

SHAPED BY LOCAL PEOPLE

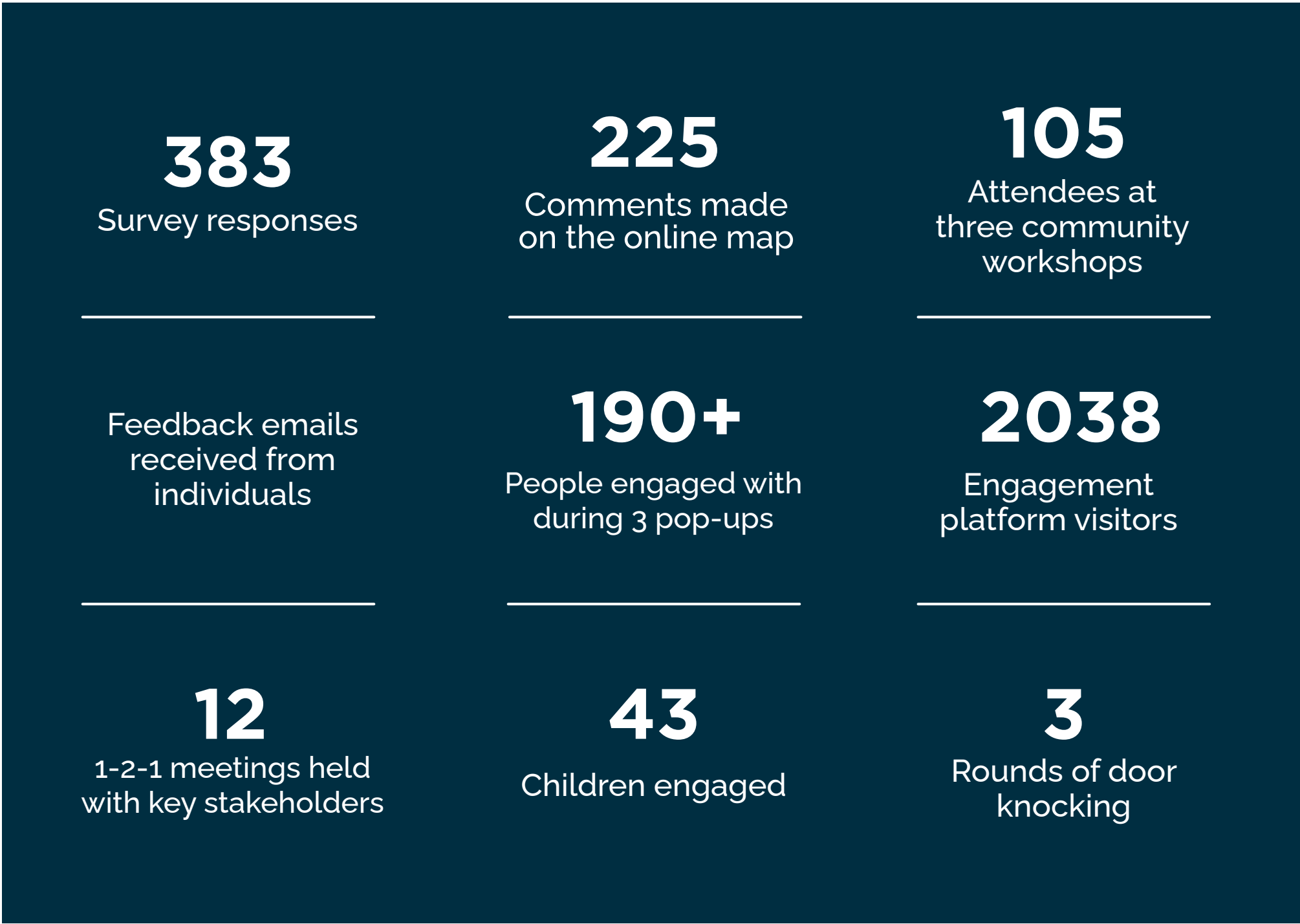
Since 2025, we have been speaking to residents and local organisations about the future of the Kingsway area. The following boards explain what local people have told us, how the emerging proposals respond and what we would like your views on next.

Framework for Change response (May/June and Nov/Dec 2025)

ENGAGEMENT DURING THE FRAMEWORK FOR CHANGE STAGE

Below is a summary of engagement during our last consultation on the North Cambridge Framework for Change (NCFC). The feedback was invaluable and shaped our current plans for the site.

Public Consultation Period 1: May - June 2025



Public Consultation Period 2: November - December 2025



North Cambridge Framework for Change published 3rd March 2026

Framework for Change (Dec 2025) feedback summary

CURRENT COMMUNITY FEELINGS TOWARDS KINGSWAY:

