

North Cambridge Framework for Change Engagement Report

February 2026

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1.0 Executive Summary

1.1 Context

1.1.1 Cambridge City Council (the council or CCC) has produced a draft 'Framework for Change', which will support the t priorities for investment of North Cambridge, and is intended to guide co-ordinated placemaking efforts across the area. It sets out the long-term plan for investment in Arbury, King's Hedges and Chesterton.

1.1.2 Earlier this year, residents, community groups and local organisations were asked 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.

1.1.3 The feedback focused on four key themes:

- **Ageing estates** – which suffer from poor insulation and damp, and there are concerns about safety, indoor and outdoor community spaces, and the need for better neighbourhood connections.
- **Arbury Court** – residents value the services offered at Arbury Court and express strong support for existing traders who should be supported through any change, but said would like to see a more affordable and diverse range of shops.
- **Open spaces** – are poorly laid out and under-used, and there is a desire for safer, greener and more inclusive parks and play areas.
- **Streets and travel** – worries about traffic, parking, and the need for safer walking and cycling routes with better neighbourhood connections.

1.1.4 The feedback was used to shape the draft Framework for Change, which includes:

- An £80 million investment in north Cambridge to build more than 200 new council homes and 200 new market homes
- Knocking down the current Arbury Court, replacing poor quality homes and commercial premises with 107 new council homes, 106 new private homes, new commercial units built for existing Arbury Court traders to move into, new community facilities including the library, and a new park and play area with a Sikh temple forming a key element of the community hub
- Regenerating the Kingsway council estate, replacing ageing council homes with 99 new council homes and 98 new private homes, with a better arrangement of open and green spaces. The proposals also include redeveloping parts of nearby Brackley Close, Rutland Close and Verulam Way
- Opportunities where enhancements can be made to parks and green spaces to make them safer and more accessible

- Working with the Highways Authority for safer streets, better crossings and improved travel connections.
- 1.1.5 The council is working through the Cambridge Investment Partnership (CIP) to deliver the Framework for Change. CIP is a 50-50 partnership between the council and Hill Group which works to tackle the city's housing affordability crisis by delivering high-quality new council homes and market-sale homes, both of which are in high demand, and improving accommodation standards for people living in existing council homes.
- 1.1.6 CIP appointed the architects PRP to develop the Framework for Change and appointed communications and engagement agency ECF to manage the consultation process. The consultation process was supported by PRP and council officers. Further elements of the consultation process were carried out by council officers.
- 1.1.7 The engagement period began on 11 November and concluded on 16 December 2025.
- 1.1.8 This report summarises the engagement carried out regarding the North Cambridge Framework for Change. It provides an overview of the feedback received during the engagement period and the conclusions which can be drawn.

1.2 Overview of the Engagement Process

- 1.2.1 Prior to the engagement launch, ECF worked with the council to undertake detailed stakeholder mapping and design a robust engagement strategy that aligned with relevant guidance.
- 1.2.2 In addition, ECF held a scope of influence meeting with council, Hill and PRP teams to determine the key stakeholders and key themes that the community should be engaged on. PRP are the architects involved in drafting the Framework for Change document.
- 1.2.3 Awareness was raised and the engagement programme was promoted through posters, postcards and more. See full list in section 4.12
- 1.2.4 ECF developed an online survey, in-person workshops and pop-ups to capture feedback.

1.3 Key Figures and Activities Undertaken

- Dedicated email sent to 1,844 north Cambridge council tenants, including a prize draw entry for completing the survey. 960 unique opens, 74 unique link clicks through to the survey platform
- Dedicated emails also sent to subscriber mailing list (42 people); previous respondents to NCF surveys (599); and all subscribers to the council's consultation platform (8,800)
- News release issued to media and [published on council channels](#)
- Article included in Cambridge Matters, the council's resident magazine which is delivered to 50,000+ homes in Cambridge
- 29,330 people were reached via the council's social media posts (organic and paid), with 94 reactions, 86 event responses, 37 comments and 54,652 impressions
- 7 formal responses received
- 30 emails received
- 3 pop-ups organised across north Cambridge, with over 120 people engaged
- 3 community workshops held, with around 200 people attending in total
- 2 youth workshops held, engaging 43 children and young people
- 1 focused workshop held (Ideas Exchange online workshop)
- 1 webinar held
- Arbury Court Traders Forum was created and the first meeting was held
- Several meetings with City Council and County Council officers.
- 337 completed survey responses from individuals

1.4 Overview of the Engagement Findings

The following is a high-level summary of the detailed engagement findings, which can be found in Section 3 of this report. In addition, the detailed findings for all activities can be found within each appropriate section.

1.4.1 Arbury Court

There is strong support for Arbury Court being prioritised for investment and improvement, with 62% of respondents agreeing, 26% not sure and 12% disagreeing. The most important priorities if redevelopment goes ahead are greener public spaces and play/youth facilities (68%), safer streets (47%), new energy-efficient homes (41%), new council homes (40%) and minimising disruption (37%).

Arbury Court is widely used for everyday shopping and services, with 21% of respondents selecting it as their main food shopping location. Most people access Arbury Court by walking (50%) or cycling (31%), highlighting its role as a local neighbourhood centre.

There is strong attachment to the existing park and play area, alongside concerns about the loss of green space, parking, building height, and the impact on existing traders and the library. Workshops and written responses emphasised the importance of community life, informal play, mature trees and business continuity.

1.4.2 Kingsway

Support for Kingsway being prioritised for investment is also high, with 61% of respondents agreeing, 30% not sure and 9% disagreeing. 7% of survey respondents live in the Kingsway area, with most others living nearby.

Feedback from pop-ups and workshops highlighted issues relating to antisocial behaviour, poor lighting and poorly overlooked spaces. Residents supported improvements to layout, natural surveillance and safe pedestrian routes, alongside a review of the scheme boundary

1.4.3 Parks and Open Spaces

Parks and open spaces are a dominant theme across the engagement. 68% of respondents selected greener public spaces and play/youth facilities as a top priority. When asked which spaces should be prioritised first, Arbury Town Park (52%), Nun's Way recreation ground (24%) and King's Hedges recreation ground (11%) were the most frequently selected.

For the proposed park, respondents prioritised trees (69%), children's play equipment (62%), a park the same size as the current park (52%) and reducing antisocial behaviour (52%). 80% of respondents want a play area in the new park.

Safety and comfort improvements focused on maintenance and cleanliness (84%), lighting (68%) and clear sightlines (35%). Workshops highlighted concern about the potential loss of Arbury Court park and the underuse of other parks due to poor visibility and lack of facilities.

1.4.4 Streets and Travel

Streets and travel issues are prominent, with 47% of respondents prioritising safer streets. The roads most frequently identified for improvement were Arbury Road (60%), Carlton Way (47%) and Campkin Road (41%).

To improve access to Cambridge North station, respondents prioritised more frequent buses (60%), more direct routes (54%) and better shelters and real-time information (32%). 57% want better links to Cambridge North station and business parks, and 44% want improved links to schools.

There is strong support for green street features, with 90% supporting or strongly supporting their introduction.

1.4.5 Accessibility

Accessibility was raised consistently across all engagement. Key themes included the need for clear separation of pedestrians and cyclists, traditional zebra crossings, good lighting and sightlines, sensory planting, inclusive play equipment and accessible seating. Older and disabled residents highlighted the importance of step-free routes, seating, and safe crossings to access shops, parks and services.

