

Northstowe Phase 1: Finishing Works

The first phase of Northstowe is now entering its final stage: with the delivery of over 1,400 new homes, together with sports facilities, open spaces and the associated infrastructure by masterdeveloper, L&Q Estates. L&Q Estates was acquired by fellow masterdeveloper Urban&Civic in summer 2024 and, with most of the housebuilders' construction works finished, we are now in a position to undertake the highway finishing works.

The £4.7m programme of works will take some time to complete but will ensure Northstowe delivers the inclusive and accessible routes we know are vitally important to residents and will finish off many of the works we know cause frustration and issues at the moment. The works will provide connected cyclepaths throughout the development, a dedicated busway connecting to the Cambridgeshire Guided Bus, accessible pedestrian routes and finished surfacing, signage and street furniture.

With works of this scale there will be some disruption, especially as it will affect all the key roads within the development at some point. The team apologise for the inconvenience some of these works will cause, but they have been working with the contractor to minimise impacts as far as possible, by restricting the work to specific sections at any one time, working through the area in phases.

Work started around the community centre in December and this will be the focus of the initial construction work. The later phasing is set out in the plan below.

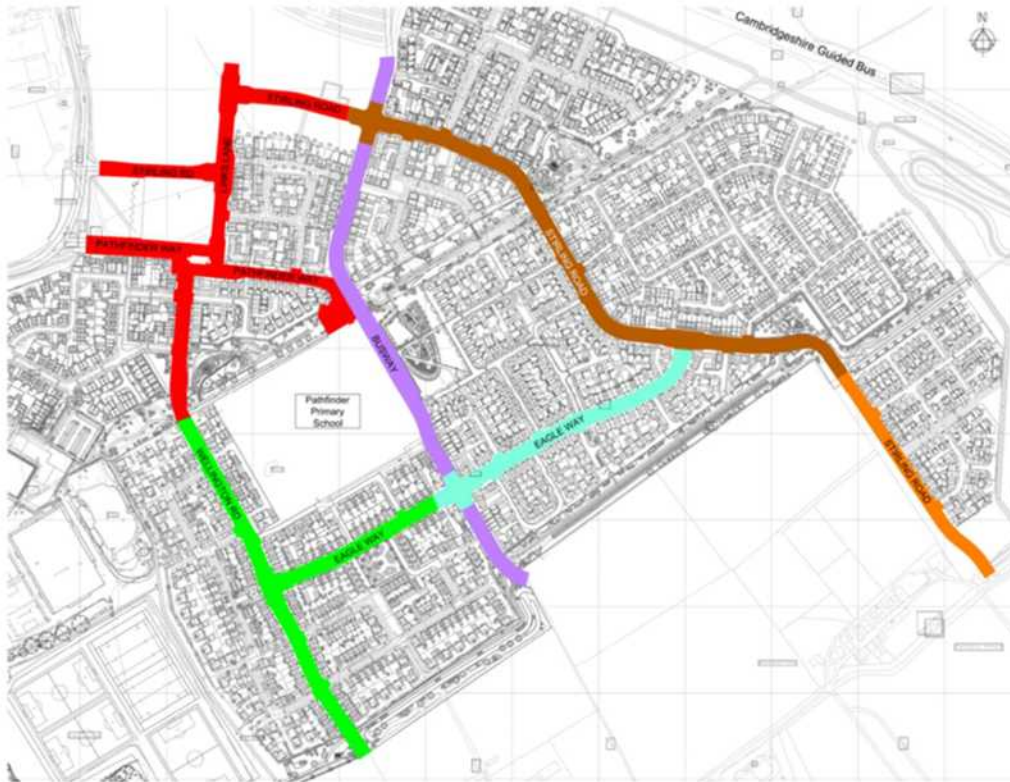
About the works

The finishing works will include:

- The installation and completion of cyclepaths and footpaths, with red surfacing applied to cyclepaths and block paving to some of the footpaths.
- Asphalt surfacing to roads, with manhole covers and other ironworks raised to work with the new levels.
- Road markings will also be applied, and road signs installed - including 20mph speed limit signage within the development.
- Raised tables will be constructed in the bellmouths into residential roads to provide level surfaces for pedestrians at key crossing points.
- Traffic signals will be installed at the Stirling Road and Eagle Way junctions with the Busway. They will include signal phases for the dedicated cyclepath next to the Busway, and for pedestrians crossing as well as for the busway and the main traffic streets.
- Remedial works such as damaged kerbs and drainage.
- Street furniture will be installed including bus shelters on Pathfinder Way, Wellington Road and the Busway outside Pathfinder Primary School; benches and seats; waste bins; cycle shelter and stands.
- Landscaping will be planted in outstanding areas.

The approach

To minimise disruption, the works will be carried out in sections, as set out in the indicative phasing plan below:



Phase 1: Red
(starting Dec 2024)
Phase 2: Green
Phase 3: Blue
Phase 4: Purple
Phase 5: Brown
Phase 6: Orange

The intention is to finish each section before work starts on the next one, although there is potential for some overlap to ensure the programme is carried out as efficiently as possible.

Timing

The first section of finishing works to Phase 1 of Northstowe (marked in red on the phasing plan) started on 2 December and is due to be completed in spring 2025.

During the festive period, work will stop on Tuesday, 24 December 2024 and resume on Monday, 6 January 2025.

The programme for the subsequent phases will be provided as the works are rolled out. The finishing works for Phase 1 of Northstowe are expected to be completed by Summer 2026.

For all of the works undertaken, working hours are:
Monday-Friday 8am-6pm
Saturday 8am-1pm.

There may be rare occasions where work is necessary outside these hours to complete critical works. This will be kept to a minimum and affected residents will be notified in advance.

The contractor, Phoenix Surfacing, will endeavour to restrict deliveries between 8am-9.30am and 3.30pm-5.30pm Monday to Friday. This will be kept under review to support peak hours and school drop off/pick up times

Traffic management

Where necessary, works will be carried out under partial lane closures with stop/go boards or traffic lights. Where full road closures and diversions are required (for example for resurfacing) advance notice will be provided by on-site signage and letter drops to those directly affected.

Our contractor

The work is being carried out by Phoenix Surfacing. The company has over 25 years' experience in the design and delivery of successful highways and infrastructure projects and has recently undertaken small surfacing and remedial works in various locations at the development.

We will continue to work with Phoenix Surfacing throughout the works to minimise inconvenience caused by these works and will keep residents informed of potential disruption as the programme is rolled out.

There are also housebuilders still active on the development, and South Cambridgeshire District Council contractor Kier is about to start work on the Community Centre adjacent to the Local Square. We are working closely with other contractors onsite to coordinate the works and minimise disruption as far as possible.

Updates

During the construction contract, alongside construction signage and door drops with advance notice for residents directly impacted by the works, we will post updates through social media platforms to keep you informed of progress and areas of future works and traffic management.

Contact us

If you have queries about the works currently being undertaken, please contact Phoenix Surfacing:

- Telephone: 01536 416 540
- Emergency Out of Hours number: 07596 287774
- Email: enquiries@phoenixsurfacing.com

If you have general queries about the finishing works at Phase1 of Northstowe, please contact the Urban&Civic team during offices hours (9am-5pm Monday to Friday):

- Telephone: 01223 622 533