

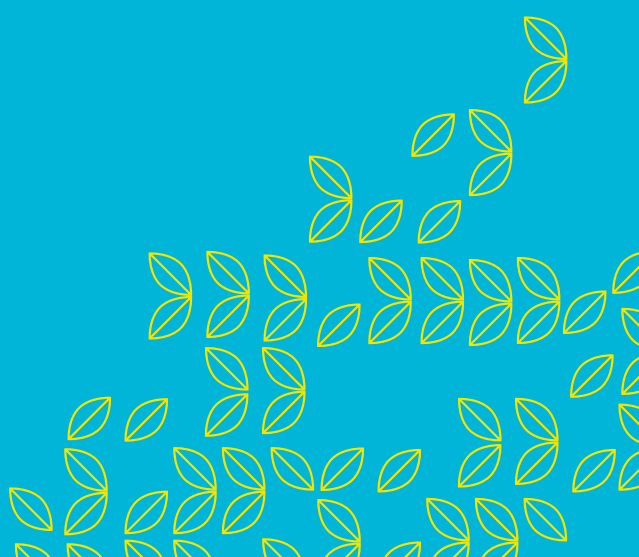
N

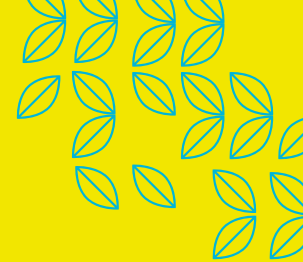


# Life in balance, life in Northstowe

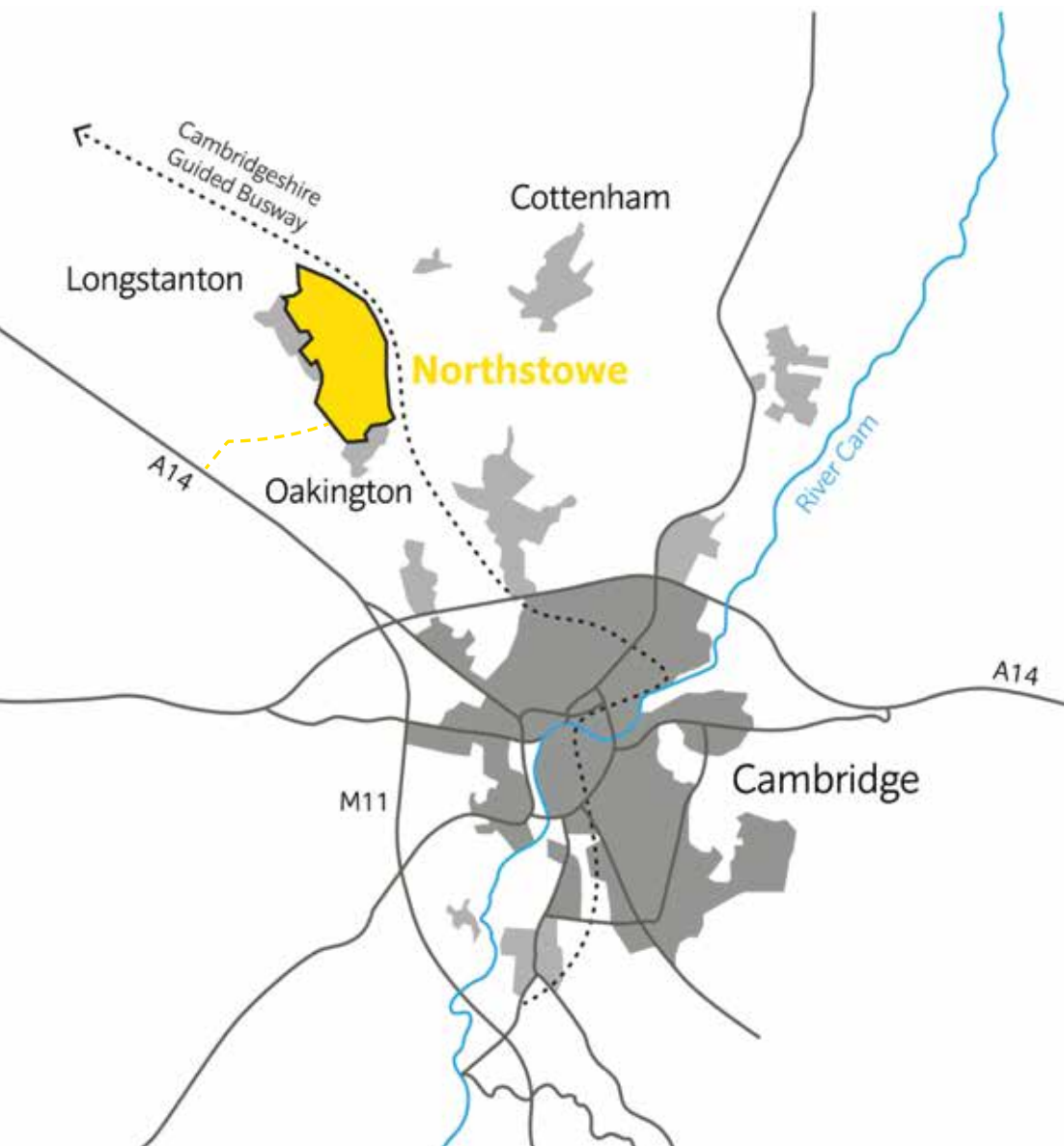


Homes  
England





# Northstowe: a 21st Century new town



Northstowe location and context

## Did you know?

Northstowe is the biggest new town project in the UK since Milton Keynes.

Northstowe is a new and already thriving community with lots going on. There are plans to continue to develop it into a fantastic place to live with shops, bars, cafes, local leisure facilities and more. It already has excellent schools in place and there are plans for a new town centre.

When completed, Northstowe will comprise 10,000 new homes in an area of high housing demand where house prices are typically 14.5 times average earnings.

There are also lots of initiatives to help residents get outdoors such as the wonderful water parks, outdoor gyms and numerous cycleways and footpaths.

## Northstowe in numbers

- 10,000 homes
- 540 hectares of land
- 25 year build
- 30,000 population
- 3bn gross development value
- 3 phases
- 8 new schools (three already open)
- 3 sports hubs
- 1 town centre
- 2 local centres
- 6,000+ jobs



# Homes England at Northstowe

Homes England is the Government's housing accelerator. The Homes England priorities for Northstowe are:

- ▶ Pace
- ▶ Quality
- ▶ Affordability

We aim to deliver Northstowe in 25 years, to build good homes in great neighbourhoods and offer a range of homes.

Homes England commenced infrastructure works to unlock the site in Spring 2018 and the £70m infrastructure contract is due to be completed in Summer 2022.

Homes England champion the use of Modern Methods of Construction (MMC).

MMC involves utilising technology and manufacturing to increase the speed of producing homes and improve the quality.

MMC is showcased in our new offices. Northstowe House comprises fourteen modules manufactured in a factory and assembled on site in three days.



Northstowe House

# Northstowe phases

Northstowe is being built in three main parts or 'phases'. Homes England is responsible for parts two and three which will comprise 8,500 homes in total along with the town centre.

Infrastructure works are in progress and include a bus only route through the site (linking to the Cambridgeshire Guided Busway) and the south-west access road which is due to open in 2022.

## PHASE 1 - Gallagher (L&Q)

1,500 homes

(approx 1000 occupations to date)

## PHASE 2 – Homes England

3,500 homes

Phase 2a - 406 homes (Urban Splash)

Phase 2b - 300 homes (Keepmoat Homes)