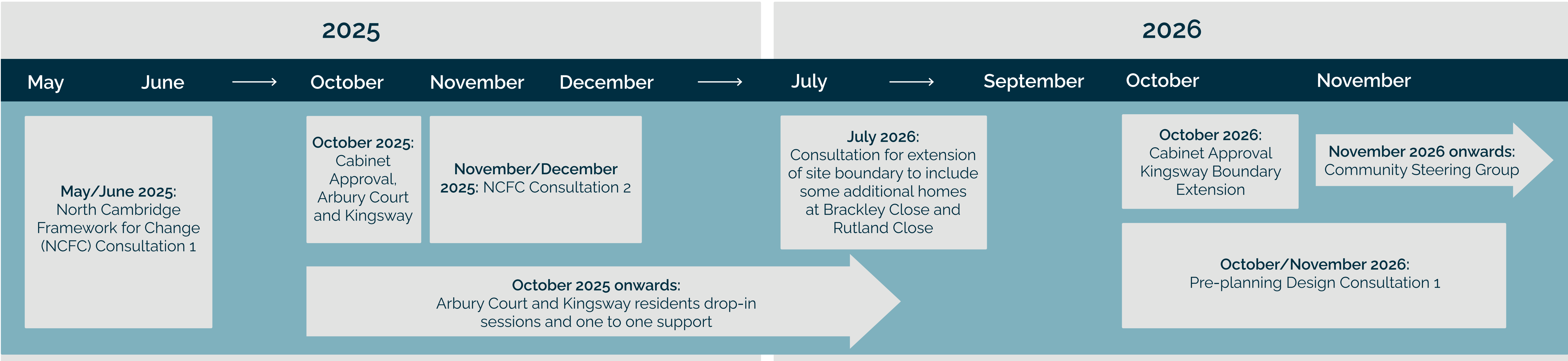
- Current estate described as feeling unsafe and poorly laid out
- Concerns around anti-social behaviour, poor lighting, hidden corners and unclear routes



WHAT THE COMMUNITY TOLD US THEY WANT TO SEE IN THE KINGSWAY AREA:

- Safer environment
- Better local facilities
- Improved flats
- More greenery around Brackley Close
- Better indoor space and storage
- New outdoor public space
- Support for community life post development
- Safe pedestrian routes
- Need kick about area for teenagers
- Natural surveillance
- Clear separation of pedestrians and cyclists
- More green space for Kingsway!
- Improve bike routes
- Need area for little children
- Improvements to layout
- Include nearby blocks

Public engagement timeline



UNDERSTANDING THE SITE

What we've heard

In July 2026, we asked residents of some properties at Brackley Close and Rutland Close if they supported their homes being included in the Kingsway redevelopment. This was approved by Cabinet in October 2026.

80%
supported
redevelopment

10%
did not support
redevelopment

10%
were unsure

What changes are being planned?

New homes

Better green
spaces

Safer routes
through the
neighbourhood

More space
for nature and
wildlife

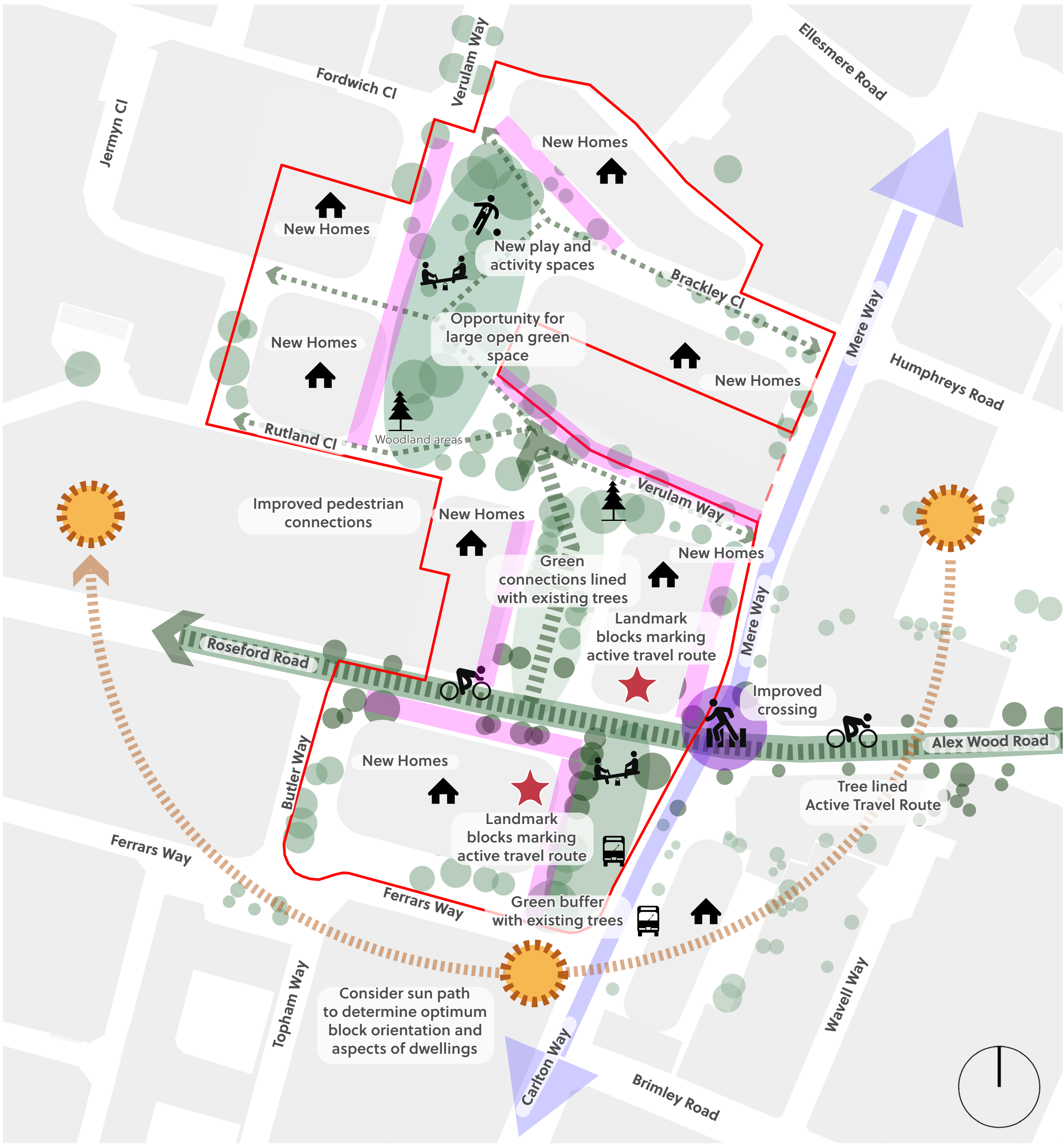
Improved walking
and cycling
connections

View from above



How the proposals respond

The proposals now include the wider site boundary and this is shown in the images.



