

# NORTH CAMBRIDGE

FRAMEWORK FOR CHANGE

**INTERIM REPORT**  
OCTOBER 2025



Cambridge Investment Partnership LLP  
The Power House, Gunpowder Mill  
Powdermill Lane, Waltham Abbey  
Essex  
EN9 1BN



PRP  
10 Lindsey Street  
London  
EC1A 9HP

**PRP Job Reference / Document Number**

B100751-AD / CIP-PRP-XX-XX-SK-A-00001

**Issuing Date / Office**

August 2025 / London

**Revision Number / Date Checked**

Rev - / --

**Project Lead**

Richard Almenius

**Author**

Olga Ivanova

# Cambridge City Council Corporate Vision for North Cambridge

In September 2024 Council approval was given to develop a corporate vision for north Cambridge a Framework for Change for North Cambridge. In taking the decision to create the Framework the Council recognised that large parts of the area are settled housing which will not be part of any redevelopment and that it is important to focus on deliverable outcomes.

The Council set out these aims:

- A more sustainable built environment – both residential and commercial buildings and measures to encourage environmentally friendly forms of travel
- Investment in an area which includes some of the most deprived areas in Cambridge
- Building new council homes
- Supporting a local, place-based approach to the Council's work

To support this place-making approach an open-ended consultation was carried out focussed on the four themes that are explored in this report:

- 1) Older council housing estates
- 2) Open and green spaces
- 3) Arbury Court and the surrounding community facilities
- 4) Streets and travel

The Council welcomes the wide-range of views and ideas that the consultation has gathered. This has contributed to

- Identifying focus areas which can be considered over time – resources are not available to address them all immediately, but action can be taken on the priority areas
- Creating a process to take forward the area-wide and smaller scale suggestions that have been made – again there can be some early actions and some will take time

There will now be a consultation on the proposed Framework. This will include consultation on two key focus areas: Arbury Court and Kingsway/Brackley Close. The Framework is separate from the Planning process – the requirement for Planning Permission for any proposals that come forward will remain.

# Cambridge Investment Partnership (CIP)

Cambridge Investment Partnership (CIP) is an equal partnership between Cambridge City Council and Hill Group.

The partnership seeks to utilise the skills and expertise of both partners to deliver high-quality new homes, new community facilities, business space and open spaces to support local communities and economies.

So far CIP has supported the City Council in delivering new community centres, pre-school facilities, and business spaces in local centres alongside more than 1,000 homes across the City. CIP delivers three quarters of affordable homes within the city.

CIP has achieved planning for more than 800 new homes and committed £8m worth of S106 money to local schools, parks, sports centres, NHS and The Chisholm Trail.

CIP is committed to high standards of sustainability over and above requirements of the Planning system. It works to the Cambridge Sustainable Housing Design Guide and has developed the Cam Standard to ensure high levels of energy efficiency.



Homes at Cromwell Road

Please note that the material presented in this Interim Report is illustrative and consists of WIP ideas. These will be refined following the second round of consultation and continued community input.

The intent of this document is to identify opportunity areas and outline the placemaking narrative based on community priorities. These proposals will be purely illustrative and will not represent detailed design work.

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# Executive Summary

**The North Cambridge neighbourhoods present a timely opportunity to enhance the area, including homes, streets, green spaces and local amenities. To guide this process, we are introducing a Framework for Change - a design- and consultation-led strategy that will coordinate regeneration and investment initiatives across existing neighbourhoods, promote placemaking, and protect the area's character and community continuity.**

Cambridge Investment Partnership (CIP) has commissioned PRP to develop this vision document for North Cambridge. The vision builds on the Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton, and aligns with Cambridge City Council priorities for a sustainable built environment, targeted investment in higher-need areas, diverse and affordable housing provision, and wider sustainability objectives.

The Framework for Change identifies opportunity areas in North Cambridge, including Arbury Town Centre, ageing council estates, and underperforming open spaces, streets, pedestrian and cycle paths. It explores opportunities to deliver much-needed, modern, sustainable homes, including affordable housing, while establishing the standards for high-quality urban design and placemaking to ensure the creation of welcoming, safe and inclusive places for existing communities.

These high-level proposals are based on a range of background studies and preparatory work: a review of planning context and policy; urban analysis and site appraisals; community engagement and public consultation events. This evidence base has informed the identification of opportunity areas and shaped the emerging design principles and priorities for each location. The document sets the vision for the opportunity areas, that will enhance and benefit the community. Implementation of this vision will require further specialist input, consultation and understanding of funding mechanisms.

As a next step, the framework identifies the focus areas within the identified opportunity areas. These areas will be explored further outside the scope of this document to create a placemaking vision supported with feasibility studies and indicative phasing strategy. These areas are proposed as the first step in regeneration of the area and an investment priority.

The Framework for Change provides a practical, place-based roadmap for coordinated investment and regeneration in North Cambridge to secure long-term, inclusive and sustainable improvements for local communities.

## Introduction

The work on the Framework for Change has been preceded and informed by a set of policy documents that have been developed specifically for Cambridge, Greater Cambridge, North Cambridge neighbourhoods and adjacent areas of regeneration.

This Framework is driven by three key elements: an urban and context analysis of the area, community feedback, and general principles for the area set in the Cambridge Neighbourhoods Design Code for Arbury, King's Hedges, and parts of West Chesterton Supplementary Planning Document (2025). The first key driver element - the Design Code principles - is focused on nature, movement, open spaces, character of place, and sustainability.

## Area & Context and Community Engagement

Two chapters of the Framework explore detailed urban and context analysis alongside community engagement - two of the three key drivers for the Framework for Change.

Desktop analysis combined with site visits and photographic surveys considered factors such as demographics, planning context and emerging development, major facilities, pedestrian and cycle connectivity, open spaces, built character, flood risk, and sustainability. The study revealed that the area consists of predominantly post-war estates and family housing, with a clear distinction between the eastern and western part, where the eastern part tends to gravitate more to modernist approach to planning. While large green spaces define the area, certain parks and open spaces feel disconnected or underused. The study also revealed a confusing pedestrian network, lack of large functional open space in Arbury ward, car ownership lower than national average, open spaces and pedestrian paths lacking natural surveillance.

Community engagement gathered valuable insights about issues and opportunities related to four key themes: Parks and Public Spaces, Streets and Travel, Arbury Town Centre, and Ageing Council Estates. The feedback covered opportunities and concerns related to the study area in general, but also highlighted specific places and locations that the community would like to see improved, and specific issues to be addressed. Residents voiced concerns over poor housing quality, including noise and dampness, and noted a shortage of private and community amenities. While green spaces are cherished, there is broad consensus that improvements

are needed. Safety emerged as a crucial concern, particularly regarding pedestrian and cyclist safety and interactions among different travel modes, limited natural surveillance, and antisocial behaviour in open spaces and estates.

The survey underlined the strategic importance of Arbury Court, although it currently lacks a strong local centre identity and faces challenges in its commercial spaces, public realm, and housing stock.

Both the Area & Context and Community Engagement chapters provide concise summaries of the key findings.

## Vision for North Cambridge & Framework Objectives

To address the main issues identified, a high-level vision for the study area has been developed, structured around these key objectives:

- A holistic framework for the Future of North Cambridge
- A Greener, More Usable Landscape
- Healthy Movement and Easy Connections
- A Community-Centred Arbury Court
- Modern, Comfortable and Sustainable Homes
- A Stronger, More Inclusive Community

The initial step in crafting the spatial strategy for the vision involved identifying opportunity areas based on the evidence derived from the key drivers. The opportunity areas related to all four themes of the Framework (Parks and Public Spaces, Streets and Travel, Arbury Town Centre, and Older Housing Estates), and considered various level of interventions, that should be assessed in the future. A further assessment of the analysis, community feedback and data available for the individual estates, has allowed to identify the key focus areas for the Framework for Change: Arbury Court, Kingsway and Brackley Close, Arbury Town Park, Pulley Park, and Nun's Way Recreation Ground.

For each focus area, site-specific analyses and opportunity assessments informed a design rationale, enabling the formulation of high-level proposals.

## Next Steps

Upcoming actions to deliver the Framework for Change include:

- 1) Detailed design development and implementation for the identified focus areas;
- 2) Further evaluation of wider opportunity areas to explore refurbishment, retrofit, regeneration, or small-scale infill improvements.

Both steps will require additional specialist input and technical analysis, addressing aspects such as viability, funding, maintenance, and sustainability.



# 01

## INTRODUCTION

# Purpose of the document

## Purpose of the document

The North Cambridge Framework for Change is a Corporate vision document that sets a framework for regeneration and development of North Cambridge and is intended to guide coordinated place-making efforts across the area.

It sets the standards for high-quality urban design and placemaking to ensure the creation of welcoming, safe and inclusive places for existing communities, and delivery of much-needed, modern, sustainable homes, including affordable housing. The Framework aims to highlight and explain:



The Framework for Change takes into account:

- Analysis of the area,
- Opportunities and challenges,
- The council's strategic objectives,
- Planning Policy
- The Design Code which is now a Supplementary Planning Document
- The outcome of the local consultation exercise

The Framework for Change is focused on four key themes that cover major elements of the urban fabric of the area:



Adopting this approach raises a wide range of issues that will require co-operation across a range of Council teams and other agencies.

- Different funding streams will have a role in meeting these objectives
- Financial constraints will affect the pace of progress. There will be unfunded elements and elements that require further technical work.
- Localised development proposals will also contribute.

The report will outline the need for steps to co-ordinate this response going forward.

## Priorities

The Framework is developed in line with Cambridge City Council's priorities, including:

- **Sustainable Built Environment:** Promote environmental sustainability in residential and commercial buildings and facilitate eco-friendly transport options.
- **Investment in Deprived Areas:** Target investments in areas of North Cambridge facing higher deprivation levels.
- **Affordable Housing:** Support additional affordable housing to meet the shortfall.
- **Housing Market Diversification:** Accelerate delivery of diverse housing on brownfield land.
- **Sustainable Council Housing:** Build energy-efficient homes to reduce fuel poverty and combat climate change.
- **Regeneration:** Identify regeneration projects that:
  1. Achieve a 20% net biodiversity gain
  2. Encourage sustainable transport, with amenities like bicycle storage, EV charging, and access to green spaces
  3. Promote healthy living with access to both public and private outdoor spaces
- **Local, Place-Based Approach:** Reflect local identity in the Council's regeneration work.

## Document status

The framework summarises the planning context, constraints, and opportunities, while also establishing key development principles for the future regeneration of North Cambridge. Although this document offers a detailed overview of the key planning considerations for the study area, it may not reflect future updates to national or local policies, guidance, or standards that emerge after its publication and approval. The Framework for Change does not duplicate the existing policies and guidance and should be read in conjunction with relevant planning documents. Any future development proposals will be expected to comply with the national and local planning policies in force at the time an application is assessed.

## Document Structure:

### Section 1: Introduction

This section provides the background for the North Cambridge Framework for Change, explains the purpose of the document, the process of its development, outlines the policy background and explains the key drivers.

### Section 2: Area & Context

This section sets the scene of the existing context. It summarises the socioeconomic and urban analysis, and builds the narrative for the opportunities and constraints.

### Section 3: Engagement

This section explains the engagement process, and summarises the community feedback that was considered in the development of the framework.

### Section 4: Vision for North Cambridge neighbourhoods

This section sets the overarching vision for the Study Area. Building on the existing planning objectives and evidence gained through the urban analysis and community engagement, it summarises the major objectives and opportunities in relation to the four key themes.

The opportunity areas are assessed against the Council's Priorities and the community feedback received. Based on this assessment, the spatial strategy and focus areas are identified, which form the base for the Framework for Change.

### Section 5. Framework Objectives

This section is focused on high-level urban design proposals and placemaking narrative in line with the framework objectives and in relation to four key themes: **Older Housing Estates, Arbury Court and the surrounding community facilities, Parks and Green Spaces, and Streets and Travel.**

# Using this document

## Clear conclusion of findings and actions in relevant chapters

This document provides a summary of the collaborative journey that shaped the Framework for Change. Each chapter offers insights from a different perspective, contributing to a comprehensive understanding of the process.

At the end of each chapter, a conclusion table highlights the key findings (where and why), actions (what and how), and benefits to the community (how and next steps). These elements are drawn from the 'Area & Context Analysis' and 'Engagement Feedback' sections to support the development of a holistic vision.

As the document progresses, the recommended actions become more specific in terms of location and implementation opportunities. This is most clearly detailed in the final conclusions presented in Chapter 5, Framework Objectives.

The conclusions are organised under the four key themes - Older Housing Estates, Arbury Court and the surrounding community facilities, Parks and Green Spaces, and Streets and Travel - to provide a clear understanding of considerations for each key theme within the Framework for Change. While each theme has distinct priorities, they are interconnected, and improvements in one area often yield benefits across the others.

### Conclusions of findings found in these chapters

**02**  
AREA & CONTEXT

**03**  
ENGAGEMENT

**05**  
FRAMEWORK OBJECTIVES

### Compliance list found in Chapter 5 for key focus areas

Conclusion of 'Area & Context analysis'		
Findings	Actions	Benefits to the community
<b>Ageing Estates</b> <ul style="list-style-type: none"> <li>The study area cover several housing estates in various conditions and need of change to fix current issues</li> <li>There are recent delivered regeneration schemes in the area that add to improved housing and neighbourhoods</li> <li>Ageing housing estates needs to be assessed and monitored</li> <li>Limited opportunity for infill development</li> <li>Demand for improved energy efficiency in housing</li> </ul>	<ul style="list-style-type: none"> <li>Prioritise certain estates that currently have crucial issues to be dealt with. Regeneration should generate better homes and open spaces for existing and new residents</li> <li>Detailed studies of estates to be informed by the framework for change principles and findings during consultation period</li> </ul>	<ul style="list-style-type: none"> <li>Antisocial behaviour and safety improved within the estates' built form, open spaces and place-making</li> <li>Opportunity to deliver better homes with opportunity for upsizing/downsizing for existing residents</li> <li>Private outdoor space and improved communal amenities and courtyards for residents etc.</li> </ul>
<b>Arbury Court</b> <ul style="list-style-type: none"> <li>Arbury Court does not come across as a strong local centre today and could offer more uses within the perimeter</li> <li>Need to consider different demographic groups using the facilities in Arbury Court</li> <li>Feels inward-facing and disconnected from movement along Arbury Road</li> <li>Valuable community assets could benefit from upgrades and diverse offerings</li> <li>Lack of homes in this strategic location with opportunity for optimisation and additional homes</li> </ul>	<ul style="list-style-type: none"> <li>Improved services and offer with modernised facilities, better maintenance, and more diverse shops</li> <li>Improved placemaking, safety, and open spaces that reflect the community needs for a social space</li> <li>Opportunity for additional homes in strategic location</li> <li>Aim to retain the existing offer/services, traders and independent shops</li> </ul>	<ul style="list-style-type: none"> <li>An improved centre with more variation of community uses, services and retail for the local area</li> <li>Have your say - the community to have their say on what and how the improved centre should take shape for today and future needs</li> <li>Opportunity for more affordable homes in a strategic location</li> </ul>
<b>Open spaces</b> <ul style="list-style-type: none"> <li>Large green spaces are key features, but many are underused or lack accessibility.</li> <li>Lack of functional open space in Arbury ward</li> <li>Investigate an opportunity for active frontages</li> <li>Review quality and distribution of the play areas within the area</li> <li>Lack of safety, visibility, and community use around paths and gathering areas</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity to create improved and new activated open spaces with any estate improvements</li> <li>Improve offer and uses within existing parks and open spaces (Nun's Way recreation Ground, Pulley Park, and Arbury Town Park could all facilitate improved user experience)</li> </ul>	<ul style="list-style-type: none"> <li>Overall approach to create more welcoming and better use of today's open spaces and existing parks in the study area</li> <li>Improved facilities, activities and destinations for children and young people</li> <li>Opportunity to create new or improved open spaces for the community where it's needed</li> </ul>
<b>Streets and Travel</b> <ul style="list-style-type: none"> <li>Strong public transport links (Guided Busway and proximity to Cambridge North)</li> <li>Disconnected pedestrian routes and fragmented street layouts (especially King's Hedges)</li> <li>Some areas with inconsistent cycling and walking infrastructure with hidden routes that do not feel safe (lack of overlooking, wayfinding, multiple access points etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Active travel routes to promote walking and cycling</li> <li>Prioritised sustainable movement with improved safety and wayfinding</li> <li>Opportunity to create improved and safe routes within estates and better connection to local destinations</li> </ul>	<ul style="list-style-type: none"> <li>Enable the integration of key transport, utilities, and community facilities to support sustainable growth</li> <li>Improve existing routes for pedestrian and cyclists for a more well-connected and safe sustainable network</li> </ul>

Example of conclusion page

## Compliance and key takes from Cambridge Neighbourhoods Design Code

To address previous findings and ensure that the Framework for Change builds upon and aligns with the Design Code, Chapter 5 (Framework Objectives) highlights the five relevant Design Code principles (Make Space for Nature, Prioritise Walking and Cycling, Thriving Public Spaces, Enhance Character, Increase Sustainability).

It also explains how the framework complies with the North Cambridge Design Code within each of key themes - Older Housing Estates, Arbury Court, Open Spaces, and Streets and Travel - alongside overarching sustainability opportunities.

### Principle 1 - Make Space for Nature

Bring nature into our neighbourhoods with more green spaces, trees, and natural drainage. This helps create healthier, more sustainable communities and improves everyday life.

### Principle 2 - Prioritise walking and cycling

Create a safe joined-up network for walking and cycling routes that can be combined with green space, trees and nature. Better connected cycling and walking network for local trips.

### Principle 3 - Thriving Public Spaces

Create safe, welcoming public spaces that bring people, nature, and activity together. Local centres should offer a mix of uses like shops, homes, and places to gather - all well connected with the route network to nearby neighbourhoods.

### Principle 4 - Enhance Character

New developments need to work with the local scale of buildings and contribute safe, sociable streets and spaces, with focal points and memorable but harmonious buildings in key places.

### Principle 5 - Increase Sustainability

Reduce energy use and carbon emissions, generate clean energy, and improve health and well-being for residents - both at home and around the neighbourhood.

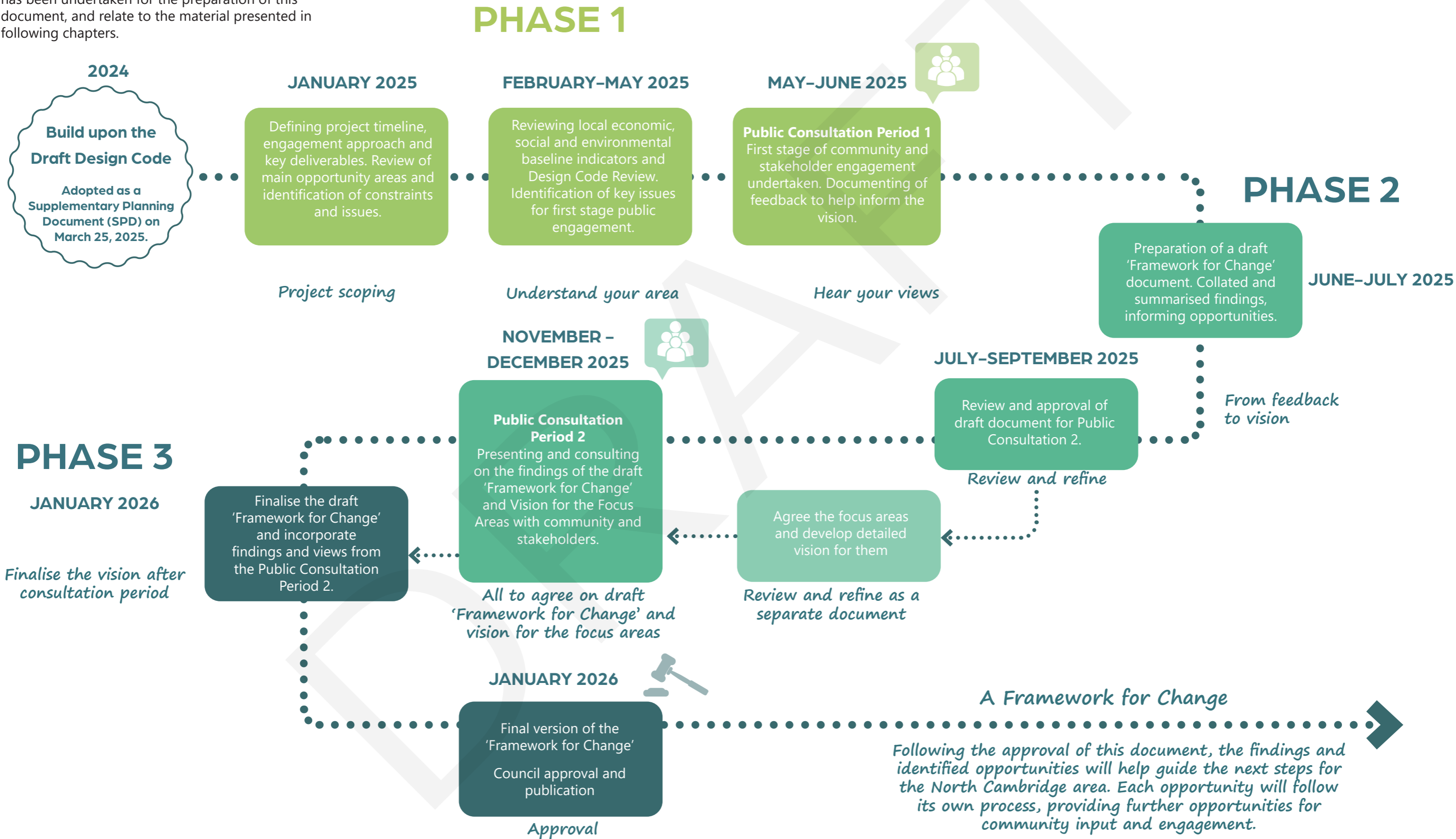
### How the framework complies with the North Cambridge Design Code:

- ✓ Play areas and safe pedestrian connections to support community life
- ✓ Tree planting to increase canopy coverage, enhancing comfort, biodiversity
- ✓ Opportunities for green roofs to promote sustainability and visual greenery.
- ✓ Reduce car dominance with prioritised, safe, and well-overlooked pedestrian and cycle links. Shorter streets to reduce vehicle speeds. Pedestrian-friendly streets and sequences of open spaces with spots for sitting or playing along the way.
- ✓ Homes to have views of or close access to significant green features. Active, well-overlooked frontages to promote safety and community interaction. Designs sensitive to existing neighbours.
- ✓ Maximise dual-aspect homes with adequate access to daylight and sunlight. Opportunities for rooftop PV solar panels, combined with green roofs.

Example of a compliance list

# Preparation process

The following spread detail the process that has been undertaken for the preparation of this document, and relate to the material presented in following chapters.



# Planning policy influence

## Overview

This Framework for Change has been shaped by a number of existing policy documents that apply to Cambridge and the Framework for Change study area.