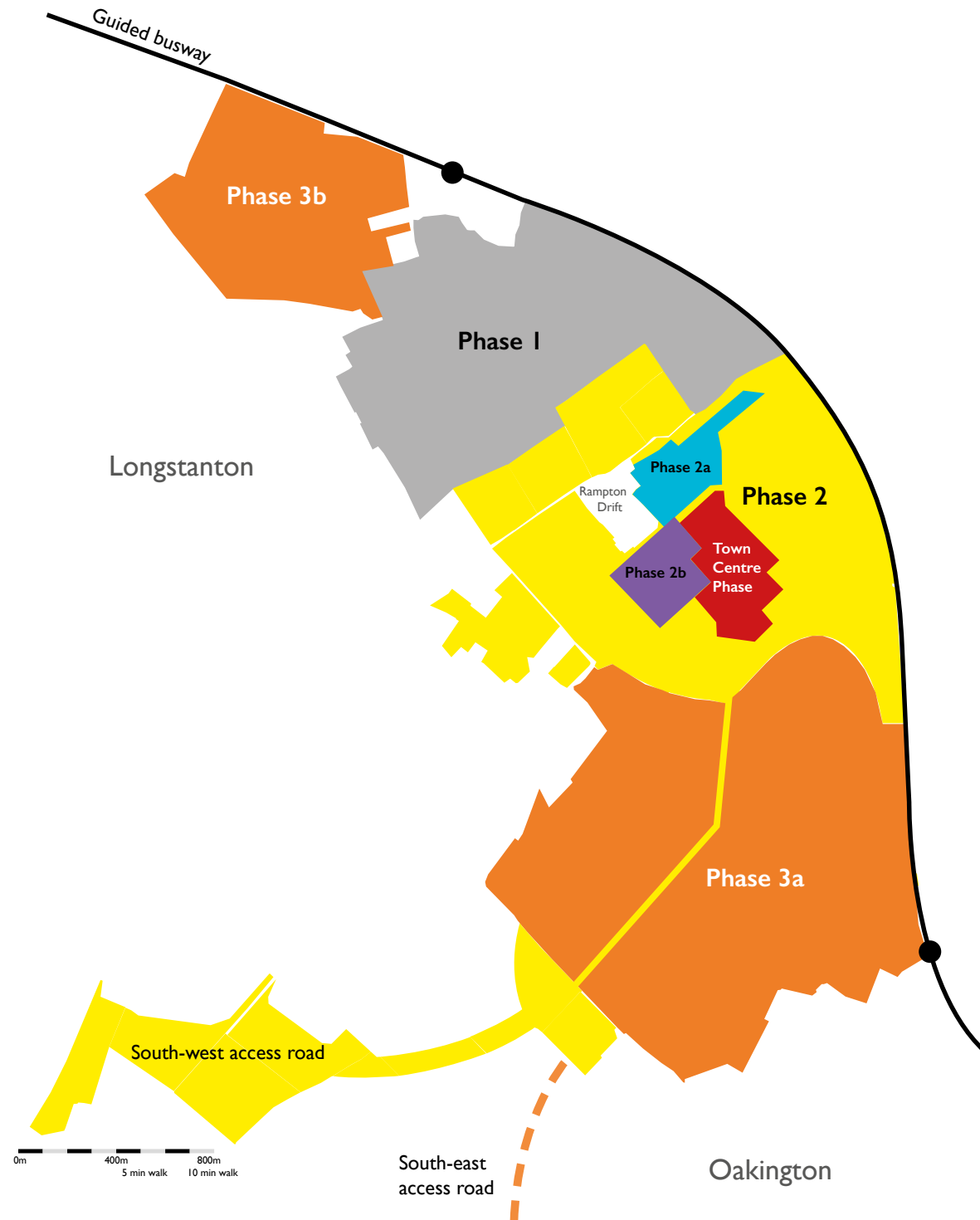
Town centre – 1000 homes and approximately 50,000 sqm commercial including an initial phase known as Central One

## PHASE 3 – Homes England

5,000 homes

Phase 3a – 4000 homes

Phase 3b – 1000 homes





Phase 2a Inholm - A Housing Design Award winner  
Source: House by Urban Splash



Phase 2b Fenways  
Source: Keepmoat Homes

# Phase Two

Planning permission was granted in January 2017

## Phase Two comprises:

- 3,500 new homes
- 50% private/50% affordable
- A new town centre
- Secondary school (incl post-16)
- Special educational needs school
- Two primary schools
- Sports hub
- Water park, open space and greenways
- Main road connections
- Bus only link through the site

## Phase Two time-line

- 2014 ▶ Planning application submitted to Council
- 2015 ▶ Outline planning permission agreed in principle
- 2016 ▶ Section 106 for £73m agreed
- 2016 ▶ Remediation and archaeological work started
- 2017 ▶ Outline planning permission granted
- 2018 ▶ Strategic road infrastructure and utilities start
- 2019 ▶ Northstowe Secondary College opened Oct 2019
- 2020 ▶ Construction starts on Phase 2a
- 2020 ▶ £2b upgrade of A14 complete
- 2021 ▶ First MMC homes delivered on Phase 2a (Inholm)
- 2022 ▶ Keepmoat Homes to start Phase 2b



Source: House by Urban Splash



Source: Homes England



Source: Homes England

# Design Code

The Phase Two Design Code is award winning.

