fairthorn Consultancy. No stamp is required.