KEY

- | | |
|---|---|
|  New homes |  Woodland Areas |
|  Cycling and pedestrian routes |  Integrated public transport |
|  Landmark corners |  Sun path |
|  Play Provision |  Safe streets |

UNDERSTANDING THE SITE

PREVIOUS SITE BOUNDARY



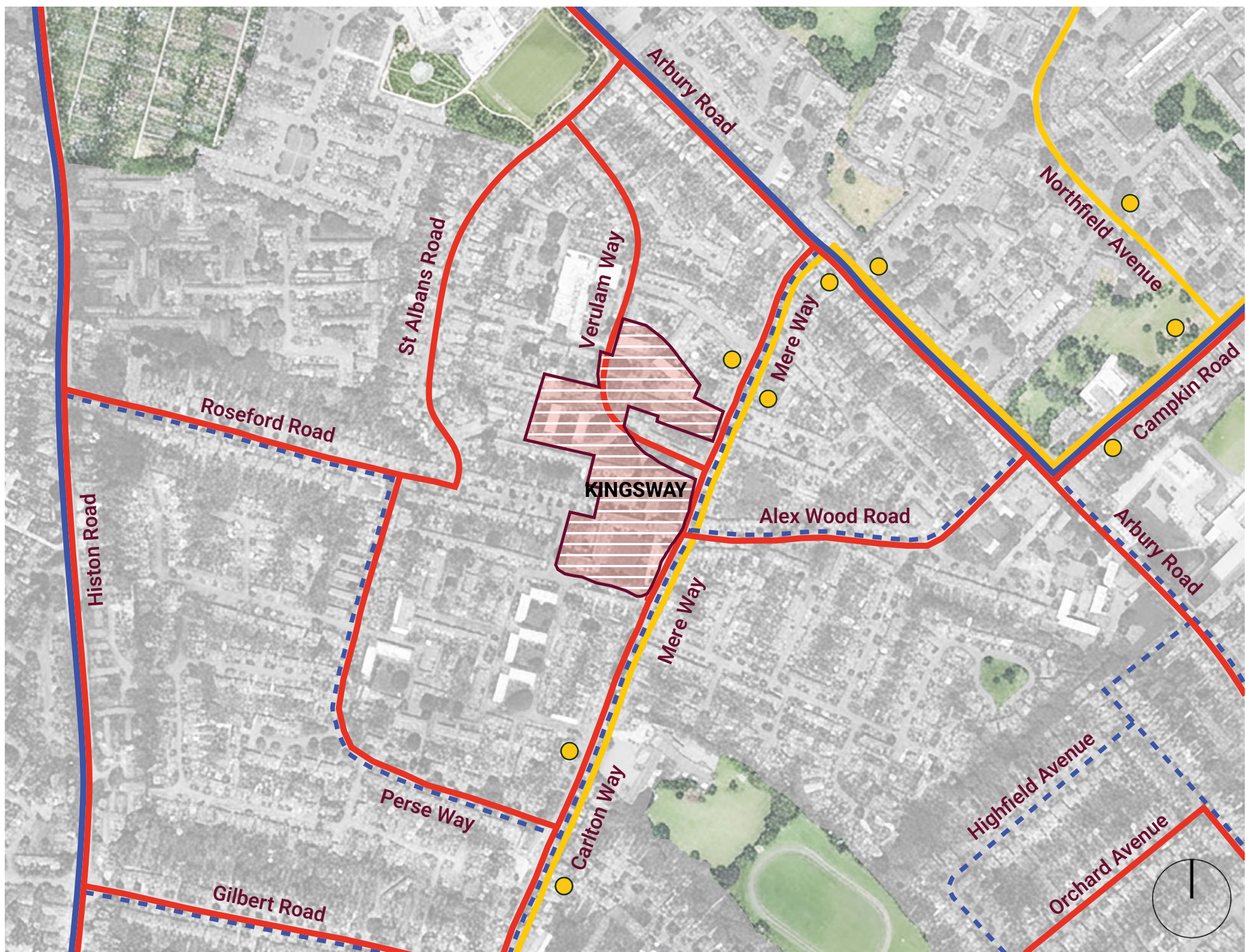
Opportunity for new green space

NEW SITE BOUNDARY



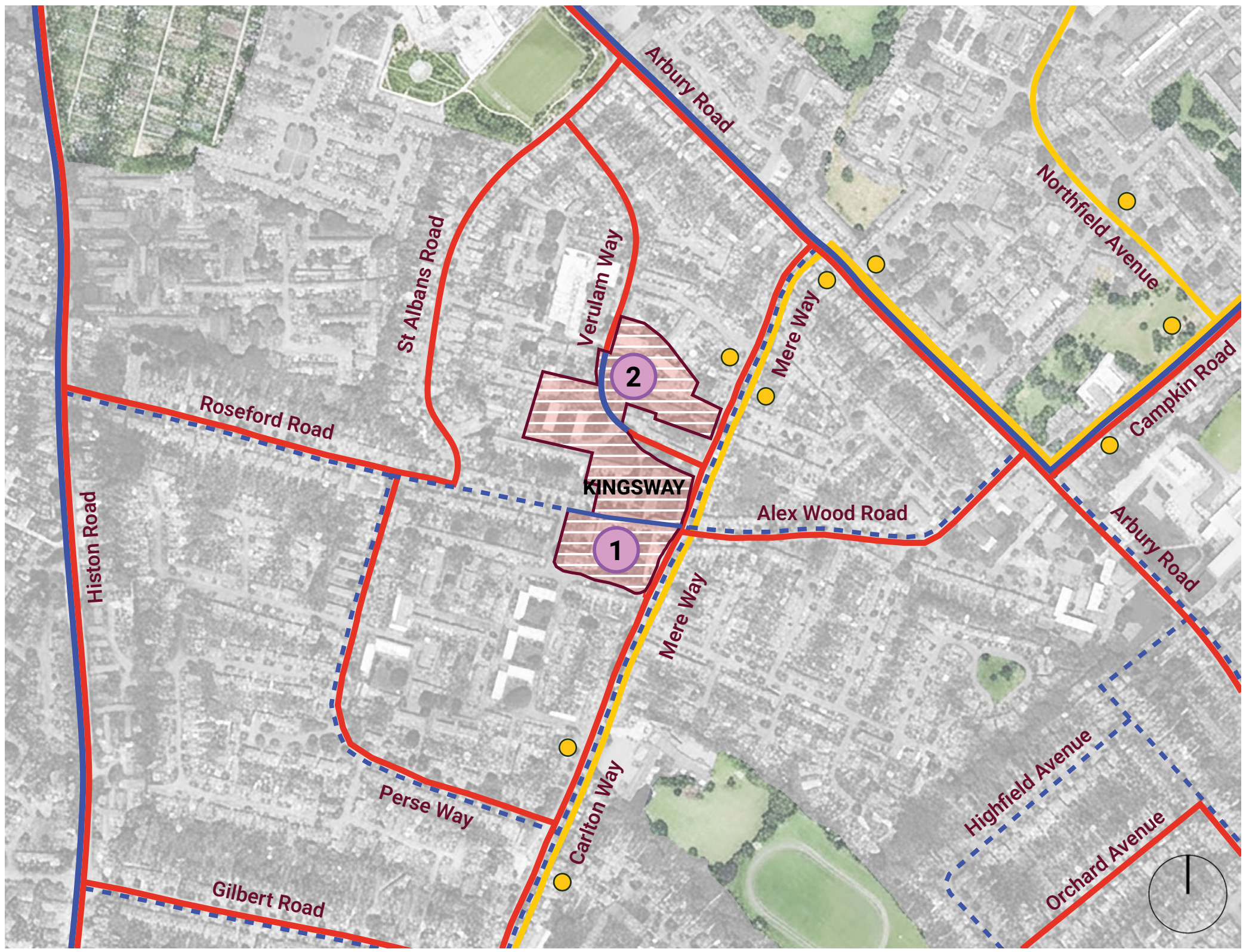
Support to include additional blocks Opportunity for new green space

GETTING AROUND TODAY



- Vehicle Movement
- On-Street Cycle Movements
- Segregated Cycle Movements
- Public Transport Movements
- Site Boundaries
- Existing Bus Stop

GETTING AROUND IN THE FUTURE



- Active travel route connecting Alex Wood Road with Roseford Road
- Close part of Verulam Way to cars and create active travel route across new square

OUR PROPOSALS

What we've heard

Histon Road to Arbury Road connection
Re-establishing an important local route through the neighbourhood, improving connections between Histon Road and Arbury Road.

Alex Wood Road improvements
Improve walking and cycling connections along Alex Wood Road.

Greener routes
Creating opportunities for larger connected green spaces and improved routes for walking and cycling along Verulam Way.

View from above



How the proposals respond

- **Residential:** Up to 287 homes of which approximately 90% will be apartments and approximately 10% will be houses. This includes around 125 council homes and 125 private sale or rent.
- **Parking:** 2 parking spaces for every five homes
- **Energy efficiency:** High-energy-efficiency homes designed to meet CamStandard requirements.
- **Biodiversity:** Target 20% Biodiversity Net Gain (BNG)
- **Water management:** Water-efficient homes, Sustainable Drainage Systems (SuDS), natural drainage and surface-water management.
- Space for wildlife, nature and wellbeing
- New play and recreation areas

Cambridge City Council were one of only three councils outside London that were successful in securing a Strategic Partnership with Homes England winning £96m. This is a reflection of the delivery record of the council's partnership with Hill - Cambridge Investment Partnership (CIP). CIP has delivered over 1100 homes - over 800 council homes - and provided 75% of affordable homes in the city in recent years.

Winning the bid also unlocks £584m funding previously committed by the council to deliver 1,400 council homes with at least 60% of these at social rent.

At least 50% of the new homes at Kingsway will be council homes. As the proposals develop, we will work with Greater Cambridge Shared Planning and the council's housing team to agree the right balance of council and private homes, before the plans are submitted for approval.

At least 60% of council homes will be provided at social rent.