1.4.6 Involvement and Next Steps

In terms of how residents would like to remain updated as proposals develop, with 68% preferring online updates, 63% resident liaison groups, 59% regular drop-ins and 50% community representatives.

In open comments, residents raised concerns about parking, antisocial behaviour, road safety, affordable housing, protecting local businesses, maintaining the library, improving public transport, and ensuring that change benefits existing communities.

2.0 Introduction

- 2.1 [ECE](#), an independent communications and engagement agency, was commissioned to design, undertake and report on community and stakeholder engagement regarding the proposed North Cambridge Framework for Change.
- 2.2 The engagement period began on 11 November and concluded on 16 December 2025.
- 2.3 This report summarises the engagement carried out by ECF regarding the proposed North Cambridge Framework for Change. It provides an overview of the feedback received during the engagement period and the conclusions which can be drawn.

3.0 Main Findings

The following conclusions have been drawn from 337 survey responses, seven formal written responses, feedback submitted via emails, and comments gathered through community workshops, youth workshops, focused workshops, pop-ups, 1-2-1 meetings and a webinar. In total, around 200 people attended community workshops, over 120 people were engaged at pop-ups, and 43 children and young people took part in youth workshops.

It should be noted that survey respondents were not 100% reflective of the wider North Cambridge population from census data. This reflects the self-selecting nature of surveys and is why targeted engagement was undertaken with council tenants, children and young people, disabled residents and harder-to-reach groups through workshops, pop-ups, youth sessions and 1-2-1 meetings.

3.1 Arbury Court

There is strong support for Arbury Court being prioritised for investment and improvement. 62% of respondents agreed that Arbury Court homes should be a priority area, 26% were not sure and 12% disagreed.

When asked what matters most if redevelopment goes ahead, the most frequently selected priorities were greener public spaces and play/youth facilities (68%), safer streets that design out crime (47%), new energy-efficient homes (41%), new council homes (40%), and minimising disruption during works (37%).

Arbury Court is widely used for everyday shopping and services. Where respondents specified where they do their main food shopping, 27% selected Tesco, 22% selected Aldi and 21% selected Arbury Court, with 30% selecting 'other' including Sainsbury's, online deliveries and Co-op.

Most people travel to Arbury Court on foot or by bicycle. 50% of respondents stated that they walk to Arbury Court, 31% cycle, 16% use their car, 1% use public transport and 2% selected other options such as multiple modes or mobility scooter/wheelchair. This reflects Arbury Court's role as a local neighbourhood centre accessed primarily by active travel, and highlights the importance of safe, direct and step-free routes, good crossings, cycle parking and seating.

Use of the local food bank is low in the survey sample, with 2% of respondents stating that they use it and 98% stating that they do not. However, use of the local food bank was raised through workshops and pop-ups, with participants stating that they or people they know rely on it and that affordability of food and access to low-cost shops are important.

There is strong attachment to the existing park and play area at Arbury Court. In open text responses, 45 mentions were made of keeping Arbury Park and the play area as it is, and 20 mentions of leaving open spaces as they are. 28 mentions supported Arbury

Court businesses and the need to help them stay open during changes, and 21 mentions raised concerns about insufficient parking for residents and shoppers at Arbury Court. 13 mentions stated no high-rise buildings out of character, and 11 mentions objected to demolition rather than renovation and reuse. 6 mentions stated that the library must be maintained, and 5 mentions referred to the need for a community café and better seating in Arbury Court. 3 mentions called for a public toilet.

Formal written responses raised detailed concerns about the loss of the existing play park, adequacy of replacement green space, parking impacts, business continuity for Budgens and smaller traders, library provision, building height, density, and impacts on older residents, families and disabled people.

Focused workshop participants described the existing court and park layout as integral to daily social life, informal play, football, picnics and socialising. Concerns were raised about the loss of mature trees, doubts about whether a relocated or reconfigured park would be equivalent in size or function, and concerns that including grass verges and fragmented green edges does not equate to usable park space. Participants also raised concerns about future complaints from new residents about noise and informal play, and about whether Budgens and other shops could realistically continue trading during redevelopment.

3.2 Kingsway

Support for Kingsway being prioritised for investment is also high, with 61% of respondents agreeing, 30% not sure and 9% disagreeing.

When asked which area they live in, 9% of respondents stated that they live in Arbury Court, 7% live in the Kingsway area and 84% live in other areas. Most respondents who selected 'other' live in or near North Cambridge, with a significant concentration in Arbury Road, West Chesterton and King's Hedges.

When asked about other buildings or estates that should be considered for investment, Kingsway homes were mentioned, as were Campkin Road and the flats above Campkin Road Tesco, and Nuns Way Pavilion. Other locations mentioned included Arbury Community Centre, Molesworth Estate, Chesterton village, Brackley Close Flats, Rutland Close Flats, Verulam Way, Edgecombe flats, Hazelwood Close and Minerva Way.

Feedback from focused workshops described the existing Kingsway estate as feeling unsafe, hostile and poorly designed, with hidden spaces and poor sightlines contributing to fear and antisocial behaviour. Participants raised concerns about high residential density, lack of clarity on how many existing homes would be demolished versus replaced, and limited discussion of how community life would be supported post-development.

Feedback from pop-ups and workshops highlighted issues relating to antisocial behaviour, poor lighting and poorly overlooked spaces. Residents supported improvements to layout, natural surveillance and safe pedestrian routes, alongside a review of the scheme boundary.

3.3 Parks and Open Spaces

Parks and open spaces are one of the most dominant themes across all engagement. 68% of respondents selected greener public spaces and play/youth facilities as a top priority if redevelopment goes ahead.

When asked which spaces should be prioritised first for investment, 52% of selections were made for Arbury Town Park, 24% for Nun's Way recreation ground and 11% for King's Hedges recreation ground. 12% selected 'other', including Arbury Court playground and comments stating that parks are mostly okay as they are.

In response to what is most important for the proposed park, respondents prioritised trees (69%), children's play equipment (62%), a park the same size as the current park (52%) and reduction of antisocial behaviour (52%).

When asked what facilities they would like to see in the new Arbury park, 80% selected a play area, 55% selected hang-out seating and 48% selected multi-use games areas. 17% selected 'other', including keeping the current park as it is and building safe play areas for children.

In terms of involvement in the co-design of the park, 40% of respondents stated that they would like to be involved and 60% stated that they would not.

Feedback on safety and comfort in parks highlighted maintenance and cleanliness (84%), lighting at entrances and paths (68%), clear sightlines (35%) and more natural surveillance (24%) as the most important improvements.

When asked what youth facilities are most needed, the most common responses were multi-use games areas (69%), hang-out seating (43%), skate/scoot (32%) and outdoor gyms (25%).

In responses about underused spaces that could be improved, the most frequently cited were Pulley Park, Arbury Town Park, Nun's Way and the library. A wide range of other spaces were mentioned, including Humphrey's Road play area, Alex Wood Road park, green space outside Kings Hedges flats, Ramsden Square, Woodhead Drive, Good Shepherd Church green area, unused land near North Cambridge Academy, Chestnut Grove Park, Campkin Road Tesco site and Cockerell Road playground.

