



# NORTHSTOWE Phase 3B

Design and Access Statement  
(Incorporating Design Principles Document)

January 2021



Homes  
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## Executive Summary

# Executive Summary

*Northstowe is a planned new town of approximately 10,000 homes to the North West of Cambridge. It aspires to be a vibrant 21st Century settlement enabling sustainable lifestyle choices and patterns of living.*

Located north west of Cambridge, Northstowe is one of the largest new settlements in the country. When complete, Northstowe will be the home of around 25,000 people.

This Design and Access Statement is submitted in support of the Phase 3B Outline Application. The following development description applies:

**Outline planning application for the development of Northstowe phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved.**

## Community

Phase 3B will provide a range of house types, including affordable homes for rent and purchase, self-build and custom build homes to help establish a mixed community. Opportunities for employment within Northstowe (in the Town Centre, the Local Centres within Phase 1 and 3A and in education, shopping and community/sports facilities) together with measures to facilitate home working will support the development of the town as a place to live and work.

Northstowe is one of ten Healthy New Towns in England. As a Healthy New Town, priorities are to reduce obesity and promote a healthy and active lifestyle to deliver a healthy community. This can be achieved through a framework of interventions many of which are embedded within the masterplan/development form. This framework can then be applied as the town develops; to create a healthy town through infrastructure and place shaping; and deliver a new model of care for Northstowe.

Homes England are committed to ensuring that Healthy New Town principles are applied to all aspects of Northstowe's development.

The proposed masterplan for Phase 3B incorporates a range of semi-formal and informal open spaces as well as opportunities for formal play, in the form of a Neighbourhood Equipped Area for Play (NEAP) and a Locally Equipped Area for Play (LEAP). This range of open space provision provides opportunities for a range of activities, such as allotments and community orchards, running and walking routes, thus enabling an active and healthy lifestyle for residents of all ages.

## Connectivity

Northstowe Phase 3B will be accessible by sustainable modes of transport, with local bus stops and Longstanton Park and Ride, (served by Cambridgeshire Guided Busway) being within short walking distances of the site. The walking and cycling networks will connect into the established movement network within Phase 1. These, and the existing bridleway that runs along the Cambridgeshire Guided Busway (CGB), will ensure that there are convenient routes to the Town Centre, schools and sports facilities.

Improvements to the existing roundabout on Station Road will provide a direct vehicular, pedestrian and cycle access point into the site and improved pedestrian and cycling crossing points into Longstanton.

The masterplan has been developed to maximise opportunities for active travel with walking and cycling routes given prominence throughout the development, with segregated routes alongside the primary and secondary streets, as well as links through greenways, with the majority of homes being within close proximity of a principal cycle route. These cycle routes may be segregated, shared, or accommodated within shared surface residential streets. The development will create a walkable neighbourhood within easy walking distance to primary schools (Phase 3B and Phase 1) and open space provision.

The masterplan safeguards potential future links to land to the east of Phase 3B that may be bought forward by others.

## Character

Analysis of the local context has been carried out to inform the preparation of the masterplan for Phase 3B. The character and setting of the adjacent settlements including Longstanton and Willingham, as well as Phases 1, 2 and 3A have been carefully considered throughout the design development process as well as the historic street pattern of the former British Romano settlement located within the site.

The intrinsic characteristics of the Phase 3B site, specifically the central copse of trees and hedgerows, have shaped the distinctive character of this phase.

A variety of spaces are to be created as character drivers, consistent with the approach set out in the Phase 2 Design Code. These spaces will vary in form, function and character and incorporate the intrinsic characteristics of Phase 3B, including the retained tree copse and hedgerows. Buildings will draw on the best of local tradition from adjoining villages as well as new development on the Cambridge fringes to create a modern yet locally distinct character. The historic influence of the former Fishpond Road (which led to the former Fishpond Cottages) and the surrounding landscape character are both recognised within the masterplan and landscape strategy.

## Climate

The masterplan develops and embeds the principles of climate change mitigation and adaptation into the development, with the aim of demonstrating innovation and future proofing the development. Key themes include building design, overheating, materials, flood risk and layout in relation to climate hazards and risks.

Climate change is likely to impact on Water Supply and Management due to increasing irregularity in precipitation patterns and a higher likelihood of droughts. Protecting and conserving water supplies and resources in order to secure Northstowe's needs in a sustainable manner is seen as an urgent priority for the masterplan. It is recognised that in order to achieve this, water consumption per person needs to be reduced. The aim is to create a development 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. Climate resilience has been built into the masterplan with the surface and flood risk strategy being beyond standard practice (i.e. 1:200 year event plus climate change and 48 hours storage). The extensive green infrastructure network will help in combating heat islands. SuDS are an integral part of the design of Phase 3B. Attenuation features in the form of predominantly dry ponds are key elements of the masterplan and some primary and secondary streets contain swales and SuDS features. The design of Phase 3B is based on an integrated network of blue and green infrastructure.

Sustainable Travel is a key aspect of the development to minimise carbon impacts, with high accessibility by walking, cycling and public transport, continuation of the approach to Travel Planning set out in Phase 1 and 2 as well as provision for electric vehicles.

This Sustainability Statement, submitted as part of this application, demonstrates that the proposed new development will:

- Minimise carbon emissions through the approach to energy use
- Minimise water usage and flood impacts
- Provide a sustainable approach to waste and materials and resources
- Provide for a high level of accessibility by sustainable travel modes
- Provide substantial amounts of high quality green infrastructure
- Develop sustainable new buildings;
- Create a cohesive community and culture;
- Support the local economy; and
- Be an exemplar for health and wellbeing.

# I Introduction

# I Introduction

## I.1 Role and Structure of the Design and Access Statement

This Design and Access Statement (DAS) has been prepared on behalf of Homes England and is submitted in support of the Outline Planning Application for Northstowe Phase 3B. This DAS document describes the:

- Design evolution and considerations that have led to the development proposals;
- Design concepts that underpin the masterplan and subsequent parameter plans;
- Design principles that should be read alongside the parameter plans; and
- Illustrative material that describes the design intentions and brings the application drawings to life.

The DAS describes how the design relates to the technical, planning and site considerations. The main chapters of this document have been structured as follows:

1. **Introduction:** This chapter sets out the summary of the application and the description of the development.
2. **Strategic Context:** The social and economic context of the site, and facilities provided outside of Northstowe's boundaries are discussed in this chapter. The three phases of Northstowe are set out here before a brief overview of the relevant planning policy guidance is provided.
3. **Health and Wellbeing:** This chapter sets out Homes England's commitments to Northstowe's Healthy New Town (HNT) legacy, and the key priorities for the development with regards to this.
4. **Site and Context Appraisal:** The physical context of Phase 3B is discussed in this chapter, including existing site features and the opportunities and constraints with regards to: movement, facilities, landscape and heritage. The local character influences in terms of architecture and urban design are also analysed in this chapter.
5. **Design Development:** The initial stages of design are presented and explained in this chapter, with an overview of the community, stakeholder and Design Review Panel engagement undertaken.
6. **The Masterplan:** The key principles for the masterplan are set out in this chapter, before describing how the Character, Connectivity and Community objectives have been addressed and integrated into the proposals for Phase 3B. This chapter then sets out an overview of the open space, recreation and landscape strategy for the phase.
7. **Climate:** This chapter summarises the key sustainability objectives for the development.
8. **Delivering Design Quality:** This chapter sets out how design quality could be achieved through the planning process.

### 9. Appendices:

- **Appendix A: Design Principles Document:** This document sets out the primary urban design principles that will guide the future design development of Phase 3B. It also sets out the Urban Design Framework Plan, which brings together the Parameter Plans to illustrate how the different elements of green space, land use and movement interact with each other.
- **Appendix B: Building for Life 12:** This Appendix assesses the scheme against the criteria set out in Building for Life 12 (BfL 12, Third Edition - January 2015).

The Town and Country Planning (Development Management Procedure) Order 2015 (DMPO) sets out the requirements that must be addressed within a DAS. These requirements, and the locations of where they are addressed throughout this DAS are as follows:

- Chapter 6 explains the design principles and concepts that have been applied to the development (DMPO Regulations 9.(2)(a) and 9.(3)(a))
- Chapter 6, Section 6.4 explains how issues relating to access to the development have been dealt with (DMPO Regulation 9.(2)(b))
- Chapter 4 demonstrates the steps that have been taken to appraise the context of the development and how the design of the development takes that context into account (DMPO Regulation 9.(3)(b)) Chapters 5 and 6 then continue to describe how the context has been taken into account as the design was developed.
- Chapter 6 explains the approach adopted for access and section 6.3 describes how policies relating to access in relevant local development documents have been taken into account; (DMPO Regulation 9.(3)(c))
- Chapter 5, Sections 5.2 and 5.3 explain the consultation that has been undertaken on issues relating to access to the development and Section 6.4 describes what account has been taken of the outcome of any such consultation (DMPO Regulation 9.(3)(d))
- Chapter 6, Section 6.4 explains how any specific issues which might affect access to the development have been addressed (DMPO Regulation 9.(3)(e))

## I.2 Scope of the Document

The purpose of this DAS is to describe the design process which has resulted in the application proposals and to provide an illustrated explanation of the proposed development. One of the roles of the DAS is to demonstrate to the planning authority and other stakeholders that the parameters of the proposed development are sound and able to create a high quality place.