The Framework for Change responds to the strategic priorities of the Cambridge Local Plan (2018), including sustainable growth, high-quality design, enhanced connectivity, and delivery of affordable homes. The vision has also been aligned with the emerging Greater Cambridge Local Plan.

The Sustainable Housing Design Guide (2021) informs our approach to sustainability.

The place-based policies helped shape the understanding of the context and informed the design response. These include the North East Cambridge Area Action Plan (AAP) (2021), that set the scene for regeneration of the areas adjacent to the Framework for Change study area in the east and has driven the future-proofing considerations. The Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton Supplementary Planning Document (2025) covers a significant part of the study area of this Framework for Change and has a significant influence on shaping the Framework for Change.

While having influenced the Framework for Change, these documents do not form the extensive list of policies that need to be considered for future development. The Framework for Change does not duplicate the existing policies and guidance and should be read in conjunction with relevant planning documents.

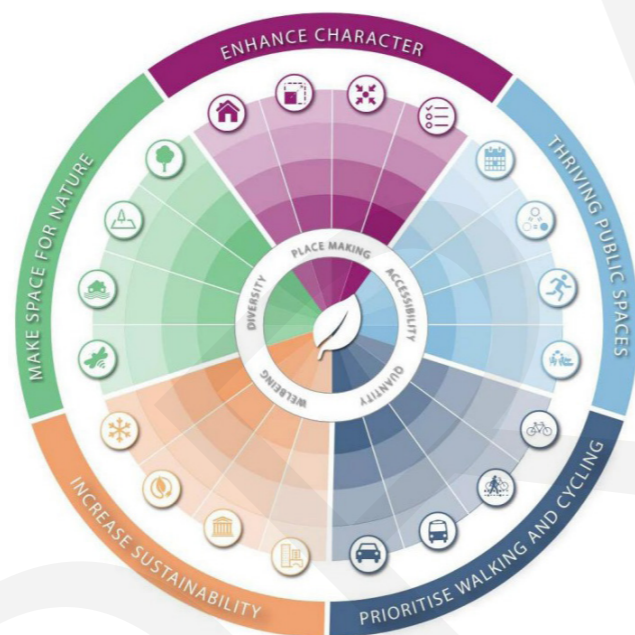


## Cambridge Neighbourhoods Design Code (2025)

The Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton Supplementary Planning Document was adopted in March 2025 and has been prepared by the Greater Cambridge Shared Planning Service on behalf of Cambridge City Council.

The Design Code sets five design principles for the area, sets the criteria for delivery of those principles and outlines high-level opportunity areas that reflect the priorities of the community.

The Framework for Change aims to ensure alignment with the principles of the Design Code, complement the Design Code consultation process, and address key principles set in the Design Code



The five principles set out in *Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton* (2025)



## Building upon and incorporating the principles from the Design Code

The Framework for Change builds on the Design Code to create a safer, greener, and more vibrant North Cambridge. With strong community input, it focuses on improving homes, adding new spaces, and supporting local needs - all guided by clear design principles and feedback from the neighbourhood.

The ambition of the Framework for Change is to enhance the local area by improving the quality of ageing council homes, alongside delivering new commercial spaces, open areas, and local amenities. All development will be guided by the five Design Code principles and shaped by ongoing community feedback.

### Delivering Key Principles with Practical Balance

The Code's design requirements focus on delivering key principles and clear priorities for quality placemaking. Through consultation, these have been balanced with practical planning needs and the diverse requirements of residents. Safety is a major concern, and as a starting point, our Framework for Change will address this and consider it within the opportunities.

### Consultation that matters

All principles and suggested next steps emphasise ongoing consultation with local residents as future area proposals develop. That's why we have built in consultation periods during the development of this document, building on the work and values of the Design Code.

### Focused Vision Through the 'Framework for Change'

The Framework for Change explores a slightly different, more defined area to ensure feasibility while maintaining a realistic approach to the vision, focused on a series of future opportunities. We're concentrating on what matters most to the people living in North Cambridge, incorporating ideas and feedback from consultation periods that have shaped the opportunities presented.

### Compliance with the Design Code

The Design Code sets out guidance and standards for any future opportunities and potential developments in the area, which our proposals must or should comply with. We have clearly stated within the opportunities what needs to be considered and how to respond to the Code.

### Key Design Code Principles:

#### Principle 1 – Make Space for Nature

Bring nature into our neighbourhoods with more green spaces, trees, and natural drainage. This helps create healthier, more sustainable communities and improves everyday life.

#### Principle 2 – Prioritise Walking and Cycling

Build safe, well-connected walking and cycling routes, with green spaces and trees. Local people cycle a lot and want better, safer ways to get around without a car.

#### Principle 3 – Thriving Public Spaces

Create safe, welcoming public spaces that bring people, nature, and activity together. Local centres should offer a mix of uses like shops, homes, and places to gather - all well connected with the route network to nearby neighbourhoods.

#### Principle 4 – Enhance Character

Protect and strengthen the area's green, local feel with buildings that fit in and create safe, friendly streets. New developments should improve the neighbourhood and add value to the existing environment.

New developments and s106 contributions must be harnessed to benefit the local area, with the existing local environment invested in and seeing improvement when there is new construction.

#### Principle 5 – Increase Sustainability

Cut energy use and carbon emissions, use clean energy, and support healthier living. New developments should reuse buildings where possible and use low-carbon, recycled materials.

### Principles that consider a careful approach for change

The pressure of change presents a significant challenge for North Cambridge, but it also brings exciting opportunities. When guided thoughtfully, this change can lead to meaningful improvements and investment while preserving the area's best qualities. This includes delivering better and more affordable homes, enhancing sustainability, creating stronger connections, and making the local environment more attractive and welcoming.

# Key drivers

The Framework for Change presents the Vision for North Cambridge. It outlines strategic opportunities and goals for the area, highlights key locations where change is needed first, and suggests routes for regeneration or improvements in specific places, all supported by solid evidence.

The Framework for Change is based on three main drivers:

- Consultation Feedback
- Urban and Context Analysis
- Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton (2025).

Report with the Urban and Context analysis forms Chapter 2 of this document (Area & Context).

The summary of the consultation process and feedback forms Chapter 3 (Community Engagement). The full version of the community feedback report has been issued separately and a Statement of Community Involvement.

The key objectives of the Design Code are presented on the previous page, known as five Key Principles.

All three key drivers helped shape:

- The evidence relating to the general context, specific issues, and particular locations on the plan
- The objectives and aspirations for the overall study area and specific sites

From this, we developed the overarching vision for North Cambridge, identified evidence-based opportunity areas - places that need improvement or have potential to deliver broader community benefits - and objectives for those areas.

These opportunity areas were further evaluated against general aspirations and more detailed area-specific analysis to identify those with the highest community value or highest priority for enhancement and regeneration. These became the Focus Areas of the Framework for Change.

The remaining opportunity areas are considered ongoing or future projects, referred to as Wider Opportunities.

The overarching vision for North Cambridge guides the vision for all opportunity areas, with the main focus and more detailed proposals for the Focus Areas.



**Consultation feedback**



**Urban design & context analysis**



**Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton (2025)**

## Specific drivers that informed the vision:

- **General feedback** in relation to four specific areas (Ageing council housing estates, Parks and green spaces, Arbury Court and the surrounding community facilities, Streets and travel)
- Issues mentioned in relation to **specific areas** that respondents pinned on the map during the face to face consultations, on the interactive consultation map, or mentioned in their written responses/on the website
- Feedback in relation to the **key areas** identified during the Urban & Context analysis

- Key findings in relation to the **existing planning context** (e.g. existing and emerging planning policy shaping the area, designated open spaces, height limitations, etc.)
- Key findings in relation to **recent and emerging development** within and around the study area
- Identified key areas that have potential for significant **community benefits**
- Identified areas that might be significantly **underperforming** in terms of connectivity, sustainability and safety in the existing or emerging context

- **Key aspirations and goals** for the area in relation to nature, movement, public spaces, character and sustainability
- **Key areas in need of improvement:** opportunity areas highlighted in the Design Code in relation to greening, movement, public space and placemaking

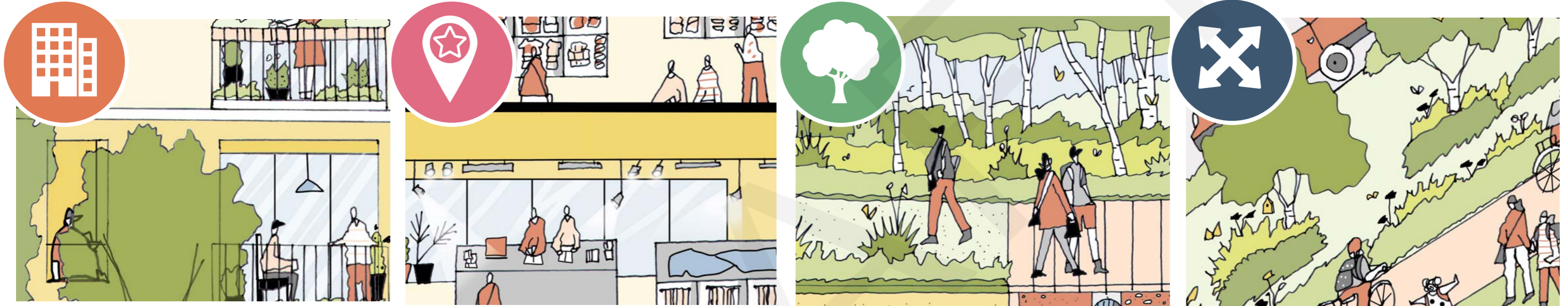
Wider opportunities

Focus areas

(Framework for Change)

# Key themes

The Framework for Change sets a placemaking approach to regeneration and improvements for North Cambridge. It focuses on four key areas for enhancement to form the vision and help us to respond to your local needs and future-proof for improvements, re-generation and opportunities in North Cambridge. The four themes are:



## Older Housing Estates

Number of estates, sites, and housing blocks in North Cambridge are being considered for refurbishment, retrofit or redevelopment as part of the council's broader effort to improve living conditions in existing council homes and increase the supply of affordable housing while adopting enhanced placemaking approach. Many of these estates, built between the 1950s and 1970s, are approaching the end of their design life. Rather than addressing each site in isolation, the council is developing a Framework for Change as a holistic approach to vision to guide development across the area. Key focus areas for consideration include older council estates such as Kingsway and Brackley Close.

## Arbury Court and the surrounding community facilities

Arbury Court presents a key opportunity for thoughtful redevelopment that addresses current design, sustainability, and structural challenges. Its revitalisation could re-establish it as a central community hub, create a strong and attractive local centre, and significantly enhance the quality of life in North Cambridge.

Future opportunities should focus on creating a well-designed, energy-efficient, and accessible mixed-use centre that balances existing services and offer with future community needs and safety. An additional opportunity is to deliver additional high-quality, affordable housing for the future - helping to meet the city's growing housing demand. By carefully reimagining the court and its surrounding open spaces as vibrant, inclusive public areas, the project can foster social interaction, support local businesses, and reduce antisocial behaviour. A renewed Arbury Court could become a more welcoming, functional, and integrated part of the neighbourhood while building upon the already good qualities people expressed during the consultation.

## Parks and Green Spaces

Parks and green spaces are vital community assets that contribute to wellbeing, environmental sustainability, and social connection. In North Cambridge, some green areas are well-loved and actively used, while others feel neglected, unsafe, or underutilised. A key theme for future improvements was to understand how residents currently use these spaces - and why some are avoided.

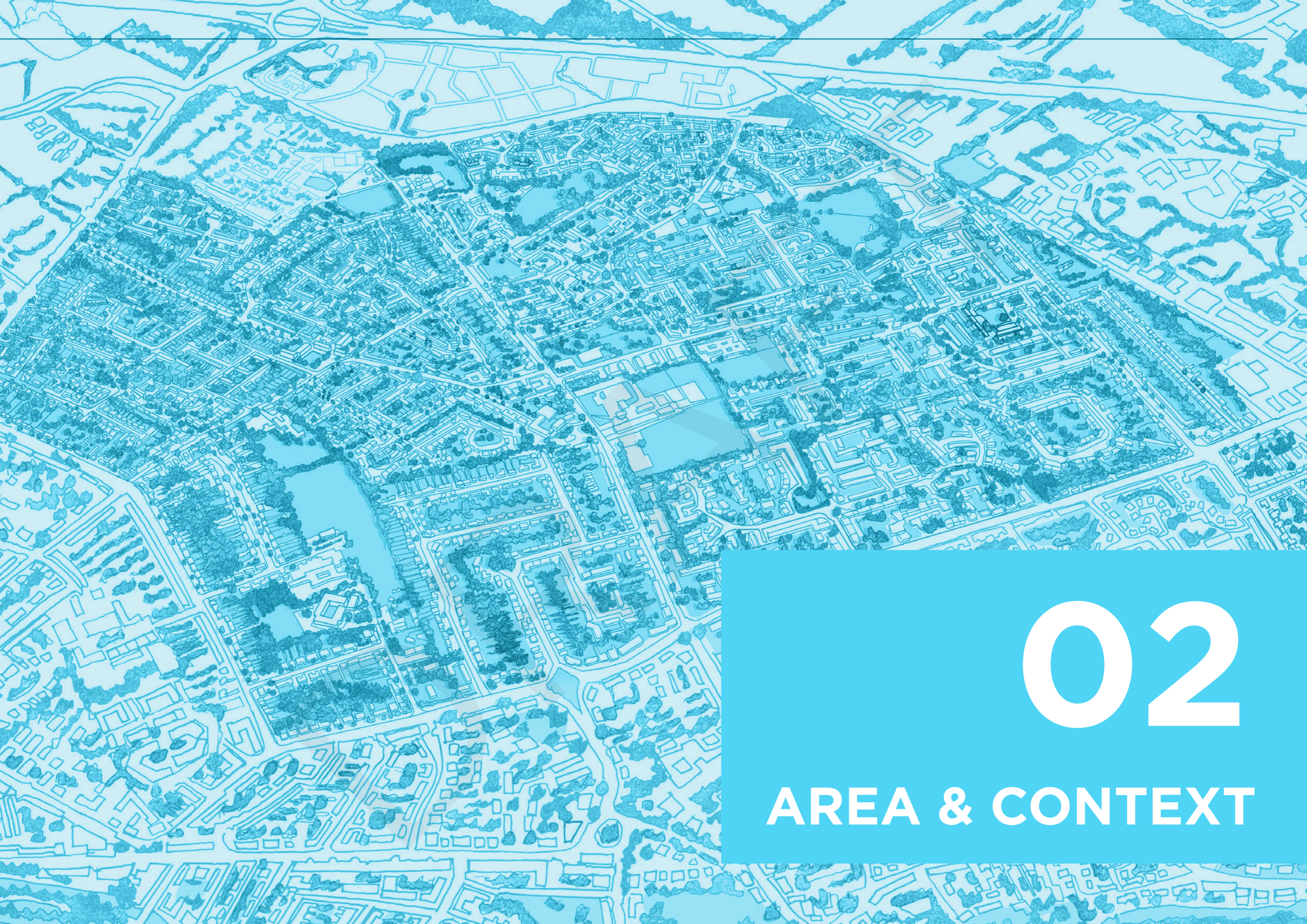
Opportunities could include enhancing safety, creating more inclusive and accessible play areas, adding sports and leisure amenities, food growing, and public art. From quiet reflection to community events. By making existing open spaces more welcoming and relevant to all ages and cultures, they can become stronger hubs for health, connection, and resilience in North Cambridge.

## Streets and Travel

Safe, accessible, and efficient movement is essential for a thriving community. In North Cambridge, streets must support walking, cycling, public transport, and driving in ways that prioritise safety for all. A key theme for future improvements was to understand how people travel within and through the area - and identifying barriers that limit mobility.

Opportunities could include maintenance and safety for existing roads to avoid speeding and antisocial driving, enhancing convenient pedestrian and cycle links and create an improved network of streets and travel. By prioritising safety and ease of movement, we can make North Cambridge more navigable, sustainable, and inclusive.

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02

AREA & CONTEXT

## Study area overview

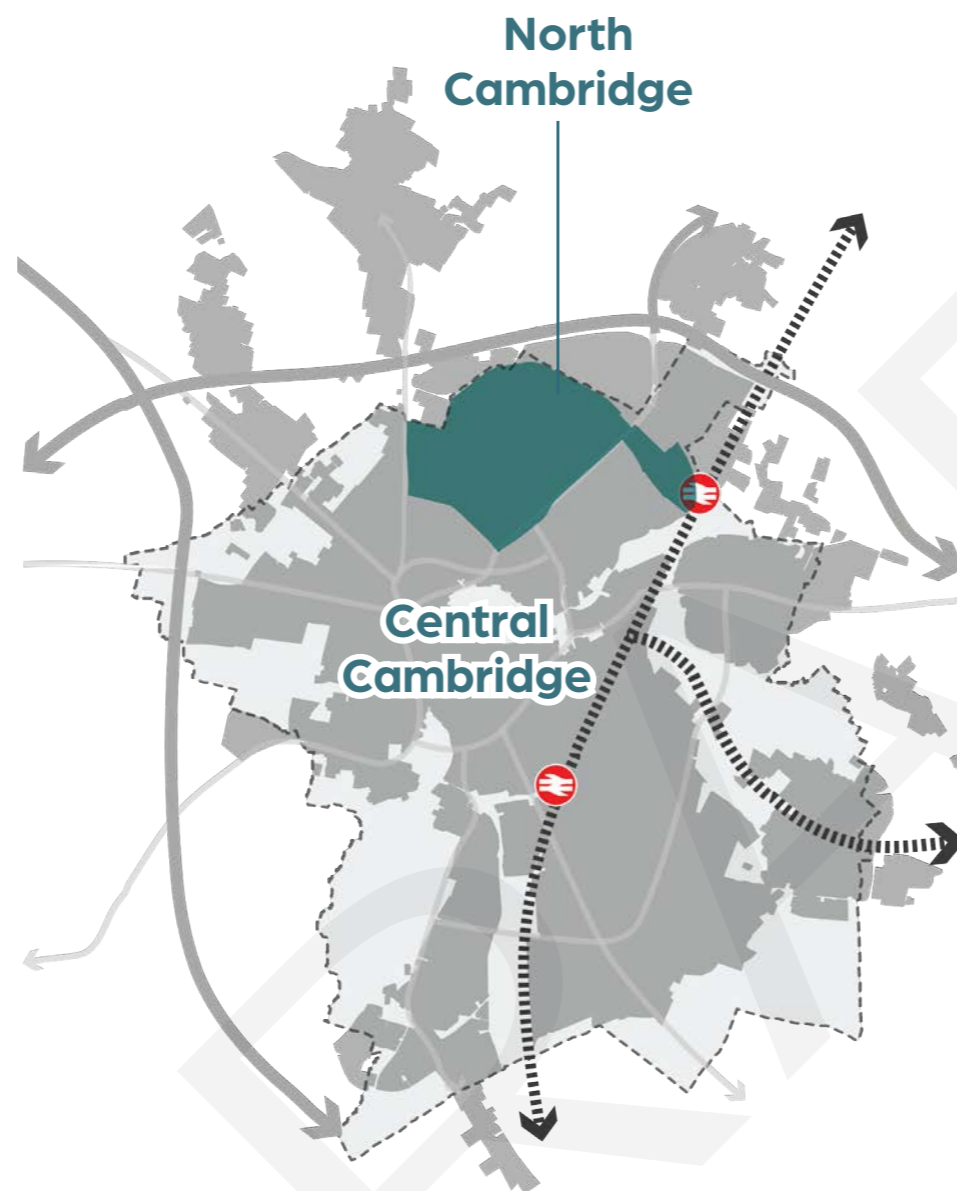
The study area occupies northern part of the city, adjoining south Cambridgeshire boundary, and includes parts of four city wards: Arbury, King's Hedges, East Chesterton and West Chesterton. The study area is framed by King's Hedges Road in the north, Histon Road and Gilbert Road in the west, Milton Road in the south, and the Guided Busway bridleway in the east.

In the south-east the study area extends towards the North Cambridge railway station, with Green End Road and Cam Causeway serving as western boundaries of the extension.

The south-western boundary of the study area is 1-2 km north of Central Cambridge, and linked to it predominantly via Milton Road and Histon Road. North Cambridge station and the Guided Busway bridleway serve as important strategic connectivity assets for the eastern part of the area, providing strategic public transport and cycle connectivity.

The area provides connections to strategic vehicular routes, such as A14 linking to St Neots and Milton Keynes in the west and New Market, Bury St Edmunds and Ipswich in the east, and A10, which downgrades to A1309 Milton Road within the Cambridge boundary, and links the area to Ely in the north and to London in the south. Histon Road is another important calmer link to Central Cambridge.

The study area predominantly consists of suburban post-war housing. Arbury Road plays an important role within the study area, bisecting it in two distinctive character areas. Area lying west from Arbury Road (Arbury and West Chesterton wards) consists predominantly of



**320 ha**  
study area

**20,900**  
population  
(approx.)

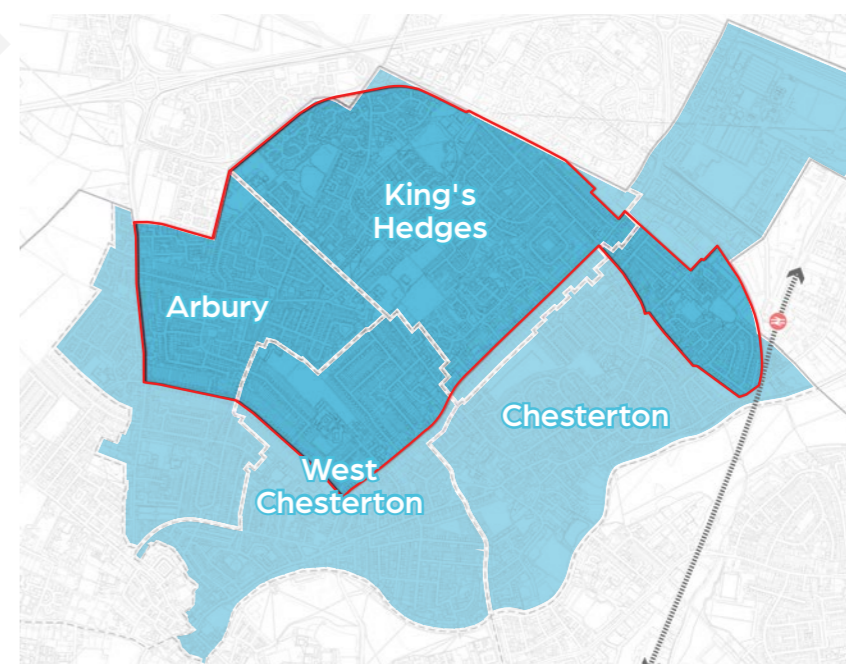
**8,500**  
households

**Low car ownership**, with 33% of residents not using a car

Low home ownership, with **a high proportion of social rent**

**Young population**, with 20-44 year old age group significantly higher than national average

**Well educated** residents



**70% housing stock is houses**, with the majority of flats concentrated in Arbury and King's Hedges

**West Chesterton demonstrates higher socio-economic advantage**, with the highest qualifications, home ownership, and self-reported health, along with the lowest ratings of household deprivation.

