A new kind of neighbourhood is coming to Northstowe

TOWN is working in partnership with leading housebuilder The Hill Group and masterdeveloper Homes England to create a new neighbourhood of around 145 homes at Northstowe, including two cohousing communities.

This exhibition shares our plans and invites your feedback before we finalise the design for a planning application later this summer 2025.







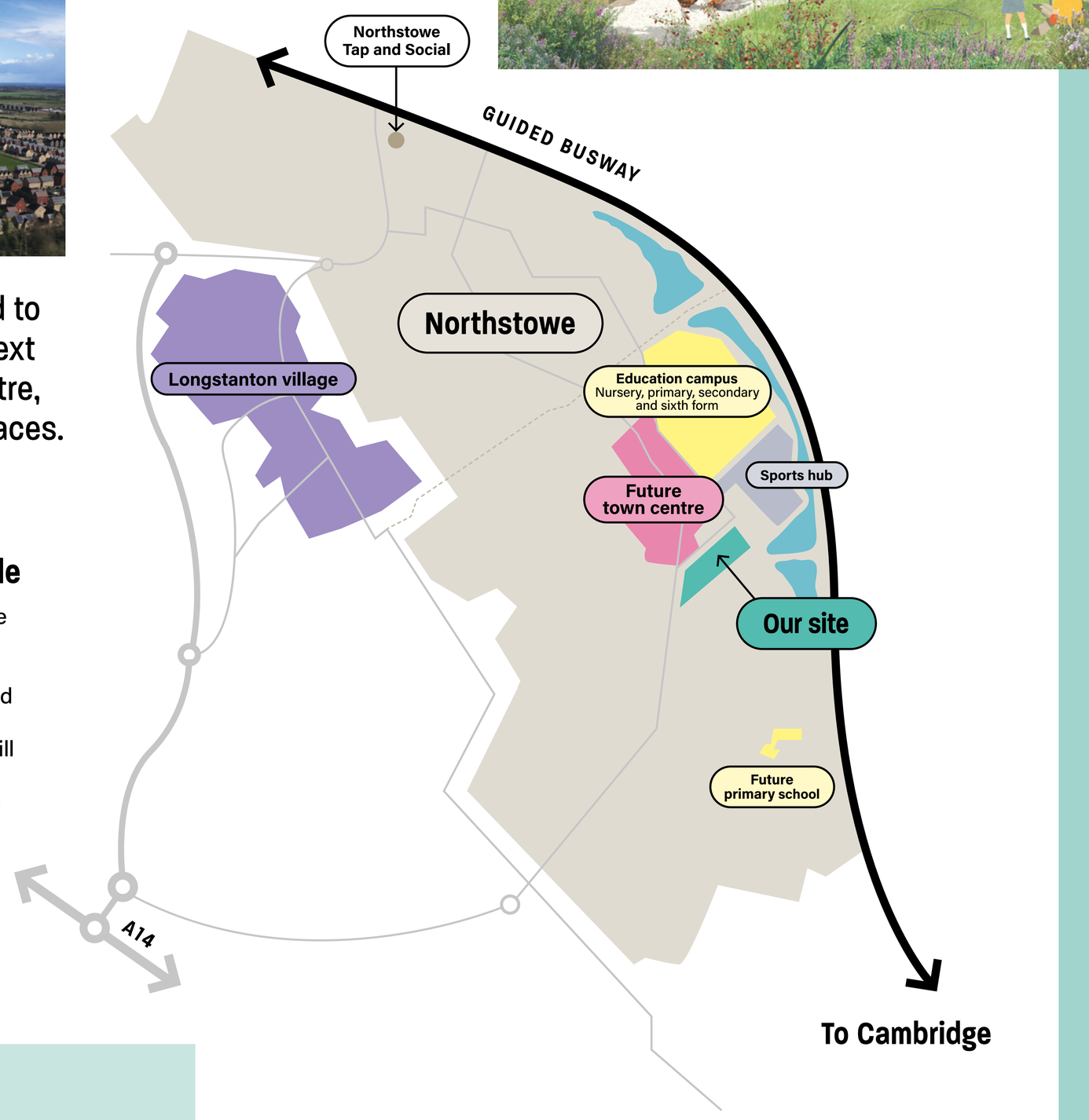
Northstowe is one of the UK's largest new towns, planned to grow to 25,000 residents across 540 hectares over the next 25 years. It will include around 10,000 homes, a town centre, parks and lakes, schools, workplaces, and community spaces. It is the first new town in the UK to include cohousing.