Focused workshop participants stated that Arbury Court is the most successful and well-used park and expressed concern that it is the one most threatened by change. Other parks, including Pulley Park, Nun's Way and Arbury Town Park, were described as underused due to poor visibility, unclear entrances and lack of facilities. Requests

were made for better lighting, clearer access points, seating, social spaces and facilities for teenagers. Concerns were also raised about conflict between dog walking and children's play (where dog mess may happen and not be picked up).

3.4 Streets and Travel

Streets and travel issues are prominent throughout the feedback. 47% of respondents selected safer streets that design out crime as a priority if redevelopment goes ahead. When asked which two roads should be improved first, the top preferences were Arbury Road (60%), Carlton Way (47%) and Campkin Road (41%).

The most frequently identified problematic crossings and junctions were Arbury Road to Milton Road, Arbury Road to Campkin Road, locations where school children and pedestrians need more or safer crossings, potholes and poor road surfaces, and Milton Road to Elizabeth Way roundabout.

Congestion, parking and safety issues around schools were raised in relation to King's Hedges Primary School, North Cambridge Academy, St Laurence's School and Arbury Primary School, with concerns about drop-off and pick-up, poor parking behaviour and speeding traffic.

In feedback about reaching Cambridge North Station, the most common issues were insufficient buses, difficulty travelling to the station and poor bus services. 60% of respondents selected more frequent buses, 54% selected more direct routes and 32% selected better shelters and real-time information.

When asked which green links should be improved or created first, 57% selected improving links to Cambridge North station/business parks and 44% selected improving links to schools.

Support for adding green street features was high, with 71% of respondents strongly supporting and 19% supporting, 6% unsure, 2% objecting and 2% strongly objecting.

3.5 Accessibility

Accessibility was raised consistently through the survey, workshops, pop-ups, youth sessions and a 1-2-1 meeting with the council's accessibility officer.

Key themes included the need for clear separation of pedestrians and cyclists, particularly due to the increasing speed and weight of e-bikes and scooters; traditional black-and-white zebra crossings rather than decorative designs; sensory planting such as lavender and rosemary to support navigation for visually impaired residents; and clear sightlines and lighting to improve safety.

In parks and open spaces, feedback highlighted the need for a range of seating heights with and without arms, seating arranged so wheelchair users can sit

alongside others, inclusive play equipment, space for disabled parents to move around play areas and raised beds with adjacent seating for community gardens. Access to shops and services was raised by respondents who use mobility scooters and wheelchairs, and by older residents who stated that distance, gradients, crossings and lack of seating affect their ability to use facilities.

The accessibility officer emphasised that accessibility should be built into designs from the earliest stages rather than retrofitted, and that each scheme should embed accessibility requirements in the design brief.

3.6 Involvement, Consultation and 'Anything Else'

When asked how residents should be involved in shaping next steps, 68% selected online updates, 63% selected resident liaison groups, 59% selected regular drop-ins and 50% selected community representatives. 11% selected 'other', including involving local people who are affected.

In "anything else" comments, a wide range of issues were raised. In addition to themes already covered, these included support for Arbury Court businesses (28 mentions), proposal is unacceptable or no benefit (26), better layout at junctions or removal of rat runs (24), insufficient parking (21), improve bike routes (17), fill in potholes (15), more police or tackling antisocial behaviour (14), affordable homes for returning tenants (14), build more affordable homes for young people (13), not enough services to support population growth (10), cut back hedges and improve sightlines (10), enforcement of speed limits (7), more street lighting (7), need better public transport (7), library must be maintained (6), dealing with litter (6), tackling surface water and drainage (6), object to modal filters (5), use native species for planting (5), needs a community café (5), more sporting facilities (4), changes should be aspirational (4), needs more clarity on proposals (4), and encourage the unique mix of local cultures (4).

4.0 Engagement Approach

4.1 'Shaping North Cambridge' webpages

- 4.1.1 The council's 'Shaping North Cambridge' webpages were updated on 11 November 2025 to communicate information about the project and the opportunity to engage (<https://www.cambridge.gov.uk/shaping-north-cambridge>).
- 4.1.2 Anyone can register to stay informed about the project. Email updates were sent during the consultation to anyone who had previously signed up for updates on this project (for example during previous rounds of engagement on this project)
- 4.1.3 The website provided a summary of the North Cambridge Framework for Change proposals, and linked to CCC's online engagement and consultation platform.

4.2 Engagement and Consultation Platform

- 4.2.1 A project page (<https://engage.cambridge.gov.uk/en-GB/folders/north-cambridge-framework-for-change>) launched on 11 November 2025 on the council's engagement and consultation platform to host project information, workshop details, and a detailed survey.
- 4.2.2 Emails were sent from the council's engagement platform to:
- Subscribers who had responded to any previous North Cambridge Framework for Change surveys
 - Everyone subscribed to updates from the engagement platform.
- 4.2.3 In addition, people and key organisations were also contacted to share useful information about the engagement through the local CB4 Facebook page.

4.3 Survey

- 4.3.1 There were 337 responses to the engagement survey. The survey was designed to gather a range of quantitative and qualitative feedback regarding the proposals outlined. Open text questions were included throughout that have been coded for themes, and thematic tables (Appendix 8.6) are included within the survey findings section that show the numbers of mentions for each theme. A copy of the paper survey is in Appendix 8.2.
- 4.3.2 The online survey was hosted on CCC's engagement and consultation platform.

- 4.3.3 Printed copies of the survey were also made available at Arbury Court Library, Meadows Community Centre, at workshops and pop-ups, and on request from the project team.

4.4 Formal Written Responses

- 4.4.1 Seven written responses were received from the ARERA and a representative of it, HEPRA and four individuals.

4.5 Community Workshops

- 4.5.1 ECF organised three community workshops as part of the engagement process. Around 200 participants attended these workshops.

4.6 Pop-Ups

- 4.6.1 ECF conducted three pop-ups as part of the engagement process. These were hosted at the Church of the Good Shepherd, King's Hedges Educational Federation Primary School, and Arbury Court. The project team spoke to over a 120 people at these pop-ups.

4.7 Youth Workshops

- 4.7.1 King's Hedges Guides: The North Cambridge Framework for Change team held a youth workshop with King's Hedges Guides at Arbury Community Centre. In total, there were 22 Guides in attendance. The aim was to generate feedback from children and young people for the North Cambridge Framework for Change project.
- 4.7.2 King's Hedges Brownies: The North Cambridge Framework for Change team held a youth workshop at Arbury Community Centre with 21 children. The aim was to engage with the King's Hedges Brownies (aged 7-10) in order to capture the voices of young people.

4.8 Focused Workshops

- 4.8.1 One online workshop was held with a focus group called the Ideas Exchange, whose members were originally selected through a sortition process in order to form a group that is demographically representative of the north Cambridge area.

4.9 Webinar

- 4.9.1 A webinar was organised to ensure that those who could not attend the in-person engagement events were able to hear about the project and speak to the project team.

4.10 1-2-1 Meetings

- 4.10.1 A 1-2-1 meeting was organised with a representative from the following organisation:

- Accessibility officer at GCSP (gave feedback focused on people with disabilities).

4.11 Raising Awareness

- 4.11.1 The engagement programme was promoted in the following ways:
Posters and postcards were displayed at the following locations:

- Meadows community centre
- Saint Laurence school
- Arbury Community Centre
- Arbury GP surgery
- library
- North Cambridge Academy
- Arbury Baptist church.