## Evolving and emerging context

The study area occupies northern part of the city, adjoining south Cambridgeshire boundary, and includes parts of four city wards: Arbury, King's Hedges, East Chesterton and West Chesterton.

### Keys:

- North Cambridge Framework Study Area
- Emerging larger developments
- Local centres within the study area
- Major green spaces
- Schools
- Conservation Areas
- Green belt
- Railway station



## Adjacent key development and future changes in the area

North Cambridge is changing, with large-scale developments like Darwin Green and opportunities in the North East Cambridge Area Action Plan - setting out aspirational new links, uses, and connections that will benefit the study area and its vision.

Darwin Green, a new development north-west of the study area, is being built in phases with new homes, community facilities, and open spaces. Phase 1 includes 114 apartments plus a library, health centre, and commercial spaces, while Phase 2 will add 328 more homes. The wider plan creates a sustainable community with varied housing, a central park, a primary school, and a local centre.

The North East Cambridge Area Action Plan (NEC AAP) is a draft joint plan by Cambridge City and South Cambridgeshire councils to guide the area's regeneration over the next 20 years. It proposes a mixed-use neighbourhood with homes, jobs, community facilities, and improved infrastructure. Once adopted - after consultation and approval of the Waste Water Treatment Plant relocation - it will form part of the Greater Cambridge development plan and shape future decisions.

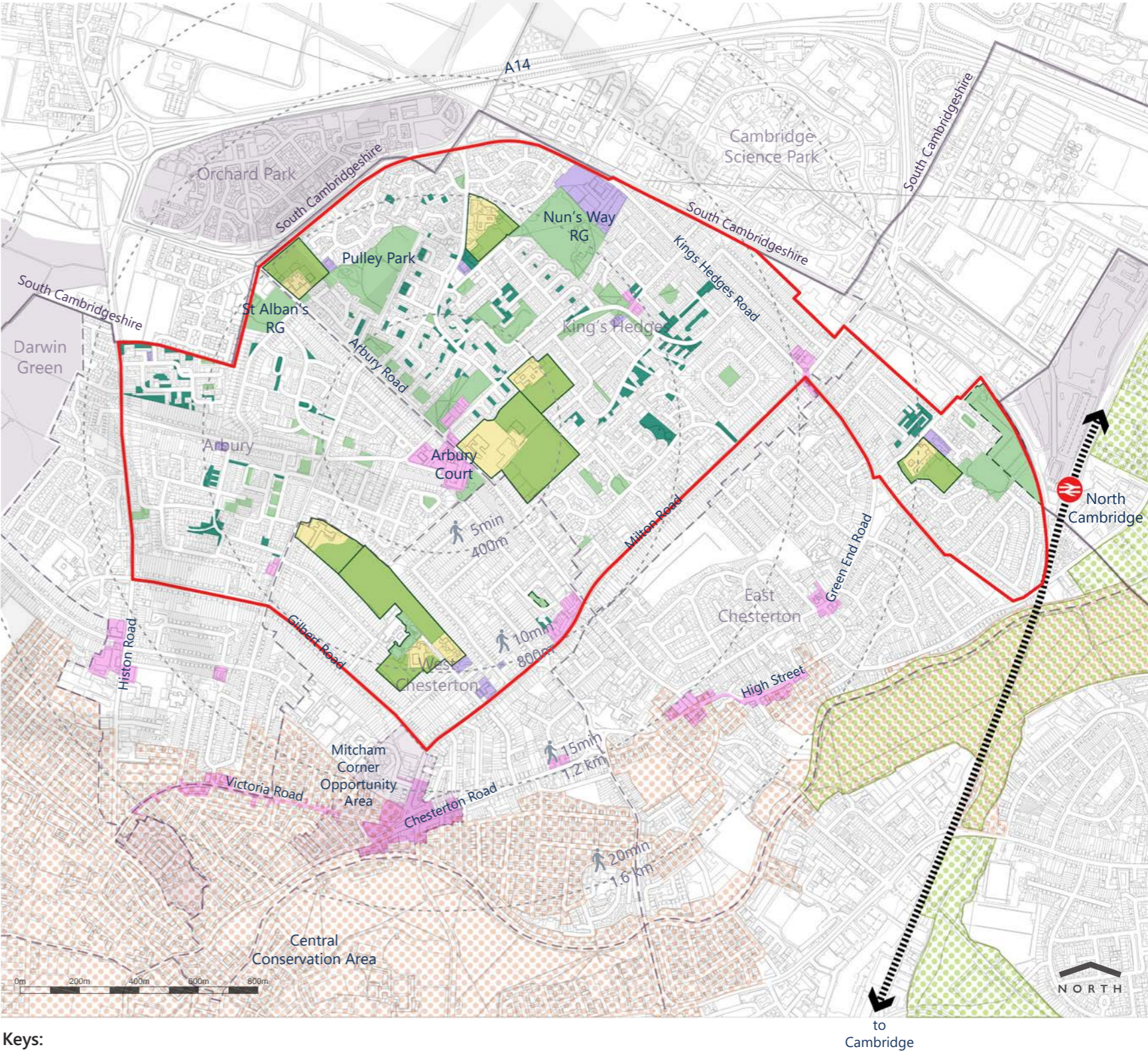
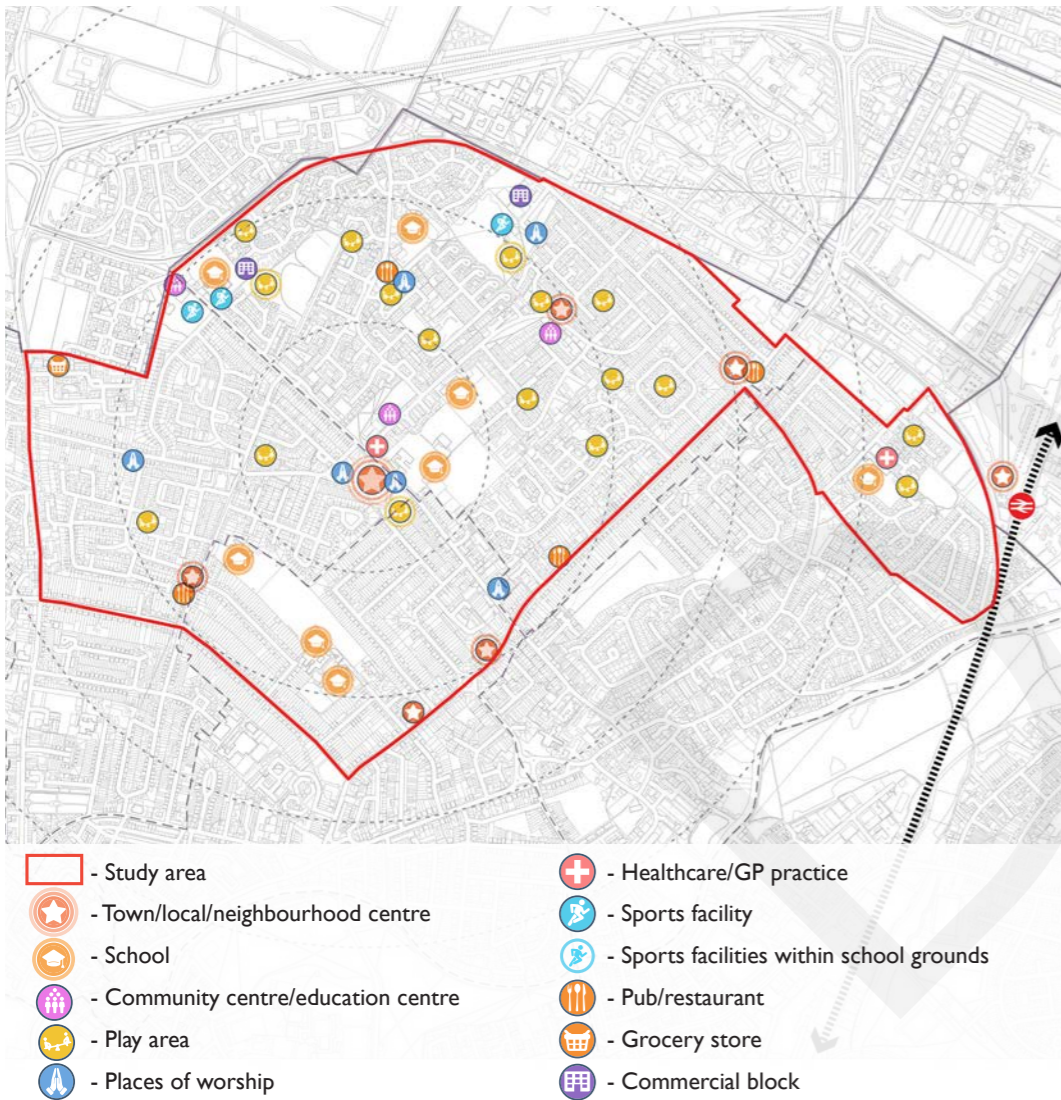
Context and planning overview

The Study Area does not have many planning constraints. It sits outside, although in proximity to, Central Conservation Area and other six Conservation Areas in the south, and Cambridge Green Belt in the east.

Most of the community facilities within the study area are concentrated within town/local/neighbourhood centres, and gravitate towards the southern part of the study area. The largest and the most prominent of them is the district centre known as Arbury Court and surrounding amenities. Four smaller local/neighbourhoods centres are spread between four wards, one per each ward.

Scattered community facilities outside the clustered local centres are shown on the diagram below.

Sports facilities outside the school's grounds are available in Nun's Way and St Alban's Recreation Grounds. Learner's Swimming Pool is available north from Pulley Park. Existing Medical facilities are in Arbury Town Centre and in West Chesterton.



- Keys:
- Study area
  - Protected open space
  - Protected open space with limited access
  - Protected open space (allotment)
  - Schools
  - Existing neighbourhood/local/district centre
  - Non-residential use identified
  - Non-designated open space identified
  - Conservation areas
  - Cambridge Green Belt
  - Emerging large developments/allocation sites

## Public transport and Cycle connectivity



Existing routes and bus stops provide potential for decent public transport service



Pedestrian network is separate from streets, difficult to navigate and sometimes lacks natural surveillance



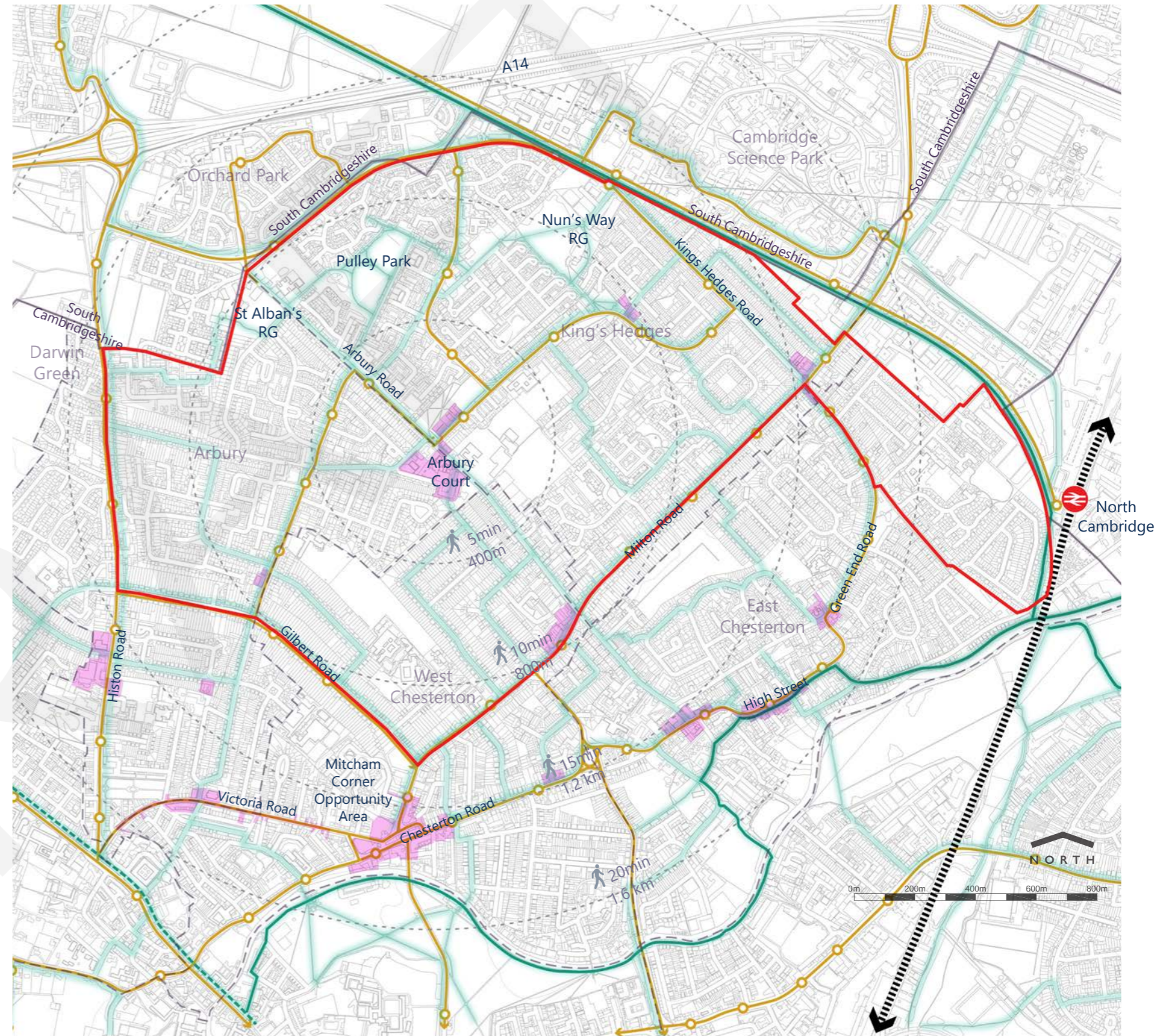
Existing routes present strong opportunity for good cycle connectivity

The Study Area abuts North Cambridge railway station in the south-east, with direct links to Cambridge and London

The eastern boundary of the study area runs along Cambridgeshire Guided Busway corridor that serves route B and connects Central Cambridge to Cambridge North, Science Park, St Ives and Huntingdon. The corridor also provides strategic cycle connectivity.

Most of the houses within the area have a bus stop within 400 meters radius, however overall quality of the bus services proved to be mediocre.

The study area has decent cycle connectivity, with a range of formal and informal cycle routes and direct links to Central Cambridge and strategic regional and national cycleways.



Keys:  - Study area  
→ - Bus routes/stops

- National cycleways  
 - Regional cycleways

- Local cycleways  
 - Existing neighbourhood/local/district centre

Open space



Designated open spaces lack function and has to be reprovided in case of regeneration



Scattered areas of green space

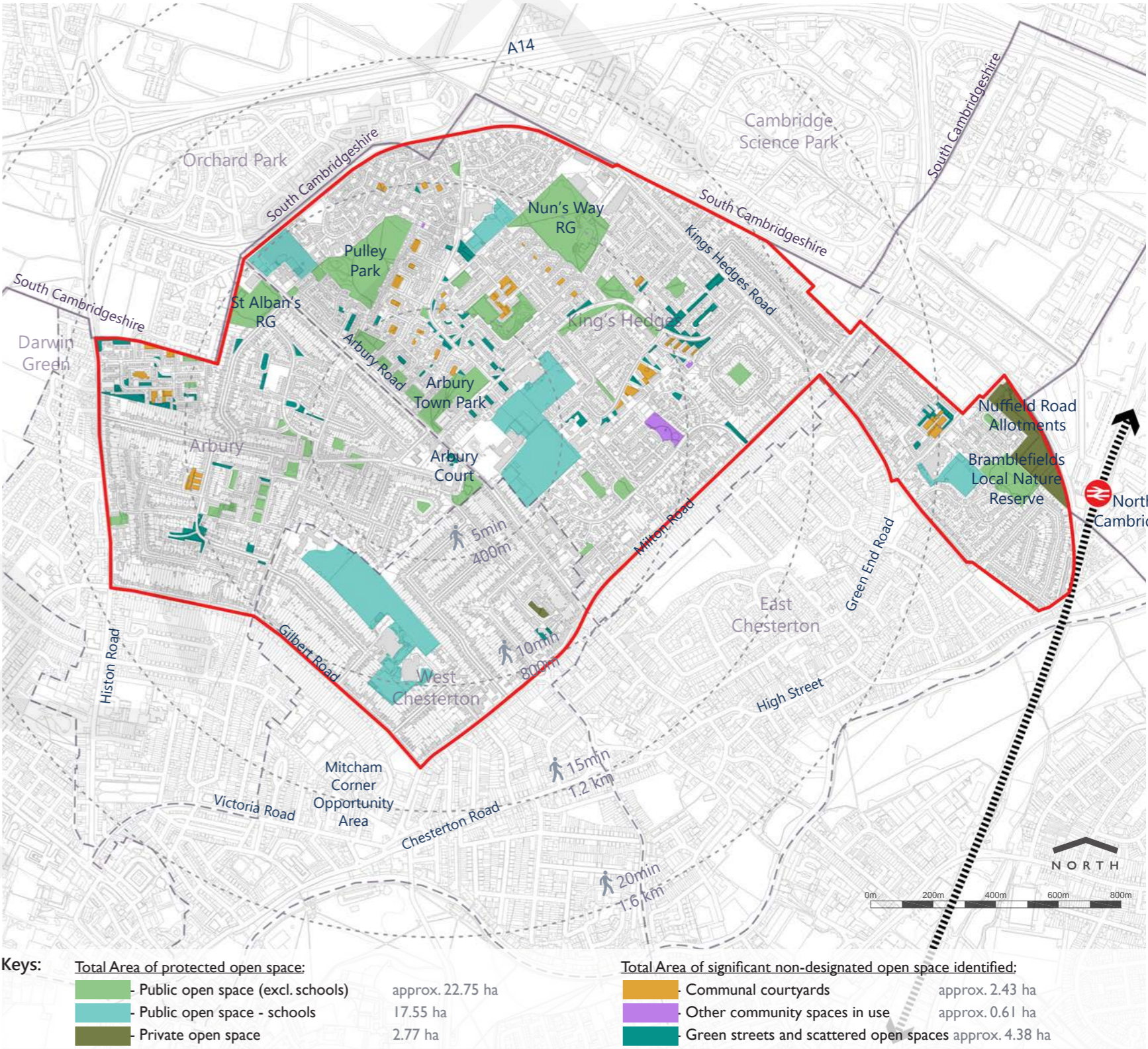


Lack of functional open space in Arbury

The Study Area has a large amount of designated and non-designated green and semi-green open spaces, that include formal parks, recreation grounds, school sport grounds, allotments and a local nature reserve. The majority of these open spaces are public, and most of them are accessible for all. The most notable exceptions include private land of allotments and school sport grounds, which both have restricted access.

The most important formal open spaces are parks and recreation grounds (Pulley Park, Nun’s Recreation Ground and Arbury Park, and St Alban’s Recreation Ground). The majority of these spaces are in King’s Hedges and East Chesterton wards, with no large formal functional open space west from Arbury Road.

While overall the Study Area tends to have green character, with plenty of mature trees and pockets of green, many areas of both designated and non-designated open space tend to be scattered, small and lacking function. Many play areas lack natural surveillance and seem worn out and prone to vandalism.



## Character and age of development

The neighbourhoods of King's Hedges, Arbury, and West Chesterton reflect a distinct post-war architectural legacy. Built primarily between the 1950s and 1970s, these areas showcase a period of rapid urban expansion and experimentation in public housing design.

**Arbury**, developed from 1950s, is marked by a mix of modest, low-rise brick housing, open front gardens, and generous communal green spaces. The layout follows a suburban pattern with cul-de-sacs

and informal street edges, anchored by community landmarks like Arbury Court and the Church of the Good Shepherd. While these developments aimed to foster community life, changes over time - such as the infilling of streets and larger land take of schools - have reduced visibility and connectivity, leaving parts of the centre feeling isolated from surrounding routes.

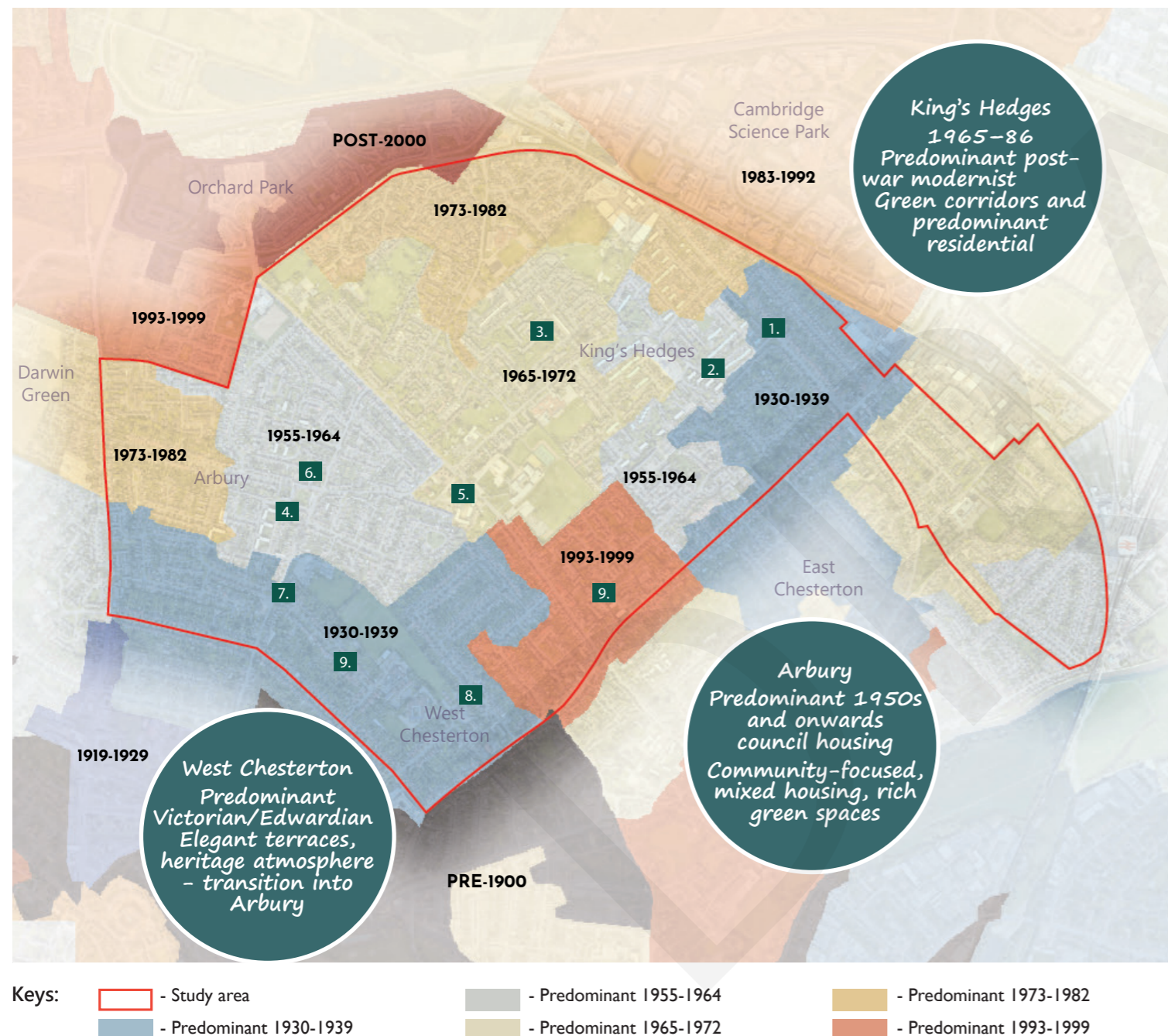
**King's Hedges**, constructed from 1967, was designed with modernist ideals of separating vehicles from pedestrians. It features a network of winding footpaths,

inward-facing homes, and landscaped courts, creating a leafy and tranquil environment. However, this innovative approach also led to a fragmented street network, making orientation and connectivity more difficult today.

