



Homes
England

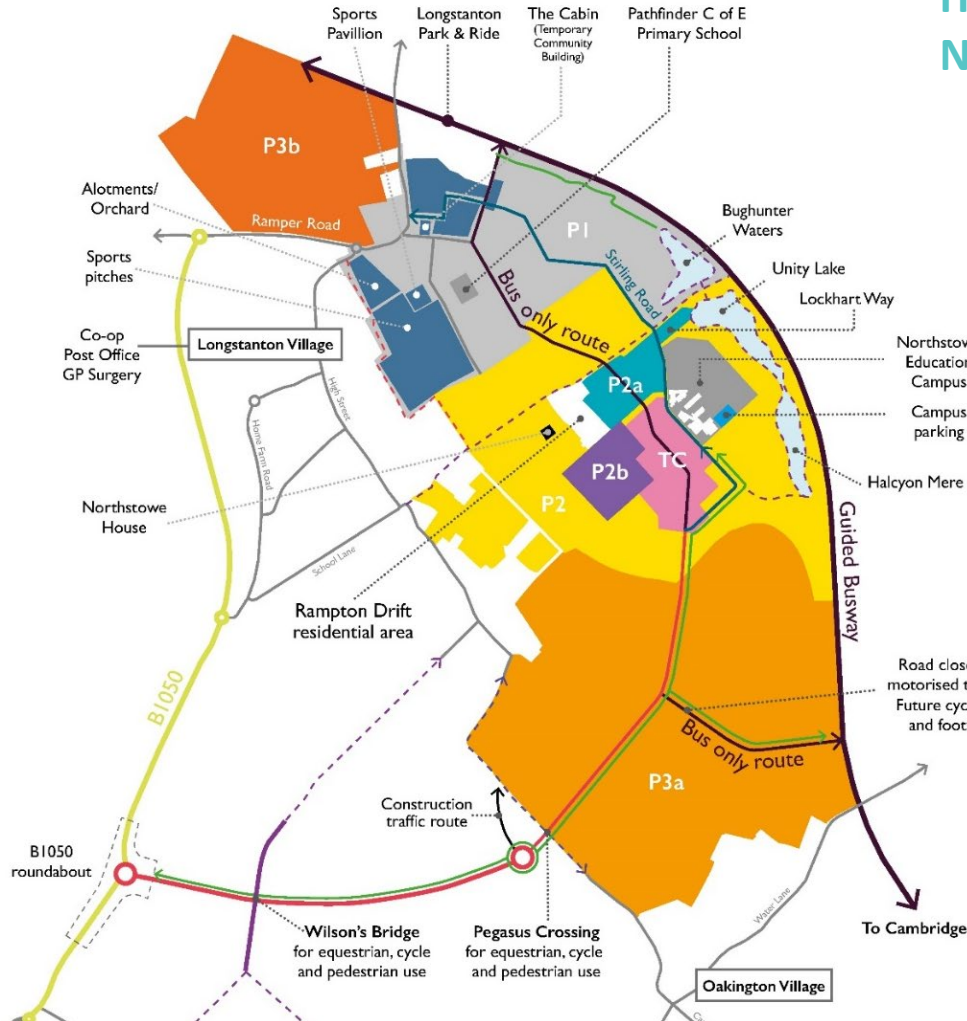
The Housing and Regeneration Agency

Northstowe Phase 2 Update

Dean Harris



Homes England is master-developer for Northstowe Phases 2 and 3



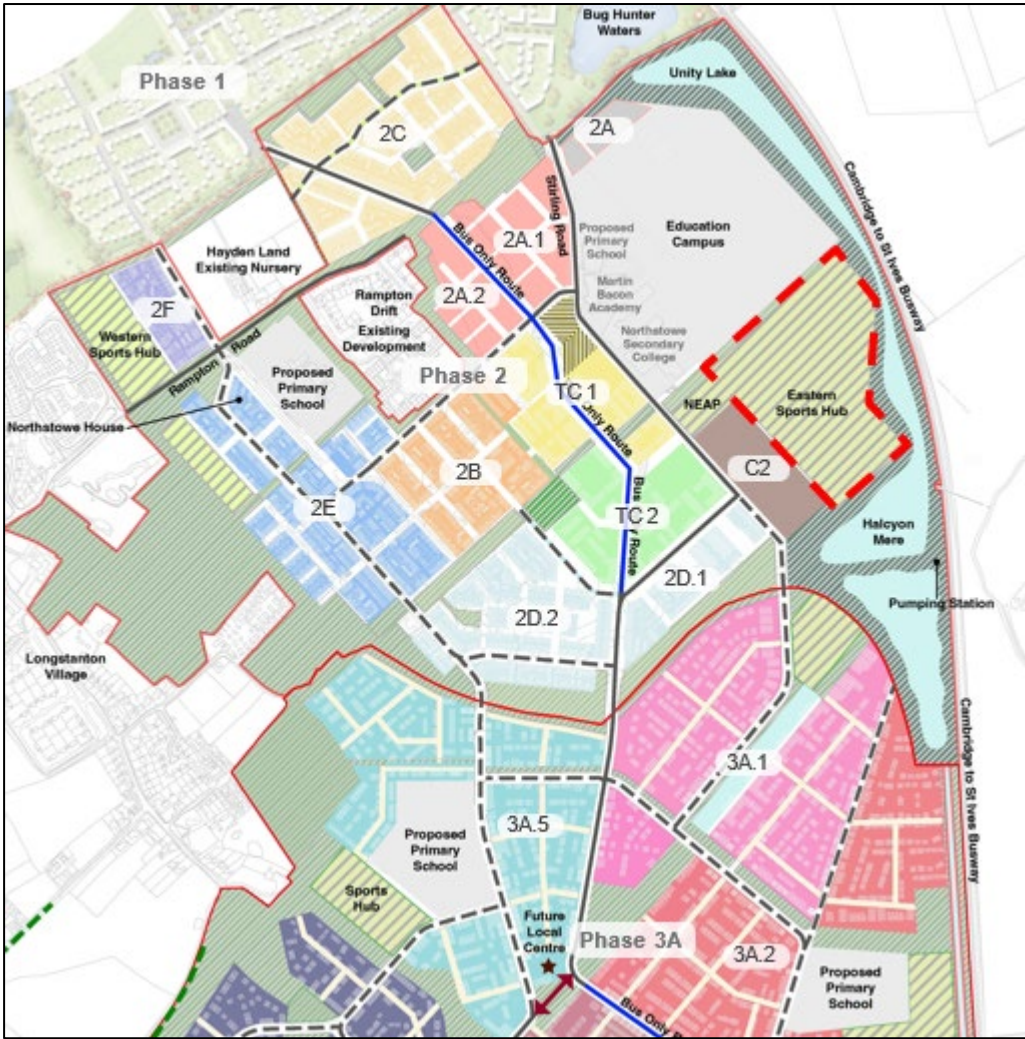
KEY

- Phase 1 L&Q (P1)**
1,500 homes
Almost fully occupied
Primary School
- South Cambridgeshire District Council (P1)**
Sports Pavillion
The Cabin
Allotments/Orchard
Sports pitches
Future Local Centre
- Phase 2 Homes England (P2)**
3,500 homes
- Phase P2a circa 343 homes
- Phase P2b 300 homes (Keepmoat Homes)
- Town centre (TC) 1,000 homes and approximately 50,000sqm commercial space
- Phase 3 Homes England (P3)**
5,000 homes
- Phase P3a 4,000 homes
Two primary schools, local centre, leisure facilities
- Phase P3b 1,000 homes
Primary school
- A14
- B1050
- Main route
- Busway
- Wilson's Bridge
- Bridleway
- Public Right of Way
- Cycleway & footway
- Other local routes
- Waterpark

