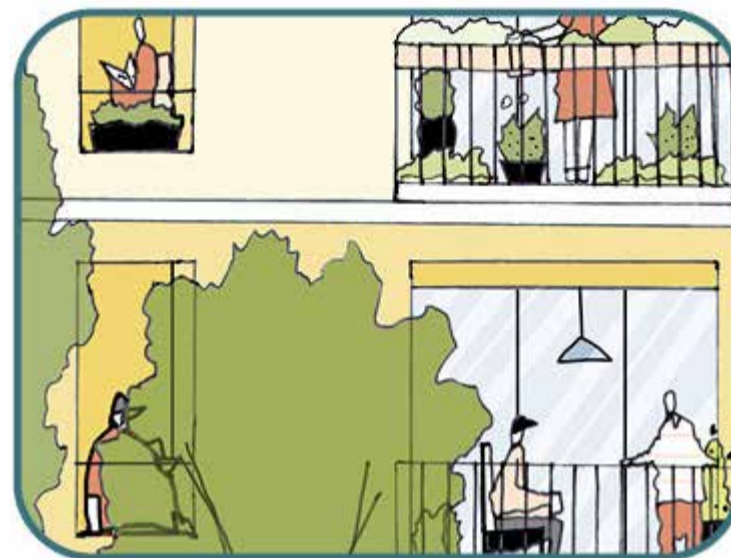


# North Cambridge Framework for Change

Earlier this year, we asked residents, community groups and local organisations to share their views on what matters most in north Cambridge. We heard from hundreds of people through surveys, events and conversations, and your feedback has directly influenced the draft Framework for Change.

What we heard from you on the four key themes and what we are doing:

## Ageing Estates



### What we were told



- Poor housing conditions including poor insulation and damp.
- Some anxiety around potential redevelopment.
- Anti-social behaviour.

### What we are proposing



- £80 million investment in north Cambridge providing 400+ new homes across the Arbury Court and Kingsway area.
- Half the new homes to be council homes.
- Better layout estates with improved, safer and more usable open spaces.
- Clear communication with residents.
- Support for tenants, leaseholders and freeholders.

## Arbury Court



- Valued but outdated and underused.
- Better maintenance.
- Concerns about losing existing traders and services.

- Redeveloping Arbury Ct with new council and private homes, commercial premises and community facilities including the library and Sikh temple forming part of the community hub.
- Commitment to keep the park open during the redevelopment.
- Maintaining business continuity.
- Traders support package.
- Support tenants and leaseholders directly impacted by proposals.

## Open Spaces



- Better open/ green spaces.
- Improve facilities for children and young people.
- Boost biodiversity.

- Shaping North Cambridge Project with Council teams and other agencies.
- Multiple funding streams required, drawing on and developing existing programmes.
- Contributions from development.
- Co-ordinate, monitor and promote progress.
- Working with the Highways Authority for safer streets, better crossings and improved travel connections.

## Streets & Travel



- Cyclist and pedestrian safety.
- Better public transport including link to Cambridge North Station.

## What's next

We're now asking for your views on the proposed Framework and specifically on the priority areas for the Arbury Court and Kingsway redevelopments. Your input will help shape the final version of the Framework and the development of the proposals.



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# North Cambridge Framework for Change

## Arbury Court Proposals – homes, shops and community facilities

### What we heard

Residents value the services offered at Arbury Court but it is tired. Residents expect continued support for existing traders during any transition but would like to see a more affordable and diverse range of shops.

### What we're proposing

- Replacing poor quality homes and commercial premises.
- New commercial units for existing commercial tenants with the same amount of commercial space.
- New public spaces, parks and green areas.
- 107 new council homes and 106 new private homes.
- New community facilities such as a library, and a new park and play area with the Sikh Temple forming an important part of this community hub.
- Improved safety, lighting and accessibility.
- Better connections to surrounding neighbourhoods.

It should also be noted that:

- Current businesses will be able to continue to trade right up until the new Arbury Court is built and new permanent premises are ready to move into.
- A support package is provided to for traders and the right to return to the new commercial units.

### What we want your views on

- The proposals for Arbury Court.
- What matters most to you if redevelopment goes ahead?
- Do you agree that Arbury Court homes should be a priority area for investment and improvement?



**Key:**

- Arbury Court site boundary
- Vehicular and pedestrian access
- Pedestrian access
- Apartment blocks
- Houses
- 🌳 Retained mature tree
- Indicative new tree
- 👶 Local and neighbourhood play areas
- 🌳 Park and landscaped areas
- P Parking courts
- P Parking for houses
- ➡ Pedestrian/cycle paths
- ➡ Vehicular access routes
- Indicative active primary frontage from non-residential ground floor uses (opportunity for commercial and local services)
- ★ Opportunity for Library
- ★ Opportunity for Gurdwara



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## Arbury Court Proposals – green and open spaces

### What we heard

Residents value vibrant, multi-use outdoor spaces with play areas, seating, and room for community events. They seek better and safer spaces, along with integrated Sustainable Drainage Systems (SuDS) and rain gardens for sustainability.