**West Chesterton and East Chesterton** present a slightly older and more varied character. It includes Victorian terraces and early 20th-century housing, offering tighter urban grain and a stronger relationship to traditional street patterns. This area transitions into

Arbury, where a mix of estates from the 1960s and onwards creates a looser character, with wider layouts, parking courts, open spaces, and scattered greenery.

Together, these neighbourhoods offer a contrast of planned post-war estates, older urban forms, and some recent housing additions, with an abundance of green space, layered histories, and strong foundations for thoughtful change.



### Arbury



### King's Hedges



### West Chesterton



Interim Report

Building heights



Sensitive, predominantly two-storey high context



Case for higher buildings at key locations, within 6-storey limit to comply with the Design Code

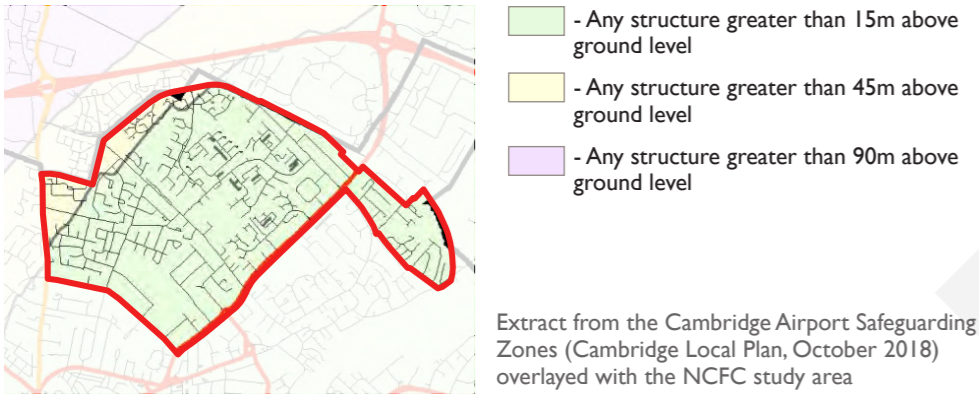


Airport Safeguard Zone and long Cambridge vistas should be considered at the application stage

The Study Area consists of predominantly low rise buildings with a few areas of exceptions. Most of those areas are modernist housing estates, where the heights go up to 3-4 storeys (5 storeys in Kingsway Estate)

New developments are predominantly 4 storeys, while the highest development within the study area being north from St Albans Recreation Ground (up to 6 storeys).

All Study Area is subject to Cambridge Airport Air Safeguarding Zone, with heights above 15m above ground level for the major part of the area, and 45m along the north-western boundary being subject to consultation with Marshall and the Ministry of Defence.



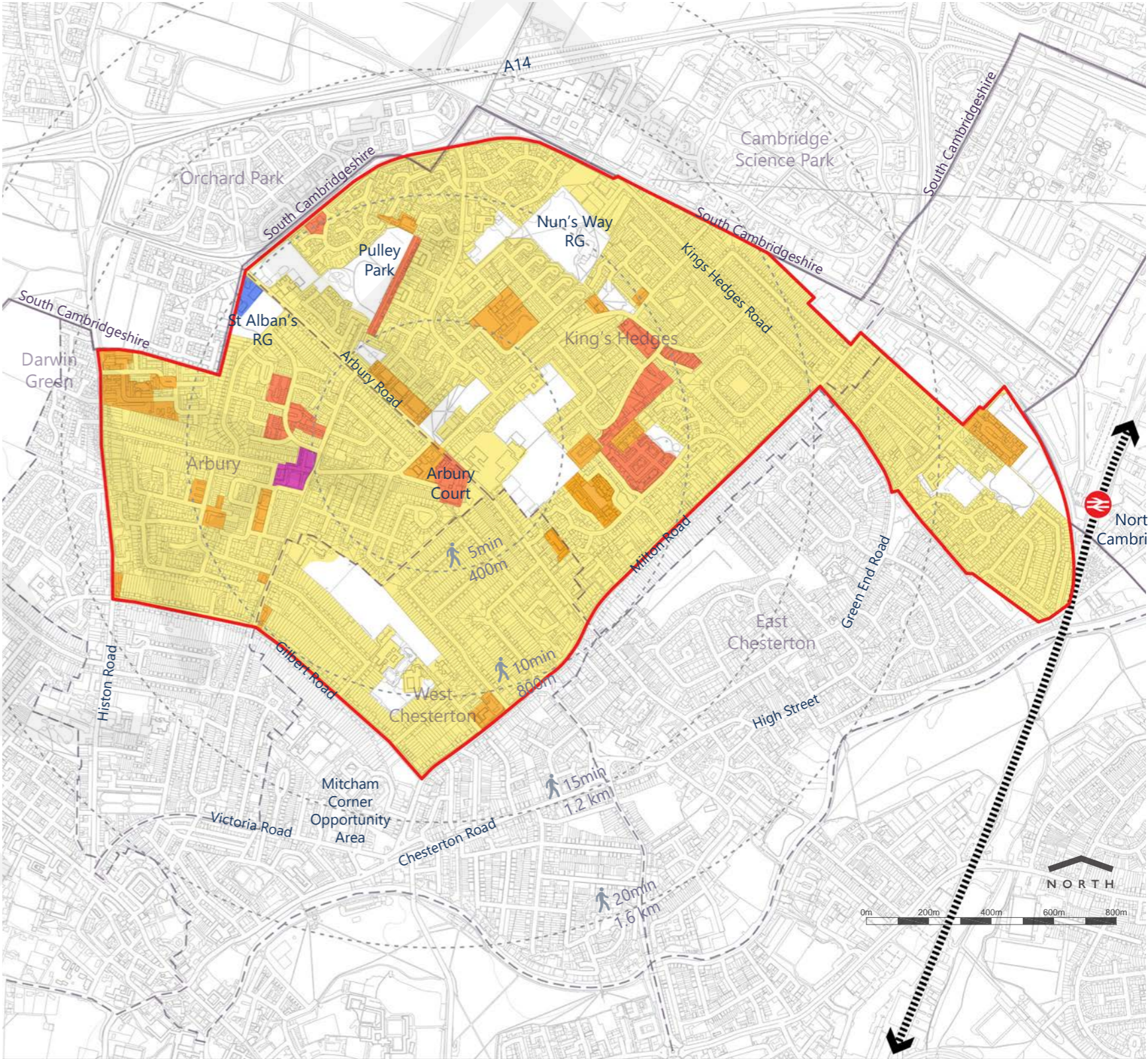
Kingsway Estate, the highest estate within the study area, features horizontal and vertical articulation, flat roofs and cross-like layout plan



The majority of the study area is built up with two-storey family houses, or maisonettes.



New flat blocks across the area tend to be four storeys or higher, like this development in King's Hedges Road. The exception are small infill housing developments.



- Keys:
- Study area
  - Up to 2-2.5 storeys
  - Up to 3-3.5 storeys
  - Up to 4 storeys
  - Up to 5 storeys
  - Up to 6 storeys

## Housing stock and scope for regeneration

Housing estates owned by the council present an opportunity for regeneration:



Access to information on maintenance status and structural integrity of buildings



Existing space for better placemaking and improved performance



Often occupy the key locations within the study area providing opportunities for heights

Ownership of the properties plays an important role in overall viability of improvements within the study area. The majority of properties within the large housing estates are owned by the council, providing opportunities for access to data related to these developments, tactical improvements and better placemaking. This provides opportunities for informed decision-making to ensure sustainable development and community integrity. In many cases these developments occupy key locations within the neighbourhood, acting as marker buildings at intersections of key roads, significantly contribute to the overall character of the area, and set a precedent for the approach to heights.

The recent developments within the area build the case for the approach to heights and change of character within the study area.

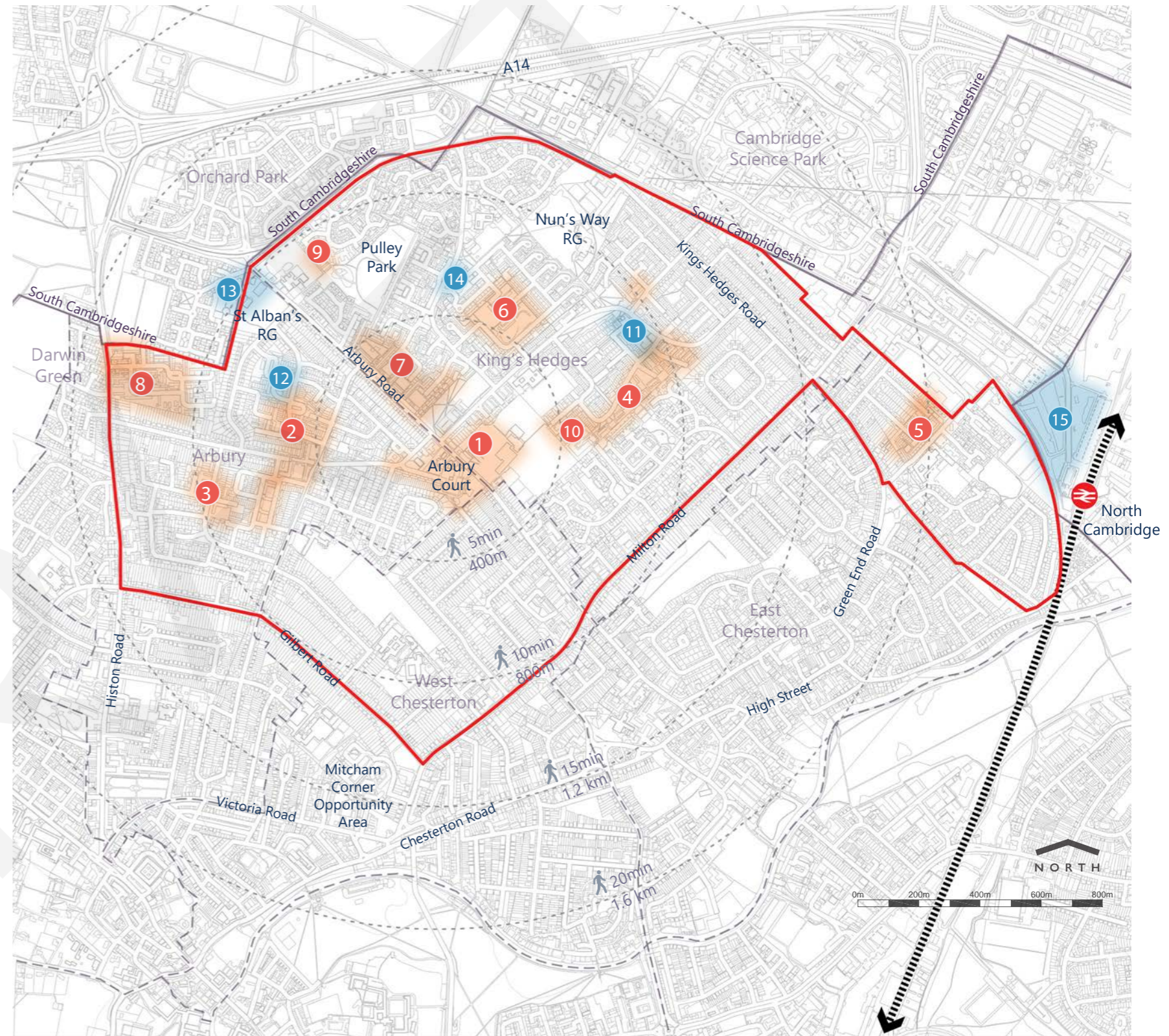
The diagram highlights some of the key housing estates, which primarily include blocks of flats and maisonettes.

### Areas of mid-century housing estates:

- 1 Arbury Town Centre
- 2 Kingsway Court & Brackley Close
- 3 Perse Way & Harris Road
- 4 Hawkins Road
- 5 Mortlock & Maitland
- 6 Edgecombe
- 7 Arbury Road estates
- 8 Hazelwood & Molewood Close
- 9 Jedburgh Close
- 10 Haviland Way

### Areas of recent and emerging large-scale developments:

- 11 Campkin Road
- 12 Aylesborough Close
- 13 Meadows Community Centre and St Alban's Recreation Ground
- 14 Northfield Avenue
- 15 Cambridge North



Keys:  - Study area

- Large housing estates owned by the Council

- Recent or emerging large scale development

Sustainability & Environment

Sustainability plays a crucial role in planning for Cambridge, with the Sustainable Housing Design Guide (2021) setting best-practice standards for the city that go in line with or exceed the National standards. The Design Code SPD (2025) picks up on those standards, and to achieve them it is crucial to evaluate the context and set the strategy at the start of every project. Sustainability should be considered as a crucial decision-making factor when any decision is made on enhancement or regeneration of the sites, and should inform the level of interventions chosen.

The Design Code highlights the importance of improving energy efficiency and address the climate change through reduction of the urban heat island effect.

Refurbishment & maintenance

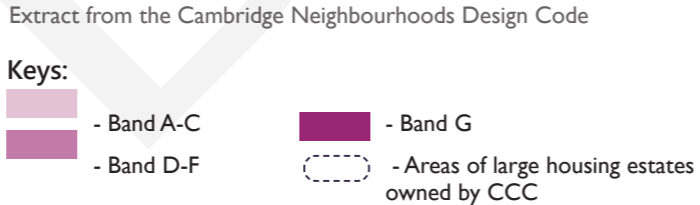
When the Design Code was produced, there was limited information available about the energy efficiency of the existing housing estates. However, information on similar structures in Cambridge allowed high-level assumptions about energy efficiency to be made. Additionally, it allowed to identify potential structural flaws, issues and limitations that could make in-place improvements to some of these structures difficult or impossible.

This information has allowed to flag estates with potential EPC and structural issues. Further studies are being produced which will allow better assessment of the site and viability of retrofit or refurbishment of some of the council estates before the regeneration option is being considered.



Energy efficiency

The Design Code SPD (2025) started setting the scene for evaluation of the existing energy efficiency on the basis of the HM Land Registry data from 2022. This data has been translated into a colour-coded map (an extract of the diagram is shown below). It is estimated that approximately 50% of housing stock within the Design Code study area has an EPC rating of D or lower. The majority of data collected relates to privately owned street properties. Further information on the housing estates is being collected at the time of production of this report, although some understanding has been developed based on the data available for similar structures.



Ambitious BNG goals will be challenging to achieve, ongoing process of establishing offset BNG sites

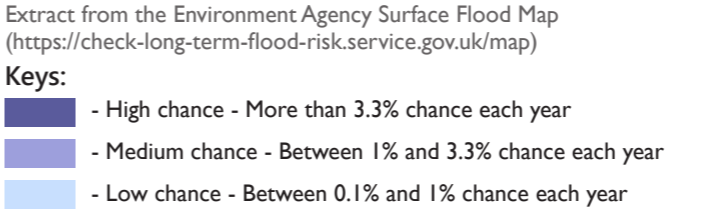
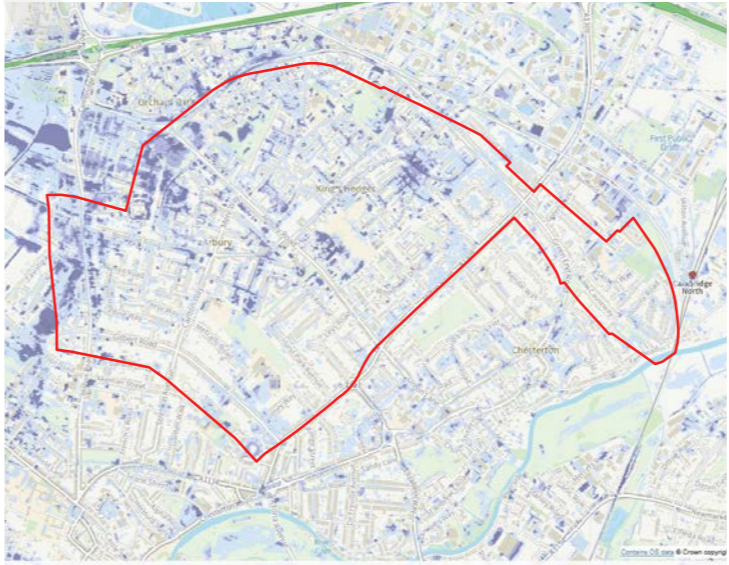
All new developments and improvements should comply with the Housing Design Guide and the Design Code

More detailed information will be required on flood risk for specific areas, energy efficiency, and construction integrity of the existing homes

Flood risk

The flood risk is an important consideration for regeneration or new development. Some parts of the Study Area are subject to surface flood risk, including the area at the bent of Campkin Road, north-western areas of the study area, existing open space (such as Pulley Park) and Arbury Court. This might limit the scope of potential development, and should be carefully assessed on site-basis for any improvement proposal.

Surface water flood risk must be mitigated through the incorporation of Sustainable Drainage Systems (SuDS).



Ecology

Sustainable Housing Design Guide (2021) and the Design Code SPD (2025) have set ambitious biodiversity uplift goals at a 20% biodiversity net gain on existing site conditions, aiming at creating the improvements on site wherever possible.





These high goals will require early considerations of potential mitigation measures. The Cambridge City Council has been working on the identification of possible BNG sites within North Cambridge.

The Framework study area itself has one protected site of biodiversity and geodiversity importance, which is Bramblefields Local Nature Reserve in East Chesterton.

The study on the designated open spaces for the community has been made in the Open Spaces section of this chapter. A crucial consideration for any intervention within the area will be the protection or reprovion of these open spaces within the areas where they are in. Many of these spaces have limited features that contribute to biodiversity, and have the potential for enhancement.

Existing trees massively contribute to the green character of the place, climate change mitigation and biodiversity. Numerous mature trees are present, including many protected by tree preservation orders, particularly along Histon Road and north of Milton Road. Arboricultural studies conducted to date on the various sites across the study area have identified high numbers of high value mature trees. Due to the location of some of them in relation to residential estates and other built structures, regeneration or local enhancement in those areas might affect some of those trees. For each of the sites proposed for improvement or regeneration, a strategy should be developed either to protect these valuable trees or to ensure their suitable reprovion where preservation is not possible.

## Conclusion of 'Area & Context analysis'

	Findings	Actions	Benefits to the community
<b>Older Housing Estates</b> 	<ul style="list-style-type: none"> <li>The study area covers several housing estates in various conditions and need of change to fix current issues</li> <li>There are recent delivered regeneration schemes in the area that add to improved housing and neighbourhoods</li> <li>Ageing housing estates needs to be assessed and monitored</li> <li>Limited opportunity for infill development</li> <li>Demand for improved energy efficiency in housing</li> </ul>	<ul style="list-style-type: none"> <li>✓ Prioritise certain estates that currently have crucial issues to be dealt with. Regeneration should generate better homes and open spaces for existing and new residents</li> <li>✓ Detailed studies of estates to be informed by the framework for change principles and findings during consultation period</li> </ul>	<ul style="list-style-type: none"> <li>✓ Antisocial behaviour and safety improved within the estates' built form, open spaces and placemaking</li> <li>✓ Opportunity to deliver better homes with opportunity for upsizing/downsizing for existing residents</li> <li>✓ Private outdoor space and improved communal amenities and courtyards for residents etc.</li> </ul>
<b>Arbury Court and the surrounding community facilities</b> 	<ul style="list-style-type: none"> <li>Arbury Court is an important local centre, however, it comes across as dated and lacks strong links with the rest of the community facilities within the area</li> <li>Need to consider different demographic groups using the facilities in Arbury Court</li> <li>Feels inward-facing and disconnected from movement along Arbury Road</li> <li>Valuable community assets could benefit from upgrades and diverse offerings</li> <li>Lack of homes in this strategic location with opportunity for optimisation and additional homes</li> </ul>	<ul style="list-style-type: none"> <li>✓ Improved services and offer with modernised facilities, better maintenance, and more diverse shops</li> <li>✓ Improved placemaking, safety, and open spaces that reflect the community needs for a social space</li> <li>✓ Opportunity for additional homes in strategic location</li> <li>✓ Aim to retain the existing offer/services, traders and independent shops</li> </ul>	<ul style="list-style-type: none"> <li>✓ An improved centre with more variation of community uses, services and retail for the local area</li> <li>✓ Have your say - the community to have their say on what and how the improved centre should take shape for today and future needs</li> <li>✓ Opportunity for more affordable homes in a strategic location</li> </ul>
<b>Parks and green spaces</b> 	<ul style="list-style-type: none"> <li>Large green spaces are key features, but many are underused or lack accessibility.</li> <li>Lack of functional open space in Arbury ward</li> <li>Investigate an opportunity for active frontages</li> <li>Review quality and distribution of the play areas within the area</li> <li>Lack of safety, visibility, and community use around paths and gathering areas</li> </ul>	<ul style="list-style-type: none"> <li>✓ Opportunity to create improved and new activated open spaces with any estate improvements</li> <li>✓ Improve offer and uses within existing parks and open spaces (Nun's Way recreation Ground, Pulley Park, and Arbury Town Park could all facilitate improved user experience</li> </ul>	<ul style="list-style-type: none"> <li>✓ Overall approach to create more welcoming and better use of existing open spaces and parks in the study area</li> <li>✓ Improved facilities, activities and destinations, particularly for children, young people and disability groups</li> <li>✓ Opportunity to create new or improved open spaces for the community where it's needed</li> </ul>
<b>Streets and Travel</b> 	<ul style="list-style-type: none"> <li>Strong public transport links (Guided Busway and proximity to Cambridge North)</li> <li>Disconnected pedestrian routes and fragmented street layouts (especially King's Hedges)</li> <li>Some areas with inconsistent cycling and walking infrastructure with hidden routes that do not feel safe (lack of overlooking, wayfinding, multiple access points etc.)</li> </ul>	<ul style="list-style-type: none"> <li>✓ Active travel routes to promote walking and cycling</li> <li>✓ Prioritised sustainable movement with improved safety and wayfinding</li> <li>✓ Opportunity to create improved and safe routes within estates and better connection to local destinations</li> </ul>	<ul style="list-style-type: none"> <li>✓ Enable the integration of key transport, utilities, and community facilities to support sustainable growth</li> <li>✓ Improve existing routes for pedestrian and cyclists for a more well-connected and safe sustainable network</li> </ul>

# Key spatial considerations

The diagram identifies the key considerations for North Cambridge in terms of its built environment and open space. These considerations derived from the urban analysis and the Design Code review, and have been carried through the consultation stages to inform the development of the vision.