Where things will go on the site

1. EXISTING TREES



- Mature trees will help shape the site, and most will be kept

2. HOMES FACING THE WALKING AND CYCLING ROUTE



- Homes will face the new walking and cycling route connecting Alex Wood Road and Roseford Road, helping it feel safer and more welcoming

3. CREATING A WELL-DEFINED CENTRAL PARK



- Verulam Way will be closed to motor vehicles and become a route for people walking and cycling
- The new central park will provide a quieter, safer green space away from road traffic, noise and air pollution
- Existing mature trees around the park will be retained

4. IMPROVING CONNECTIONS



- New walking and cycling routes will connect surrounding neighbourhoods with the central park
- New routes overlooked by nearby homes will make it easier and safer to move around the site

5. LOWER BUILDINGS AT THE EDGES, TALLER IN THE MIDDLE



- Buildings will be lower around the edges of the site so they fit better with the surrounding area and reduce the impact on neighbours

6. COURTYARDS



- Courtyards will create space between buildings and amenity space

7. BUILDINGS THAT WORK LIKE SIGNPOSTS



- Two distinctive buildings will mark the walking and cycling route from Alex Wood Road, helping people find their way around the site

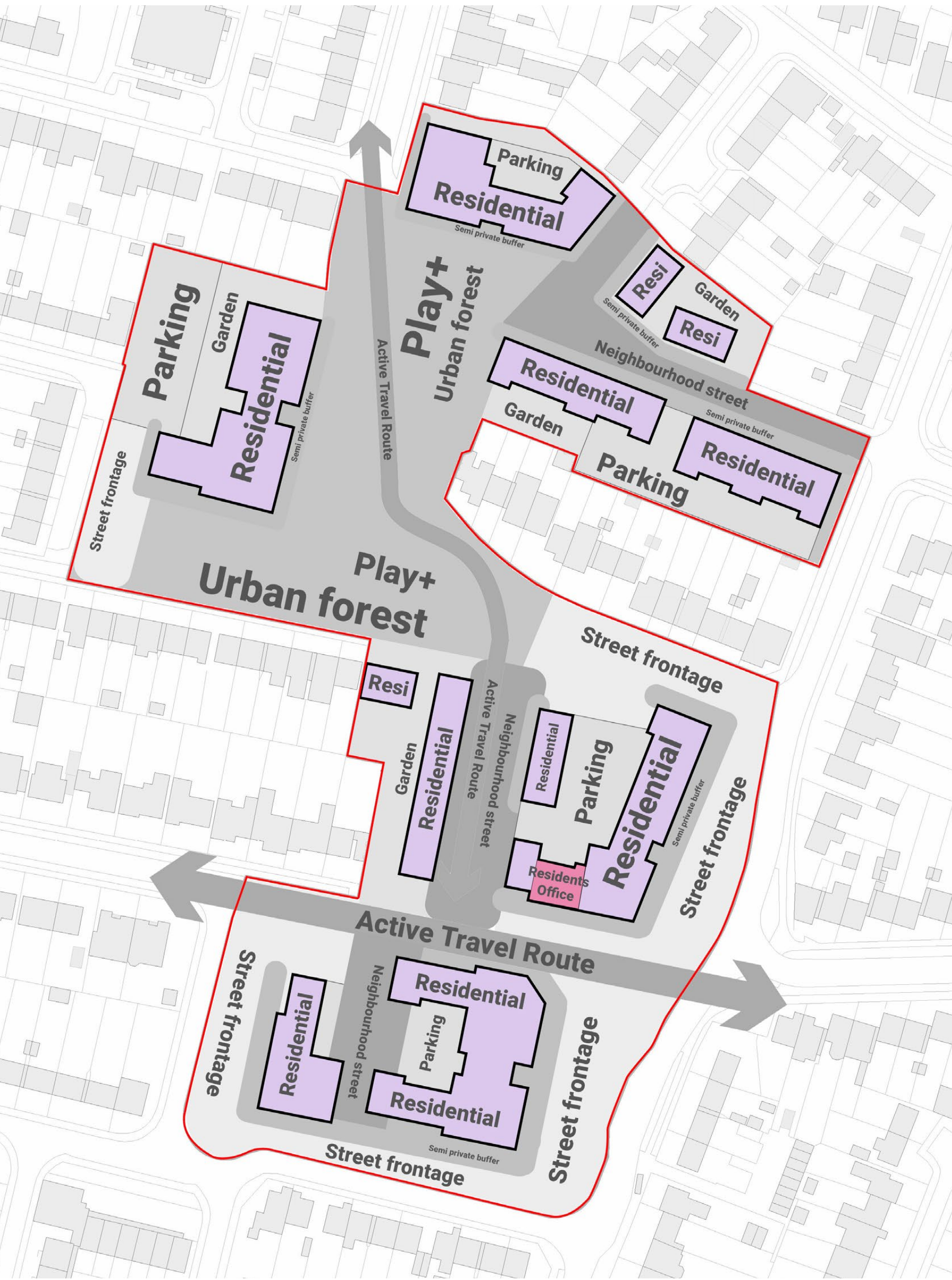
8. SMALLER PARTS TO FIT IN



- The buildings will be broken into smaller sections so they fit better with nearby streets and homes
- Some parts of the buildings will be set back to give more homes a better outlook and access to daylight

