Queen Edith's Forum





Agenda

	Welcome and introduction	6.30 - 6.35pm	Cllr Karen Young			
1.	This Land	6.35 – 6.50pm	Ross Mowle			
2.	CIP	6.50 – 7.05pm	Jake Smith			
Qu	Questions 7.05-7.15pm					
3.	CALA	7.15 – 7.30pm	Anthony Koop			
Qu	estions 7.30-7.35pm					
4.	General Questions and Answer	s 7.35 – 8pm	All			
	Close	8pm				





Land at Newbury Farm (GB2)

March 2025

One Cambridge, fair for all







Site Overview

- Local Plan identified land in 2018
- Planning permission for:
 - > 230 homes
 - Community and Commercial Space
 - Open space and Local Areas for Play (LAPs)
- Delivered in 3 phases







Phases and Ownership

Phase 1 (This Land):

Site Infrastructure – Spine Road and Services

Phase 2 (This Land):

80 homes

Central square

Associated Landscaping

Phase 3 (CIP):

150 homes

Commercial and Community Spaces

Associated Landscaping







Key Applications

Phase	Developer	Application	Decision Date	Start on Site
Phase 1	This Land	Outline Planning Permission for 230 Homes, works to complete infrastructure and spine road.	May 2021	Complete
Phase 2	This Land	80 residential units, hard and soft landscaping including the creation of a central square and associated works.	August 2023 S73 pending	TBC
Phase 3	CIP	150 residential units, community and commercial floorspace, hard and soft landscaping, parking, roadways/pathways, substation and associated works/infrastructure	December 2024	March 2025







Phase 2: Eddeva Park Site Plan







Phase 2: Eddeva Park Site Plan









Phase 3: Cambridge Investment Partnership

- Joint venture between Cambridge City Council and Hill Partnerships
- Delivered 1,000 new homes in Cambridge inc. 740
 Affordable Homes
- 1,000 more by 2030
- Purchased Phase 3 in 2023







Phase 3: Newbury Farm

- 150 Homes, including 60 Affordable Homes
- Community Space
- Commercial Space
- 'Green Link' Open Space
- Gas free development
- Low water usage









Phase 3: Newbury Farm Key Milestones

Key Milestone	When?*
Start on Site	March 2025
Community and Commercial Spaces Complete	Jan 2027
All Affordable homes Complete	April 2027
All Market homes Complete	December 2028
All Landscaping Complete	December 2028

^{*}Dates are indicative and subject to change







Farm onstruction Managem Newbury Phase









Phase 3: Newbury Farm Construction Management

Contractor: Hill Partnerships Ltd

Approved Working Hours: 08:00 – 18:00 Mon – Fri

08:00 - 13:00 Sat

Vehicle Access: Babraham Road Entrance

Contractor Parking: Onsite/Park and Ride

Contacts:

Residents@hill.co.uk

HousingDevelopment@cambridge.gov.uk

Info on Env. Health compliance and Considerate Contractors Scheme:

https://www.cambridge.gov.uk/construction-sites







Phase 3: Post Construction

Area	Management Strategy
Community and Commercial Facilities	This Land
Affordable Homes	Cambridge City Council
Market Homes	Private Ownership
Spine Road	County Council Highways
All Other Roads	Management Company
Parks and Landscaping	Management Company







Phase 3: t Construction Post









Questions

Question	Answer
When will GB2 construction start/restart? Why did it stop	Phase 1 works to complete key infrastructure and spine road are complete as of March 2025.
	We expect that work will start on Phase 3 in March 2025.
What will happen to the footpath between Worts Causeway and Babraham Road? It is currently closed, when will it re-open?	This footpath will be closed for public safety throughout the construction works. It will be improved and open to the public once Phase 3 is complete.
Will the footpath along Worts Causeway be re- opened when building work has finished? When will that be?	This is going through the process of Public Right of Way designation, and there will be a consultation as part of this process.

Contacts:

Residents@hill.co.uk
HousingDevelopment@cambridge.gov.uk







Questions

Question	Answer
The entrances/exits at GB1 don't seem to be properly in place yet. A permanent entrance/exit has been made on the GB2 side. Will this allow a through route to Babraham Road, thereby creating a "rat-run"?	There will be a route through from Babraham Road to Worts Causeway. As an adopted highway, this was designed in consultation with County Council Highways as part of the Phase 1 Outline Planning Permission.
Will the ANPR camera/bollards be moved to allow all GB1 and GB2 traffic to come down Worts Causeway? How will residents cope with that volume of traffic – there are already tailbacks at peak times e.g. 7.30am?	GB2 developers are not aware of any proposals to change traffic restrictions on Worts Causeway. Transport assessments were provided to the Highway authority as part of the Phase 1 Outline Planning Permission and the impact is deemed to be acceptable.
Will there be traffic calming measures put in place to stop speeding traffic? The 20mph zone is not currently respected.	The roadways on GB2 were designed in consultation with Highways and include traffic calming measures throughout.