- Lack of strong local centre
- Ageing housing for further monitoring (state of maintenance, energy efficiency, residents demand for better facilities, accessibility, health and safety)
- Opportunity to improve recreation and leisure services
- Roads in need for improvements



## Older Housing Estates

- Areas of ageing housing estates owned by the council that present opportunity for enhancement - subject for further monitoring
- Proposed focus areas (based on the location, community feedback and available information on sustainability and maintenance)



## Arbury Court & Community Facilities

- Location of Arbury Court and wider community facilities that will benefit from improvement



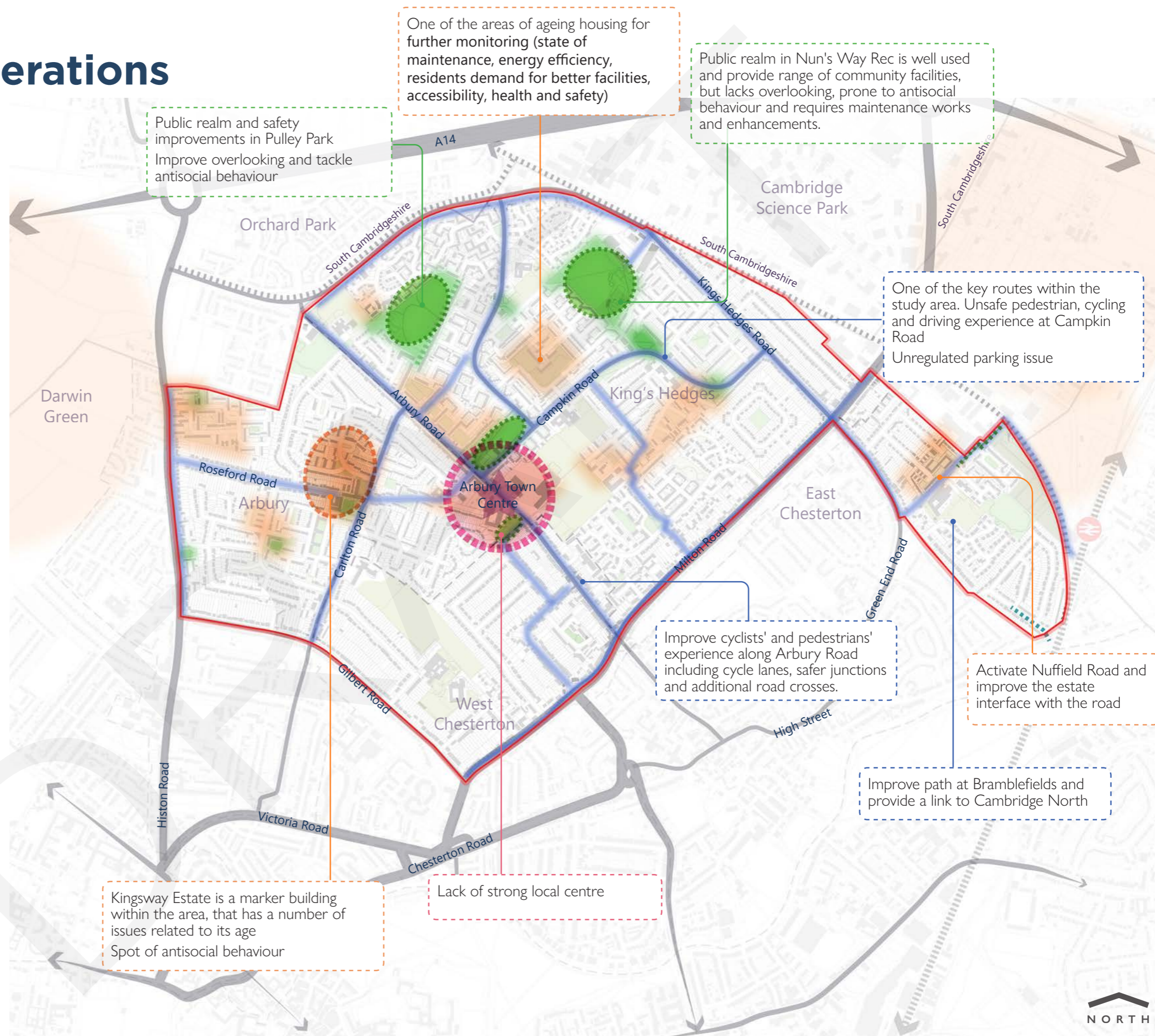
## Parks and Green Spaces

- Priority focus areas for public realm improvements



## Streets & Travel

- Streets in need for improvement based on the urban analysis, community feedback and Design Code findings





03

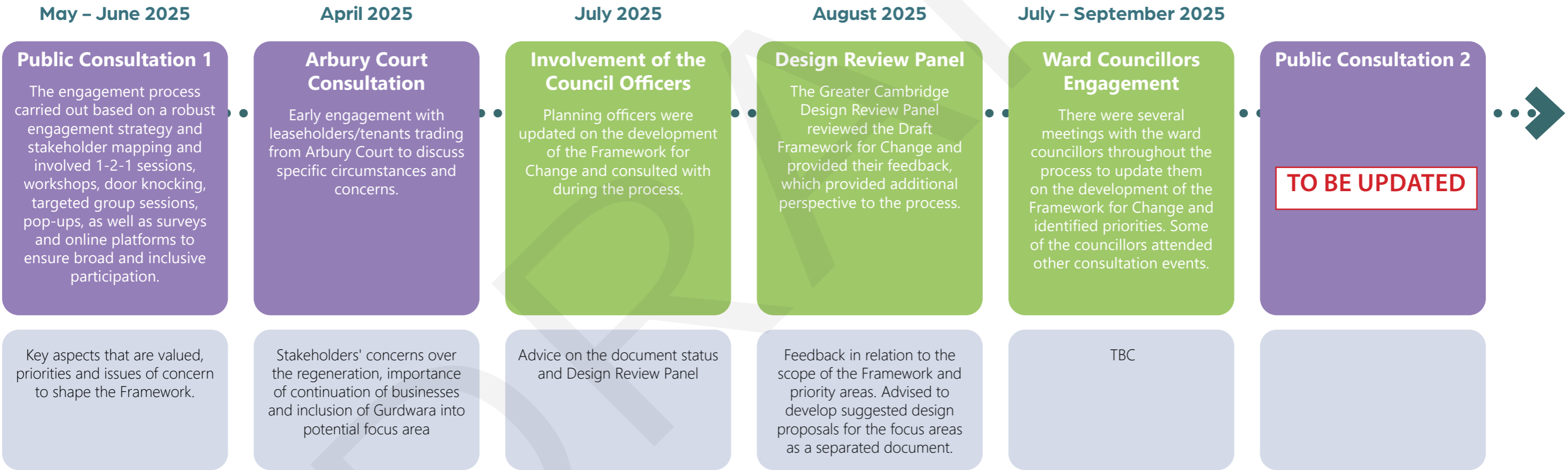
ENGAGEMENT

# Engagement overview

The development of the North Cambridge Framework for Change has been supported by two rounds of public consultations and engagement with planning officers, ward councillor, and other stakeholders throughout the process.

The Engagement process was preceded by detailed stakeholder mapping and the design of a robust engagement strategy aligned with relevant guidance.

The



# Public consultation process

## Event 1 (May – June 2025)

The first round of community engagement focused on gathering views on aspects of the area that are valued, issues of concern, and ideas for change. Local residents and stakeholders were asked to provide feedback in relation to four key topics:

- Older housing estates;
- Parks and green spaces;
- Arbury Court and the surrounding community facilities;
- Streets and travel.

The feedback included general comments, issues in relation to specific areas and feedback in relation to the key areas identified during the context analysis.



## Event 2 (November – December 2025)

The second round of community engagement focused

Prior to the engagement launch, ECF worked with CIP to undertake detailed stakeholder mapping and design a robust engagement strategy that aligned with relevant guidance. Awareness was raised and the engagement programme was promoted through posters, postcards and more.

The engagement process was built on the following online and offline events and communication tools:

### 1. Website & Engagement and Consultation Platform

From 7 May 2025, the 'Shaping North Cambridge' website and CCC's engagement platform provided project details, updates, workshops, a survey, and an interactive map. Visitors could register for email updates on participation opportunities.

### 2. Survey

The survey collected 383 responses on housing, parks, community facilities, streets, and travel, with quantitative and qualitative questions. It was available online and in print at key community locations and events, such as Arbury Court Library, Meadows Community Centre, workshops, pop-ups, and upon request.

### 3. Online Interactive Map

225 comments were received via an online map where respondents could mark areas they liked or suggest improvements.

### 4. Formal Written Responses

One formal written response, offering qualitative feedback on the proposals, was received from the organisation 'On the Verge Cambridge'.

### 5. Community Workshops & Pop-Ups

Three community workshops with 105 attendees and three pop-ups engaging over 190 people were held at local events and venues.

### 6. Youth Workshops

Workshops involved local kids, engaging with 22 King's Hedges Guides and 21 Brownies at Arbury Community Centre to capture young people's views.

### 7. Focused Workshops

Two focused workshops were organised with the 'Ideas Exchange', a group whose members were selected through a sorting process to ensure demographic representation of the north Cambridge area.

### 8. Webinar





A webinar was held to ensure that those unable to attend in-person engagement events could still hear about the proposals and interact with the project team.

### 9. 1-2-1 Meetings

Key stakeholders from the following local groups and organisations met individually with the project team to discuss feedback: St George's Chesterton, Hurst Park Estate Residents Association, Arbury Road East Residents Association, North Cambridge Community Partnership and On the Verge Cambridge, Cambridge Gurdwara, Cambridge Council for Voluntary Service, Cambridge Carbon Footprint, King's Hedges Family Support Project, Camsight, CB4 People Facebook Page, Cambridge Living Sport, Greater Cambridge Planning Service.

**TO BE ADDED IN THE FINAL REPORT**

# Engagement feedback summary and conclusion

	Findings	Actions	Benefits to the community
<b>Older Housing Estates</b> 	<ul style="list-style-type: none"> <li>Antisocial behaviour and safety issues around some estates (Kingsway, Campkin Road, Nuns Way, Carlton Way, areas around King's Hedges, etc.)</li> <li>Dangerous or inconsiderate parking</li> <li>Need in better facilities and accessibility, indoor space and storage, and outdoor private space</li> <li>Concerns about housing quality and conditions, including poor insulation, damp, mould, and high heating costs</li> <li>Many estates are difficult to navigate and lack natural surveillance</li> <li>Fear that redevelopment will lead to displacement, rent increases, loss of community spirit and loss of green spaces</li> </ul>	<ul style="list-style-type: none"> <li>✓ Tackle damp, mould, poor insulation, and lack of storage in homes</li> <li>✓ Address concerns about noise, safety, and disruptive behaviour, particularly in and around flats</li> <li>✓ Improve the condition of communal areas like bin stores, gardens, and garage courts</li> <li>✓ Support greener upgrades (e.g. EV charging, solar panels), and make council processes more flexible.</li> <li>✓ Improve traffic safety and reduce pollution</li> <li>✓ Provide a clear roadmap for redevelopment including phasing strategy</li> </ul>	<ul style="list-style-type: none"> <li>✓ Improve Living Conditions</li> <li>✓ Tackle Antisocial Behaviour</li> <li>✓ Enhance Shared Spaces</li> <li>✓ Upgrade Sustainability &amp; Maintenance</li> <li>✓ Reduce Traffic Impacts</li> </ul>
<b>Arbury Court and the surrounding community facilities</b> 	<ul style="list-style-type: none"> <li>Arbury Court is valued, but needs to be greatly improved as a local centre</li> <li>Community facilities and shops need to be retained</li> <li>Support of the existing local traders and small businesses</li> <li>The place needs better places for kids and youths</li> <li>The place should be safer, more inclusive and accessible</li> <li>There are concern about a potential loss of local character</li> </ul>	<ul style="list-style-type: none"> <li>✓ Improve Arbury Court with a café, outdoor seating, and inviting spaces to gather</li> <li>✓ Help independent shops stay open during redevelopment - address fears about rent rises and closures</li> <li>✓ Host more local events like markets, cultural celebrations, and food vans.</li> <li>✓ Invest in safe, engaging facilities for young people to reduce antisocial behaviour</li> <li>✓ Add bins, plants, seating, and lighting to create a more attractive, welcoming environment.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Enhance the Hub</li> <li>✓ Support Local Business</li> <li>✓ Boost Community Life</li> <li>✓ Youth-Focused Spaces</li> <li>✓ Clean and Green Public Spaces</li> </ul>
<b>Parks and green spaces</b> 	<ul style="list-style-type: none"> <li>Existing parks and other open space is highly valued</li> <li>Some areas don't feel safe and welcoming (Pulley Park, nun's Way Recreation Ground and Arbury Town Park)</li> <li>Poor maintenance and cleanliness</li> <li>Many facilities for kids are outdated, unsafe or inadequate</li> <li>Lack of amenities for teenagers</li> <li>Support of potential biodiversity enhancement</li> </ul>	<ul style="list-style-type: none"> <li>✓ Add better lighting and tackle issues linked to antisocial behaviour and substance use.</li> <li>✓ Trees, seating, community gardens, and rewilded areas to make parks feel greener and more inviting</li> <li>✓ Upgrade play equipment, add toilets, create youth areas, and provide space for exercise and events.</li> <li>✓ Tackle litter, broken equipment, fly-tipping, and vandalism in parks</li> <li>✓ Encourage school groups, local residents, and organisations to help look after and activate underused spaces.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Improve Safety</li> <li>✓ Make Spaces More Welcoming</li> <li>✓ Support Active Use</li> <li>✓ Better Maintenance</li> <li>✓ Strengthen Community Involvement</li> </ul>
<b>Streets and Travel</b> 	<ul style="list-style-type: none"> <li>Speeding, aggressive driving, dangerous crossings and cycling - especially on Arbury, Campkin &amp; Milton Roads, and Carlton Way</li> <li>Uneven, poorly lit, or unsafe footpaths</li> <li>Calls for more traffic calming measures, resident parking zones, and restrictions during school drop-offs</li> <li>Congestion from school pick-up traffic</li> <li>Parking within green areas and pavement</li> <li>Walking and cycling are the dominant travel modes, support for more electric bikes, scooters, and car clubs</li> <li>Demand for better links to Cambridge North</li> </ul>	<ul style="list-style-type: none"> <li>✓ Tackle speeding, aggressive driving, and dangerous crossings - especially on Arbury, Campkin &amp; Milton Roads. Clearer crossings, traffic calming, and CCTV requested in key areas.</li> <li>✓ Address potholes, cracked pavements, and blocked pathways (e.g. due to parked cars).</li> <li>✓ Invest in safe, separated cycle lanes and wider, well-maintained footpaths. Introduce better connection to key transport hubs, such as North Cambridge station.</li> <li>✓ Improve street lighting, especially in parks, cut-throughs, and isolated areas.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Improve Safety, especially for Pedestrians &amp; Cyclists</li> <li>✓ Better infrastructure</li> <li>✓ Well-lit paths</li> <li>✓ Balanced access</li> </ul>



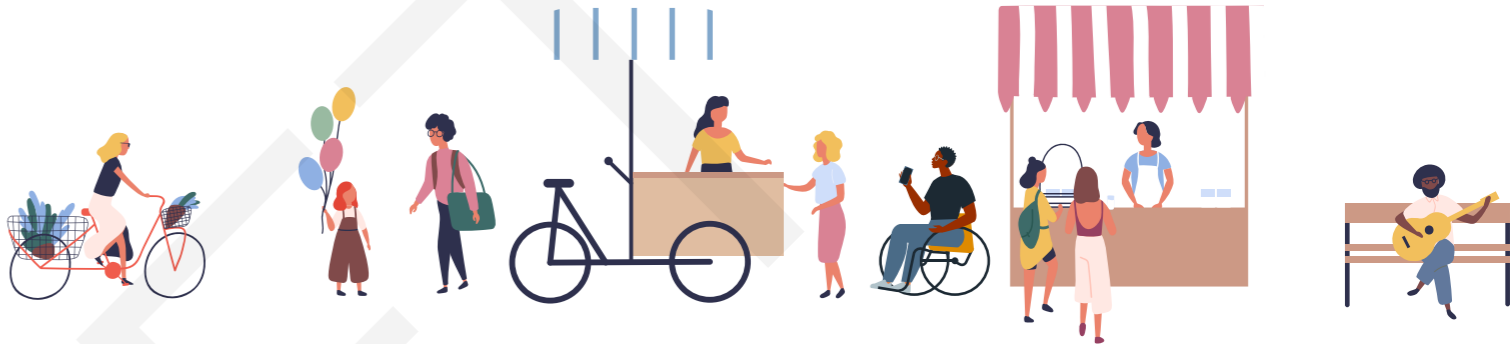
# 04

## VISION

# Vision for North Cambridge Neighbourhoods

We call this vision a ‘Framework for Change’ – a forward-looking plan that outlines key opportunities and identifies where investment and priority are most needed.

A well-connected, inclusive North Cambridge with homes for all, safer streets, improved offer in Arbury Court, and open spaces that work better for everyone – designed with local character, shaped by community needs.



We envision and will work towards...

## A holistic framework for the Future of North Cambridge

North Cambridge will evolve into a connected, green, and inclusive neighbourhood that celebrates its diversity and mid-century heritage while confidently embracing the future. Through careful reinvestment in its estates, public spaces, and streets, the area will become a more vibrant, walkable, and welcoming place for all existing and future local residents.

## 'Older Housing Estates' to become modern, comfortable and sustainable Homes

A careful regeneration of older Housing Estates with a new generation of housing will build on the area's original aspirations for decent, accessible homes with space to grow. Investment in existing estates will bring improved energy efficiency, quality design, and safer, more sociable streets. Where new homes are needed, they will be designed to fit with local character while offering the best in sustainable living and modern standards for existing and future residents.

## 'Arbury Court' to be an enhanced community-centred local centre

Arbury Court will be renewed as a vibrant, visible, and active local centre - offering more places to shop, meet, learn, and relax while local independent shops and services will continue to be a vital part of the court. Improved public realm, better connections to Arbury Road, and more diverse uses will help this centre become a true social and commercial heart of the area, safe day and night.

## 'Open spaces' to deliver greener, more usable landscape

Open spaces will be adapted and upgraded into active, safe, and even more loved destinations. Underused and disconnected greens will be reimagined as community parks, play areas, gardens, and social spaces that encourage people of all ages to meet, move, and relax. Green corridors and tree-lined paths will stitch together neighbourhoods and support biodiversity while improving wellbeing and climate resilience.

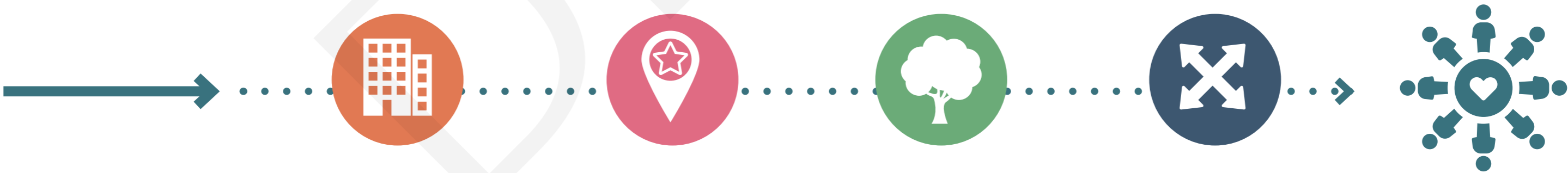
## 'Streets and travel' to turn into healthy movement and easy connections

Walking and cycling will continue to be at the heart of local movement. A joined-up, legible network of safe routes will replace fragmented footpaths - making it easier for children to walk to school, for older residents to stay active, and for all people to reach public transport, shops, and services without needing a car. New connections will better link estates, schools, and open spaces all connected with the wider city and Cambridge North station.

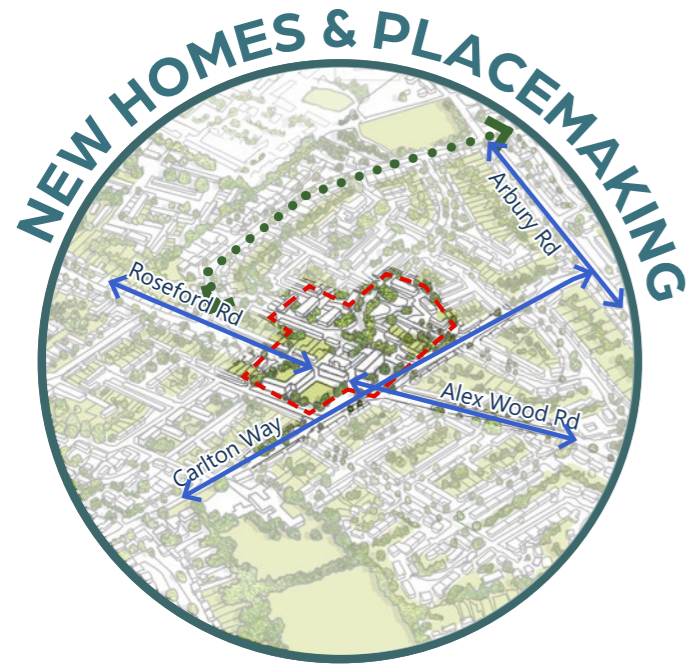
## A Stronger, More Inclusive Community

North Cambridge's future will be shaped by its people. Continued dialogue with local communities will ensure that change reflects local needs, celebrates shared values, and helps everyone feel a sense of belonging. The area will remain a place for all generations - where children, families, and older residents can thrive.