WORKS PACKAGE 1

Eastern Sports Hub & Haul Road Upgrade

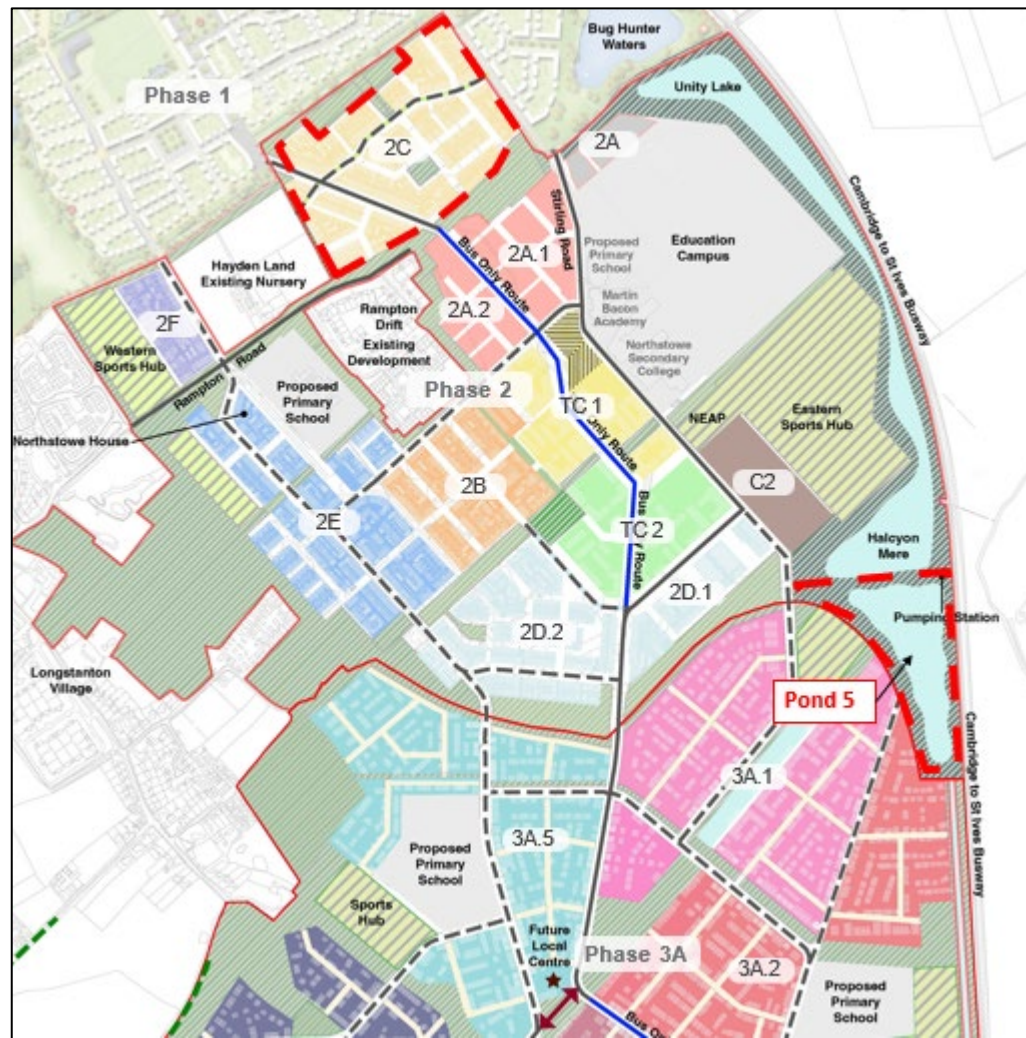
- Contractor: Greenfisher Contracting Ltd
- Purpose: Early deliver of facilities and minimising construction disturbance.
- Haul Road Works: Upgrade existing site haul road (now complete).
- ESH Works: Earthworks, construct sports pitches (football pitches, cricket pitch, cricket nets), outdoor gym, BMX track, landscaping.
- Commencement: January 2024
- Anticipated Completion: Spring 2025 (Note: 18 month establishment period)