Chapter 6, which incorporates the Illustrative Masterplan, illustrates how distinctive and site specific character can be created across the different areas of the site. The diagrams and illustrations set out in Chapter 6 are illustrative only and do not establish any further fixed elements of the development beyond those set out in the parameter plans. Where diagrams and illustrations in this DAS include parameters from the parameter plans, they may also include additional illustrative materials. For the fixed parameters, please refer to the 'Movement and Access', 'Building Heights' and 'Open Space and Land Use' Parameter Plans submitted as part of this planning application, which will be approved as part of the application. A set of Urban Design principles are identified in Chapter 6, which are also summarised in the Design Principles Document, included at Appendix A.

The Design Principles Document identifies the primary Urban Design Principles that will guide the future design development of Phase 3B. It is envisaged that the Design Principles Document will be approved as part of the Outline Planning Application for Phase 3B and that an appropriate condition ensures that future Design Code and Reserved Matters applications take account of these design principles.

## I.3 Summary of Application and Description of Development -

**Outline planning application for the development of Northstowe phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved.**



## 1.4 The Applicant and Team

### Homes England

Applicant



### Arcadis

Lead Consultant, Landscape Architects, Transport Consultant, Drainage Consultant



### Tibbalds Planning and Urban Design

Planning Consultants, Urban Designers and Masterplanners



#### Key

- Application Site Boundary
- Indicative boundaries of Phases 1, 2 and 3A



Figure 1.1: Aerial Photo showing Site Location

A large teal square is centered on the page. Inside this square, the letter 'N' is written in a light teal, sans-serif font. The letter is composed of three strokes: a vertical line on the left, a diagonal line from the top-left to the bottom-right, and a vertical line on the right.

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## Strategic Context

## 2 Strategic Context

Northstowe is located within South Cambridgeshire, approximately 8.5km north west of Cambridge City Centre and 7km from Cambridge Science Park.

### 2.1 Northstowe

Northstowe is a new town in Cambridgeshire that is jointly promoted by Homes England (HE), the Government's housing and regeneration accelerator, and Gallagher Estates (now L&Q), a master developer and property investment company. Northstowe will occupy 490 hectares of land straddling the Longstanton and Oakington parish boundaries. Northstowe has an anticipated population of approximately 25,000 people (10,000 homes) and a broad range of supporting facilities and infrastructure, that will take shape over a period of 15-20 years. It aims to achieve the highest quality of community living and will contribute to the local identity of the area. The town will be delivered in three phases, with the Town Centre located within Phase 2.

### 2.2 Wider Context

#### Movement

Northstowe benefits from key strategic links to nearby settlements, such as Cambridge and Huntingdon. Northstowe has access points from the A14 (via the Southern Access Road West) to the south and the B1050 to the west. The A14 provides a direct link to the M11 to the south, ensuring ease of movement both regionally and nationally.

Cambridge North Train Station is the nearest major railway station to Northstowe; located approximately 8.5km to the south east of Northstowe's Town Centre, with onward services to London.

The Cambridgeshire Guided Busway (CGB) runs along the site's northern boundary, ensuring that public transport is a highly accessible, easy and fast mode of transport for the new residents. The bus services that use the CGB provide to connections to both Cambridge North and Cambridge railway stations, as well as serving Huntingdon and St Ives. A pedestrian and cycle route runs along the CGB, providing a sustainable and direct link between Cambridge City Centre, the Science Park, Cambridge North Station and Northstowe.

Local bus services are also accessible to the new residents of Northstowe, with routes running along Station Road, connecting to Bar Hill and Swavesey.

A network of public right of way paths that run around and through Northstowe provides walking links to nearby settlements including Rampton and Longstanton and the wider countryside.

#### Facilities

Cambridge City Centre and Cambridge Science Park are major employment hubs within 10km of Northstowe. Both are easily accessible to the residents of Northstowe via the CGB.

The local settlements within close proximity of Northstowe also offer the following:

- **Huntingdon** - medium-sized market town comprising a wide range of services and community facilities including a train station.
- **Willingham**: Facilities and services including public houses, convenience store, post office and primary school, amongst others.
- **Longstanton**: Facilities and services including a veterinary practice, bed & breakfast, supermarket, primary school and two places of worship.
- **Bar Hill** - Tesco Extra store that acts as the first choice for the majority of residents' food shopping in the local area.
- **Impington** : Local swimming pool

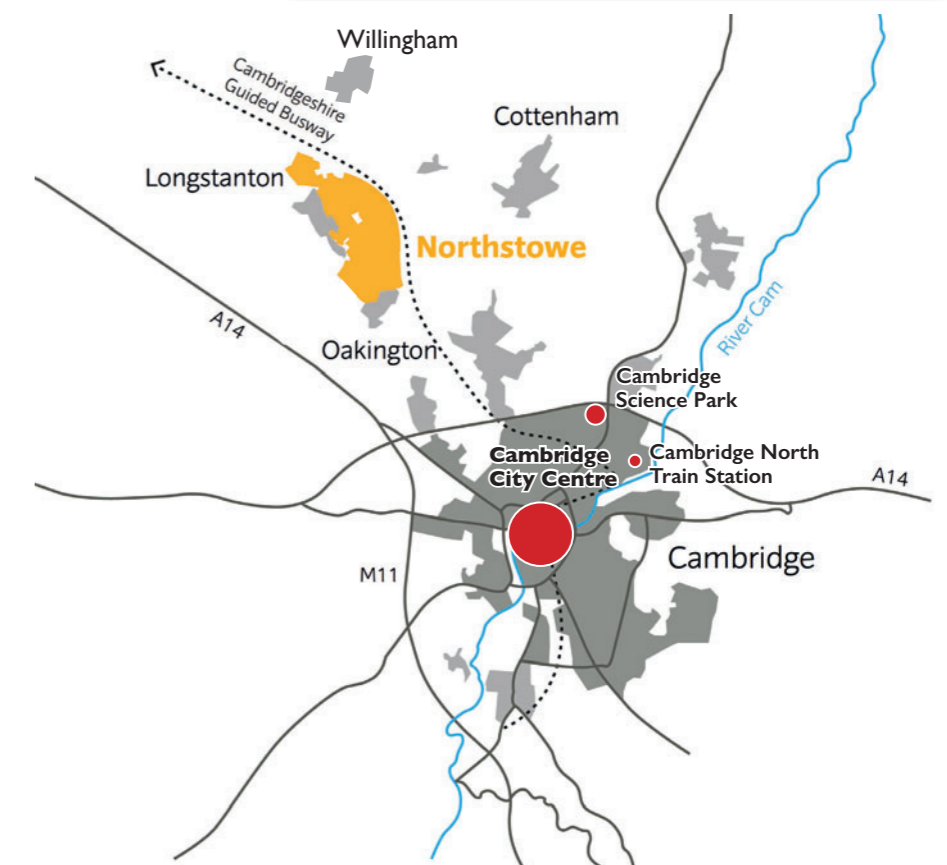
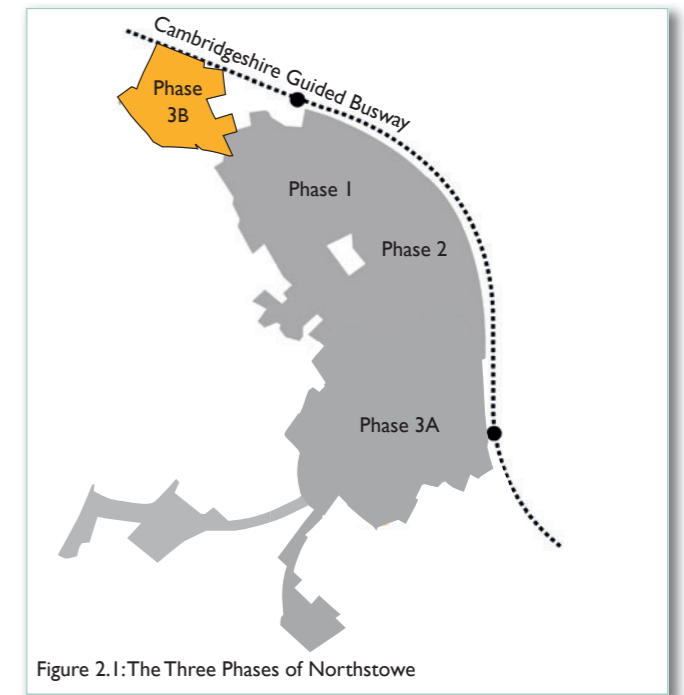
#### Social and Economic Context

The diverse economy of Cambridgeshire has particular strengths in sectors including engineering, research and development, pharmaceutical and tourism, amongst others.

The town of Northstowe is secondary to Cambridge, but the town as a whole has the opportunity to provide space for the supply chain, for example in the knowledge economy (B1) and food sector; machinery supply and maintenance (B1c).

Northstowe aims to be a forward thinking, modern development which will provide 21st Century workspace, with an emphasis on flexible, move on space and home-working.

More detailed information on the social and economic context can be found in the Economic Development Strategy submitted as part of this application.



## 2.3 Relevant Policy and Guidance

The overarching Masterplan proposals for the planning application have been developed in accordance with National and Local Planning policies. The design proposals have evolved with input from statutory consultees and discussions with South Cambridgeshire District Council (SCDC). An inclusive approach to design, planning and technical input has been adopted, including extensive public and community engagement, enabling the proposed development of the Application Site to be realised in a positive and sustainable way.