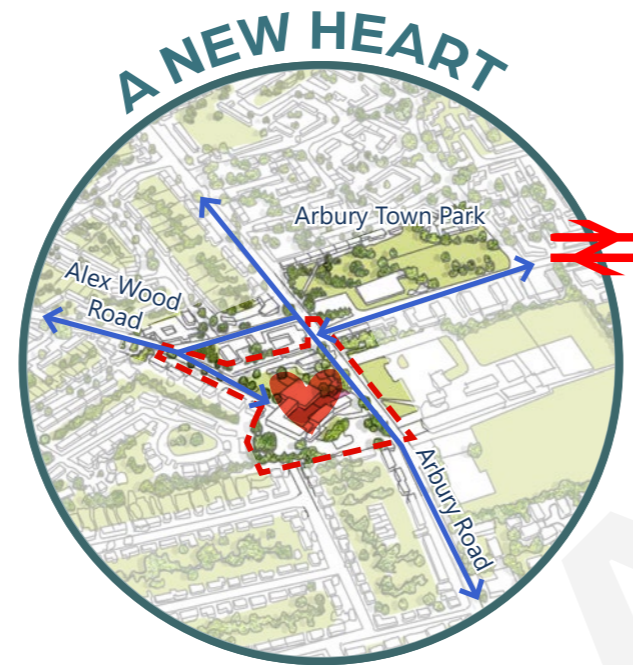
The opportunities presented in this document are just the beginning - they're here to help shape future improvements and changes in the neighbourhood that will build upon the vision.



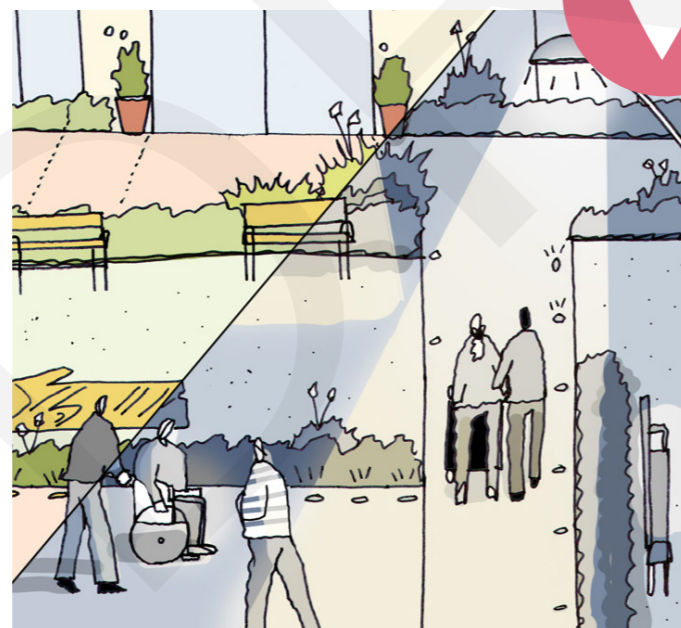
# Placemaking moves for the framework



Welcoming neighbourhoods that convey "pride of place", with well-connected streets, green views from every home, and spaces designed for both existing and future residents.



A vibrant, safe and well-connected **sociable local centre**, that provides a diverse offer of community amenities for all ages and commercial facilities all in one place.



Connected, inclusive, and vibrant open spaces across North Cambridge, shaped by the voices, needs, and aspirations of the local community.



Safe, accessible, and cohesive network of pedestrian and cycling routes throughout the North Cambridge area.



# Framework objectives



## 1. Regeneration of Kingsway and Brackley Close Estates

Creating a high-quality open space for the wider community is a key opportunity in the Kingsway and Brackley Close/Verulam Way area. This will be possible through a regeneration process, that will replace deteriorating buildings with sustainable, accessible homes that provide private and communal space and exemplify best-practice placemaking.

## 2. Older housing estates for further monitoring

The predominantly council-owned housing estates offer an opportunity to develop a pipeline of enhancement projects. The scale of improvements should be determined through further monitoring, analysis and consultation.



## 3. Regeneration of the local centre

A re-established local centre with a mix of residential, commercial, community and retail uses, stitched together with a functional high quality open space and play. Improved space for local traders, good visibility of the shops, modern and appropriate space for established community uses, safe and pedestrian friendly environment, and high quality homes.



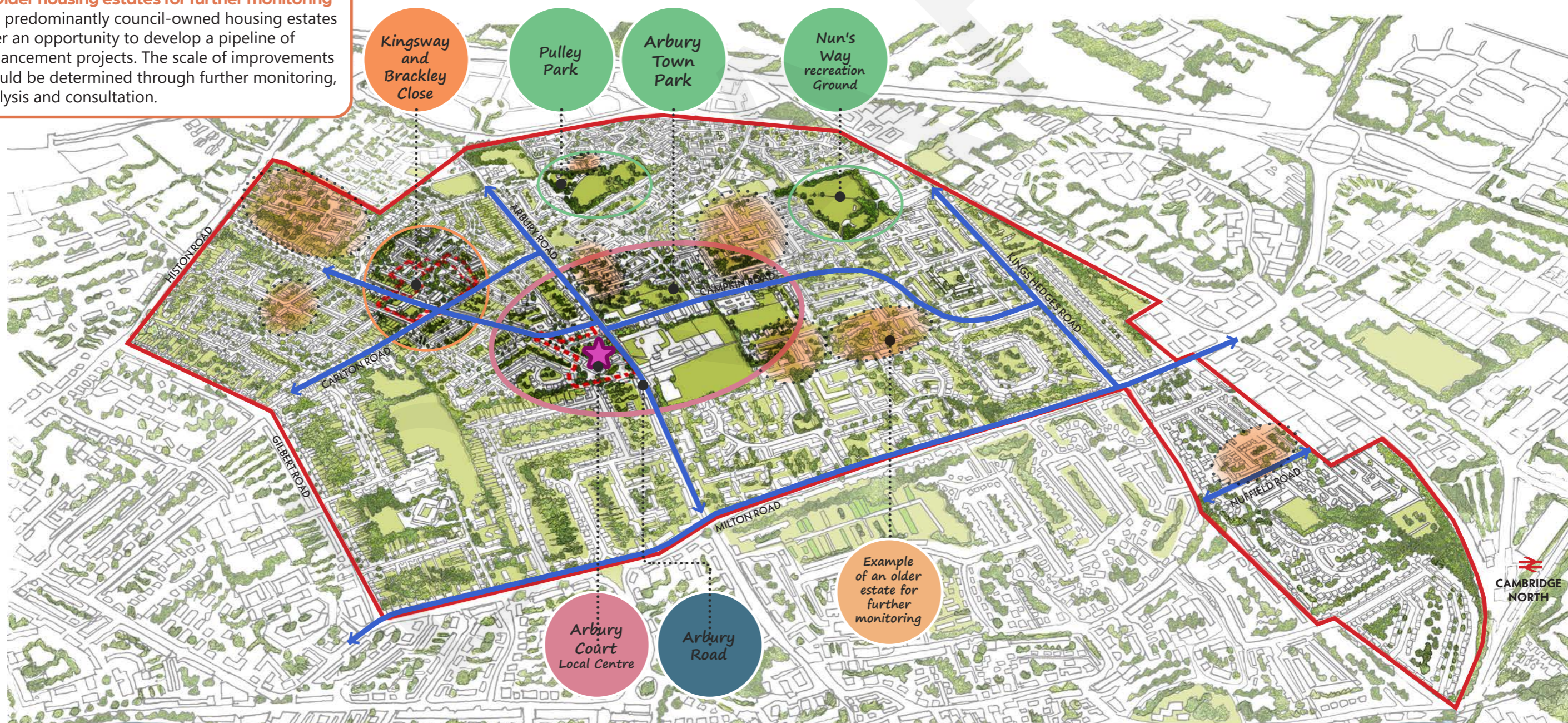
## 4. Revive parks and green spaces

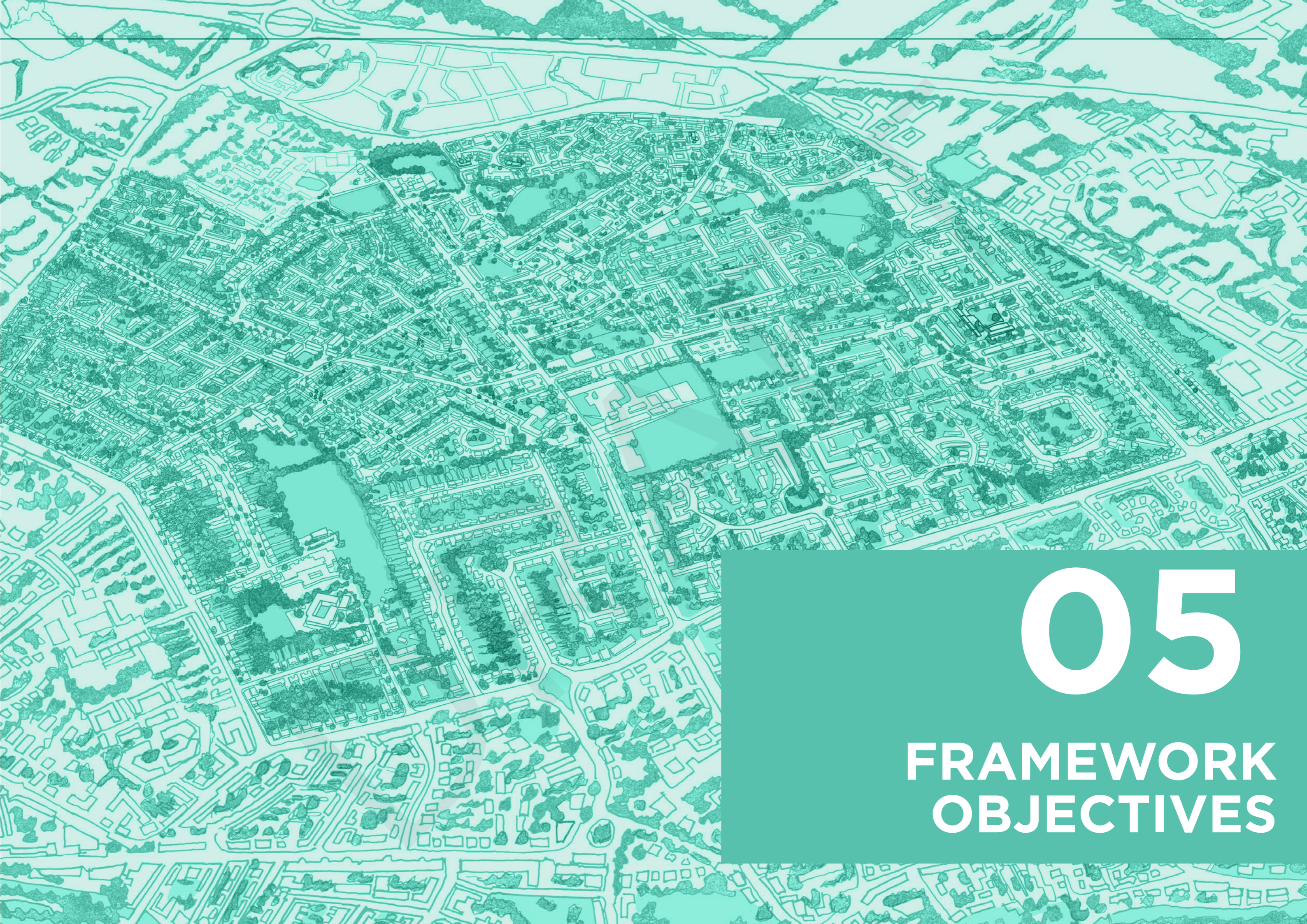
Reconnect residents with their green spaces by improving safety, visibility, facilities and access, creating high-quality new green spaces where they are needed most, and advancing biodiversity and sustainability.



## 5. Enhancement to streets, pedestrian and cycling experience

Improvements to pedestrian and cycling network through regeneration process of the selected focus areas and improving links to Cambridge North station. Advising on wider improvements to pedestrian, cycling and vehicular network, based on the area objectives and consultation feedback.





# 05

## FRAMEWORK OBJECTIVES

# Parks & Green Spaces

We envision a connected, inclusive, and vibrant network of open and public spaces across North Cambridge, shaped by the voices, needs, and aspirations of the local community. Rooted in meaningful resident engagement and guided by the principles of the Cambridge Neighbourhoods Design Code, the Framework for Change vision seeks to transform existing spaces, such as Nun's Way, Pulley Park, and surrounding green corridors, into welcoming, accessible, and distinctive places that reflect the character and identity of the neighbourhood.

Through this work, we aim to highlight opportunities to revitalise underused or disconnected areas, ensuring they become safe, inviting, and meaningful for everyone. These spaces will support physical and mental well-being, encourage social connection, and provide opportunities for play, rest, movement, and interaction with nature.

By strengthening the relationships between open spaces, homes, community centres, and local amenities, we will create a more cohesive and resilient urban fabric. The aim is to develop a clear and inspiring narrative for the future of public space in North Cambridge, one that celebrates local heritage, supports biodiversity, and delivers long-lasting benefits for both current and future generations.

## Principle 1 - Make space for Nature:

Incorporating nature is critical to delivering the priority of climate resilient sustainable communities and nurturing meaningful connections with the environment. The components of nature need to be integrated as a network of natural spaces, sustainable drainage, and tree planting, to deliver an increased quality of life and improved micro-climate.

## Principle 3 - Thriving Public Spaces:

Public space matters, and can range from local centres to a shared garden, small square or quiet street. Spaces need to feel safe by being visible and bring people, activities and nature together into attractive places.

## Principle 5 - Increase Sustainability

Reduce energy use and carbon emissions, generate clean energy, and improve health and well-being for residents - both at home and around the neighbourhood.

## How the framework complies with the Cambridge Neighbourhoods Design Code:

- ✓ The creation of improved and new public realm.
- ✓ Improve the relationship between houses and open spaces, creating stronger frontages.
- ✓ Improve legibility and wayfinding within the area.
- ✓ Create animated, safe and overlooked spaces.
- ✓ Work with and enhance the existing characteristics and features of the site.
- ✓ Incorporate blue and green infrastructure and SuDs
- ✓ Consider appropriate planting to celebrate and enhance biodiversity and sensory landscaping
- ✓ Opportunities for communal amenity space and pocket park, to improve health & well-being
- ✓ Greener streets and natural landscaping to mitigate the climate change



## Parks & green spaces objectives:

### Why these areas?

- Pulley Park and Nun's Way Recreation Ground are identified as opportunity areas in the Design Code, and have received extensive amount of feedback during the consultations
- Arbury Town Park has an opportunity to become an important integral part in the regeneration of the town centre, with close links to Arbury Court, proximity to schools, existing community facilities within its boundary and central location within the Study Area along the bus route
- Location of the parks, strengthened with community facilities in proximity, that attract higher footfall through the areas (Nun's Way Recreation Ground, open space in Campkin Road local centre, play area south of Arbury Court)
- Key nodes within the residential areas calling for better amenities for wider community, such as new open space or pocket parks
- The need for more and better play areas and spaces for youth, as expressed in the community feedback, should be addressed within the existing or new areas of open space
- The Design Code SPD aspirations in relation to greening and public realm improvements along the key streets, that has been supported by the residents during the consultation process (Arbury Road, Campkin Road, Carlton Way, Nuffield Road)



### Keys:

- Study area
- Green parks to be enhanced
- Proposed new amenity space
- Proposed new hardscaped area

Indicative opportunity areas for further enhancement across the study area (subject to further analysis and consultation, the list is not exhaustive):

- Potential enhancement of the amenity space
- Potential enhancement of the squares

- Opportunity for a pocket park
- Opportunity for enhanced pedestrian links (enhanced landscape and pavement, improved overlooking, play on the way)
- Opportunity for street greening

### Character Influences / Precedents



#### Enhanced green parks

Opportunities identified to enhance green parks and create safe environments for active community participation at Nun's Way, Pulley Park, and Arbury Town Park.



#### High quality amenity space

Improved communal courtyards within residential blocks to create a positive outlook to greenery, with opportunities for new seating and incidental play, such as at Kingsway.



#### Pocket squares to gather

Opportunities for pocket squares and spaces designed to promote discovery, featuring predominantly hardscape elements complemented by planting, seating, and play areas, such as Arbury Court.



#### Pocket parks to discover

New pocket parks act as moments of surprise within the built form, offering opportunities for new planting, public art displays, and more.



#### Promote food growing

Key locations identified for opportunities in food growing and sensory landscaped gardens, supporting community, biodiversity, and wellbeing.



#### A variety of play

A variety of play areas designed to cater to different age groups, strategically distributed across the site to ensure inclusive and accessible play opportunities for all children.

## Interim Report

# Objective: Revive parks and green spaces



## Nun's Way Recreation Ground

- Improve visibility, natural surveillance, and accessibility in areas with limited access, including Nun's Way Recreation Ground
- Enhance pedestrian and cyclist connectivity with Pulley Park and the surrounding area.
- Create opportunities for improved frontages and better integration with nearby residential properties.
- Install clearer signage and wayfinding from Campkin Road into the park.
- Upgrade lighting to enhance safety and promote a stronger sense of security.
- Introduce enhanced planting schemes, including seasonal displays and sensory gardens.
- Improve overlooking and upgrade Nun's Way Skate Plaza as a key gathering space for young people.
- Establish a welcoming entrance and clear arrival point from Kirkwood Road.

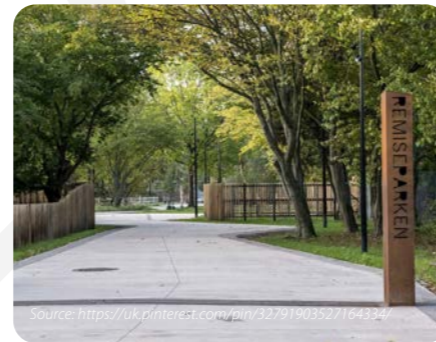
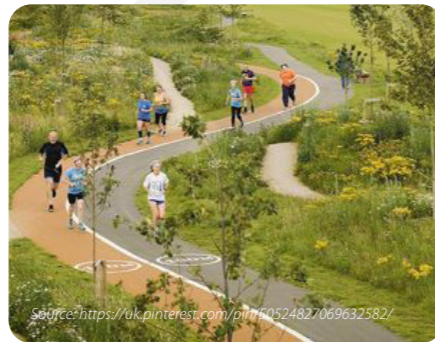


## Pulley Park

- Create a more welcoming arrival experience and improve connectivity with Nun's Way.
- Enhance the park's natural character through planting that supports biodiversity and nature.
- Opportunity for community growing gardens to encourage local engagement and stewardship.
- Establish the park as a vibrant community focal point that could support seasonal events and gatherings.
- Introduce seating areas to encourage picnics and informal social interaction.
- Create dedicated well-being corners for rest, reflection, and relaxation.
- Improve and promote children's play opportunities to support active and inclusive play.



### Character Influences / Precedents



### Character Influences / Precedents





## Arbury Town Park

- A valued community focal point that fosters pride and connection among residents.
- Home to the annual Arbury Carnival, a key local event that brings people together.
- Opportunity for improved links between Arbury Court and Arbury Town Park, especially via Campkin Road, to enhance movement and access.
- Flexible spaces for community use, supporting events, activities, and everyday gatherings.
- A central hub with inclusive spaces for people of all ages and backgrounds.
- New play opportunities for children and young people, with a focus on inclusion and creativity.
- Biodiverse and seasonal planting, adding beauty, habitat, and sensory experiences.
- Opportunities for food-growing gardens, promoting sustainability and community involvement.
- Opportunity to enhance the relationship of the open space with Arbury Community Centre.



## Pocket Parks

- Transform underused or leftover spaces into pocket parks that bring life and greenery into the neighbourhood.
- Create small, welcoming green spaces that act as 'moments of pause' or surprise within the urban fabric.
- Enhance biodiversity and visual interest through low-maintenance planting, trees, and seasonal greenery.
- Improve the sense of place
- Make better use of land between buildings.
- Improve the sense of place and community pride by activating overlooked or neglected spaces.

### Character Influences / Precedents



### Character Influences / Precedents



## Communal Courtyards

- Make shared outdoor spaces more inviting and useful for everyone who lives nearby.
- Add more uses and explore opportunities for informal play features and seating areas.
- Opportunity for new features like small gardens, herbs, or sensory plants that people can enjoy.
- Make the spaces feel more connected to the homes around them, with better views and easier access.

### Character Influences / Precedents



# Streets & Travel

Building upon the identified opportunities outlined in the Cambridge Neighbourhoods Design Code and informed by valuable feedback from local residents, this vision seeks to establish a safe, accessible, and cohesive network of pedestrian and cycling routes throughout the North Cambridge area. Central to this vision is the enhancement of key connections, including the vital link between Arbury Court and Kingsway, improvements to major corridors such as Campkin Road, and the enhancements of dedicated pedestrian connections between key green spaces such as Nun's Way and Pulley Park.

The vision promotes a series of interconnected public spaces that encourage exploration, active community participation, and social interaction. These spaces will feature well-defined, accessible routes supported by appropriate lighting, clear signage, and safe crossing points, ensuring inclusivity for people of all ages and abilities. Strategic planting and landscaping will create attractive, green corridors that foster wellbeing, environmental sustainability, and a sense of place.

Guided by national best practices and community priorities, this vision aspires to deliver a greener, more connected, and welcoming North Cambridge, strengthening community bonds and enhancing the quality of life for all residents.

## Principle 2 - Prioritise walking and cycling

Create a safe joined-up network for walking and cycling routes that can be combined with green space, trees and nature. Cycle ownership and use is very high in the neighbourhoods and one of the highest priorities for residents is a safer and better connected cycling and walking network for local trips.

## Principle 4 – Enhance Character

New developments need to work with the local scale of buildings and contribute safe, sociable streets and spaces, with focal points and memorable but harmonious buildings in key places.

## Principle 5 – Increase Sustainability

Reduce energy use and carbon emissions, generate clean energy, and improve health and well-being for residents - both at home and around the neighbourhood.