Growing a fresh green future

Northstowe is a green community in every sense. It sits in and is connected to fantastic countryside, it will be dominated by green spaces which will be a central part of the experience it provides. The intention is to minimise car usage and encourage active travel with plenty of EV points available whilst supplying green energy. People are choosing Northstowe to grow their family, career, business and life. This is a place where everything is designed to help this growth; amazing educational provision, community groups, leisure and sports provision, places to 'grow your own', facilities for young people and space to breathe and think.

Home to an active, healthy and fun lifestyle

Northstowe is designed so there is as much focus on the spaces between the buildings as the buildings themselves. Health and wellbeing is an absolute priority and alongside activities there will be space to chill and dwell in a great environment. Walking and cycling will have precedence and there will be a calm and relaxed sense of place which is people dominated.



Map is indicative and not to scale

TOWN's new neighbourhood in Northstowe

TOWN's part of the story is a compact neighbourhood in the centre of Northstowe focused on community, sustainability and quality of life. There's a mix of homes for sale and rent, including affordable homes and two cohousing communities, codesigned with future residents. It is a key part of the evolving community across phase two.

We plan to submit a planning application later this summer.
The first homes could be ready by 2027, subject to planning.



Who are TOWN and The Hill Group?

TOWN is a small but experienced developer with a track record of creating homes and neighbourhoods with character, purpose and a sense of community. We delivered Marmalade Lane in Cambridge, the UK's first developer-led cohousing project.

Northstowe is the first project in a new joint venture between TOWN and Hill, one of the UK's most respected housebuilders. The partnership combines Hill's reputation for high-quality design and delivery with TOWN's expertise in resident-led placemaking.

A shared vision for the future

TOWN. Hill Created for Living

What is cohousing?

Imagine living on a street where you know all your neighbours, where children can play outside safely, and there are people around to lend a hand in a tough spot...



In a cohousing neighbourhood, each household has its own private home, but residents also share spaces, decisions and responsibilities. The communities are designed with input from the people who will live there, creating places that respond to the individual needs of their residents.

Living in a cohousing community means having neighbours you know and trust. People often share meals, help each other out, and work together to look after shared spaces—whether that's a garden, a communal kitchen, a guest room or a tool shed. Cohousing is about mutual support, feeling a strong sense of belonging and regular social connection with neighbours.

Homes are self-contained – with all the normal things you would expect, such as kitchens, bathrooms and front doors — but residents also have access to shared facilities in a Common House, where there are places to meet, eat and cook together, a shared laundry, workshop and guest bedrooms. Residents also have access to a large shared garden. These spaces are collectively managed and open to all members of the community who live there.

Cohousing can work well for people of all ages and life stages—from families with young children to older adults looking for connection and mutual support. The model reduces loneliness, encourages more sustainable lifestyles, and helps build strong, inclusive neighbourhoods.

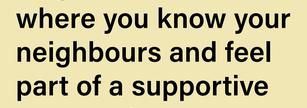


Illustration of Marmalade Lane cohousing community

What benefits does cohousing offer?



A more sustainable, convenient way of living by sharing resources and working together



A connected neighbourhood where you know your neighbours and feel part of a supportive community



A safer, more sociable environment for children, where they can explore, play and grow with more freedom



The chance to help shape the design of the homes and shared spaces—and to get to know future neighbours before you even move in

What do other people say?