The Development Plan for the site consists of the following planning policy documents,;

- South Cambridge Local Plan ('LP') – September 2018
- Northstowe Area Action Plan ('NAAP') – July 2007

Other material considerations that the proposals have taken into account include:

- National Planning Policy Framework ('NPPF') – February 2019
- Northstowe Development Framework Document ('DFD') - August 2012 & Exemplar Addendum Document - October 2012
- South Cambridgeshire Supplementary Planning Documents ('SPD'):
  - Affordable Housing SPD
  - Biodiversity SPD
  - Development Affecting Conservation Areas SPD
  - District Design Guide SPD
  - Health Impact Assessment SPD
  - Landscape in New Developments SPD
  - Open Space in New Developments SPD
  - Public Art SPD
  - Trees and Development Sites SPD

A full schedule of planning policies relevant to Phase 3B and the scheme's response to each is set out in the Planning Statement submitted as part of this application.

The Design and Access Statement has taken into account policies relating to access in relevant local development documents. The relevant documents, and the sections in which they have been addressed within this document are as follows:

- South Cambridgeshire Local Plan (2018): Policy HQ/1: Design Principles (Section 6.4),
- Northstowe Area Action Plan (2007): All references to good access to services, permeable access and movement, and minimising disruption to villages, including the objectives set out in section D6 and policies NS/10 and NS/11.

### 2.3.1 Northstowe Development Framework Document (2012) (DFD)

The Development Framework remains a masterplan consideration. However, it has been overtaken by changes in the way people live and work.

The Healthy New Town status has brought an emphasis on health and wellbeing, requiring a multi-layered approach to open space and sport.

The Town Centre Strategy developed as part of Phase 2 has shifted the emphasis of land uses and size of the Town Centre, bringing it into line with today's shopping and working pattern. This also has an influence on Phases 3A and 3B and the local services provided within them. Nevertheless, the DFD sets out important considerations and has a role in ensuring Northstowe becomes a well integrated town.

The development proposals for Phase 3B incorporate the following principles set out in this DFD:

#### Community

- Active and healthy living: Allotments within walking distance of homes, greenways, community orchards, sports hubs, trim trails and a comprehensive network of cycle and pedestrian paths will encourage healthy lifestyles.

#### Connectivity

- Dedicated busway as a direct link from the Cambridgeshire Guided Busway running through the middle of Northstowe enabling the site to be served by a high quality public transport system linking Huntingdon and Cambridge.
- Walking, cycling and buses to be given priority on streets with pedestrians afforded top priority. Pedestrian and cycle connections will be provided between Northstowe and adjoining settlements e.g. Longstanton.

#### Climate

- Towards low carbon with a combination of energy efficient solutions, local food production, green travel, innovative technology and communications systems and waste recycling centre.

#### Character

- Physical environment - linear development reflecting local settlement forms along key routes with an alternating street alignment, and a strong sequence of public spaces to aid legibility. Flexibility for change and innovation over time, inherent within the development form.
- Varied building heights and architectural vernacular as a defining feature.
- A strong landscape structure with a hierarchy of interconnected green public spaces and parks, often linked via strong linear axis, based upon the grain of the land and incorporating existing site assets and features.
- Nature conservation in wildlife corridors, a network of lakes, ponds and ditches, meadows and scrub, retained landscape features, green links and linear parks to create a mosaic of habitats and green space utilising and emphasising water features, becoming a haven for wildlife and providing opportunities for natural play and informal access.



Figure 2.3: Northstowe Development Framework Plan (DFD 2012)

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**Health and Wellbeing**

# 3 Health and Wellbeing

Northstowe was included in the NHS Healthy New Town (HNT) initiative. This chapter sets out the commitments and principles that will that apply to Northstowe as a whole and how strategies and detailed principles developed for Phase 2 will shape the development proposals for Phase 3B to continue the HNT legacy.

## 3.1 Health and Wellbeing Commitments

Northstowe is one of the NHS 'Healthy New Town' (HNT) initiatives. This national initiative is both based on existing evidence and intended to generate new evidence about what works, why and how. Therefore, Northstowe is expected to explore innovative strategies and initiatives that will contribute towards the health and wellbeing of its future population. Good design and placemaking can have a significant impact on encouraging an active and sustainable lifestyle for a community, therefore this section is of particular importance to the Design and Access Statement; ensuring that the key principles for healthy living are embedded into the design process from the outset.

Northstowe's Healthy New Town priorities are to:

- Deliver a healthy community through a framework of interventions which can be applied as the town develops;
- Create a healthy town through infrastructure and place shaping; and
- Develop a new model of care for Northstowe.

The commitment to create a healthy community through infrastructure and place shaping includes:

- The delivery of open space, landscape, and green infrastructure to create nudge and pull factors and maximise opportunities for positive lifestyle choices around obesity.
- The provision to cater for all ages and abilities with a focus on dementia and older people.

Homes England are committed to ensuring that Healthy New Town principles are applied to all aspects of Northstowe's development. While the NHS programme has ended, Homes England and its partners, including South Cambridgeshire District Council and Cambridgeshire County Council (CCC), have made a joint commitment to continue with the programme for the benefit of future residents of Northstowe.

### 3.1.1 Northstowe Healthy Living and Youth & Play Strategy (2018)

A Healthy Living and Youth & Play Strategy was approved as part of Phase 2. Within this document is the Healthy Living Strategy which sets out 9 principles, which based on scientific research are considered to be fundamental drivers in improving physical and mental health and wellbeing.

These principles are:

- Providing contact with nature;
- Promoting a positive community identity;
- Providing access to sports;
- Providing inclusive design / design for all;
- Health and wellbeing through play;
- Promoting positive social interaction;
- Promoting access to healthy food;
- Increasing physical activity; and
- Creating a low pollution environment and adapting to climate change.

The development proposals for Phase 3B will adhere to these principles. Their detailed implementation will be defined through later stages in the planning process, such as the Design Code.

### 3.1.2 Northstowe Phase 2 Design Code (2017)

The Design Code for Phase 2 is an important bridge between the outline planning consent and detailed proposals for Northstowe Phase 2. It builds on the Phase 1 Design Code, and is an appropriate forum for embedding principles of healthy neighbourhoods. The final document demonstrates how these objectives can be embedded in design requirements at a strategic as well as detailed level. Some of the principles that aim to promote healthy and active lifestyles within the Phase 2 Design Code include:

- **Development density and permeability:** Higher densities can create active and animated streets. A choice of attractive routes, higher densities and variation in character help to deliver streets and spaces that are safe and interesting to walk along.
- **Spatial organisation of parks: and the provision of community allotments and orchards:** The benefits of this include catering for gentle outdoor activity, increased sense of community and belonging and healthy, fresh produce.
- **Walking and cycling:** Provision of a choice of walking and cycle routes at a fine grain is an important consideration in promoting healthy activities including the use of bikes as an active mode of transport.
- **Accessibility of public transport:** Including high quality bus connectivity throughout the site as well as connecting to adjacent settlements.

### 3.1.3 Summary

The Healthy New Town priorities and the detailed strategies developed for Phase 2 have informed the masterplan for Phase 3B, to ensure these are embedded from the strategic level down to the detailed implementation. Homes England has made the commitment to extend the principles set out in the above documents to Phase 3B.

This will provide a coherent town wide approach and ensure that all residents have the opportunity for healthier and happier lives.



Figure 3.1: 'Putting Health into Place' (NHS England)



Figure 3.2: Northstowe Phase 2 Healthy Living and Youth & Play Strategy (Approved as part of Northstowe Phase 2)



Figure 3.3: Northstowe Phase 2 Design Code (October 2017)



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## Site and Context Appraisal

## 4 Site and Context Appraisal

This section sets out the social and physical context of the site, the existing site features and the design influences associated with Phase 3B.

### 4.1 Northstowe:

The development proposals for Phase 3B, will complete the northern neighbourhoods of Northstowe. As such it must be seen in the context of Phase 1, 2 and 3A of Northstowe as well as the adjacent village of Longstanton.

The next pages illustrate the design influences that have been considered during the masterplan development. These also formed the basis of stakeholder and community engagement in the early stages of the design development.

#### 4.1.1 Phase 1

Northstowe Phase 1 has been promoted by Gallagher Estates (now L&Q). Planning permission for this phase was granted on 22 April 2014, with the associated design code approved later that year.

Phase 1 is located to the north east of Longstanton and abuts the western boundary of the Cambridgeshire Guided Busway (CGB). The main area of Phase 1 accommodating the development proposal measures 97ha, with an additional 25ha of land within the application red line located southwest of Longstanton, accommodating flood attenuation ponds.

The Phase 1 proposal included:

- Up to 1,500 dwellings, including affordable housing in a mix of tenure types;
- A Local Centre, including space for a community building and provision for retail and other appropriate uses;
- A primary school;
- 5ha of employment land including a household waste recycling centre and foul water pumping station;
- Formal and informal public open space, including a sports hub of over 6ha and approximately 23ha of additional public open space including parks/play space and a network of footpaths and cycleways;
- Water bodies of approximately 5.2ha including a water park providing a recreational, ecological and drainage resource;
- 1.57ha of allotments and community orchard;
- Improvements to the existing B1050;
- Earthworks and cut and fill to enable land raising and re-profiling of the site for sustainable drainage purposes.

A Design Code was produced by Gallagher Estates (now L&Q) and Homes England in order to satisfy the requirements of the NAAP and, meet the requirements of a planning condition. This document comprises high level, town-wide design guidance as well as detailed guidance for Phase 1 only.

At the time of writing, the primary school, Pathfinder C of E Primary School is open and approximately 529 new homes (as of January 2020) within Phase 1 are occupied.

#### 4.1.2 Phase 2

Northstowe Phase 2 lies to the south east of Phase 3B and delivers the central part of the development, comprising the Town Centre, and is approximately 165ha in size. This phase is bordered to the east by the CGB and to the west by Longstanton and surrounds the existing settlement of Rampton Drift.