Northstowe is a well-designed place for all residents that live here. A Design Code is a set of rules and guidance that are attached to the planning permission and help make sure that there is consistency and guidance for developers to follow.

## Did you know?

The Design Code was a finalist in the National Urban Design Awards 2018.

# Healthy Living Strategy

## Did you know?

NHS England selected Northstowe as one of ten proposed 'Healthy New Towns'. Homes England work with a range of partners to ensure Northstowe is a healthy community.

The Northstowe Healthy Living and Youth & Play Strategy was finalised in Spring 2018. It sets out a series of built interventions to ensure Northstowe is a playful town with facilities to enable residents to lead active and healthy lifestyles.

## Healthy living measures include:

Play-on-the-way and doorstep play

Outdoor gyms and trim trails

Running routes

Frequent seating to enable older people to move around

Inclusion of meeting places

Edible landscapes

Green walls

Access to nature



Northstowe town park  
Source: Homes England



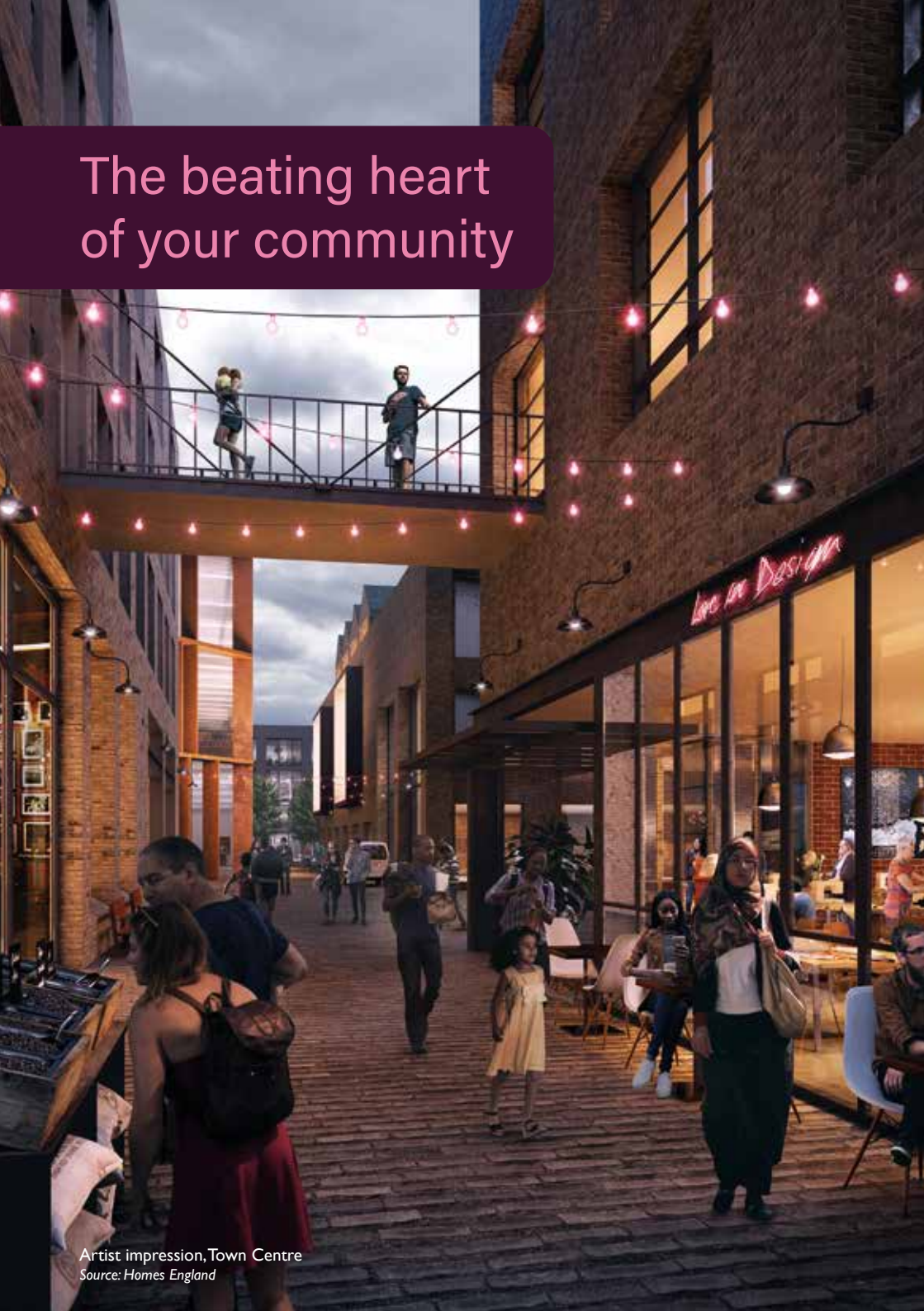
Phase 2a Inholm - House by Urban Splash  
Source: House by Urban Splash



Northstowe Secondary College  
Source: Homes England



Northstowe heritage facility  
Source: Proctor and Matthews Architects / Cambridgeshire County Council.