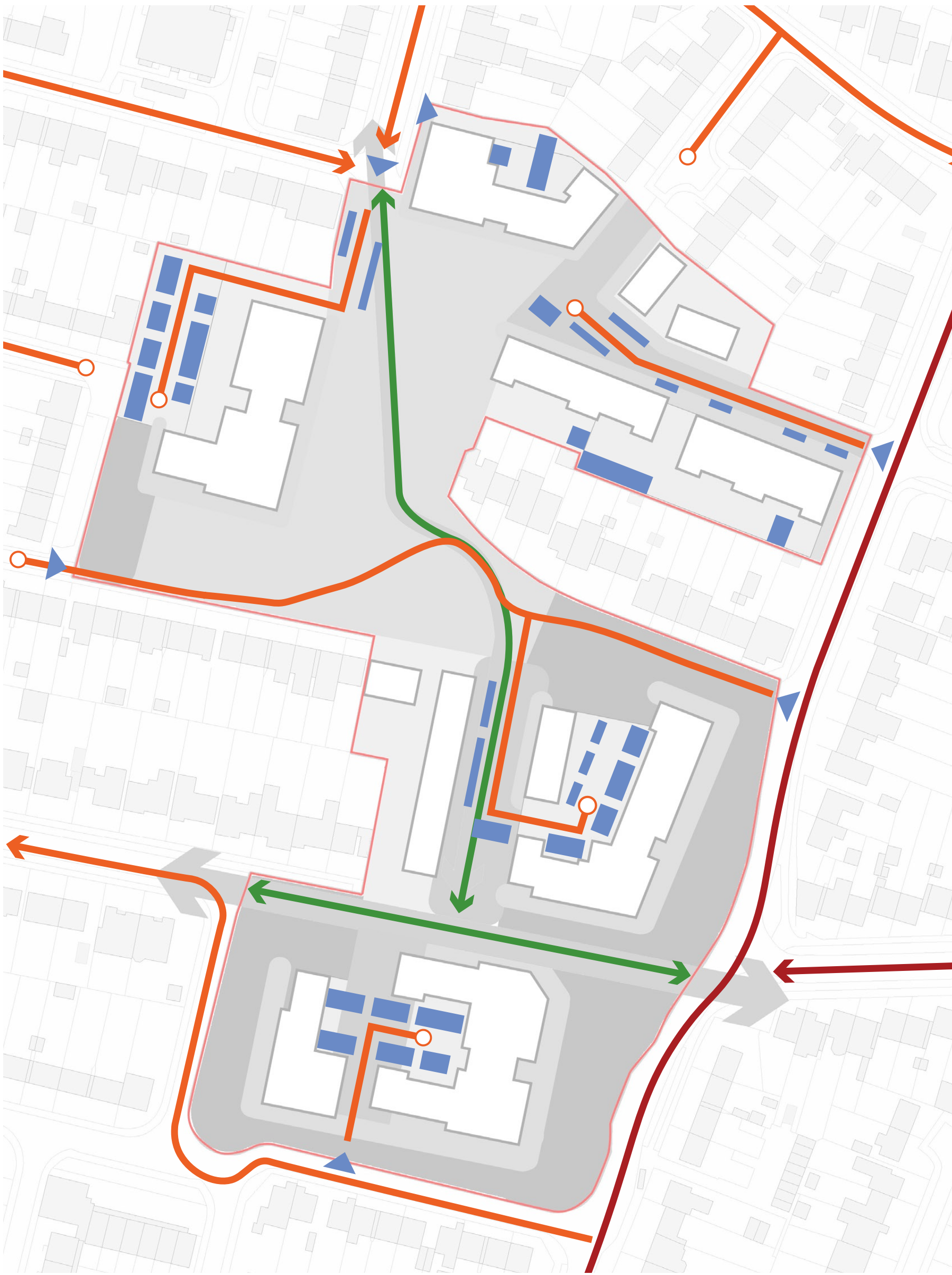
NEW USES AND SPACES

GROUND FLOOR ZONES



- Front doors, entrances and ground floor homes will overlook streets and public spaces, helping people feel safe and welcome.
- Accessible homes will be located on the ground floor with their own front doors.
- A residents' office will be located beside the main walking and cycling route, making it easy to access.