Phase 2 of Northstowe, which is currently under construction, will be a series of urban neighbourhoods of up to 3,500 homes with Town Centre facilities and schools as well as community and sports facilities. The application for Phase 2 included:

- Up to 3,500 dwellings
- 1 secondary school as part of an education campus
- 2 primary schools
- Special Educational Needs (SEN) School
- Town Centre, including employment uses, formal and informal recreational space and landscaped areas
- Eastern sports hub
- Remainder of western sports hub (to complete the provision delivered as part of Phase 1)
- Dedicated Busway
- Primary road links
- Construction of a new highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, and associated landscaping and drainage.

The Town Centre within Phase 2 will provide the primary focal point for the town. It is within this central core that the key services and employment provision will be located.

At the time of writing, the secondary school is open and the reserved matters application for an initial parcel of development, Phase 2A, has been approved.



Figure 4.1: Composite Plan showing detailed design and illustrative layout of different parcels within Phase 1



Figure 4.2: Pathfinder C of E Primary School opened in September 2017

The Healthy Living, Youth and Play Strategy (2018) and Design Code (2017) described in Section 3, and the Town Centre Strategy (2019), summarised below and submitted relevant to Phase 2, have been taken into consideration in the development of the proposals for Phase 3B.

### Town Centre Strategy (2019)

The aspiration for Northstowe Town Centre, as set out in the Town Centre Strategy prepared for Homes England by Allies and Morrison, is to:

*'Provide a dynamic and innovative centre that meets the needs of residents throughout its phased delivery and long into the future, as well as serving residents in surrounding villages and attracting a diverse range of workers and visitors.'*

It aims to establish the Town Centre as a destination and a hub of activity; growing and evolving as development progresses to continue to meet the wide ranging needs of new residents, workers and visitors. The Town Centre Strategy sets out the changing roles of Town Centres, as they transform into social destinations for experiences and interaction due to the rise in online shopping. The range of services and facilities available will be complementary to Cambridge and provide a differentiated offer which isn't available in the wider context; meeting the needs of the Northstowe residents as well as drawing on a wider context through the distinctive retail provision.

In addition to retail provision, Northstowe Town Centre will comprise a spectrum of employment spaces. It will be a place to have ideas, start and grow a business, with a wide range of working environments provided to encourage a range of business types and sizes. New spaces will complement the sci-tech provision in the region and provide spaces for creative endeavour, with the intention being to develop a strong relationship between the Education Campus in Phase 2 and the businesses within the town.

The Market Hall and Civic Hub typologies are key components of the Town Centre, providing a mix of uses in one location including employment space, retail, leisure, community and cultural.



Figure 4.3: CGI of Phase 2 Town Centre (Allies and Morrison)

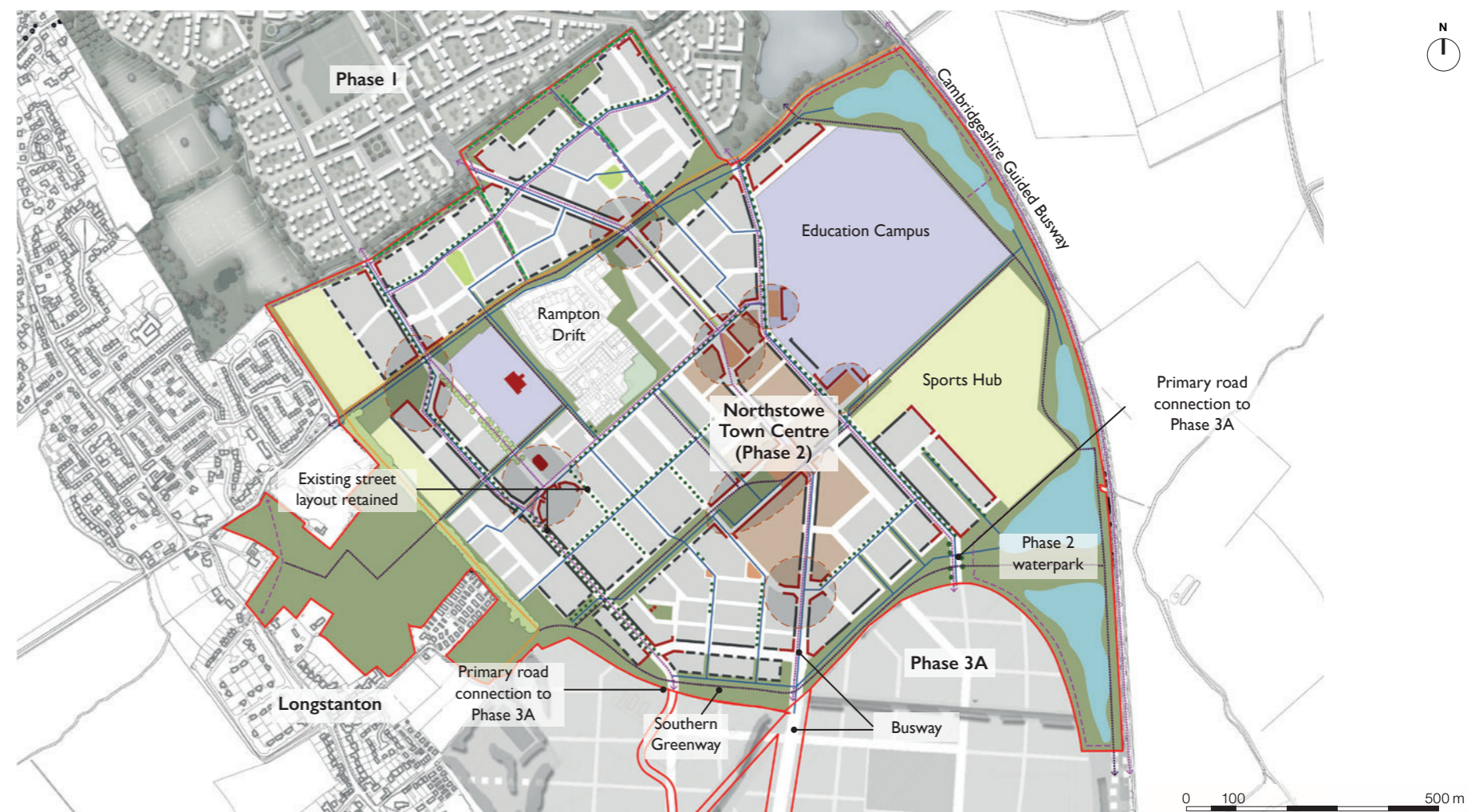


Figure 4.4: Phase 2 Urban Design Framework (extract from Design Code 2017)

### 4.1.3 Phase 3

Phase 3 is comprised of Phases 3A and 3B, which are located at the south and north of Northstowe respectively. Together, Phases 3A and 3B will deliver the remaining balance of homes (up to 5,000: 4,000 in Phase 3A and 1,000 in Phase 3B) and complete the town. Phase 3A will be covered by a separate outline planning application.

### 4.2 Phase 3B Site Location

The Application Site Boundary for Phase 3B is shown on Figure 4.5. The key points regarding the location of Phase 3B in relation to Northstowe and the wider context are listed below:

- Phase 3B will complete the northern neighbourhoods within Northstowe, adjoining Phase 1 in its south eastern corner.
- Phase 3B is located to the north of the B1050, with the settlement edge of Longstanton adjoining the southern edge of the carriageway.
- Improvements to the existing roundabout on Station Road will provide a direct access point into the site.
- The Cambridgeshire Guided Busway runs along the northern boundary of Phase 3B, with Longstanton Park and Ride (served by the guided busway) located within walking distance of the site.
- The surrounding area is predominantly occupied by farmland to the north, west and south-west.

### 4.3 Existing Site Features

An overview of the existing site features is set out in this section. For more information about the existing landscape character and site features please refer to the Landscape Strategy submitted as part of this application.

The Application Site is approximately 47ha, and is predominantly flat, comprising a large arable field. The existing features within the site include:

- A central woodland copse around a small pond. The central copse is connected to the western hedgerow boundary by a ditch and to the B1050 by an extent of hedgerow. A second ditch extends in a south west direction from the copse.
- Two attenuation ponds are situated to the west of the 3B site, on either side of Over Road.
- An area of semi-improved grassland along the northern edge of the site, immediately to the south of the CGB. This area is likely to have been created and managed as a mitigation area for the CGB.
- The former alignment of Fishpond Road, along the hedgerow that extends south from the central copse.
- A small number of broad-leaved trees scattered across the site, largely as occasional presence within hedges.

The following sections set out the site's context and associated opportunities and influences.




-  Application Site Boundary
-  Cambridgeshire Guided Busway
-  Access into site via improvements to the existing roundabout



Figure 4.5: Phase 3B Site Location Plan.

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## 4.4 Movement: Design Influences

The existing movement network within and surrounding the site has been analysed to ensure the structure of movement within the masterplan is well connected to its immediate and wider context. For a more extensive explanation of the movement analysis please refer to the Transport Assessment submitted as part of this Planning Application. The key opportunities identified are:

- To provide direct pedestrian and cycle links into Phase 1 and to the pedestrian/cycle route adjacent to the Cambridgeshire Guided Busway.
- Northstowe Phases 1 and 2 have established a network of strategic and local cycle routes. The principles and routes established in the earlier phases have influenced the masterplan for Phase 3B to create a well connected network of cycling routes, greenways and streets that encourage walking and cycling.
- The existing roundabout on Station Road will be improved to provide a direct access into the site and improved pedestrian / cycle crossing points.
- The existing informal pedestrian route which runs from the southern boundary of the site towards the copse of trees will be retained and integrated into the movement network. This route is used locally for walking.
- There is the opportunity to safeguard potential future links to land to the east, which may be bought forward by others.