4.12 Other Engagement

- 4.12.1 The following engagement was also undertaken by CIP and CCC:

- Local community grips meeting with Project team - 17th Nov Akeman Centre
- Traders group meeting – 3rd Dec – Arbury Community Centre
- Women’s Charities meeting – 26th Nov – Teams
- Matt Oliver – proposed design - 8th December - Teams
- Gurdwara workshop – 15th Dec – PRP office
- Extension proposals - Church of good shepherd – 4th Dec.

Engagement with Arbury Court leaseholders/tenants

- 4.12.2 The Arbury Court Traders Group was formed and will be held throughout the redevelopment. This is chaired by Cllr Gerri Bird and attended by Council Development Property Team, Savills as an independent consultant and Councillors. The first session was held on 3rd December 2025, 6.00- 7.00 pm at Arbury Community Centre. 5 traders joined alongside councillors and the topics below were discussed:

- Group's Terms of Reference (TORs)
- Design and timelines
- Support Package
- Q&A on:
 - Space requirement
 - Delivery requirement
 - Extraction
 - Parking
 - Gas supply
 - Storage
 - Waste management.
- Feedback requested on the support package by 16th December as the closing date for second round of public consultation.

Social Media

4.3.1 The engagement programme was promoted on the council's social media channels throughout the engagement period across Facebook, LinkedIn, BlueSky, Instagram, and X (formerly known as Twitter). 29,330 people were reached via the council's social media posts (organic and paid), with 94 reactions, 86 event responses, 37 comments and 54,652 impressions. Comments received covered off the following themes:

- Perceived lack of involvement and scepticism of decision-making process
- Concerns about loss of green space and park facilities
- Housing numbers, tenure mix and affordability
- Impact on existing residents, including displacement and rent levels
- Pressure on local infrastructure and services (healthcare, water, schools, roads)
- Provision for community facilities and local traders
- Approach to redevelopment, including demolition versus improvement and design density
- Political and governance-related commentary.

5.0 Participants - Survey (Demographic Analysis)

5.0.1 The following section presents the demographic information that was collected from respondents to the full survey. The survey recorded key demographic data that aids the project team’s understanding of who took part in the engagement exercise.

5.0.2 This does not include demographic data of participants engaged with during in-person activity, which included hard-to-reach groups.

5.1 Postcode

5.1.1 When completing the questionnaire, respondents were required to provide their postcode.

5.1.2 The majority of survey respondents were from CB4. This postcode represents the following wards: Arbury, West Chesterton, King's Hedges, East Chesterton.

5.1.3 The table below demonstrates the most common postcodes of the people that responded to the survey:

Postcode	Count	Percentage
CB 4	258	76.6%
N/A	39	11.6%
CB 1	17	5.0%
CB 3	6	1.8%
CB 22	4	1.2%
CB 2	2	0.6%
CB 21	2	0.6%
CB 5	2	0.6%
CB 23	1	0.3%
CB 24	1	0.3%
CB 25	1	0.3%
CB 7	1	0.3%
CB 24	1	0.3%
PR 8	1	0.3%
SG 8	1	0.3%
Total number of respondents	337	100.0%

Fig. Table of postcodes and the number and percentage of survey respondents who live in each.

- 5.1.4 Using the Cambridge City Council Website (<https://democracy.cambridge.gov.uk/mgFindMember.aspx>) where possible, these postcodes were matched directly to council wards.
- 5.1.5 The table below shows this breakdown with the four North Cambridge wards making up 81.7% of the sample.
- 5.1.6 22 postcodes were not found on the Cambridge City Council ward website but were matched to South Cambridge District Council and were in streets adjacent to the four North Cambridge wards.
- 5.1.7 13 respondents did not provide sufficient postcode detail for matching.

Ward	Count	Percentage
Arbury	99	29.4%
King's Hedges	46	13.6%
West Chesterton	82	24.3%
East Chesterton	21	6.2%
South Cambridge District Council	17	5.0%
East Cambridgeshire	1	0.3%
Not found	40	11.9%
Newnham Green	1	0.3%
Castle	6	1.8%
Petersfield	2	0.6%
Abbey Green	3	0.9%
Romsey	4	1.2%
Coleridge	3	0.9%
Cherry Hinton	2	0.6%
Queen Edith's	1	0.3%
Market	5	1.5%
Somewhere else	4	1.2%
Total	337	100.0%

Fig. Table of postcodes and the number and percentage of survey respondents who live in each matched ward.

5.2 Age

- 5.2.1 The table below demonstrates a wide range of respondents from different age groups. The table also compares the survey demographics with the 2021 Census demographics of the four North Cambridge Wards (Arbury, King's Hedges, East Chesterton and West Chesterton).
- 5.2.2 The number of respondents for this question was 366.

5.2.3 The age groups with the largest number of respondents were people aged between 35 to 44 (24.6%), people aged between 55 to 64 (22.7%), and people aged between 45 to 54 (22.4%).

5.2.4 All of the age groups are statistically significantly different from the 2021 Census data. Caution is advised however as the comparison of a base of 366 responses is being compared with over 33,000 census responses. Note that 6,550 respondents under 16 are excluded from the census data. The Census data does not allow for “No response” or “Prefer not to say” which also affects the comparison.

Age	Count	Percentage (survey)	Percentage (North Cambridge Wards Average)	Variant between NCFC Responses and North Cambridge
45 to 54	56	26.42%	14.91%	11.50%
35 to 44	34	16.04%	17.54%	-1.51%
55 to 64	34	16.04%	11.84%	4.20%
75+	34	16.04%	8.43%	7.61%
25 to 34	29	13.68%	24.23%	-10.55%
65 to 74	25	11.79%	8.85%	2.94%
16 to 24	0	0.00%	14.20%	-14.20%
Prefer not to say	0	0.00%	0.00%	0.00%
Total	212	100.00%	85.09%	14.91%
Total number of respondents	212	62.91%	-	
Did not respond to this question	125	37.09%	-	
Total surveys completed	337			

Fig. Table of age ranges and the number and percentage of survey respondents in each age range.

5.3 Gender

5.3.1 The table below demonstrates the number of respondents by gender. The table also compares the survey demographics with the demographics of the project area.

5.3.2 The number of survey respondents for this question was 135.

5.3.3 Most of the respondents were female (54.8%). 37.04% of the respondents were male and 7.41% preferred not to say.

5.3.4 The 'male' response is statistically significantly different, while the 'female' and 'non-binary' responses are not significant. Again, the base for the survey is very small in comparison to over 39,000 census responses which will create a level of volatility. The census does not allow for 'no response' or 'prefer not to say' which means the low level of response to this question could distort the actual balance of the categories.

Sex	Count	Percentage (survey)	Percentage (North Cambridge Wards Average)	Variant between NCFC Responses and North Cambridge
Female	116	48.95%	49.80%	-0.85%
Male	111	46.84%	50.20%	-3.37%
Prefer not to say	10	4.22%	0.00%	4.22%
Non-binary	0	0.00%	0.00%	0.00%
Total	237	100.00%	100.00%	0.00%
			-	
Total number of respondents	237	35.20%		
Did not respond to this question	100	64.70%	-	
Total surveys completed	337			

Fig. Table of sexes and the number and percentage of survey respondents who identify with each sex.