"IT'S GREAT TO HAVE PEOPLE TO CALL ON IN AN EMERGENCY. DAY-TO-DAY CONTACT MEANS YOU CAN FORGE REALLY DEEP AND MEANINGFUL CONNECTIONS IN A FAIRLY SHORT TIME. AND IT'S A BRILLIANT OPPORTUNITY FOR CHILDREN TO GROW UP IN AN INTERGENERATIONAL COMMUNITY AND BE MORE INDEPENDENT OF THE NUCLEAR FAMILY."

Resident at Marmalade Lane



Future residents of Northstowe Cohousing at a codesign workshop.

Designed in collaboration with and for its future residents

Cohousing communities are shaped through a codesign process, where future residents work closely with the design team to help create their community and homes through workshops on topics including layout, landscaping, sustainability and shared facilities.

At Northstowe, we've been codesigning the new neighbourhood with future residents since summer 2024 - and there's still time to get involved. As the design takes shape, the conversation is turning to the details of how the community will work, from shared meals and furnishing the common house to setting up a car club and more.

Where does cohousing come from?

Cohousing isn't new—it began in Denmark in the 1970s and has since expanded across Europe, North America and beyond. There are just 11 new-build cohousing communities in the UK. TOWN is the UK's leading developer of cohousing communities, and is best known for Marmalade Lane in Cambridge, where over 100 adults and children now live in a community they helped to create.



Vrijburcht, Amsterdam.



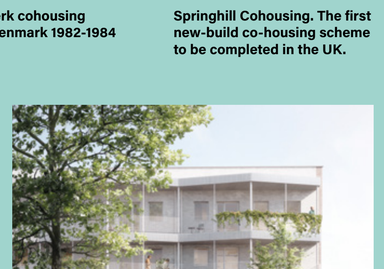
Jystrup savværk cohousing community, Denmark 1982-1984 © seier+seier



Springhill Cohousing. The first new-build co-housing scheme to be completed in the UK.



Marmalade Lane, Cambridge. TOWN.



Angel Yard Cohousing, Norwich. TOWN.

Explore the benefits of cohousing through a post occupancy report of Marmalade Lane cohousing community in Cambridge.

Download via the QR code below.



TOWN COHOUSING.

A shared vision for the future

TOWN. Hill Created for Living

What we're proposing

TOWN and The Hill Group will deliver around 145 homes at Northstowe. A new community designed by Mole Architects will include →

Two new cohousing communities

Homes for market sale

Affordable homes including 20% affordable rent and 20% discount market sale for first-time buyers