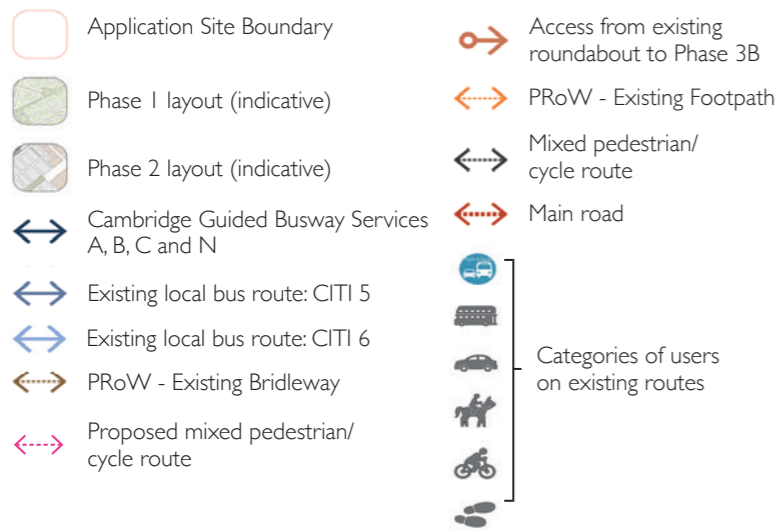
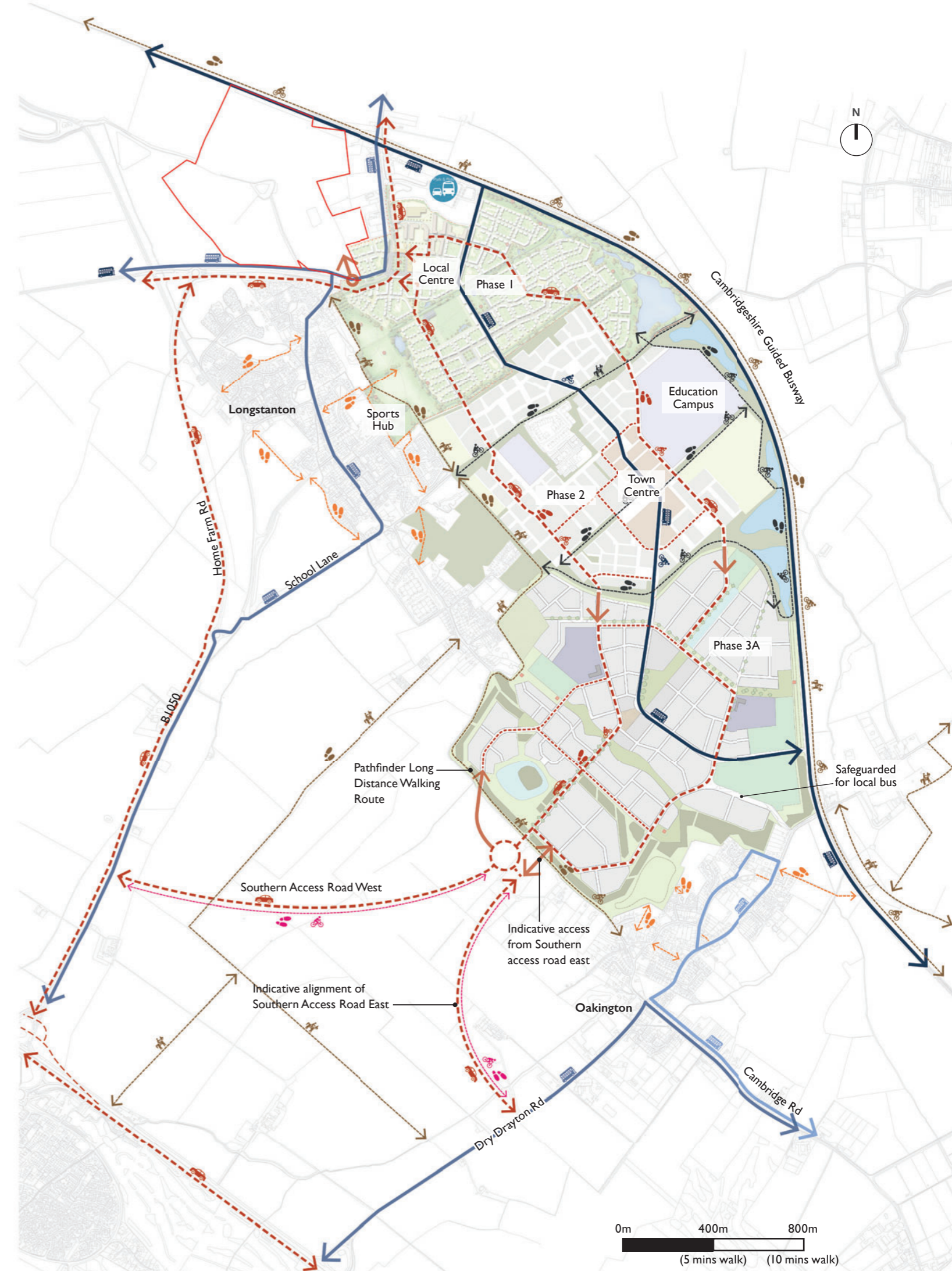


Figure 4.6: Movement Design Influences Plan.



## 4.5 Facilities: Design Influences

Cambridge is a regional city of great influence. It is located close to Northstowe and is connected by the CGB. There are a number of science parks in the wider sub-region, including Cambridge Research Park and Cambridge Innovation Park as well as the Cambridge Science Park, Alconbury Enterprise Park and Cambridge BioMedical Centre at Addenbrooke's, all three of which have direct CGB links from Northstowe. A number of these are currently being built out to meet the needs of the future residents of the area. More locally, the surrounding villages of Longstanton, Oakington, Cottenham, Willingham, Over and Swavesey are key locations in serving the needs of the local residents.

Northstowe Phase 1 comprises a number of facilities and services that will be easily accessible from Phase 3B, including a Local Centre, Sports Area and Primary School. The pedestrian and cycle network for Phase 3B will connect directly into Phase 1, encouraging sustainable travel for short distance journeys such as to the Local Centre.

Northstowe Town Centre's vision is to complement the employment provision within the area, and identify gaps in the market in terms of facility and service provision. A wide range of employment, leisure and commercial services and facilities will be provided within this phase of the town, which will complement those provided within Longstanton and Oakington and be easily accessible both within Northstowe and within the wider context.

Northstowe Phase 2, will provide a primary school, secondary school, special educational needs school, sports hub, community / health hub and a wealth of employment and retail provision, amongst others.

Longstanton is an important consideration for Phase 3B due to its proximity to the development and offering of services and facilities. The facilities within Longstanton include a supermarket, veterinary practice, primary school, post office and a public house.

Proposals are under consideration for development on adjoining land (Digital Park and Endurance Estates). These include LEAPs but they have not been shown as the proposals have not been permitted. Collaborations meetings have been held, please refer to the Coordination Statement for further information.