5.4 Disability

5.4.1 The table below demonstrates the number of respondents by disability. The table also compares the survey demographics with the demographics of Cambridge.

5.4.2 The number of survey respondents for this question was 121.

5.4.3 Most survey respondents didn't have any disability or long-term health condition (70.25%); 24.79% of respondents did have a disability or long-term health condition and 4.96% of those who responded to this question selected 'prefer not to say'

5.4.4 The census data does not allow for no response (in this instance over two thirds of respondents have not answered on the survey) or 'Prefer not to say' which makes statistical comparison unreliable. It is possible that the respondent is more likely to answer the question if they do have a disability and this may have resulted in the apparent statistically significant over sampling of this group.

Disability or long-term health condition	Count	Percentage (survey)	Percentage (North Cambridge Wards Average)	Variant between NCFC Responses and North Cambridge
No	159	71.30%	83.30%	-12.00%
Yes	48	21.52%	16.70%	4.83%
Prefer not to say	16	7.17%	0.00%	7.17%
Total	223	100.00%	100.00%	0.00%
Total number of respondents	223	66.17%	-	
Did not respond to this question	114	33.83%	-	
Total surveys completed	337			

Fig. Table of disabilities statuses and the number and percentage of survey respondents who fall into each category.

5.5 Ethnicity grouping

5.5.1 The table below demonstrates the number of respondents by ethnicity group. The survey collected demographic information by the groupings outlined in the chart. The table also compares the survey demographics with the demographics of the four North Cambridge Wards.

5.5.2 The number of survey respondents for this question was 68.

5.5.3 Most survey respondents identified as 'White: English/ Welsh/ Scottish/ Northern Irish/ British' (79.4%); 7.3% of respondents identified as 'White: Any other White background'; and 2.9% of respondents selected 'White: Irish'. There is a statistically significant over representation of 'White: English/ Welsh/ Scottish/ Northern Irish/ British' respondents and under representation of 'White: Any other White background' respondents.

5.5.4 Although all the differences in ethnic groups were significantly different, the disparity in the size of the bases between the census data and the survey response should again be considered. It's also worth noting that only 62 out of 383 respondents stated their ethnic group (16% of the sample).

Ethnic group or background	Count	Percentage (survey)	Percentage (North Cambridge Wards Average)	Variant between NCFC Responses and North Cambridge
White: English/ Welsh/ Scottish/ Northern Irish/ British	163	79.42%	79.44%	
White: Any other White background	37	7.35%	Not stated	
White: Irish	2	2.94%	Not stated	
White total	202	88.99%	79.44%	9.55%
Asian or Asian British	4	1.47%	11.17%	-9.70%
Black, Black British, Black Welsh, Caribbean or African		0.00%	2.58%	-2.58%
Mixed or Multiple ethnic groups	7	0.00%	4.42%	-4.42%
Other ethnic group	2	0.00%	2.40%	-2.40%
Prefer not to say	12	4.41%	0.00%	4.41%
N/A	0	4.41%	0.00%	4.41%
Total	227	99.28%	100.00%	
Total number respondents	227	67.36%	-	
Did not respond to this question	110	32.64%	-	
Total surveys completed	337			

Fig. Table of ethnic groups/backgrounds and the number and percentage of survey respondents who identify with each.

NOTE: Respondents to our surveys were on average (statistically significantly) more likely than the background population to be **White, middle-aged (35–64), disabled or living with a long-term health condition, and homeowners**, and less likely to be **young (under 25), older (over 65) male, or renting their home either from the council or a private landlord**. This should be considered when interpreting findings.

This is entirely normal given that survey respondents are self-selecting, and that’s why the project team proactively reached out to harder-to-reach groups and conducted workshops, pop-ups and targeted engagement with council tenants.

6.0 Engagement Findings (By Activity)

6.1 Survey (Online and Hardcopy)

6.1.1 The total number of responses to the full survey by close on 16 December 2025 was 337. The following section sets out the full analysis with further data sets available in the appendices.

6.1.2 Responses in this section include feedback received from the online and hardcopy surveys. All hardcopy surveys were fed into the online engagement and consultation platform.

Q1. *How do you connect to the north Cambridge area? (Tick all that apply)*

6.1.3 Out of 333 survey respondents, 48% live in the area and 25% use local services or shops regularly. 14% of respondents travel through the area and 13% visit friends/family.

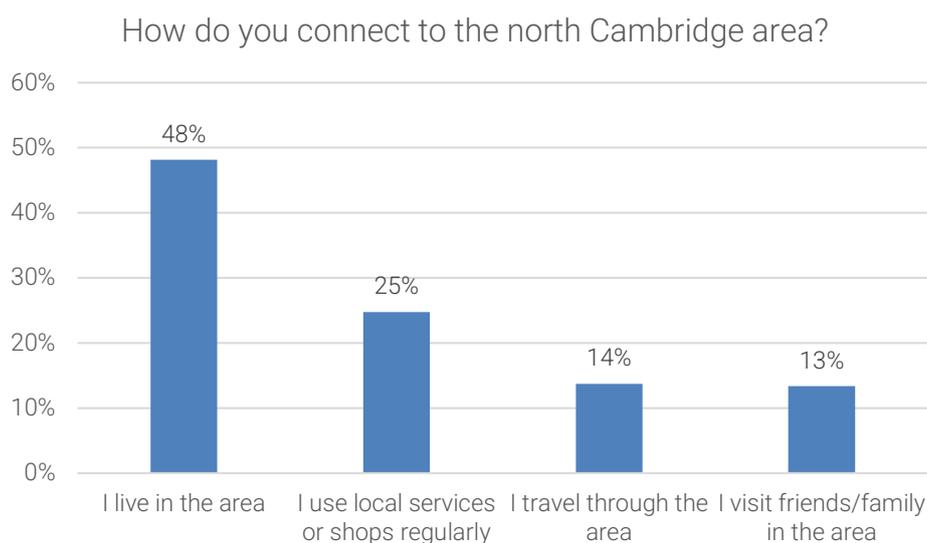


Fig. Graph indicating respondents' connection to North Cambridge.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q2. Do you live in any of the following areas? (Tick only one)

6.1.4 Out of 336 survey respondents, 9% live in Arbury Court, 7% live in the Kingsway area and 84% live in other areas.

6.1.5 Most respondents who have selected 'other' live in or near North Cambridge, with a significant concentration in the following areas: Arbury Road, West Chesterton and King's Hedges.