WORKS PACKAGE 2A

Pond 5 & Phase 2C

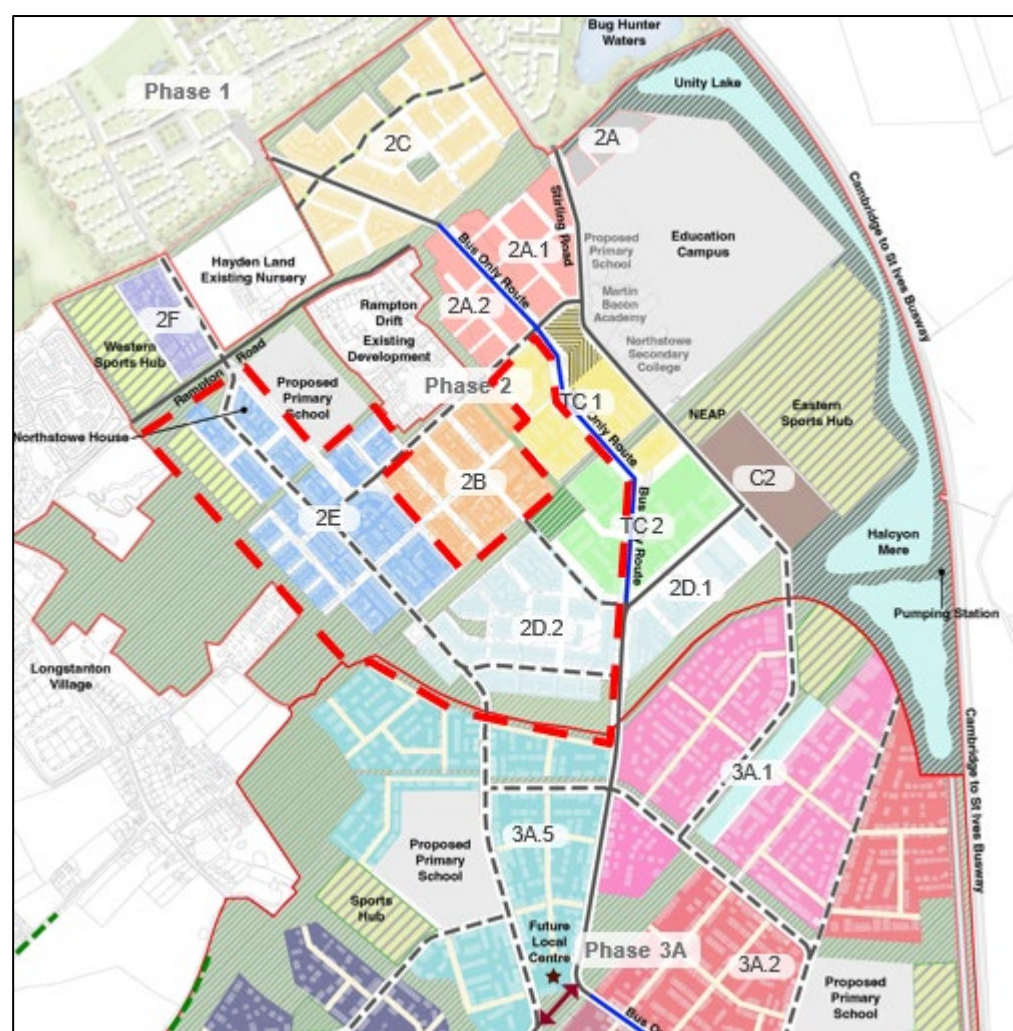
- Contractor: Cognition Land & Water
- Purpose: To further enhance site drainage and prepare land for development.
- Pond 5 Works: Construction of waterpark extension (Pond 5), transportation of Pond 5 earthworks arisings to Phase 2C, landscaping.
- Phase 2C Works: Site clearance, raise earthworks levels, temporary drainage & landscaping.
- Commencement: June 2024
- Anticipated Completion: Spring 2025