Contacts:

Residents@hill.co.uk
HousingDevelopment@cambridge.gov.uk







Netherhall Gardens

Resident' Meeting

Anthony Koop – Contracts Manager Alex Sgardea – Site Manager



Building dreams and aspirations

CALA

Current Build Update

March 2025





Drone shots









Letter Drop



Residents of Worts' Causeway & Field Way Cambridge CB1 8RJ 21st March 2025

Dear Sir/Madam,

Re: Streetworks Worts' Causeway & Field Way, Cambridge CB1 8RJ

I am writing to you as the main point of contact for Houlihans & Co (Excavations) Ltd who are the appointed contractor to undertake the new highway improvement scheme on behalf of the new Cala Homes development currently under construction on Worts Causeway. The highway improvements form part of a legal agreement between Cala Homes and Cambridge County Council, which also form part of a planning condition of the development.

The highway improvements include installing 150m of a new footpath as well as carrying out a new Surface water sewer connection from Field Way back to the development.

In order to carry out the works and ensure the safety to pedestrians, road users and our operatives, a series of temporary traffic lights will be installed upon the highway of Field Way and Worts Causeway. The works are due to commence on the 7th April for a 12 week period.

The works will commence within Field Way, the works in Field Way will extend from the junction with Worts Causeway to outside No. 1A. The works in Field Way will take approximately 4 weeks to complete before continuing for the remaining duration on Worts Causeway. While the works are being carried out in Field Way Could I kindly request that no cars are parked in the traffic management area/works area. If cars are parked at this location this will cause greater disruption and cause significant delays to our works, which will extend the disruption our works within the area. I have attached a plan indicating the area of our works and No parking signage will be erected indicating where parking will be prohibited. I appreciate this may cause difficulty for some residents as parking is limited within the area and I can only apologise for the inconvinecne we are causing.

The procedures and necessary applications have been undertaken and approved by Cambridge County council. I would like to take this opportunity to apologies any inconvenience caused whilst the works are being carried out. Please do not hesitate to contact me should you have any questions or concerns regarding the works or the traffic management during or after the works with the contact details provided below.