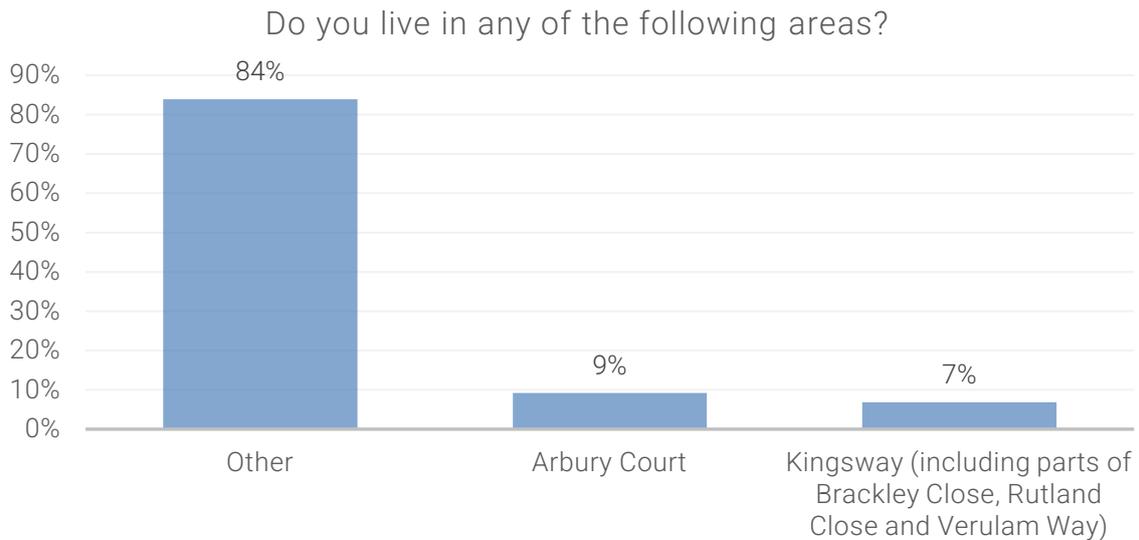


Fig. Graph indicating respondents' connection to Arbury or Kingsway.

Q3. Do you agree that Kingsway should be a priority area for investment and improvement? (Tick only one)

6.1.6 Out of 317 survey respondents, 61% selected 'yes', 30% of respondents selected 'not sure' and 9% select 'no'.

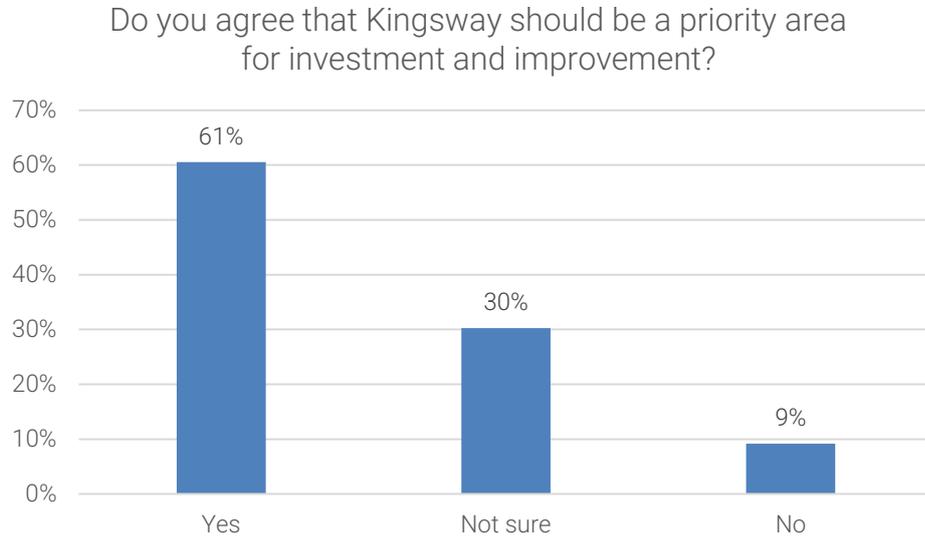


Fig. Graph indicating if survey respondents agree to Kingsway being a priority area for investment

Q4. Do you agree that Arbury Court homes should be a priority area for investment and improvement? (Tick only one)

6.1.7 Out of 326 survey respondents, 62% selected 'yes', 26% of respondents selected 'not sure' and 12% selected 'no'.

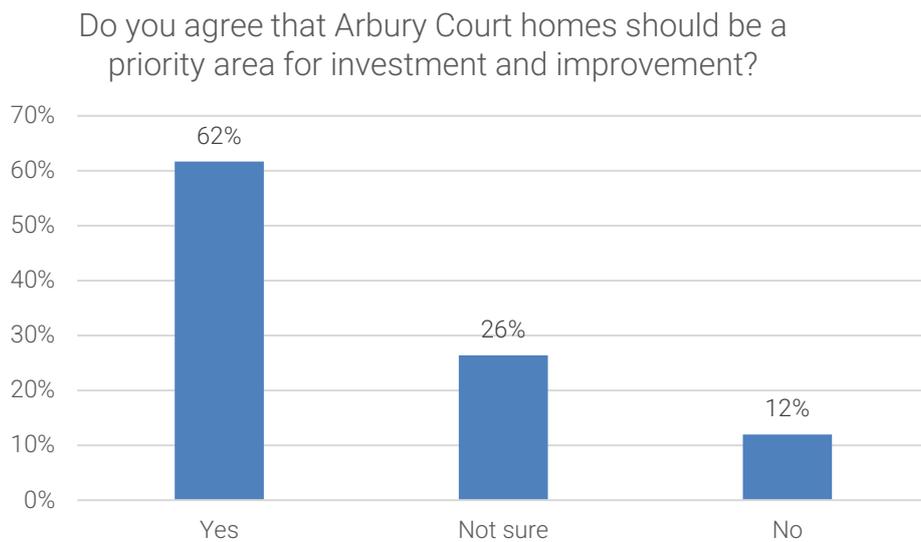


Fig. Graph indicating if survey respondents agree to Arbury Court being a priority area for investment

Q5. *What matters most to you if redevelopment goes ahead? (Tick all that apply)*

6.1.8 Out of 328 survey respondents, 224 selections (68%) were made for greener public spaces and play/youth facilities, and 153 selections were made for safer streets that design out crime (47%).

6.1.9 133 selections (41%) were also made for new energy-efficient homes (council and market homes), and 131 selections (40%) were made for new council homes.

6.1.10 122 selections were made for minimising disruption during works.

6.1.11 68 selections were made for 'other' which included responses such as safety and improvements in the parks, keeping green spaces and play areas and a need shops (Budgens / post office).

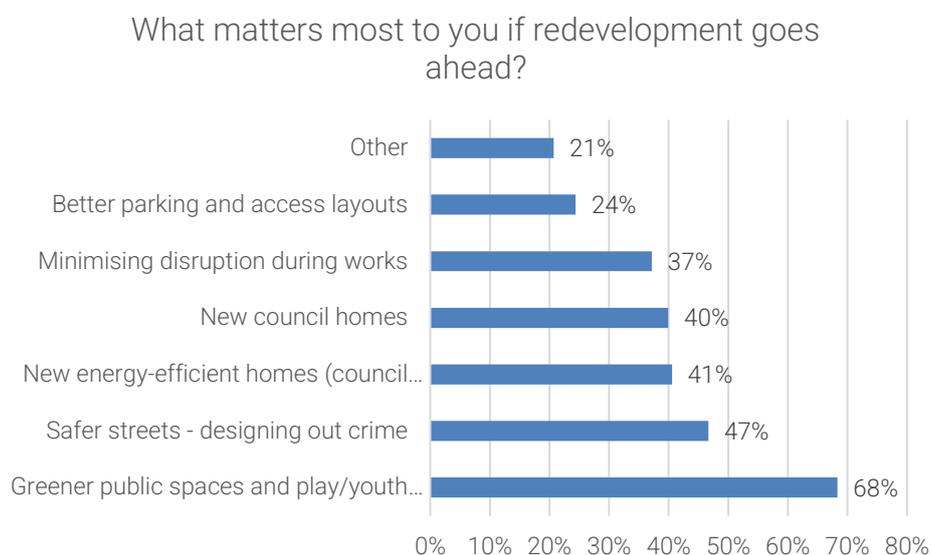


Fig. Graph indicating what matters to people most in case of redevelopment.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q6. How should residents be involved in shaping next steps? (Tick all that apply)

6.1.11 Out of 309 respondents, the maximum number of selections was for online updates (68%) which was followed by resident liaison group (63%), regular drop-ins (59%) and community representatives (50%).