The beating heart  
of your community

# Town centre

Northstowe town centre will become a new economic hub for Greater Cambridge. It will be a key destination for new and existing residents, containing a range of retail spaces, leisure facilities and workspaces.

There is a Town Centre Strategy which provides a guide to how the town centre is shaped over the next twenty years.

It will be a contemporary take on the traditional high street, and will feel like a town centre fit for a population of around 25,000 people. It will also include homes and offices as well as shops, bars and cafes, and a central square.

## Key features include:

High quality **public spaces** with a network of spaces running off the High Street.

A **town park** with plenty of green space for events and recreation.

Range of **shops**, cafes, bars and restaurants plus retail stores and a mid-size supermarket.

**Market Hall** with stalls, food hall and event space.

**Civic hub** including library, health and community space.

Lots of **affordable business space** for creative enterprise.

Over a **1000 homes** of varying types.

Dedicated **bus only route** along the High Street connecting to employment areas and Cambridge North Station.

Bike **parking** and EV **charging**.



# CENTRAL ONE

## The first phase of the town centre is coming soon!

A development partner is being sought to build Central One, an exciting initial phase of the town centre.

Central One will provide early facilities for the growing town. Its centrepiece will be an adaptable market hall providing independent retail, food and drink and space for enterprise.

### Key features of Central One include:

- Central location
- Flexible Market Hall
- Convenience store
- Space for Civic Hub including health centre, library and community space
- High Street
- Town Gardens
- Neighbourhood play area
- Mix of apartments and town houses
- Great access
- Bus stops and cycle parking
- Car parking
- Public toilets

Artist impression, TMarket hall  
Source: Homes England



Market Hall and High Street  
Source: Homes England

## Phase 3a Spaces



## Military Park



# Phase Three

Outline planning permission has been granted, and includes:



more primary schools



5,000  
homes



New and retained

amenity lakes



Local centre,  
parks & cycleways



Busway  
connections



# 10,000 years in the making

Following clearance of unexploded ordnance (WWII bombs) and extensive ecological works, Northstowe has also been subject to archaeological investigations.

The Domesday book notes 'The Hundred of Stowe'.

**Ancient artefacts found include;**

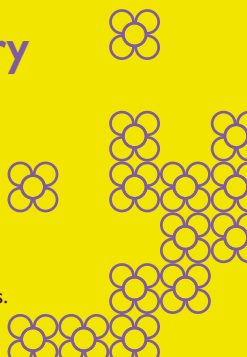
**2,000 roman coins**

**2.5 tonnes of animal bones**

**120,000 pieces of pottery**

**15,000 metal objects**

Images source:  
Cambridge Archaeological Unit, House By Urban Splash  
Image: Romano-British brooches from Phase 2 excavations.



7 Squadron at RAF Oakington  
Source: Longstanton and District  
Heritage Society



Images: RAF Oakington  
Source: Homes England



During the 1950s RAF Oakington was an Advanced Flying Training School. HRH Prince Charles, the Prince of Wales, learned to fly at RAF Oakington and chose to celebrate his 21st birthday here.

It featured three runways constructed in the early 1940s. A variety of planes flew from the base, including the Short Stirling bomber. RAF Oakington also has connections with the Great Escape.

The base became home to the army in 1979 and was last used for helicopter flight. The site was relinquished by the Ministry of Defence in the 1990s and became an Immigration Centre for a short while before passing to Homes England.

A small number of former RAF buildings remain including nine listed pillboxes which are to be converted to bat-roosts as part of the redevelopment of the site.

The military lake is to be retained as a feature in the south of the site. A heritage facility, celebrating the history of the area is also planned to be situated next to Northstowe House.

### Did you know?

Northstowe was once RAF Oakington