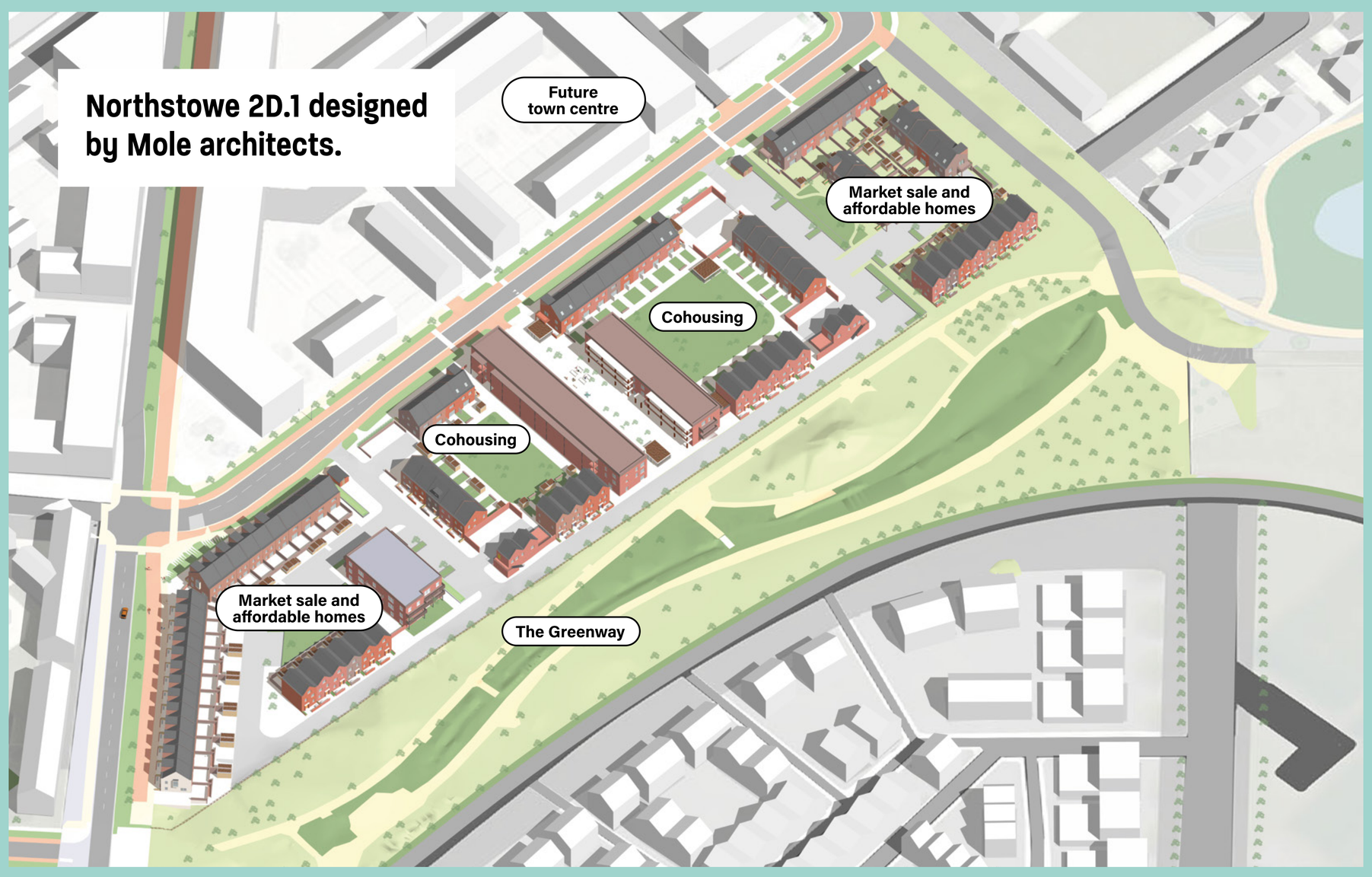
Low-traffic play street

A car-free lane will create a shared space that's safe for children and welcoming for neighbours. Residents can bring out tables and chairs, leave out toys and enjoy everything from casual conversations to impromptu table tennis matches.



Shared spaces that bring people together

The two cohousing communities are arranged around courtyard gardens, with homes facing onto shared spaces that make it easy to meet, chat, and build a sense of belonging.





Streets made for people

Walking, cycling, scooting and toddling are prioritised! Car parking is designed to reduce car movement around the site.



A place for everyone

There'll be a range of homes - from 1-bedroom flats to 4-bedroom houses - so that people at different stages of life can live here.



Nature at your doorstep

Tree-lined streets, generous communal gardens, swales, food-growing areas, and lots of green space for relaxing and play, including links to Northstowe's greenway (pictured in front of the plot in the masterplan above).

The two cohousing communities

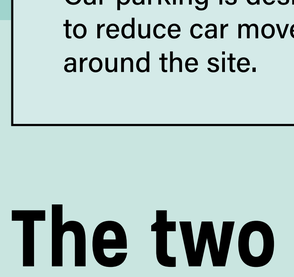
will include private homes, each with a small garden, balcony or terrace, and shared spaces shaped by the residents through the codesign process. These include:



1

A Common House

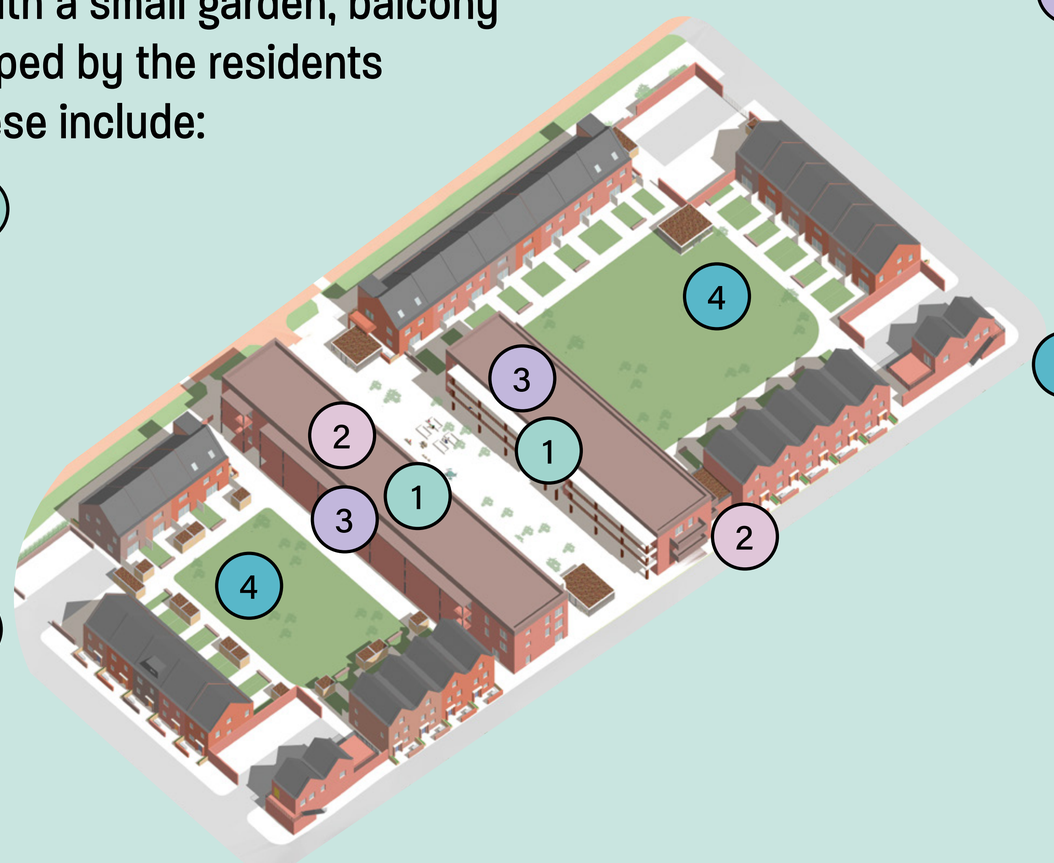
A Common House for cooking, shared meals and gathering with neighbours and friends for things like events, socialising and exercise classes.



2

Useful spaces

A co-working space - for adults or children alike - and a workshop with tools to share



3



Guest bedrooms

To use for stress-free hosting without having to have a spare bedroom in your own home

4



Shared gardens

Shared gardens and food growing spaces

A shared vision for the future

TOWN. Hill Created for Living

Sustainable living

Sustainability is at the heart of Northstowe - and this neighbourhood is no exception. It shapes not just how the buildings are made, but how people live here day to day.

Energy efficient homes

It starts with the homes themselves. They'll be highly energy-efficient, well insulated and carefully designed to make the most of natural light and ventilation. This means lower energy bills, greater comfort for residents and reduced carbon emissions. We're working to minimise the environmental impact of construction, through the use of sustainable materials, such as timberframe houses, and efficient building methods. Homes will also include air source heat pumps, solar panels, EV charging and a car sharing scheme is being explored for the cohousing communities.



Nature-rich landscape design

The landscape design plays a big part in making this a healthy, nature-rich place to live. New trees and hedgerows will line streets and footpaths. Shared gardens, soft planting and natural drainage features will support biodiversity, manage rainwater, and create beautiful, welcoming outdoor spaces where people can gather, grow food or just spend time outside.