6.1.12 There were 34 selections (11%) for 'other' which included suggestions such as involving local people who are affected

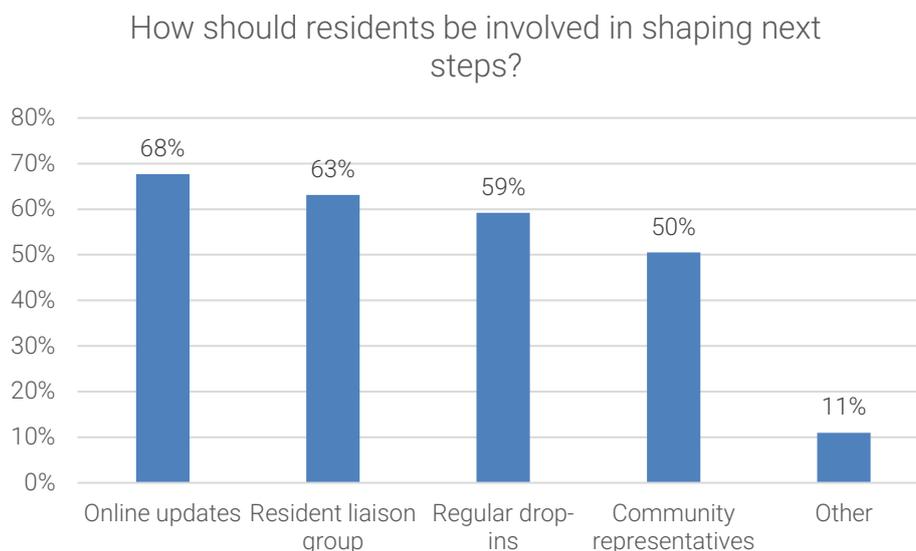


Fig. Graph indicating how people would like to be involved

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q7. *Are there other buildings or estates that the council should consider for investment proposals?*

6.1.13 66 respondents answered this question. Suggestions included:

- Not destroying green spaces and Arbury Park and Arbury Court
- Campkin Road and flats above Campkin Road Tesco
- Redevelopment of Kingsway Estate/Kingsway flats
- Solving blind corners at Ferrars Way
- Affordable homes for all locals
- Everywhere council properties need updating
- Brackley Close Flats

Q8. *Which of these do you think is most important for the proposed park? (Tick all that apply)*

6.1.14 Of 328 survey respondents, 69% of people selected trees, 62% of people selected children's play equipment, 52% selected a park that is the same size as the current park and 52% selected the reduction of antisocial behaviour.

6.1.15 18% of respondents selected 'other' which included suggestions such as keeping children's safe play areas away from housing, older children's area, the development shouldn't happen and leaving it as it is.

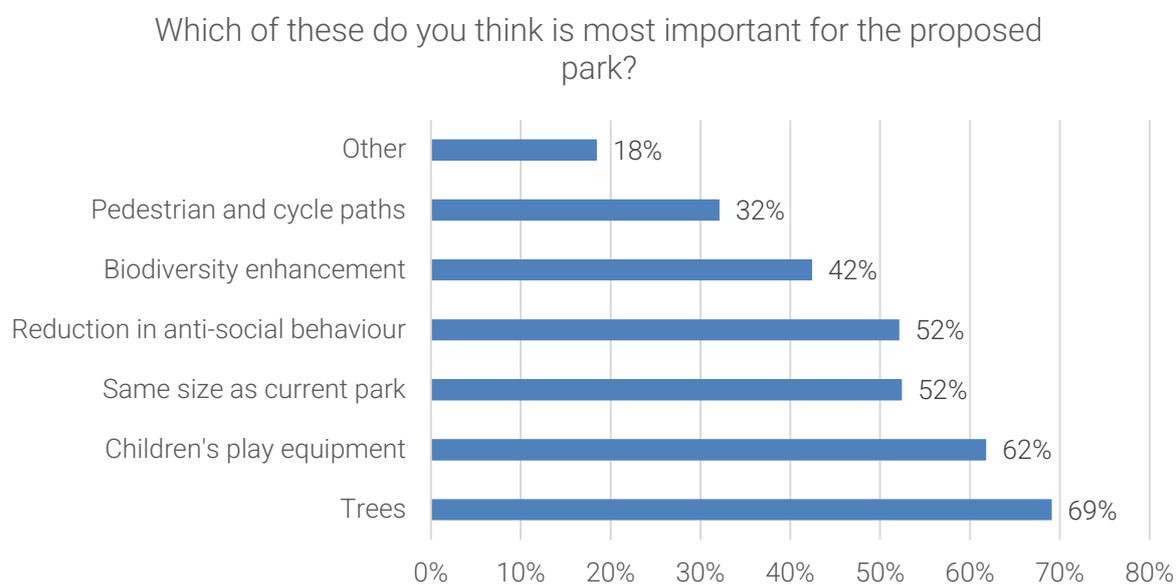


Fig. Graph indicating which facilities are most important for the Arbury Court park.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q9. What facilities would you like to see in the new Arbury park? (Tick all that apply)

6.1.16 Of 289 survey respondents, 80% of people selected play area, 55% selected hang-out seating and 48% selected multi-use games areas.

6.1.17 17% of selections were made for the 'other' option which included suggestions such as keeping the current park as it is and building safe play areas for children.

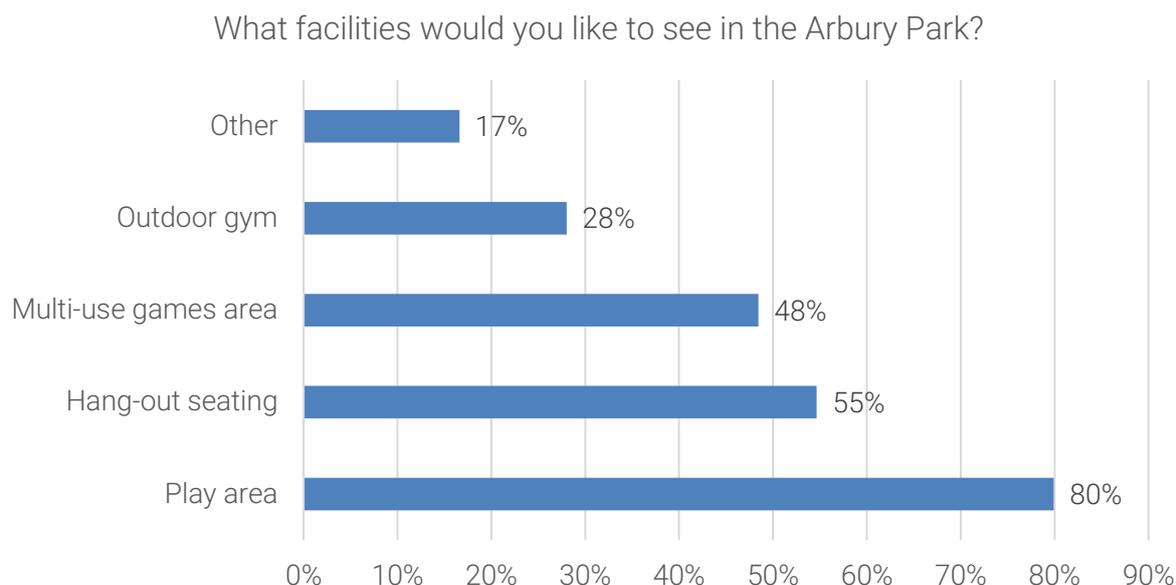


Fig. Graph indicating facilities respondents would like to see in the new Arbury park.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q10. *Would you like to be involved in the co-design of Arbury Park?* (Tick only one)