### What we're proposing

- A new park at the centre of the development.
- Closer to the shops and community facilities will mean increased footfall, greater usage and lower antisocial behaviour.
- Strengthened relationship with Arbury Road, encouraging increased footfall and incorporating pedestrian and cyclist movement.
- Retention of all Category A trees and the majority of other mature trees.
- Improved location for formal children's play areas.
- Opportunities for enhanced Biodiversity Net Gain (BNG).
- Improved spaces for outdoor community activities.
- Stronger relationship with the commercial units, as well as the Library and Sikh temple.

It should also be noted that:

- The council has made a commitment to ensure that there is always a park open for residents. The current park will remain open in the first phase. When phase 1 is completed, the new park will open, and the current park will close.
- **Existing** park is 0.43 hectares.
- The **proposed** park provides an additional 0.04 hectares of green space, bringing the total green space to 0.47 hectares.
- The new green spaces consist of a centralised green park, pocket parks running along Arbury Road as well as a green pocket park within the mixed-use block.

### What we want your views on

- Get involved in the co-design process.
- Priorities for the park.
- Facilities for the park.



**Get involved in the co-design process.  
Let us know if you are interested.**

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## Kingsway Area Proposals

### What we heard

- Poor conditions of council homes.
- Safety concerns.
- Poor layout and disconnected streets.
- Poorly used communal spaces.

### What we're proposing















- Replacing existing homes with 99 new council homes and 98 new private homes.
- Safer environment following Secured by Design guidance.
- More usable and greener public spaces.
- Improved accessibility with a better arrangement of open and green spaces.

### What we want your views on

- Do you agree that Kingsway should be a priority area for investment and improvement?
- The proposals for Kingsway and parts of Brackley Close, Rutland Close and Verulam Way.
- Are there other buildings or estates that the council should consider?



### Key:

-  Kingsway Court and Brackley Close site boundary
-  Vehicular and pedestrian access
-  Pedestrian access
-  Apartment blocks
-  Houses
-  Retained mature tree
-  Indicative new tree
-  Local playground
-  Park and landscaped areas
-  Parking courts for flats
-  Parking for houses (in front)
-  Pedestrian/cycle paths
-  Vehicular access routes
-  Opportunity for placemaking elements - vista from Alex Wood Rd



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## Open spaces across north Cambridge

### What we heard

- Parks are valued but feel unsafe or poorly maintained.
- Better visibility is needed to make parks safer.
- Support for greater biodiversity.
- Respond to the range of needs in the community.

### What we're proposing

- Seek opportunities to enhance safety, creating more inclusive and accessible open spaces.
- Early opportunities identified are Arbury Park and the open spaces at Kingsway.
- Longer-term focus on Pulley Park, Nun's Way Rec and Arbury Town Park.
- Identify opportunities for increasing biodiversity.
- Routes identified for potential increase in greening (more trees and shrubs subject to Highways Authority agreement).

### What we want your views on

- What kind of open space improvements are most important?
- What would most improve safety and comfort in parks?
- What youth facilities are most needed?
- Would you like to be involved in co design?



#### 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



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# North Cambridge Framework for Change

## Streets and travel

Creating safer, greener, better-connected routes

### What we heard

- Unsafe crossings and poor lighting.
- Speeding and traffic near schools.
- Lack of safe cycle routes.
- Poor links to Cambridge North Station and Arbury Court.

### What we're proposing

- Work with the Highways Authority to create:
  - Safer crossings and traffic calming
  - Separated cycle lanes
  - Better public transport links
  - Greener streets
- Enhance key connections, including the Arbury Court and Kingsway link.

### What we want your views on


- Which roads should improvements take place on first?
- Where are the most problematic crossing points or junctions?
- To reach Cambridge North Station or the city centre, what public transport improvements would help most?
- How supportive are you of adding green street features (trees, planters, rain gardens)?
- Where do congestion, parking or safety issues occur around schools, and what measures would help?





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



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# North Cambridge Framework for Change

## Support for council tenants

### What this means for council tenants

If the redevelopment goes ahead it will involve a number of steps:

If you were to take up this offer, we would:

- Give you the highest priority on Home-Link – this is known as emergency banding
- Aim for a like-for-like move
- Pay you a Home-Loss Payment of £8,100 as compensation for having to move
- Have a dedicated team available to guide you through the moving process
- Provide you with an upfront payment of £1,250 to help with your moving costs

## Support for homeowners

### What this means for homeowners

If the redevelopment goes ahead it will involve a number of steps:

You'll have to move out, but we'll help you by:

- Paying you for the market value of your property
- Providing compensation for having to move (this is an extra payment equal to 10% of the market value of your property for resident leaseholders, and 7.5% for non-resident leaseholders)
- Helping you in your property search and providing guidance through the moving process
- Providing assistance with payment of your moving costs, including legal fees and stamp duty land tax

## Support for commercial leaseholders

### What this means for Arbury Court commercial tenants

The proposals set out a commitment to ensuring commercial tenants would only have to move out of current premises once new permanent premises are built in the new Arbury Court.