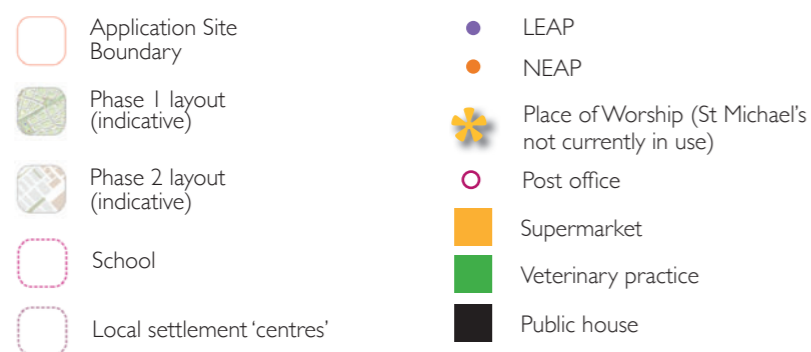
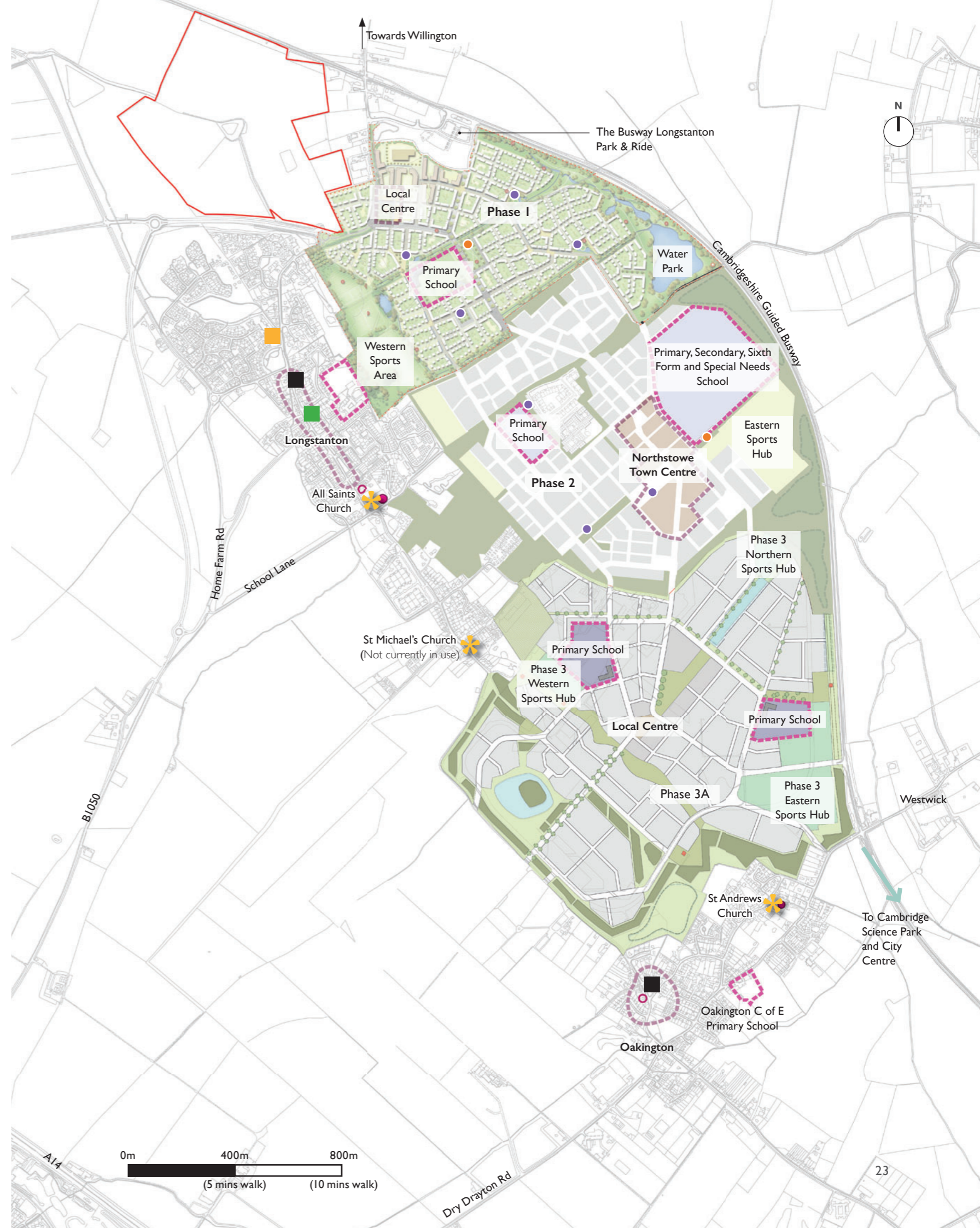


Figure 4.7: Facilities Design Influences Plan.

January 2021



## 4.6 Landscape and Environment Design Influences

### Landscape Character

Northstowe has a rich and complex landscape history, evolving through natural processes and human interactions, from its ancient origins. Throughout history it has significantly changed; the Northstowe development presents an opportunity for the next layer in its landscape evolution. For more information on the landscape character of Northstowe and the surrounding context, please refer to the Landscape Strategy submitted as part of this application.

The existing landscape features of Northstowe form the base layer of Green Infrastructure. Woodland, hedgerows delineating agricultural fields, and field ponds all form part of the existing mosaic of landscape typologies and biodiversity habitats in the surrounding area. The key components of the existing landscape character are:

- Surrounding arable farmland, offering open, flat long views.
- The Local Landscape Character of Longstanton comprises a medium sized village with orchards and paddocks on the periphery, providing an attractive setting.
- Tree copses represent an important feature in the wider landscapes and contribute to perceptions of landscape character.



Figure 4.8: The Fens National Character Area (NCA) is a large, low-lying landscape with a high number of drainage ditches, rivers and dykes



Figure 4.9: The Fens NCA is characterised by flat, open landscapes with extensive views



Figure 4.10: Aerial photo of the River Ouse and the surrounding fen landscape pattern.



Figure 4.11: Existing vegetation and watercourses will be retained where possible



Figure 4.12: Existing tree belts will be retained and enhanced as part of the green infrastructure strategy, where possible



Figure 4.13: The existing tree copse within Phase 3B will be retained.



## Opportunities and Influences

The Landscape and Environment opportunities and influences have been identified as part of the site analysis. For further explanation please refer to the Environmental Impact Assessment and Landscape Strategy documents submitted as part of this Planning Application. The main influences are:

- Surveys have identified a range of considerations in relation to species including badgers, water voles and birds (including farmland birds). Their habitats have influenced the masterplan layout and mitigation strategies.
- There is the opportunity to retain and enhance the area of grassland along part of the site's northern boundary, that is likely to have been created and managed as a mitigation area for the CGB.
- The central tree copse will be retained as part of the proposals. It provides an important habitat as well as an attractive and distinctive landscape feature. The hedgerows within the site will also be retained where possible.
- There is the opportunity to retain and enhance the existing boundary hedgerows as part of the biodiversity net gain strategy as well as preservation of the interface with the surrounding countryside. They are also a key characteristic of the local landscape pattern.
- The opportunity exists to create Strategic Green Infrastructure corridors on site; providing walking and cycling links to the wider landscape context, including to Endurance Estates land to the east.



Figure 4.14: Landscape and Environment Design Influences Plan.



## 4.7 Heritage: Design Influences

The historical assets within Phase 3B have informed and shaped the development process, with the masterplan responding to the historical influences across the site.

The heritage of Northstowe and the wider context has been mapped and analysed to ensure that development maximises the opportunities that this historical context provides. Northstowe as a whole has a long and varied history, with wider fenland history suggesting the area could be traced back to Paleolithic and Neolithic times. In more recent history, parts of Northstowe were occupied by the RAF before it came into use by the Home Office. The RAF occupation has left its mark on the site, most notably in the form of the remains of the concrete runways in Phase 3A.

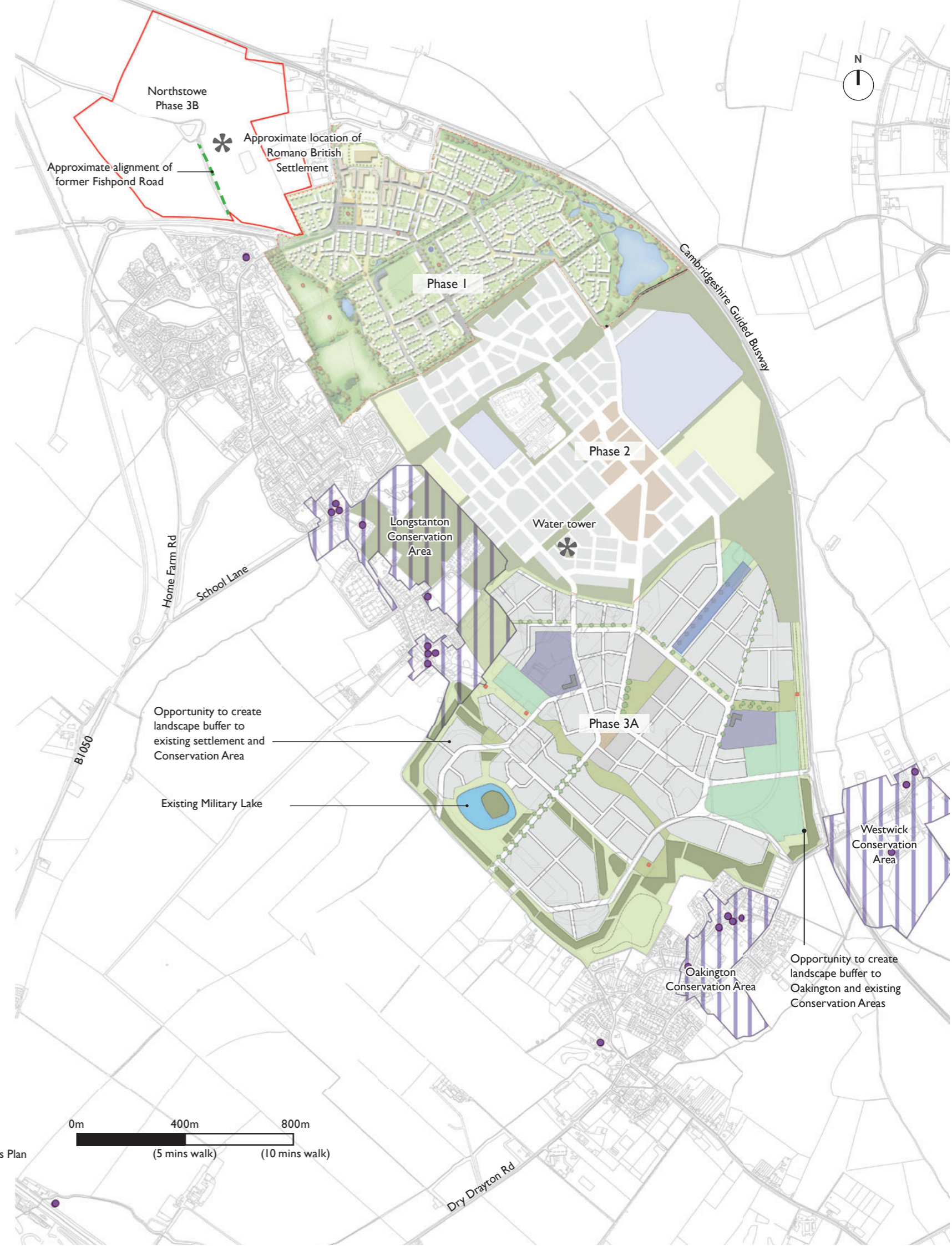
Whilst there are few formal designated heritage assets in the vicinity of Phase 3B, key heritage assets and considerations identified within Phase 3B comprise:

- Fishpond Cottages, which no longer exist on the site but were previously located within the central tree copse adjacent to the pond.
- The alignment of Fishpond Road, which leads towards the central copse from the site's southern boundary, originally serving the former Fishpond cottages.
- Site and street pattern of former Romano British Settlement, as shown on Figure 4.15 below.