Jack Ramsey

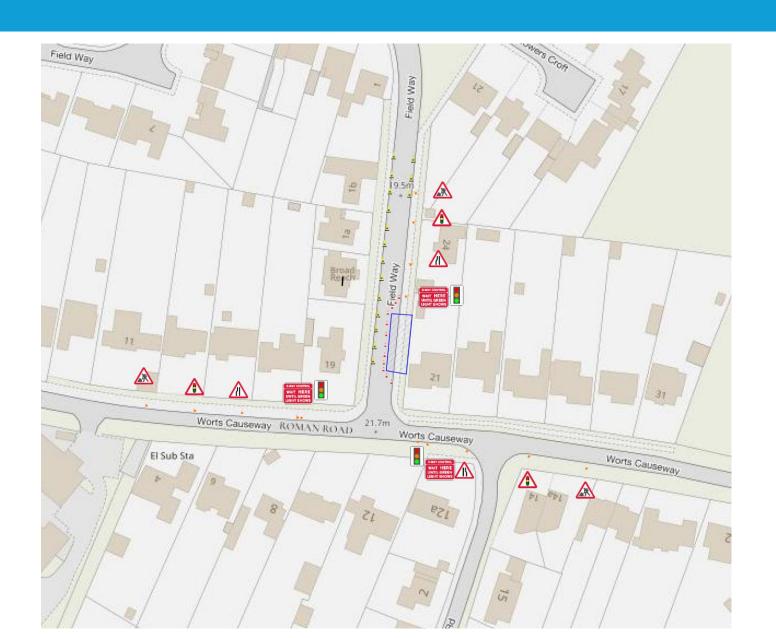
Streetworks Coordinator 07776256570

Email: jack.ramsey@houlihans.co.uk

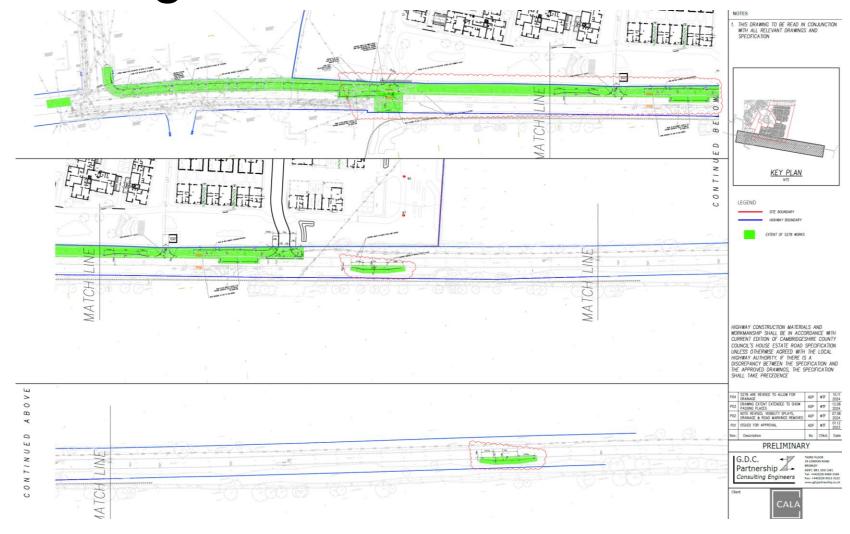
Jack Ramsey







Sectional Agreements – s278







Sectional Agreements – s50

Our works commence on 7th April 2025

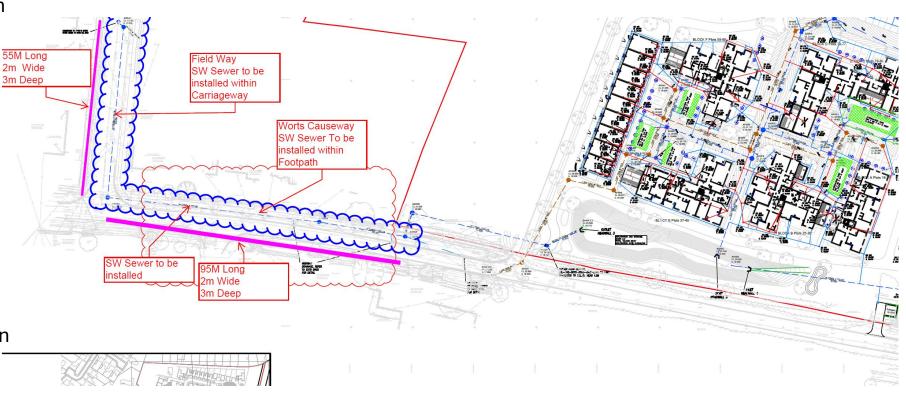
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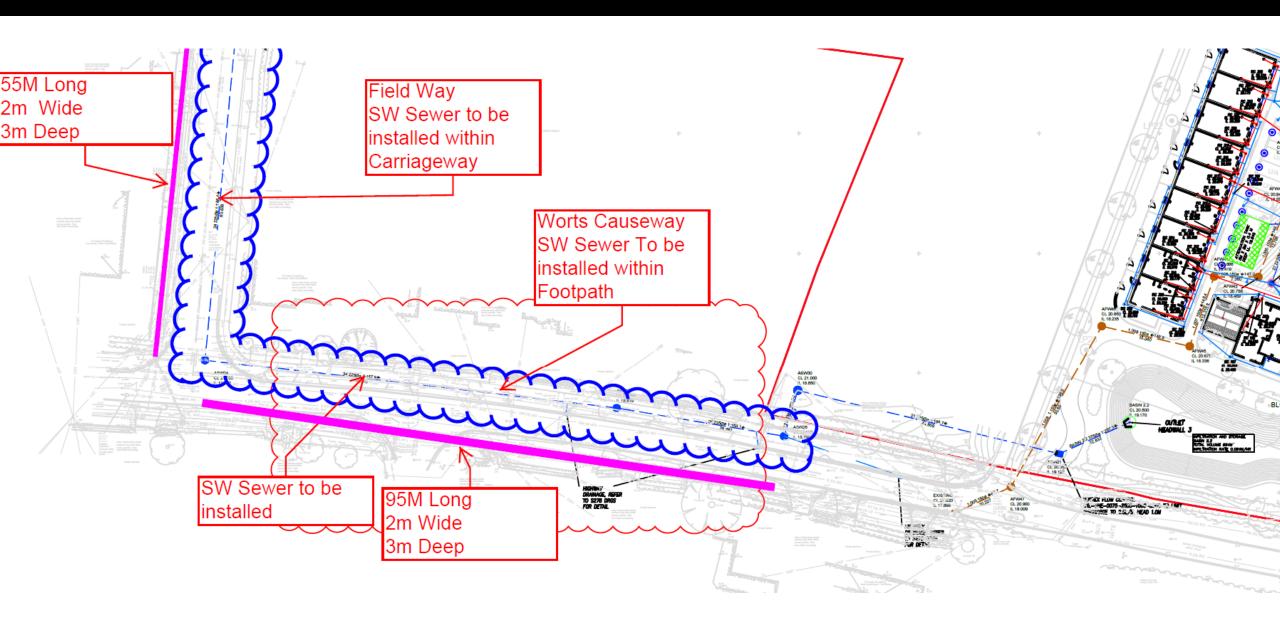
 Works in Field Way will take approximately 3 weeks (Subject to programme)

Works will then proceed on Worts' Causeway and head up the road towards our site

Drainage will be laid first then reinstated with new s278 footpath

Estimated completion date 28th June.





Building dreams and aspirations



Thank you for listening

Questions?



Future forums

July 2025 and November 2025



Contact details

Steph.Snowdon@cambridge.gov.uk

communitydevelopment@cambridge.gov.uk