Streets for people and play

The layout encourages walking, cycling and opportunities for socialising with neighbours. A shared-surface street links to a major green corridor along the southern edge, with car parking tucked away around the edges of housing blocks. This keeps the heart of the neighbourhood safer and more sociable - easier for children to play, neighbours to chat, and people to move about without cars in the way.

Two play areas will sit within the site, complementing the wider offer of the Greenway. Smaller informal play spaces and safe walking routes are woven through the neighbourhood.

Landscape masterplan by Guarda Landscape.

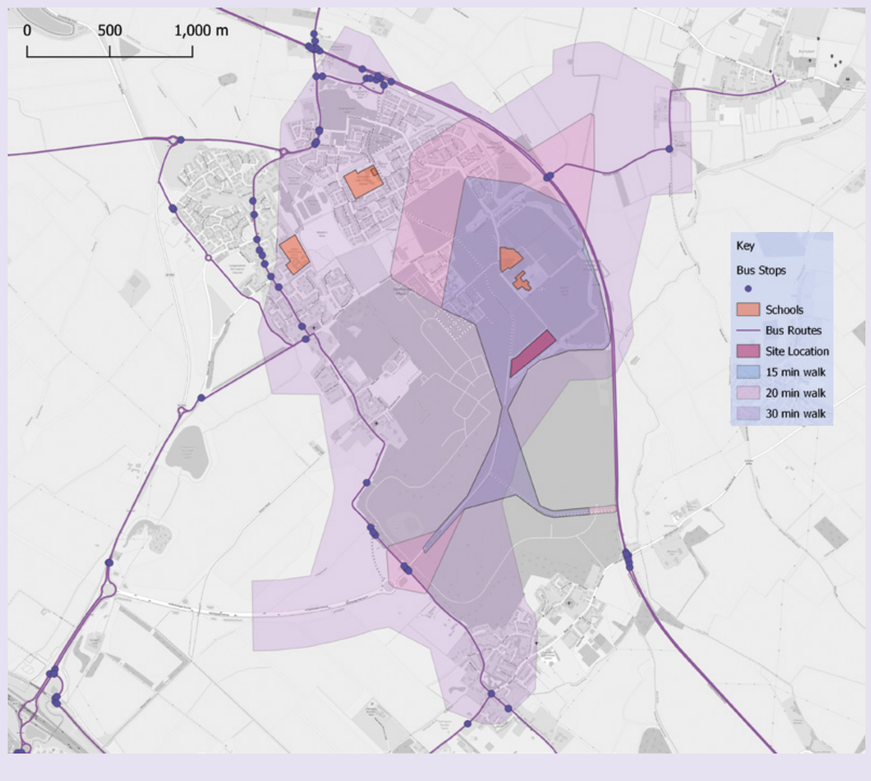


1. Main vehicular access - Asphalt surfacing with Charcoal coloured block paved raised tables
2. Tree-lined road, pedestrian footpaths, planted swale, planting beds & parking
3. Shared surface vehicular access - Brown block paved surfacing & buff coloured parking bays
4. Footpath connection from the northwest into the site
5. Local Area for Play - with play equipment, seating & tree and hedge planting for enclosure
6. Footpath connection from the southwest into the site
7. Private cohousing communal courtyard - Multi-functional space for gathering, relaxing, play & food growing
8. The Lane - Multi-functional space with access for emergency vehicles, pedestrians/cyclists. Also functions as an interface between the cohousing communities
9. Pedestrian connection to Southern Greenway
10. Proposed vehicular connection to eastern carriageway

Shared amenities

Cohousing brings another layer to this. By sharing facilities like laundries, guest rooms, tools, cars and growing food together, residents can use less, waste less, and live more collaboratively. You don't each need to own a lawnmower or a power drill if there's one in the workshop. You don't need to buy a big house just to have room for visitors when there's a guest room in the Common House. You don't need to cook alone every night if your neighbours are up for sharing meals.