### How the framework complies with the Cambridge Neighbourhoods Design Code:

- ✓ Recognition that connectivity and movement requires city-wide approach.
- ✓ Make sure paths are well connected to parks, shops, schools, and homes
- ✓ Opportunities for safe crossing points where people need them most
- ✓ Use trees and planting to make routes more enjoyable
- ✓ Consider materials that are easy to walk, push, or ride on for everyone
- ✓ Follow national rules and guidance like LTN 1/20 and Manual for Streets
- ✓ Inclusive streets for all
- ✓ Greener streets and natural landscaping to mitigate the climate change










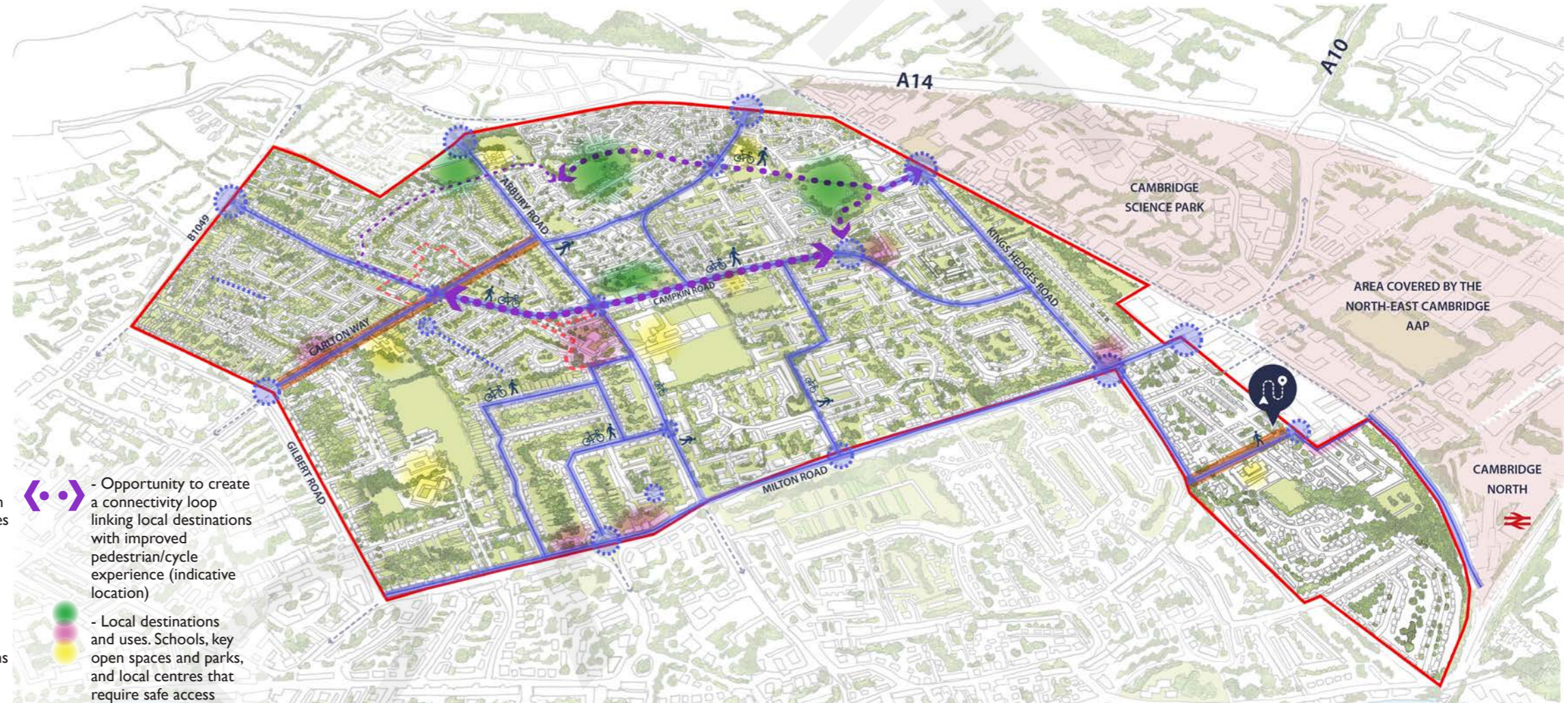
## Streets & travel objectives:

### Why these areas?

- Key streets highlighted in the Design Code
- Consultation feedback, including lack of pedestrian crossing, unsafe road design solutions leading to antisocial driving and/or poor pedestrian experience
- The need for safer and better overlooked paths expressed in the community feedback, should be addressed through regeneration process (see Arbury Court, Kingsway and Brackley Close) and local improvements of the existing paths
- Future-proofing links to emerging developments and North-East Cambridge AAP area/Cambridge North

### Keys:

-  - Study area
-  - Enhance and improve bike friendly roads and/or dedicated cycle lanes within the area for a safe and well-connected sustainable movement network
-  - Areas highlighted with current movement issues considered for further opportunities and improvements. Problematic junctions, lack of crossing, road safety, and lack of maintenance
-  - Streets and routes that could benefit from traffic slowing measures to tackle speeding/antisocial driving for improved pedestrian and cycle safety
-  - Seek to create improved sustainable transport route/options to North Cambridge from study area
-  - Opportunity to create a connectivity loop linking local destinations with improved pedestrian/cycle experience (indicative location)
-  - Local destinations and uses. Schools, key open spaces and parks, and local centres that require safe access



The considerations identified here do not represent an exhaustive list of interventions for the framework, more an overall assessment of the known issues within the study area. The diagram sets out high-level opportunities to be further considered to accomplish the vision.

### Character Influences / Precedents



#### Enhance and improve

Improve existing links with enhanced greenery and upgraded pathways to create a more enjoyable and safer experience for pedestrians and cyclists.



#### A better experience

Enhancing routes with planting to create more attractive pathways, improve connectivity, and support better wayfinding throughout the area.



#### A sustainable network

Clearly defined streets designed for safer use by vehicles, pedestrians, and cyclists, complemented by enhanced planting and appropriate lighting features.



#### Create a journey

Opportunity to introduce shared surface roads to promote a more inclusive environment and celebrate key connections between areas such as Arbury Court and Kingsway, Alex Wood Road.



#### Safer streets for all

Improved key active routes that are well-used by the community to become safer, enhancing everyday movement and connectivity, such as Nuffield Road.



#### Better road safety

Opportunities to introduce and enhance key crossing points and improve road safety aimed, supporting accessibility for all users and strengthening overall connectivity between key destinations.

# Objective: Street improvements

## Creating a memorable 'journey'

Taking into consideration the key focus areas — Kingsway & Brackley Close, Arbury Court, Arbury Town Park, Nuns Way Recreation Ground, and Pulley Park — a natural connectivity loop begins to emerge. This loop provides an excellent opportunity to enhance the experience for both pedestrians

and cyclists. The roads linking these spaces become important routes, offering the potential to create an interactive and memorable 'journey' through the area.

The diagram below presents the walking distances and the key destinations along this route.



Opportunity to create a connectivity loop linking local destinations with improved pedestrian/cycle experience (indicative location)

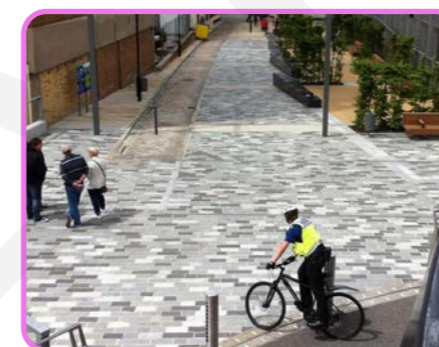
## Opportunities for streetscapes characters

### Pedestrian and cycle friendly streets

- Prioritise walking and cycling in residential streets, making them safer and more enjoyable for everyday use.
- Potential to create greener streets through planting, trees, and softer landscaping that improve the look and feel of the area.
- Opportunity to improve street lighting to enhance safety,
- Key opportunity to provide better walking and cycling links to important destinations like Cambridge North Station.
- Potential to introduce shared surface streets, creating a more relaxed and social street environment.
- Improve crossings, paths, and cycleways to be more continuous, accessible, and easier to follow.



### Character Influences / Precedents



### Signage & Wayfinding

- Add clearer, more welcoming signage at park entrances like Pulley Park and Nun's Way.
- Improve legibility at key junctions leading to parks, schools, and community spaces.
- Create consistent and attractive signage to help people navigate easily
- Highlight key walking and cycling routes through subtle but effective visual cues.



### Character Influences / Precedents



# Arbury Court & Community Facilities

Arbury Court and the areas adjacent to it form the largest local neighbourhood centre within the study area. It benefits from proximity to a bus stop, two large designated open spaces, and several educational institutions. Its location in the centre of the Study Area makes it a valuable asset for Arbury, King's Hedges and West Chesterton wards.

Despite of the wide range of community facilities located within or adjacent to Arbury Court, the feedback from the community engagement proved that currently the area is not widely perceived as a local centre. The community facilities outside Arbury Court are appearing fragmented, and some residents describe navigation between them as unpleasant, confusing and unsafe.

There was strong support and enthusiasm for the idea of transforming Arbury Court into a welcoming and vibrant local centre.

Arbury Court offers significant wider benefits and opportunities to become a key destination for current and future needs, enabling the area to better function holistically as a centre.

While Arbury Court is a crucial component of the framework and a catalyst for change in the area, the broader local centre integrates a multitude of additional uses in its immediate vicinity. This requires taking the immediate context into careful consideration to ensure a well-linked and balanced approach. Any proposed changes should therefore assess the relationship with adjacent community facilities, such as North Cambridge Academy, the Church of the Good Shepherd, local healthcare facilities, Arbury Town Park, Arbury Community Centre, and many other diverse uses within the area.

## Principle 1 - Make Space for Nature

Bring nature into our neighbourhoods with more green spaces, trees, and natural drainage. This helps create healthier, more sustainable communities and improves everyday life.

## Principle 2 - Prioritise walking and cycling

Create a safe joined-up network for walking and cycling routes that can be combined with green space, trees and nature. Better connected cycling and walking network for local trips.

## Principle 3 - Thriving Public Spaces

Create safe, welcoming public spaces that bring people, nature, and activity together. Local centres should offer a mix of uses like shops, homes, and places to gather - all well connected with the route network to nearby neighbourhoods.

## Principle 4 - Enhance Character

New developments need to work with the local scale of buildings and contribute safe, sociable streets and spaces, with focal points and memorable but harmonious buildings in key places.

## Principle 5 - Increase Sustainability

Reduce energy use and carbon emissions, generate clean energy, and improve health and well-being for residents - both at home and around the neighbourhood.



## How the framework complies with the Cambridge Neighbourhoods Design Code:

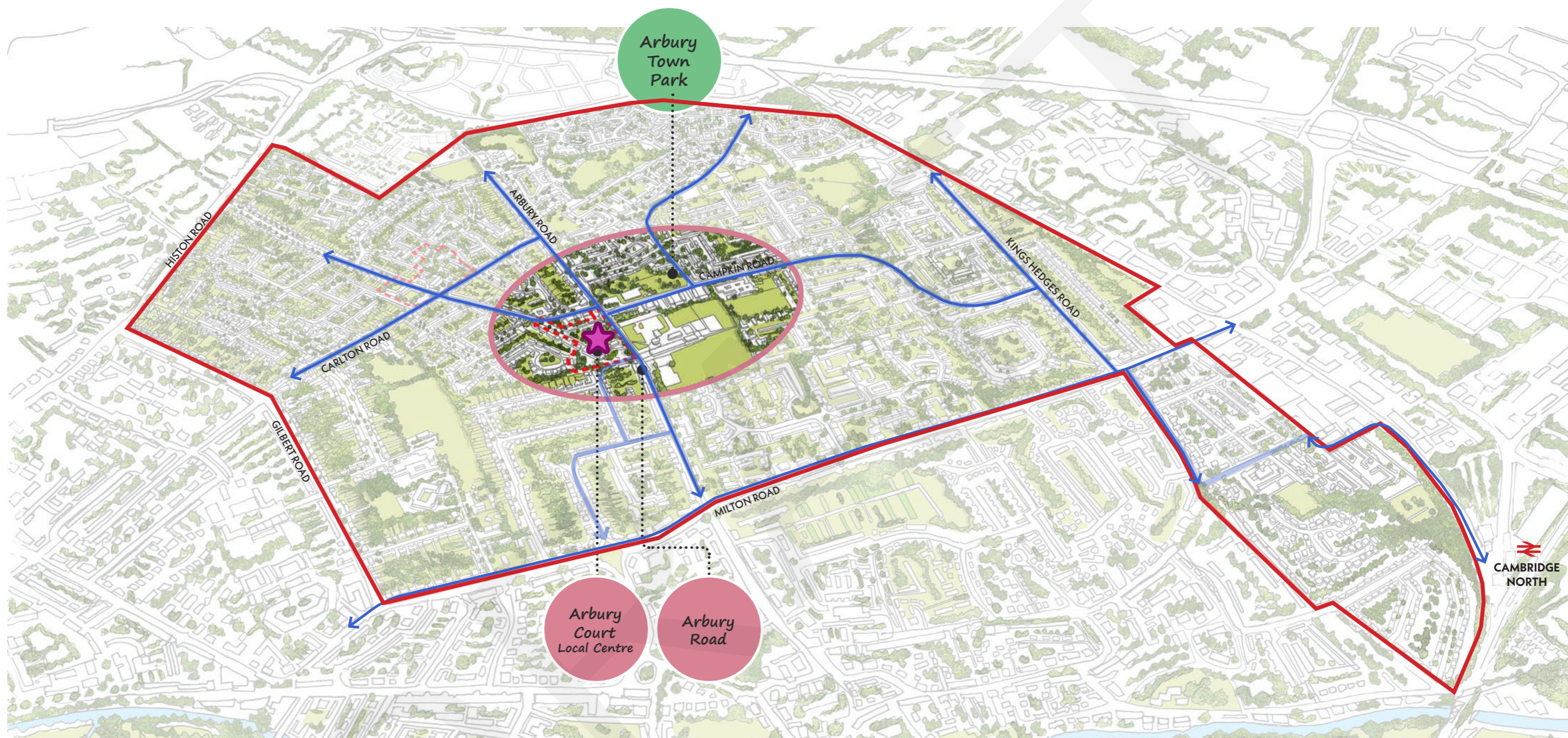
- ✓ Opportunities for urban greening along Arbury Road, new residential streets and open spaces.
- ✓ Legible and well overlooked paths within Arbury Court, linked to the open spaces and enhanced with landscape elements to provide better opportunities for walking and wheeling.
- ✓ Flexible and adaptable open spaces, sitting areas and a play area; well overlooked and activated with commercial frontages and community facilities spill-out in a new heart of the neighbourhood.
- ✓ Appropriate massing, strong continuous frontages, active frontages overlooking the key open spaces, high quality architecture and landscape, and coordinated material palette.
- ✓ New buildings and open spaces to be designed in line with the best sustainability practice, including dual aspect, access to sunlight and daylight, thermal insulation, on-site energy generation solutions, urban greening, etc.



Illustration placeholder

## Arbury Court objectives:

WIP TEXT



### Why Arbury Court

- Strategic location in the neighbourhood
- Extensive community feedback on the area
- The Design Code: the area is highlighted as an opportunity area for town centre environmental improvements to support central local character
- Importance of the local centre for the wider community and demand for improved retail options - currently not perceived as the main local centre
- Timing: a number of regeneration initiatives are planned in the area, opportunity to coordinate for stronger benefits
- Some areas struggle with poor placemaking and lack a sense of safety with lack of natural surveillance of open spaces

# Objective: Regeneration of the local centre

## Area considerations

Arbury Court today is a mixed use apartment block shaped as a court, with shopping frontages framing a central plaza. It opens up towards Arbury Road with a passage that goes along two annex buildings (Budgens supermarket and a library) and the Gurdwara, that sits opposite. The court itself has Above the ground floor level the buildings consist of residential apartments.

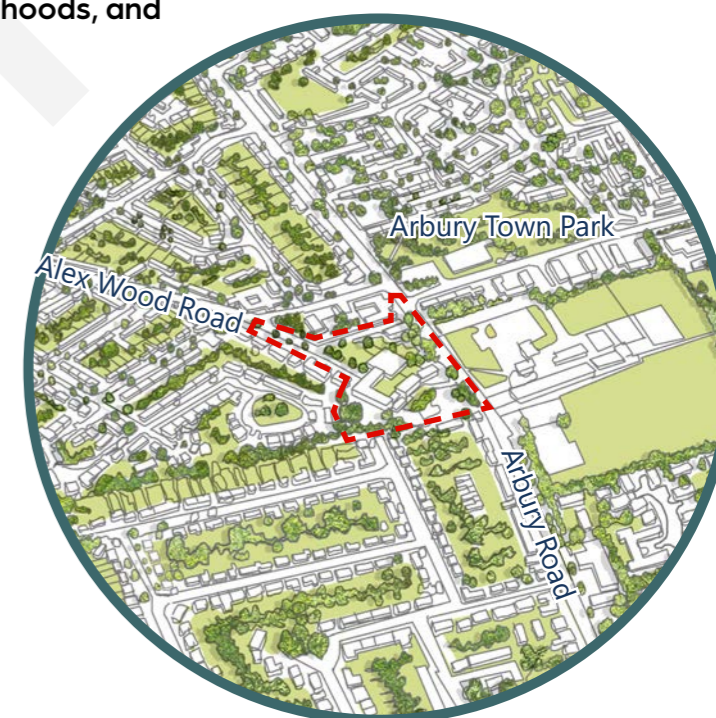


- The footprint of the shopping area is small in comparison with the total town centre area.
- Arbury Road is perceived more as a barrier than an integral part of the town centre.
- Activation of the internal court pushed the service circulation to the external sides of the building, compromising the urban environment along three sides of the building.
- The area is dominated by surface car park.
- Pedestrian movement is disrupted with railing, fences and brick walls.
- The green open space with the play area is a designated space and has to be reprovided in the new scheme. This space lacks meaningful connectivity with the main town centre uses. However, it benefits from its location opposite the school.
- The church provides a nice frontage towards the car park, which has to be considered in the future development
- Space to improve the gateway character. The northern side of the shopping area is framed by a car park
- The Gurdwara building and associated area is outside the existing CCC ownership.

## Objectives

Deliver a vibrant local centre that is easy to navigate, safe, accessible and well connected, that would become the main community hub for the North Cambridge neighbourhoods, and provide new open spaces and affordable homes.

- Thoughtful Growth to ensure viability of commercial units, providing higher footfall, better overlooking and eliminating left-out spaces
- Enhance the Character of Arbury Road by creating a dynamic central hub to enhance visibility and simplify wayfinding
- Creating Connected and Enjoyable open space that is safe, inclusive, and designed to meet the needs of all users and demographics, thoughtfully integrated into Arbury Court
- Clear phasing strategy for a seamless One-Step Relocation for Residential and Commercial Tenants
- Reprovide designated open space and cherished community facilities
- Safer and easier movement, stronger street life and better connectivity
- Lower household energy costs, reduced carbon emissions, and support for low-carbon lifestyles.
- Increased biodiversity, improved urban cooling and better quality public realm.
- Retain A-category trees



## Character Influences / Precedents



# Older Housing Estates

The consultation process has identified a list of aspects that could be improved within a number of estates. While issues of some of the estates could be addressed with local interventions and tactical maintenance, regeneration of key older housing estates can become an unparalleled opportunity to bring wider placemaking and social benefits to the area.

These benefits can include development of safer spaces and tackling antisocial behaviour, improvement of legibility and connectivity of the area, increasing accessibility of homes and community facilities, and provision of bigger, safer, and more functional open spaces for the community.

To initiate housing estate improvements in the area, this framework highlights one key estate - Kingsway with the adjacent Brackley Close. Any changes within the existing estates must adhere to the principles set out in the Design Code and align with objectives derived from the work undertaken for the Framework for Change. Kingsway and Brackley Close could therefore serve as catalysts for broader housing and placemaking improvements within the study area, helping to shape the overall vision.

**Kingsway** occupies a significant area in the centre of Arbury ward, in proximity to Arbury Court and bus stops. The history of poor feedback, and its strategic location in Arbury, as well as an opportunity to include adjacent areas of ageing housing and of garages, shape a case for improvements to the area. A recently regenerated estate in proximity and uneven density between Kingsway and Verulam Close sites, create a strong opportunity for placemaking, high quality built environment and improvements to public realm, that would benefit the whole ward.

## Other estates

This framework also identifies several housing estates within the study area, which vary in their layouts, locations, and current conditions. These estates should be considered and evaluated for future interventions such as refurbishment, retrofit, regeneration, infill development, or improvements to public realm and streets. However, the framework does not detail when or how these interventions should occur; each estate will therefore require further, specific consideration. Any changes to these housing estates should further align with and contribute to the overall vision and holistic approach for North Cambridge.

### Principle 1 - Make Space for Nature

Bring nature into our neighbourhoods with more green spaces, trees, and natural drainage. This helps create healthier, more sustainable communities and improves everyday life.

### Principle 2 - Prioritise walking and cycling

Create a safe joined-up network for walking and cycling routes that can be combined with green space, trees and nature. Better connected cycling and walking network for local trips.

### Principle 3 - Thriving Public Spaces

Create safe, welcoming public spaces that bring people, nature, and activity together. Local centres should offer a mix of uses like shops, homes, and places to gather - all well connected with the route network to nearby neighbourhoods.

### Principle 4 - Enhance Character

New developments need to work with the local scale of buildings and contribute safe, sociable streets and spaces, with focal points and memorable but harmonious buildings in key places.

### Principle 5 - Increase Sustainability

Reduce energy use and carbon emissions, generate clean energy, and improve health and well-being for residents - both at home and around the neighbourhood.



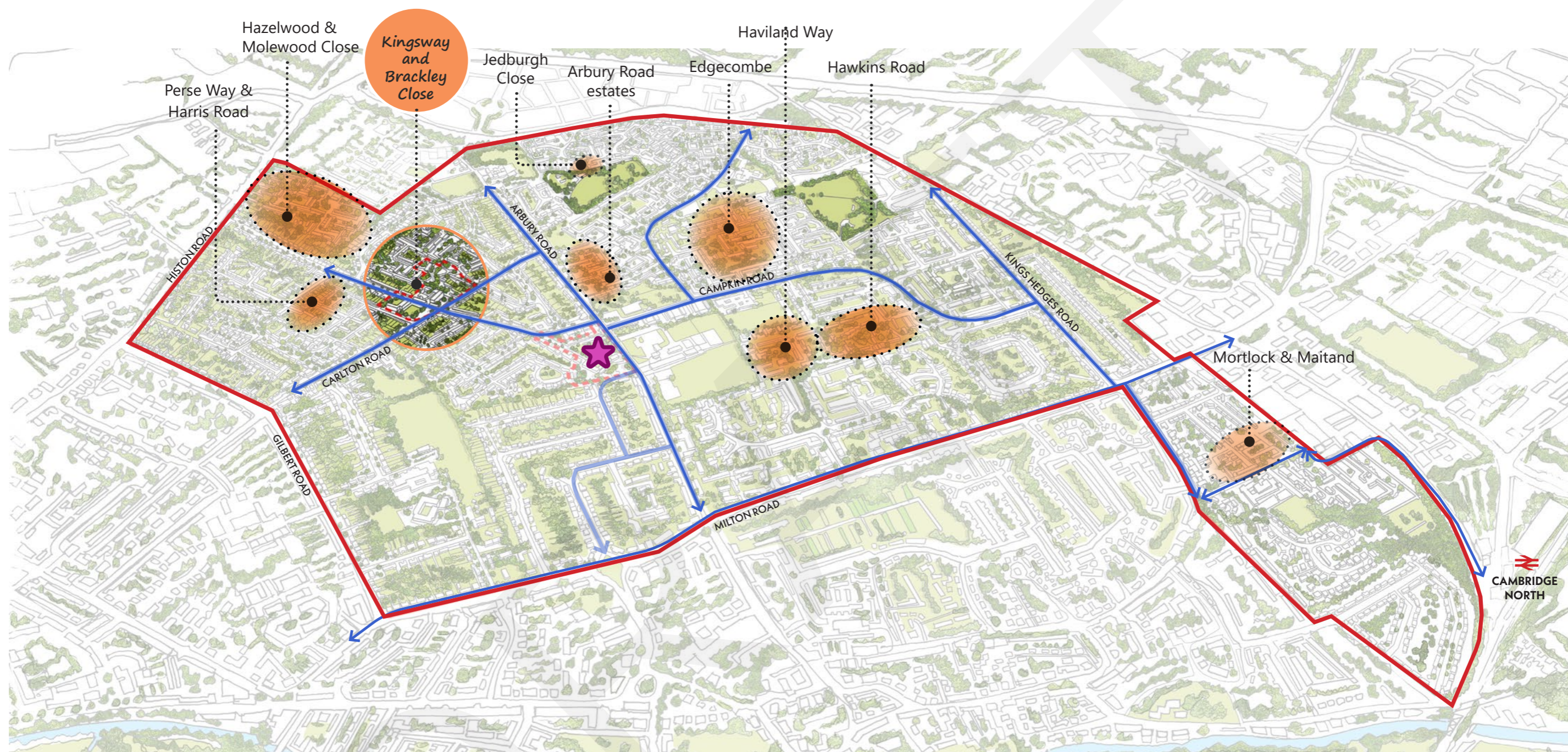
### How the framework complies with the Cambridge Neighbourhoods Design Code:

- ✓ Play areas and safe pedestrian connections to support community life
- ✓ Tree planting to increase canopy coverage, enhancing comfort, biodiversity
- ✓ Opportunities for green roofs to promote sustainability and visual greenery.
- ✓ Reduce car dominance with prioritised, safe, and well-overlooked pedestrian and cycle links. Shorter streets to reduce vehicle speeds. Pedestrian-friendly streets and sequences of open spaces with spots for sitting or playing along the way.
- ✓ Homes to have views of or close access to significant green features. Active, well-overlooked frontages to promote safety and community interaction. Designs sensitive to existing neighbours.
- ✓ Maximise dual-aspect homes with adequate access to daylight and sunlight. Opportunities for rooftop PV solar panels, combined with green roofs.