WORKS PACKAGE 2B

Parcel preparation

- Contractor: C R MacDonald
- Purpose: To prepare land for future development.
- Works: Removal of former MoD redundant underground services and ground slabs and fencing, limited vegetation clearance and reprofiling to enable temporary drainage.
- Other Works: tree protection, retention of specified trees.
- Anticipated Commencement: Late September 2024
- Anticipated Completion: Spring 2025





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Other Updates

Oval decking on the Rampton greenway has been replaced and route now reopened.

Carrying out improvement to the bird hides on Halcyon Mere to better protect them from inappropriate use.

CCTV now installed along Southern Access Road due to incidents of anti social behaviour.

Continue to investigate early opening of the cycleway alongside the future bus link to the guided busway within Phase3a. Road safety audit ongoing with the County Council – safety is an important consideration.





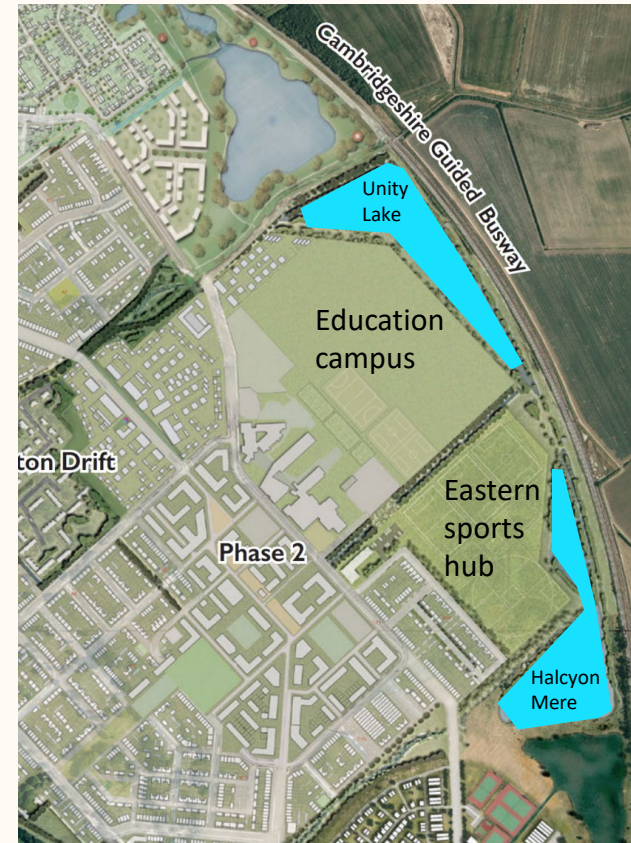
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Lake clarification

Unity Lake and Halcyon Mere are primarily designed for surface water management.

Their design maximises the potential of these features to support ecology and public amenity.

This may include access to the water itself in the future – once fully established – but this is subject to agreement with Anglia Water and matters such as monitoring water quality.





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Introducing our new partners . . .

New Strategic Partner **Capital and Centric** – will be working alongside Keepmoat on Phase 2 including the town centre.

Town who will be working up cohousing proposals for a parcel to the immediate south of the future town centre.





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The Housing and Regeneration Agency



Keep in touch



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