Transport

Regular bus services link Northstowe to Cambridge North Railway Station in 14 minutes via the Cambridgeshire Guided Busway, with a stop just a short walk or cycle from the neighbourhood. As the town continues to grow, lots of new bus routes will be introduced to accommodate demand.

The Longstanton Park & Ride serves the town and there will be several stops on a new dedicated bus route along the spine road through Northstowe. Safe cycle routes connect Northstowe to nearby villages and towns and into central Cambridge.

Our site is well located next to Northstowe's planned town centre.

A shared vision for the future

TOWN. Hill Created for Living

How to get involved



We've been working with Homes England and future residents since autumn 2024 through a codesign process - this means decisions about layouts, shared facilities and community priorities are being made with the people who will live here.

It's a great time to get involved! If you're interested in living at Northstowe and helping to shape this new community, we'd love to hear from you.

Register your Interest in cohousing

If you would like to live more sustainably, share resources and activities with others and benefit from the support of a community – register your interest in cohousing!

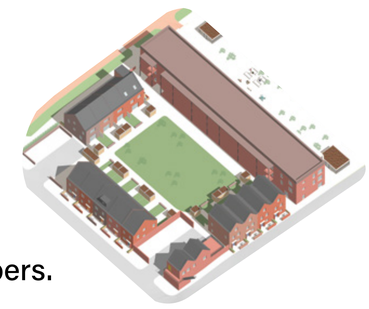


There will be two cohousing communities at Northstowe, both are open to new members.



Speak to a member of the team or scan the QR codes to find out more.

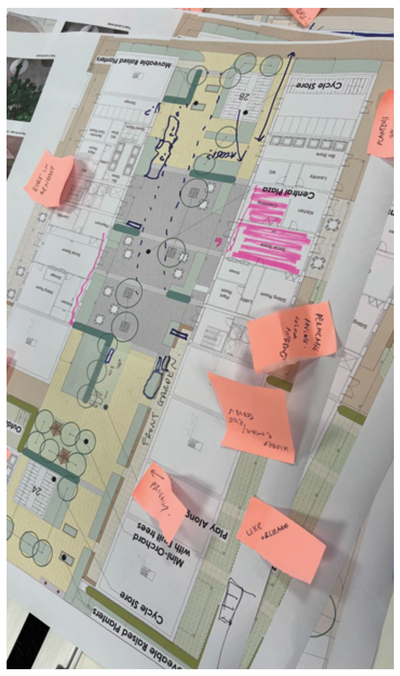
Suvana Cohousing



A multigenerational community grounded in Buddhist values like compassion, mindfulness and non-harm. This diverse group is already working with TOWN and is open to new members.







Suvana Cohousing

A development with TOWN COHOUSING.

Scan the QR code to find out more.



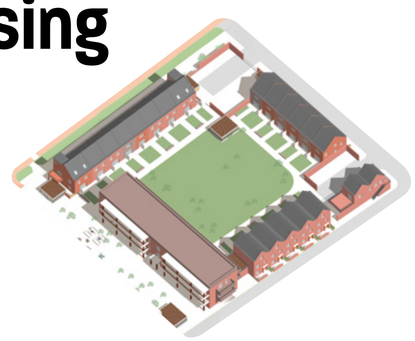






Northstowe Cohousing

A multigenerational community who want to live more cooperatively, sustainably and sociably. You don't need to have experience of cohousing to get involved - just an openness to being part of something collaborative.





Scan the QR code to find out more.

The cohousing communities intend to collaborate together and be active participants in their local neighbourhood and in the wider Northstowe town. The shared facilities will be funded, managed and used by those living in the cohousing communities, although the groups themselves may look to open these out to the wider neighbourhood occasionally.

Who is involved so far?

There are lots of different people – of all ages, locations and backgrounds – involved in cohousing at Northstowe. Everyone is drawn together by the idea of cohousing and the prospect of sharing more together.



The two cohousing groups at a codesign workshop in May 2025.

A shared vision for the future

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