For more detailed information on the heritage of the site please refer to the Environmental Statement Volume 1, Chapter 9: Cultural Heritage.



Figure 4.15: Historic map showing Romano British Settlement street pattern.



- Application Site Boundary
- Phase 1 layout (indicative)
- Phase 2 layout (indicative)
- Phase 3 layout (indicative)
- ▨ Conservation area
- ✱ Existing water tower - Phase 2
- Listed buildings
- Former alignment of Fishpond Road

Figure 4.16: Heritage Design Influences Plan

## 4.8 Character: Design Influences

The vision for Northstowe is to create a new town with a distinctive identity, that draws on aspects of the local traditional characteristics. Therefore, an understanding of its context in wider Cambridgeshire is essential.

On the next few pages we have drawn out the key characteristics that have influenced the masterplan and development form. These contain influences from:

- Policy: Northstowe Development Framework Document (2012);
- Analysis of Cambridgeshire architecture; and
- Local influences.

It must be noted that this DAS supports an outline planning application and therefore, the level of detail of the development proposals remains at a high level. Future planning stages, such as the Design Code and Reserved Matter Application(s) will provide further detail on how individual buildings and architecture will relate and respond to local characteristics.

### 4.8.1 Northstowe DFD (2012)

The DFD includes a contextual study of Cambridgeshire settlements within proximity of Northstowe that are influential in determining key aspects of the town's character, layout and structure. These are:

#### Overall structure

- Urban form with a dense core set around a grid street pattern;
- Based on a linear form;
- Clearly defined approaches and gateways with marker buildings; and
- Connected greens and spaces.

#### Vernacular

- Cambridge stock brick of buff colour or yellow Gault clay bricks, pastel and white render;
- Plain grey roof tiles; turned gables;
- Varied building heights and plot width in specific locations; and
- Contemporary civic buildings.

#### Density and uses

- Mixed use located along Town Centre approaches;
- Mixed use commercial focus within Town Centre; and
- Continuous frontages along Town Centre approaches.

## Landscape and drainage

- Use of open swales and water overlooked by development;
- Hedgerows, woodland or tree belts at settlement edges.
- Village greens; and
- Orchards and hedgerows paddocks.

### 4.8.2 Cambridge Architectural Character

In its contextual analysis, the DFD says relatively little about building form and materials - it is focused more on the structuring elements described above. Vernacular forms and materials are described in depth in the Council's District Design Guide SPD. The masterplan and proposed development form has been influenced by site visits of Huntingdon, Peterborough, Ely, St Ives and more recent developments in Cambridge (Abode, Accordia, Eddington, Trumpington Meadows and Addenbrooke's/Ninewells) to develop a greater understanding of how regional forms and materials could be interpreted in a contemporary way at Northstowe. This work has influenced the Phase 2 Design Code and is envisaged to influence the detailed proposals for Phase 3B. The following pages illustrate the key principles, grouped around the following themes:

- **How buildings define streets and spaces;**
- **Built form: rooflines;**
- **Built form: rhythm and proportion; and**
- **Materials.**

## Materials



**Figure 4.17:** Consistent brick used for boundary walls and buildings create a coherent townscape in Addenbrooke's/Ninewells.



**Figure 4.18:** Materials vary in Huntingdon Town Centre, but the variety is controlled by being within a limited palette of brick types and render, and varying only building-by-building, not within each building.

## Materials



Figure 4.19: Variation in material in this street in Great Kneighton is unified by the symmetrical buildings form, creating a high quality appearance.



Figure 4.20: Consistent use of a single brick type in Ely brings together these varied building forms.



Figure 4.21: Variation in material which respects the same colour palette in Eddington unifies the street and ensures it is seen as a cohesive whole.

## Defining Streets and Spaces



Figure 4.22: This street in Ely is typical of the way that strong linear building forms define and enclose the street. The setback varies, but it is consistent within each building block.



Figure 4.23: Ely: different materials and built form but the consistent building line within blocks strongly defines the river-front street.



Figure 4.24: Contemporary forms in Eddington, Cambridge achieve a similarly strong enclosure of the street and a consistent approach within the building block.



Figure 4.25: Strong definition of Town Centre streets in Peterborough (left) and Huntingdon (right) but there is no doubt which is the main street. The greater width of the street and scale of the buildings on the left gives it a much greater sense of importance than the lane on the right.



Figure 4.26: More subtle changes distinguish these two streets in Great Kneighton, Cambridge. The regular building line, consistent street width and defined kerbs on the left give the street a more formal look and feel than the shared surface, varying width and irregular building line of the street on the right. Although subtle, the differences make the hierarchy clear.

## Built Form: Rhythm and Proportion



Figure 4.27: Although the building scales and materials vary, the proportions in St Ives Town Centre are similar with a strong vertical rhythm and window proportions consistent across building types.



Figure 4.28: Strong vertical rhythm and consistent window proportions in Huntingdon.



Figure 4.29: Away from the Huntingdon Town Centre, buildings become more informal with varied proportions and sometimes horizontal window proportions



Figure 4.30: Informal buildings on the edge of Ely Town Centre have varied window proportions that make the building group appear complex. This complexity is 'calmed down' by the consistency of degree of roof pitch pitched roofs and building line



Figure 4.31: Trumpington Meadows: the distinctive building rhythm allows for a simple approach to elevations.

## Built Form: Rooflines



Figure 4.32: The bringing together of a series of simple roof forms creates a rich townscape in Peterborough. Built forms do not need to be complex to be interesting - it is the way that simple forms come together that creates richness



Figure 4.33: Strong, simple roof forms create a solid, homely character to these homes in Ely.

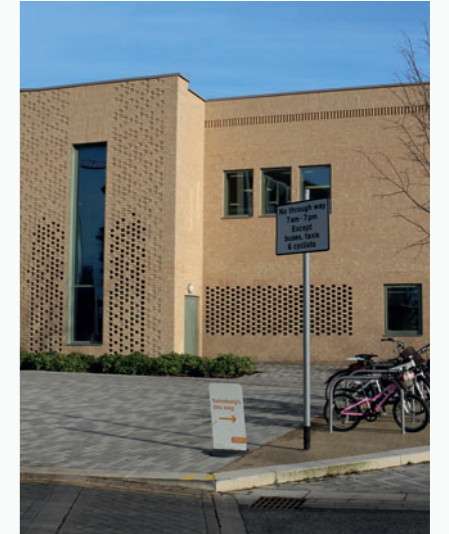


Figure 4.34: The simplicity of form of this University building in Eddington gives a similar feeling of solidity. The quality of the materials and detailing ensure the built form doesn't appear too simple.

### 4.8.3 Local Context Analysis

This section analyses the immediate context of Phase 3B, which for the purpose of this DAS comprises Longstanton, Willingham and Over; the newly built homes in Phase 1 as well as the character and design principles established for Phase 2.

Phase 2 and 3, promoted by Homes England aim to deliver a step change to the design quality. The commitment to delivering design quality has been set out in the Design Code for Phase 2 and is envisaged to be taken forward in Phase 3.

'Lessons learned' workshops (from Phase 1 and other developments) within the team and also with SCDC officers have helped to inform character and design approach for Phase 3.

#### Longstanton

Longstanton is an historic, linear village stretching along the western side of Northstowe. The settlement of Longstanton expanded from the High Street, with the Conservation area formed around the two churches of All Saints and St Michael's Church and the historic core of the village lying in the south adjacent to Phase 3A. A range of buildings from different periods characterise this village, including the two churches, historic cottages and a recent development in the north, adjacent to Phase 3B. The recent developments are typically suburban in character, formed of two storey brick buildings which are set back from the main road. This, as was found in Oakington, contrasts with the more historic buildings in the village which sit much closer to the pavement edge and incorporate more permeable boundary treatments, as seen on the images opposite. Red and buff brick, rendering and pitched tiled roofs are all prevalent throughout Longstanton.

#### Willingham

Willingham was originally a "fen-edge" village that is located approximately 2km north east of Phase 3B. The landscapes within and around Willingham have defined much of its character over the course of its history and the village was noted for the growing of fruit throughout a large portion of the 20th Century, with extensive areas of land dedicated to orchards. However, with the growth of the tech-industry in Cambridge, flower growing and fruit growing now continues on a much smaller scale within the village.

There is an eclectic range of architectural styles within the village, ranging from historic thatched houses, to 1960s bungalows to more modern and contemporary houses. The large amount of infill development that has occurred as the village has grown results in a patchwork of different types of neighbourhood and streets.

#### Over

Over, like Willingham, was a "fen-edge" village that sits approximately 3km north west of Phase 3B. Originally, Over comprised two settlements; one of which was centred on St Mary's Parish Church and the other at the south eastern end of what is now the High Street. There are a number of Victorian buildings throughout the village. This historic character is dispersed amongst later infill development and housing estates, which reflect architectural characteristics of when they were built, resulting in a range of different building types and styles throughout the village.

Figure 4.35: Examples of local vernacular in Longstanton



Two storey dwellings set back from the pavement edge characterise much of Longstanton.



The more historic buildings within the village have a stronger relationship with the street afforded by their minimal set back and visually permeable boundary treatments.



St Michael's Church, a distinctive thatched church in Longstanton

Figure 4.36: Examples of local vernacular in Over and Willingham



Above: There are a number of Victorian buildings throughout Over scattered amongst more recent infill development.