- We'll support all current Arbury Court shops and businesses to trade throughout the development process, ensuring that services remain available to the community during the transition period.
- We will provide
  - o a support package
  - o bespoke 1-2-1 practical support
  - o and the right-to-return to the new commercial units



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## How to get involved

### Help shape the plan

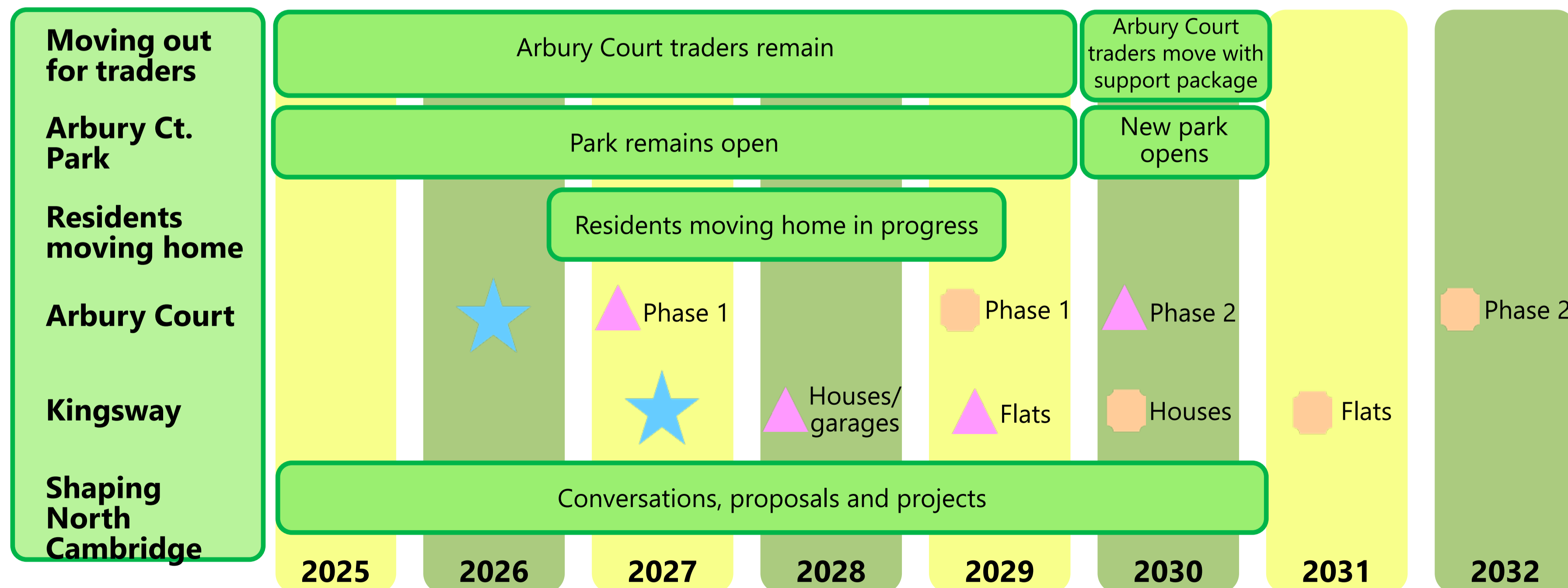
We'll be running events and activities across north Cambridge from 11 November to 16 December. There are lots of ways to take part, whether you've got five minutes or 45.

### What happens next

- Review all feedback.
- Update and publish the final Framework for Change
- Come back for further consultation on Kingsway area and Arbury Court schemes

### Timeline

- Autumn 2026: When a planning application is made for Arbury Court, council tenants affected by both Arbury Court and Kingsway schemes will get priority in bidding to move to an alternative council home.
- 2027: No residents will need to move before 2027, with many households not needing to move until a later date.
- 2030: New Arbury Court and new park open - traders move to new premises.



### What's on



Drop-in events:

- Akeman Community Centre: Monday 17 November from 5.00 to 6.30pm
- Meadows Community Centre: Saturday 22 November from 11am to 12.30pm
- Brown's Field Community Centre: Monday 1 December from 5.30 to 7.00pm



Take part in an online webinar on Thursday 27 November from 5.30 to 7.30pm



Fill in our survey. Paper surveys are available at Arbury Court Library, Meadows Community Centre and at all drop-in events.



Email your thoughts to [northcambridge@engagecf.co.uk](mailto:northcambridge@engagecf.co.uk)



Call to give feedback on 01223 650 550

Materials are also available in other languages. Please contact [northcambridge@cambridge.gov.uk](mailto:northcambridge@cambridge.gov.uk)

### Key

- ★ Planning submission
- ▲ Start on site
- Project completion



Scan to fill survey and register for the webinar



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