Precedent of new homes

## Older housing estates objectives:



### Why Kingsway and Brackley Close?

- Strategic location: central location within Arbury ward with proximity to Arbury Court and a recent regeneration area in Aylesborough Close brings opportunities for enhancement of the built form of the place and community benefits
- A number of areas of housing in poor condition create an opportunity for a wider cohesive strategy for the area with greater placemaking and community benefits
- Designated open space within the focus area adds up to a significant figure, but is scattered and lacks functionality
- Opportunity to tackle the lack of large functional open space in Arbury ward.
- Extensive feedback from the community describing Kingsway and the adjacent area as unsafe, difficult to navigate and overall being underused or neglected
- Concerns related to the condition of the estate, home and communal areas expressed by the residents during the public consultations

### Why other housing estates?

- A majority of the estates are situated in strategic locations, where changes within the areas could also lead to improved benefits for the wider community - this includes considerations of adjacent movement and placemaking initiatives to enhance the overall environment.
- Council ownership and under monitoring
- Some of the estates are or might be facing similar issues as Kingsway, and any opportunities for change should aim to improve the wellbeing and housing conditions for both current and future residents

# Objective: Regeneration of Kingsway and Brackley Close

## Area considerations

Kingsway and the adjacent Brackley Close are situated in a strategic location, just a short walking distance from Arbury Court and its existing amenities. The estate is in need of improvement to address ongoing issues affecting residents' well-being. Additionally, the area holds significant potential to become a more inclusive community that better caters to the needs and lifestyles of its residents.



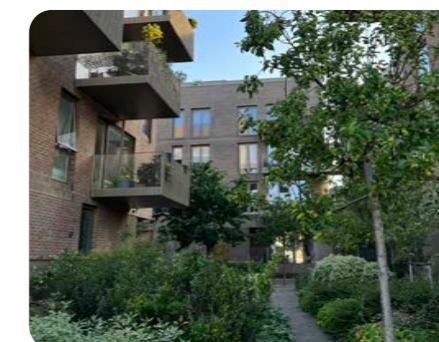
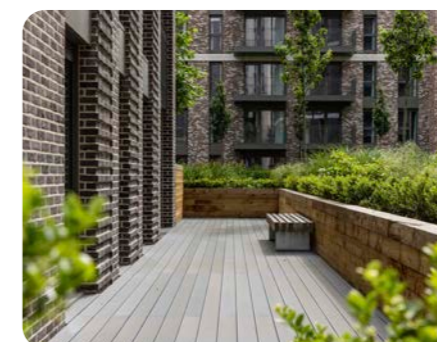
- Designated open space (split between four areas) is located within the area and must be reprovided in any new proposals. There are also a number of trees of high value located within the open spaces, some of Category A.
- Build on extensive community feedback about Kingsway and nearby areas to address the condition and safety of existing buildings, including fire safety.
- Carlton Way is the primary route in the neighbourhood and act as a movement corridor with bus routes and concentration of vehicular/cyclists traffic. The road lacks frontage from the built form with underused green spaces in-front of buildings.
- Alex Wood Road terminates at Kingsway and is an important view and vista in terms of wayfinding from Arbury Court/Church of the Good Shepherd.
- Pedestrian connectivity through footpaths and alleyways: 'short-cuts' are badly overlooked and sit next to parking courts and garages with a lack of wayfinding elements/overlooking.
- Brackley Close.....

## Objectives

Opportunity for a new much needed safe open space and play area at the heart of Arbury, well connected and well-overlooked. A community of modern sustainable homes with enhanced local character, carefully integrated with the existing neighbourhood and easy to navigate.

- Assess an opportunity for holistic approach to redevelopment to include Kingsway and nearby sites to deliver a high quality functional open space for all Arbury ward
- Explore an opportunity to reprovide scattered open spaces as a single large central feature to relocate and improve the Humphreys Road play area
- Reconnect the existing streets and enhance pedestrian "green" links to improve legibility, wayfinding and safety, while addressing the climate change
- Strong frontage and landmark height along Carlton Way to enhance character, improve safety and mark the strategic location of improved Kingsway
- Modern and safe homes accessible for all, that provide adequate private and community amenities
- Lower household energy costs, reduced carbon emissions, and support for low-carbon lifestyles.
- Increased biodiversity, improved urban cooling and better quality public realm.
- Retain A-category trees

## Character Influences / Precedents



# Objective: Older housing estates for further monitoring

## Further considerations

Each of the estates is unique, presenting its own specific considerations, aspects to retain or enhance, and potential issues. While some aspects might be similar, it's unlikely that a single model will fit all.

However, various changes could occur in the future, each of which will be tested individually and in detail in due course. The diagram to the right explains the different scenarios the current estates can take, such as when buildings are nearing the end of their life, when there's a need to improve safety and linkage with adjacent areas, or when new uses and accessible open spaces are required.

The reason for highlighting the existing estates is to identify opportunities and assess their potential impact, ensuring that no areas are overlooked for future improvements. These improvements will positively add to the vision for North Cambridge and work collaboratively with recent, on-going, and future projects in the study area.

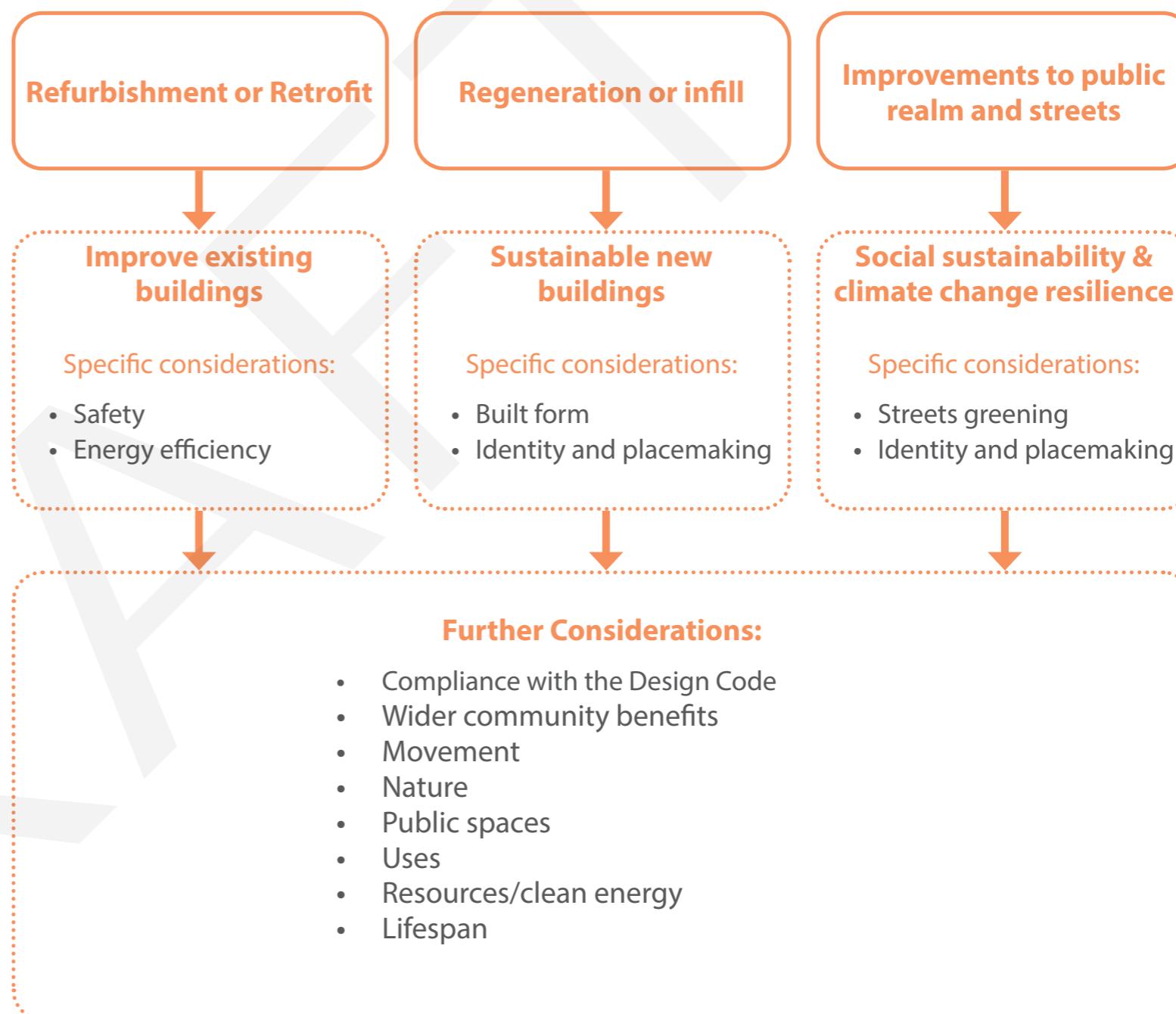
### Mid-Century Housing Estates for Further Consideration to build upon the Framework for Change Vision

- Mortlock & Maitland
- Perse Way & Harris Road
- Hawkins Road
- Edgecombe
- Arbury Road estates
- Hazelwood & Molewood Close
- Jedburgh Close
- Haviland Way

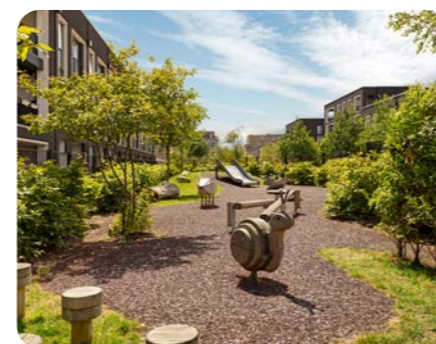
### Any proposals should be guided by the opportunities for change available to each estate moving forward and aim to:

- Explore opportunity for less inward facing estate layouts that enhance sustainable connections and positive relationship with adjacent context and streets with increase natural surveillance, eliminate blind alleyways and building backs towards main roads
- Opportunity for well-overlooked open spaces with natural surveillance that consider improved pedestrian links and opportunity for outdoor activities and play
- Retain high value trees and include them into public realm
- Improve home energy efficiency to reduce cost of living (heat saving materials, dual aspect and access to daylight and sunlight, etc.)
- Any full redevelopment should aim for a clear layout of buildings and open spaces that improve legibility and wayfinding not only for the estate but the wider neighbourhood

## Future opportunities and options for aging estates



## Character Influences / Precedents



# Sustainability



As a core aspiration of the North Cambridge Framework for Change, we are committed to shaping a neighbourhood that supports a sustainable, low-carbon and resilient future. In line with guidance set out in the Cambridge Neighbourhoods Design Code (2025) and Sustainable Housing Design Guide (2021), this framework identifies opportunities to reduce energy use, cut carbon emissions, and promote the generation of clean energy.

Equally important is the focus on improving health and wellbeing—both within homes and across shared neighbourhood spaces.

By embedding sustainability and quality of life into the fabric of the area, this approach supports long-term environmental responsibility and a healthier future for all residents.

Sustainable practices should be included in both the regeneration of older housing estates and Arbury Court, as well as in the enhancement and improvement of streets, movement corridors, and public spaces.

**Principle 5 - Increase Sustainability**

Take opportunities to reduce energy use and carbon emissions, generate clean energy, and improve health and well-being for residents - both at home and around the neighbourhood.

When designing new developments plan to reduce whole life carbon by improving and reusing existing buildings, recycling elements, and using low carbon renewable materials.

 **How the framework complies with the Cambridge Neighbourhoods Design Code:**

- ✔ Opportunities to improve home energy efficiency
- ✔ Opportunities to create more green spaces, green roofs, and rain gardens.
- ✔ Improve public transport, walking, and cycling routes
- ✔ Plan compact, walkable neighbourhoods that will accommodate everyone's need.
- ✔ Opportunities to use nature to manage flood risk and boost biodiversity.



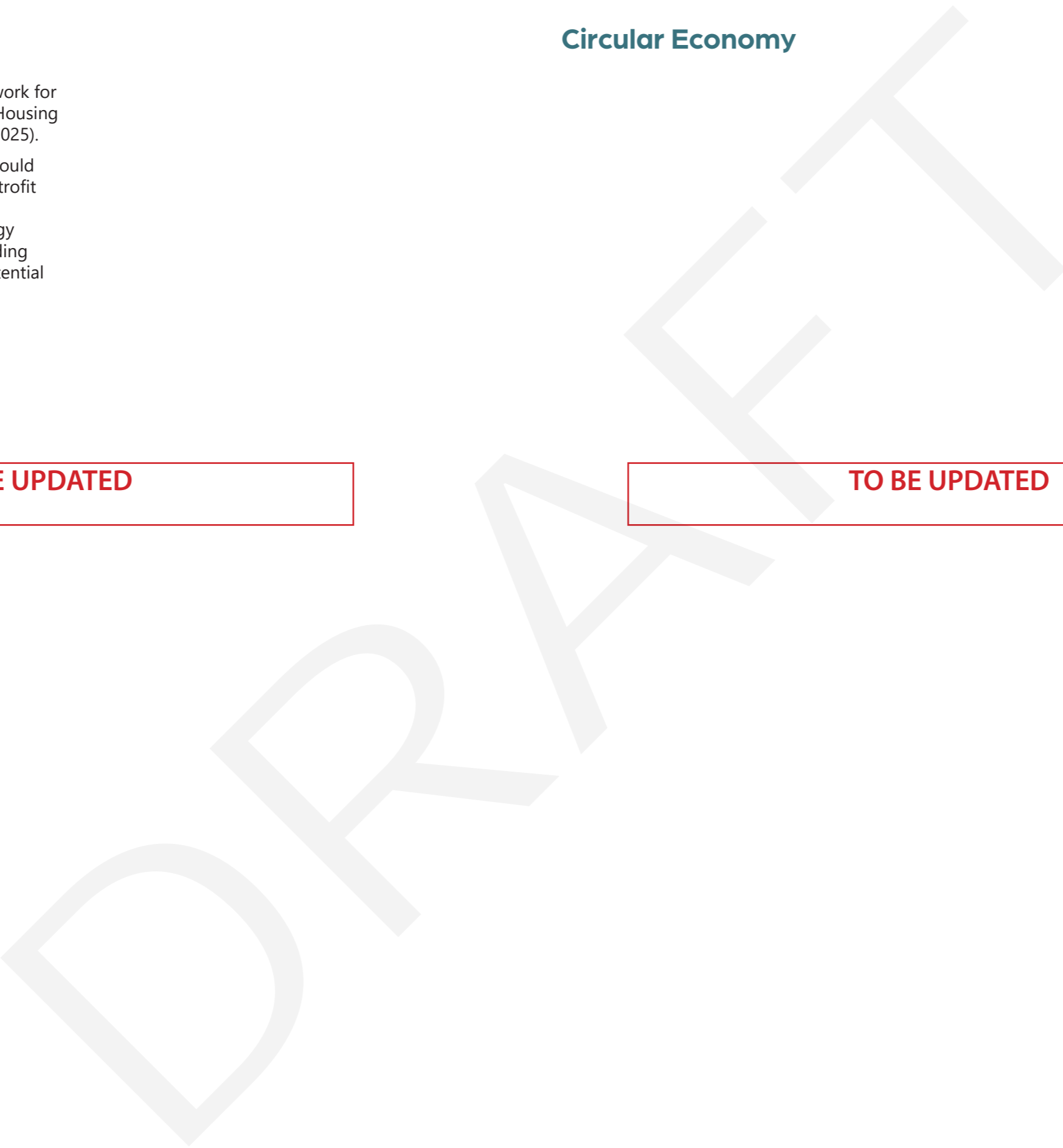
Sustainability

Each project going ahead as a part of Framework for Change should comply with the Sustainable Housing Design Guide (2021) and Design Code SPD (2025).  
At the start of each project, an assessment should be made to justify in-place improvements (retrofit or refurbishment), infill or full regeneration. The assessment criteria should consider energy efficiency and carbon footprint, but also building safety, viability of improvements, value of potential community benefits, etc.





TO BE UPDATED

Circular Economy

TO BE UPDATED



## Conclusion of 'Framework objectives'

	Where	How	Benefits to the community
<b>Older Housing Estates</b> 	<ul style="list-style-type: none"> <li>Kingsway/Brackley Close scheme to be included in the Housing Capital Programme is a key estate up for regeneration and act as catalyst for change within the study area</li> <li>Other estates in the study area has been highlighted and could after individual testing further add to shape a holistic framework with potential improvements and/or regeneration</li> <li>Aging estates should offer improved living conditions and added value for residents with any improvements</li> </ul>	<ul style="list-style-type: none"> <li>✓ Kingsway and nearby sites could deliver a high quality functional open space for all Arbury ward</li> <li>✓ New homes would lower household energy costs, reduced carbon emissions, and support for low-carbon lifestyles</li> <li>✓ Enhanced pedestrian/cyclist links would improve legibility, wayfinding and safety with added biodiversity within the estates</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sustainable new homes for existing and new residents</li> <li>✓ A new open space and play area at the heart of Arbury for all to enjoy</li> <li>✓ Improved placemaking and positive overlooking of streets and open spaces create a safer neighbourhood and improve accessibility</li> </ul>
<b>Arbury Court and the surrounding community facilities</b> 	<ul style="list-style-type: none"> <li>The importance of Arbury Court as a local centre has been recognised from the outset to play a key role in shaping North Cambridge Framework for Change</li> <li>Arbury Court is seen as outdated and underused. Residents want modernised facilities, better maintenance, more diverse shops and social spaces, and improved safety and accessibility</li> <li>Arbury court would have the capacity for regeneration to take place with added offer and new homes - any improvements could become a catalyst for change for adjacent uses and sites to follow for a wider approach and holistic centre</li> </ul>	<ul style="list-style-type: none"> <li>✓ Opportunity to create a new inclusive centre with improved uses and homes by optimising the site to cater for current and future needs</li> <li>✓ On-going future consultation would help to shape the plans for Arbury Court</li> <li>✓ Phasing of any new development would allow continuing availability of uses that's located in Arbury Court</li> </ul>	<ul style="list-style-type: none"> <li>✓ Provide new improved commercial offer and new improved community facilities</li> <li>✓ Re-provided and improved open space that could be better used by local residents and visitors</li> <li>✓ New sustainable homes in strategic location with reduced risk of anti-social behaviour</li> <li>✓ Improved access and legibility in the area</li> </ul>
<b>Parks and green spaces</b> 	<ul style="list-style-type: none"> <li>The overall findings and feedback was that the open space is valued but there are issues about design, management and safety</li> <li>Pulley Park and Nuns Way Recreation ground are identified as focus areas for future attention and to add positive outdoor improvements for the framework</li> <li>Other proposals from the consultation can be taken forward through the Shaping North Cambridge process</li> <li>Opportunity for improved and relocated open space in Kingsway/Brackley Close and Arbury Court for greater community benefits</li> </ul>	<ul style="list-style-type: none"> <li>✓ Opportunity to create new activated open spaces with any estate improvements</li> <li>✓ Improve offer and uses within existing parks and open spaces, Nun's Way recreation Ground, Pulley Park, and Arbury Town Park</li> <li>✓ Opportunity to strategically create enhanced and more welcoming open spaces where it is needed - especially with estate regeneration</li> </ul>	<ul style="list-style-type: none"> <li>✓ More welcoming and better use of today's parks</li> <li>✓ Better activities and destinations for children and youth</li> <li>✓ Opportunity to improve seating, planting, wayfinding, lighting within existing open spaces</li> <li>✓ Opportunity to create better overlooked open spaces with new and updated built form that will further improve safety and use of these areas</li> </ul>
<b>Streets and Travel</b> 	<ul style="list-style-type: none"> <li>Opportunities to improve streets and travel to be taken forward both through 'Neighbourhood Prioritising' and through focus areas, especially pedestrian and cyclist experience along Arbury Road and connection through Kingsway via Alex Wood Road</li> <li>Opportunity to create better and improved travel experience to Cambridge North (sustainable transport modes) especially along Nuffield Road</li> <li>Improve and consider further improvements for streets and routes highlighted in the Design Code SPD</li> </ul>	<ul style="list-style-type: none"> <li>✓ Enhance or create active travel routes to promote walking and cycling</li> <li>✓ Turns, junctions and other focus areas within the road network that have an opportunity to be improved based on the community feedback</li> <li>✓ Improve wayfinding and a clear network for sustainable travel in the area and towards key destinations such as Cambridge North</li> </ul>	<ul style="list-style-type: none"> <li>✓ Seek to enhance existing routes to become safer and greener for improved walking and cycling experience in the area</li> <li>✓ Easier and legible network with well-connected routes that connect focus areas/key destinations</li> <li>✓ Assure that all travel modes can work together where needed for a safe movement approach in the area</li> </ul>



06

NEXT STEPS

PLACEHOLDER PAGE - TO BE UPDATED WHEN  
RELEVANT INFORMATION IS AVAILABLE

PLACEHOLDER PAGE - TO BE UPDATED WHEN  
RELEVANT INFORMATION IS AVAILABLE

COVER PAGE TO BE UPDATED

DRAFT

# INTERIM REPORT

OCTOBER 2025