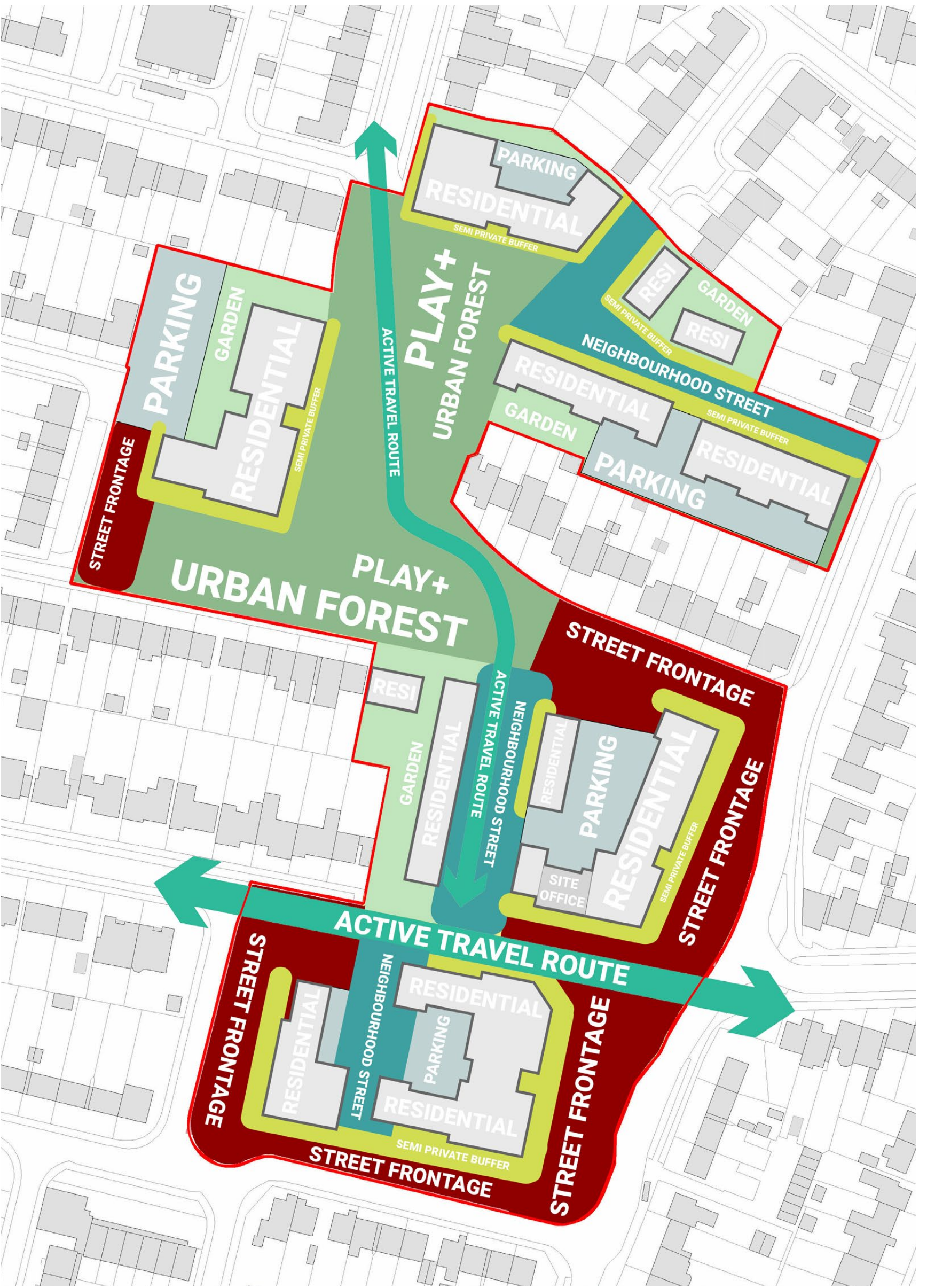
MOVEMENT AND PARKING



- Primary Vehicle Movement
- Secondary Vehicle Movement
- Cycle Route
- Residential Parking Access
- Residential Parking

- Part of Verulam Way will be closed to cars, creating a safer walking and cycling route through the new central green space.
- A new walking and cycling route will connect Alex Wood Road and Roseford Road.
- Most resident parking will be located in landscaped courtyards, with new trees and planting helping to create a greener setting.

LANDSCAPE ZONES



- A large new green space will sit at the heart of Kingsway, built around existing mature trees. This new "Urban Forest" will include places to play, exercise, relax and enjoy nature.
- New trees and planting will make streets greener, support wildlife, and provide shade throughout the year.
- Shared green spaces in front of homes will create welcoming places for neighbours to meet and spend time together.
- Landscaped walking and cycling routes will make it easier, safer and more enjoyable to travel around Kingsway.

LANDSCAPING



Cambridge
Investment
Partnership



CAMBRIDGE
CITY COUNCIL



The Hill Group

The landscape proposals put nature at the heart of Kingsway, helping create a healthier and more attractive neighbourhood for people of all ages.

The Forest Green

At the centre of Kingsway, a large green space would celebrate the area's mature trees and provide places to play, exercise, relax and spend time in nature.

Greener streets

New planting and trees would help make streets more attractive, support wildlife and provide shade and shelter throughout the year.

A welcoming street frontage

Shared green spaces at the front of homes would create a welcoming communal 'front garden' and help strengthen community connections.

Walking and cycling through nature

Landsaped routes would make it easier, safer and more enjoyable to move around Kingsway on foot or by bike.

