

2. Vision

The vision and guiding development principles established for Northstowe new town are embedded in the Phase 1 master plan.



The Vision for Northstowe

Northstowe will be an exemplar and vibrant 21st century town with a strong local identity. It will combine the best historic characteristics of local settlements with provision for more sustainable patterns of living and lifestyle choices. Northstowe will be built to high environmental standards.

The vision reflects the Cambridgeshire Quality Charter for Growth, which promotes the planned growth of sustainable and vibrant new communities in accordance with four themes: Community; Climate; Connectivity; and Character.



Figure 2.1 A vibrant local centre



Delivering a sustainable new community at Northstowe

The master plan is based on a series of design principles which aim to ensure that a vibrant new community will flourish at Northstowe. It seeks to create an inspiring place to live, that is harmonious with its surroundings and that is flexible to accommodate both the present and future needs of the community.

Importantly, ensuring Phase 1 itself creates a sustainable mixed-use community has been central to the key design principles of the master plan.

Design principles

A legible network of streets encouraging travel by bus, bike or foot

A strong sequence of public spaces along the principal streets will aid legibility. The dedicated busway through the centre of the proposed development will in the future bring a rapid transport system to the heart of the new community. In the interim, direct access has been provided to the existing CGB stop at Longstanton Park & Ride. Activities, building heights and densities are concentrated along the key routes.

A development form that is characteristic of Cambridgeshire towns

A gridded street pattern in the centre becoming more organic on the development edge reflects local settlement patterns and allows for a more responsive and sensitive edge to the countryside and the settlement of Longstanton. A deformed grid allows for strong connections with the surroundings, and easy and direct access for pedestrians and cyclists to key facilities.

A vibrant local centre and self contained community

The local centre will sit adjacent to the B1050, becoming a prominent and striking new gateway into the settlement. Significantly, its positioning here will maximise the potential for new shops and business to become established as early as possible, benefiting from passing trade and visibility from the B1050. A mix of commercial, employment, community and residential uses in this locality will profit from the accessibility and economic viability derived from the passing trade afforded by the B1050, Longstanton Park & Ride and the CGB. This strong mix of uses will also ensure lively public spaces, active both day and night.

Water as a defining feature

Water will be a defining feature of the public realm, providing a strong sense of place and enriching the quality of the streetscape. The sustainable drainage system comprising large attenuation basins that are permanently wet and a series of greenways with open channels permeate the development form. A linear water park is part of the strategy for the whole of Northstowe and the first half will be delivered on the eastern edge of Phase 1. The network of open water features will also provide extensive recreational and ecological benefits.

A strong green framework

A strong landscape will be created with a rich hierarchy of interconnected public spaces and public parks, based upon the grain of the land and where appropriate incorporating existing site assets. A mosaic of habitats and green space is focused around water. Treed streets and greenways will be a defining feature and help provide windbreaks, shading in summer months and variety through the seasons. Strong linear forms characteristic of the expansive fen landscape have been replicated in the green infrastructure.

Primary school at the heart of the development

The primary school's central location within the Phase 1 development will encourage families to cycle and walk to school. The school building is located next to one of the key greenways within the development and will benefit from attractive and direct connections with the sport hub and local centre.

An active lifestyle and healthy living

Excellent sports provision will be part of Phase 1 for the benefit of the existing and new community alike. The western sports hub will make available a comprehensive range of sport facilities set within an attractive landscape. A number of allotments, a community orchard and excellent cycle paths will all promote a healthy lifestyle and aid community cohesion. The proposed development has been supported by a Health Impact Assessment (HIA), which is submitted alongside the application.

Addressing climate change

A combination of energy efficient development solutions, high quality public transport, a mixed use centre and employment zone, fibre optic cable to homes and the use of other smart technologies, walkable neighbourhoods, network of landscape and exemplar drainage features and an integrated household waste recycling centre will make Phase 1 a low carbon sustainable community.



Figure 2.2 Delivering a sustainable new community – Phase 1 master plan