Willingham comprises an eclectic range of architectural styles, from thatched cottages to modern infill development.

## Northstowe

The town-wide structure for Northstowe is set out in the DFD and has been further developed as part of the Design Codes for Phases 1 and 2. In order to create a town that feels coherent and has a strong identity the following overarching requirements and principles have been developed.

### Landscape and open space:

Landscape and open space is an essential part of the vision for Northstowe. Town-wide requirements include:

- Create a series of public open spaces for all ages and abilities;
- Use of native species;
- Integrate flood mitigation as design features, creating locally distinct spaces; and
- Provide natural areas of play.

### Urban Form:

The objectives are to create an adaptable urban form that stands the test of time, is rich in character, locally distinctive and legible and memorable. Town-wide requirements include:

- Create walk-able streets to encourage ease of use for pedestrian and cyclists;
- Allow a variety of architectural approaches and provide active edges to the main spaces.

**Movement:** The dedicated busway provides the central spine through the town.

Town-wide requirements include:

- Give priority to pedestrians and cyclists, by creating a connected network of legible streets that provide a safe cycle and pedestrian environment;
- Use of tree planting to soften the street scene;
- Create a clearly defined street hierarchy; and
- Include streets that are paved and promote the use of shared surface areas.

## Phase 1

A new residential neighbourhood with a range of houses of contemporary and traditional character. Phase 1 provides a variety of different house types and a Primary School, and it has established the beginnings of a 'town' character with appropriate building scales and character. A Local Centre is also planned.

## Phase 2

Phase 2 of Northstowe contains the Town Centre and higher density development than in Phases 1 and 3.

The Phase 2 Design Code (2017) sets out the vision for this part of the town in terms of character. The following principles are set out to guide how Phase 2 is bought forward:

- The architecture will be contemporary and of urban character.
- Phase 2 will be of higher density than other large developments in South Cambridgeshire, such as Cambourne or Northstowe Phase 1. It will comprise a high percentage of terraces, urban housing and flatted development.
- The development character will vary across Phase 2 with distinct differences to aid legibility. The Town Centre will be the most urban in character with mixed-use blocks of around five storeys. Residential areas surrounding the Town Centre will be more intimate with buildings of mostly 3 storeys and focussed on creating a high quality living environment.
- Medium to high-density housing will be combined with high quality open spaces that are located within short walking distances from all homes.
- Local tradition will inform the overall structure, scale and order of buildings as well as the use of materials, ensuring that Northstowe will be based on the local context and vernacular architecture.
- Streets and spaces will be social areas that encourage community interaction and avoid segregation of the elderly and less able.

### Phase 2A - Urban Splash

The proposals for Phase 2a, prepared by Urban Splash, have Reserved Matters approval. The proposals show a neighbourhood that is strongly shaped by the fenland context of the site. The vision for this parcel is to create a contemporary fenland village, 'Inholm Village', which has a perimeter of landscape and is a clearly defined new neighbourhood quarter. The parcel will be permeable and connected to surrounding neighbourhoods within Phase 2 and wider Northstowe.

The dwellings within Inholm Village will all be of modular construction and will offer a range of urban typologies, with an innovative approach to amenity and parking. The proposals demonstrate the quality of development that can be achieved with appropriate masterplanning and design coding.



Figure 4.37: Northstowe Phase 1.



Figure 4.38: Phase 2 Town Centre Visualisation (Allies and Morrison)



Figure 4.39: Phase 2A Reserved Matters Application (Urban Splash)

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**5**

**Design Development Process**

# 5 Design Development Process

This chapter sets out the process of initial design and early engagement that was undertaken following the site and contextual analysis.

## 5.1 Introduction

The design of Phase 3B has been through a number of iterations, each responding to key contextual, design and technical considerations. The key principles that underpin each of the design iterations are as follows:

- Creating a direct vehicular access point on the site's southern boundary via improvements to the existing roundabout on Station Road;
- Retaining the existing copse and hedgerows woodland within an integrated network of green infrastructure;
- Creating pedestrian and cycle links through Phase 1, which in turn improve connectivity to the Phase 1 Local Centre and the Town Centre within Phase 2; and
- Responding to the surrounding context with suitable design approaches.

The additional principles that have helped inform each of the design iterations are set out over the following pages.

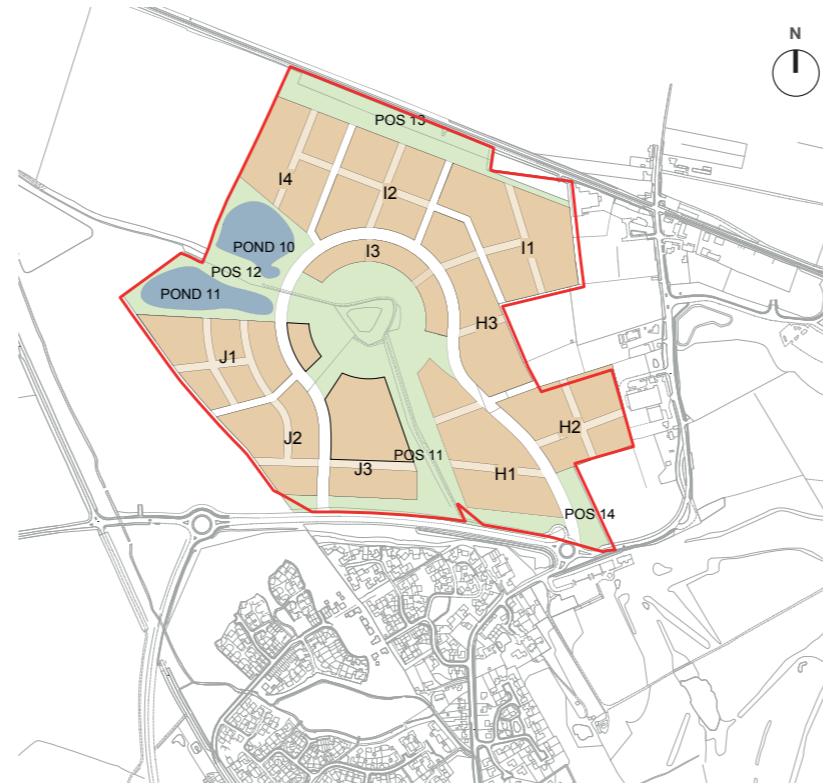


Figure 5.1: Iteration 1

### Iteration 1:

- Iteration 1 was developed to provide an initial concept that tested how the residential development, open space and school could be arranged, taking into consideration the opportunities and constraints across the site. This iteration retains the existing tree copse and associated hedgerows within a network of new open space, a principle which is seen as fundamental to the development of this phase and has thus been carried through all subsequent iterations.
- A confident building line along the site's boundary with the CGB was incorporated in this early iteration to respect the approach that is characteristic throughout the new town
- Iteration 1 tested a conceptual idea of looping the access road around the copse of trees to result in development blocks that encircled and overlooked this distinctive landscape feature.
- Whilst the concept of overlooking the central tree copse is seen to be a key principle of the phase, the development pattern explored in this concept were too formal in character and not in keeping with the existing landscape characteristics.
- Resulted in less efficient development parcels, allowing less land to be set aside for open space.



Figure 5.2: Iteration 2

### Iteration 2:

- Iteration 2 was developed to test how the provision of two separate access points could be accommodated within the site, with pedestrian / cycle links only between the eastern and western parcels to create two main bodies of development.
- It was felt that the provision of two unconnected development parcels created unnecessary segregation within the site, with the western parcel in particular appearing fragmented and detached from the main body of Northstowe.
- This option also tested a new location for the school: in the north western corner of the site. This would allow the school to sit away from the key roads and within an area of open space. However; this location is not as easily accessible via foot, bike or car as other locations within the site and sits in the opposite corner of the site to Phase 1. This lack of connectivity was seen to override the positive environmental factors associated with this location.
- A large proportion of the external space for the school site would sit within the flood zone, which would be a design challenge to ensure usability at all times.
- The green space provided to the east of the access road provided in all of the iterations thus far was felt to be creating segregation between Phase 1 and Phase 3B, which could have an impact on how the town is experienced.



Figure 5.3: Iteration 3

### Iteration 3:

- The school within Iteration 3 was located within close proximity of the access point, extending up to meet the open space surrounding the tree copse. This location is beneficial in terms of accessibility, however it would not create a positive, active edge overlooking this central area of public open space.
- This iteration comprises a looped road that connects into Station Road, with one linkage between the eastern and western development parcels. It was felt that the presence of this secondary road within the north of the site could have a negative impact on the landscape quality and usability of this area of public open space.



Figure 5.4: Iteration 4

### Iteration 4:

- The final iteration provides one primary access point into the site, via improvements to the existing roundabout on Station Road.
- Future proofed to enable potential creation of secondary vehicular access and additional pedestrian and cycle links provided via land to the east.
- The building line along the southern boundary of the site sits in line with that of Phase I in the south eastern corner; visually integrating the site into the setting of the wider town.
- The school has been retained within the parcel north west of the primary access point. This ensures pedestrian, cycle and vehicular accessibility for residents of Northstowe and the surrounding settlements in comparison to the location tested in Iteration 2. Furthermore, a development parcel is located to the north of the school site, ensuring the tree copse and associated open space is overlooked.
- The street that connects the eastern and western development parcels within the north of the site has been downgraded to lessen the impact on the open space it runs through.
- The block pattern developed in this final iteration explores the use of key streets along view corridors, creating views towards the central tree copse from the CGB.