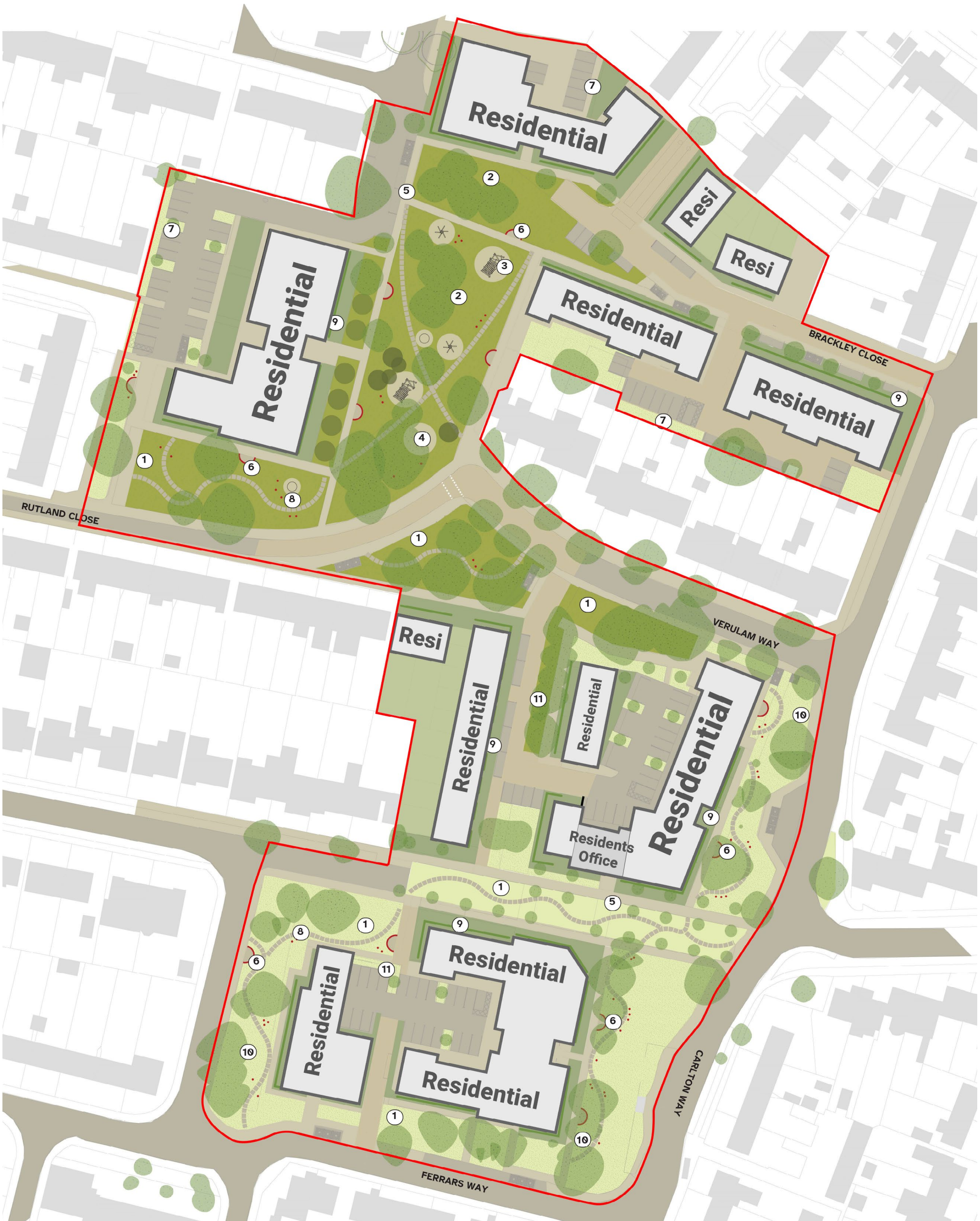
Landscape vision



LANDSCAPE VISION

The vision plan presents the current landscape concept.

Landscape vision plan



LEGEND

- 1 New trees and plants
- 2 Large, flexible open green spaces for picnics, ball games
- 3 Woodland play features in natural materials
- 4 Spaces for the community to gather
- 5 New cycle and pedestrian route
- 6 More benches
- 7 Car parking courts with trees and soft landscaping
- 8 Play on the way / seating opportunities
- 9 Private/Semi private planted gardens
- 10 Improved soft landscape beneath trees
- 11 Planting on neighbourhood streets

SUPPORT FOR RESIDENTS AND BUSINESSES



We understand that people may have questions about what redevelopment could mean for them.

We will work with people individually to understand their circumstances and explain the support available.

Support available for homes

Council tenants

- Priority banding on the Home-Link housing register
- 1-2-1 support throughout based on tenants' needs and circumstances
- Help finding a suitable new home
- Practical support with moving where needed
- Financial compensation of £8,100 and £1,250 to help with moving costs
- The right to return to a new home within the development

Homeowners

- Independent valuation of your property
- Financial compensation including market value for your home plus 10% for owner occupiers or 7.5% for those not living in their home, in line with statutory arrangements, plus assistance with moving costs including legal fees and stamp duty land tax
- Practical support throughout the sale and moving process
- Help finding and purchasing a suitable replacement home
- Opportunities to return to the new development, subject to eligibility and available options

If you have any questions about your individual circumstances, and how we can support you then we would be happy to discuss this in more detail.



HAVE YOUR SAY

Please send us your feedback by Friday 20 November 2026. Your comments will help shape the next stage of the proposals before the second public consultation.

How to respond

Complete the survey online

Speak to the team

Pick up a paper survey

You can also pick up paper copies of the survey and consultation boards at:

Arbury Court Library

The Meadows Community Centre

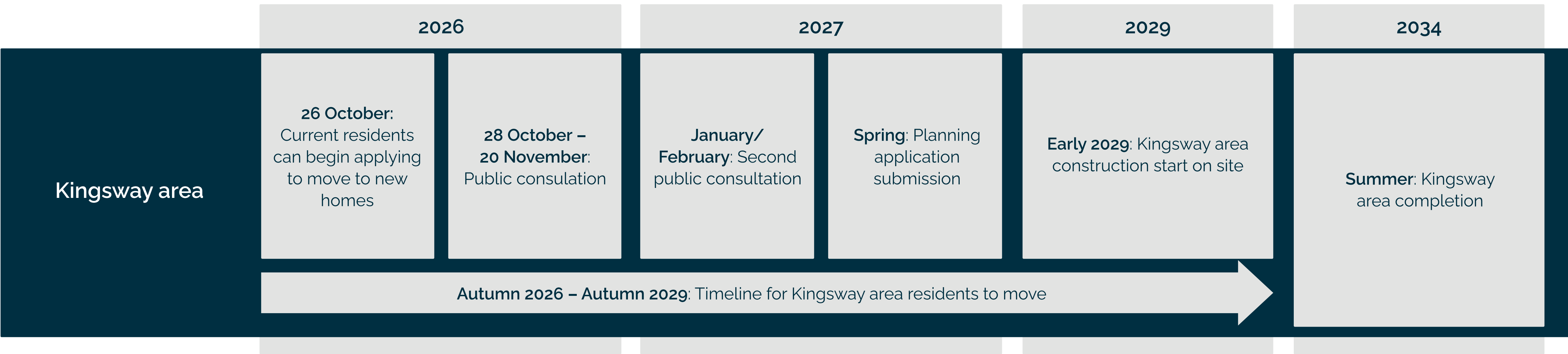
Information in other languages is available on request – email: northcambridge@cambridge.gov.uk

Online webinar:
19 November, 5.30pm to 6.30pm

Register via QR code:



Project timeline



View the plans and complete our survey

Cambridge Investment Partnership (CIP) is a joint venture between Cambridge City Council and The Hill Group, established in 2017 to build high-quality council homes, market sale homes and community facilities.

Website: cambridge.gov.uk/shaping-north-cambridge

Email: northcambridge@cambridge.gov.uk

Phone: 01223 421833