6.1.18 Of 288 survey respondents, 60% selected 'no' and 40% selected 'yes'.

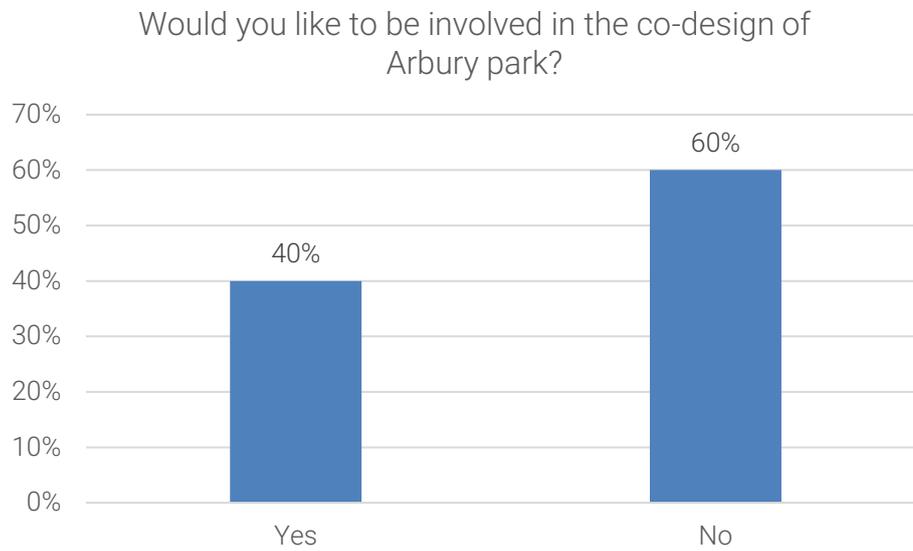


Fig. Graph indicating whether respondents would like to be involved in the co-design of Arbury Park.

Q11. *If improvements go ahead, what is most important to you? (Tick all that apply)*

6.1.19 Of the 326 respondents, the top selections included:

- New community facilities (e.g. library, Sikh temple) (52%)
- Space for markets and events (for example Christmas lights switch on and community garden) (50%)
- Less anti-social behaviour (48%)
- Café (48%)

6.1.20 18% of selections were made for 'other' which included suggestions such as keeping the shops (Budgens/Post Office), affordable rent and keeping the existing library.

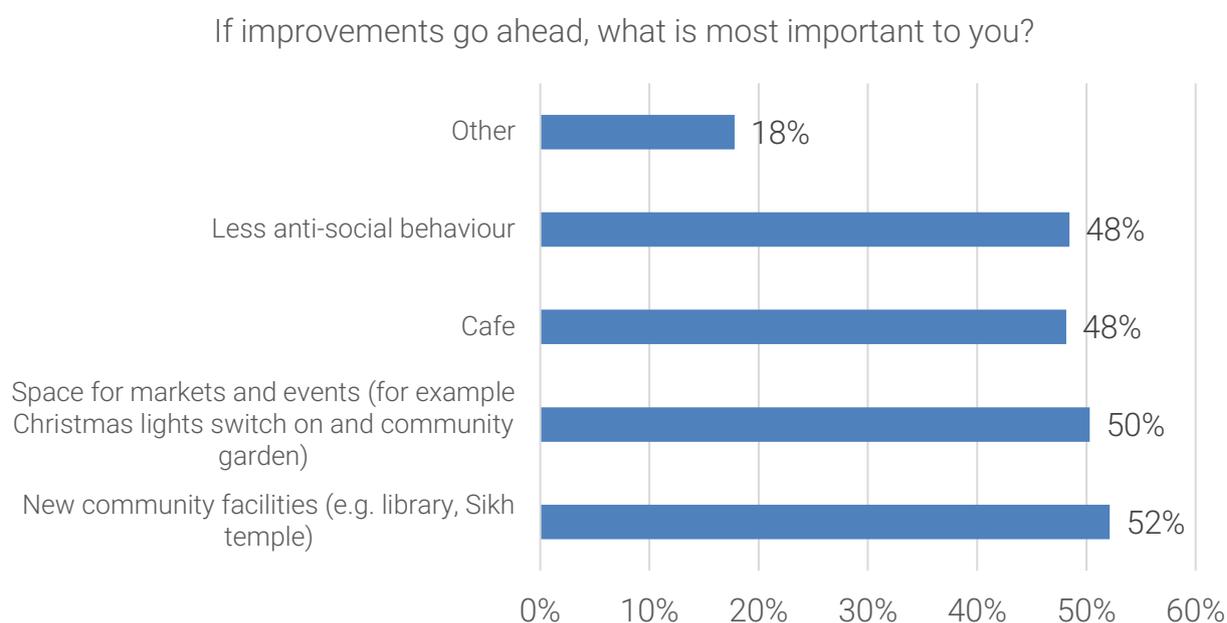


Fig. Graph indicating features that respondents would like to see in the new Arbury Court shopping centre.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q12. What types of shops or services would you like to see added that aren't currently there?

- 6.1.21 The most frequently mentioned need was for a pharmacy/chemist with many respondents highlighting the closure or unreliability of the existing one and stressing its importance, especially for elderly residents.
- 6.1.22 Cafés were also very commonly requested, with many wanting a welcoming, community-oriented space, sometimes with outdoor seating or evening opening hours. Some respondents specifically mentioned the need for a café that is affordable and accessible to all, and not just an expensive option.
- 6.1.23 Markets and supermarkets were also popular suggestions, with several people wanting regular markets for local produce, crafts, or food vans.
- 6.1.24 There is also a strong desire to retain and support existing independent shops and services, with many emphasising the importance of keeping rents affordable and protecting the current mix of useful local businesses. Some respondents are concerned about the risk of chains replacing local traders.
- 6.1.25 In summary, the strongest trends were the need for a reliable pharmacy, a desire for a café or community hub, support for affordable and independent shops, and the preservation of the current diverse mix of local businesses. Markets, hardware stores, and a library are also commonly requested, alongside a general emphasis on affordability and accessibility for all residents.

Q13. *Where do you do your main food shopping? (Tick only one)*

6.1.26 Of the 306 survey respondents, Tesco was selected by 27% of respondents, Aldi was selected by 22% of respondents and Arbury Court was selected by 21% of respondents.

6.1.27 91 respondents selected 'other' (30%) and suggested Sainsbury's, online deliveries, Arbury Court and Co-op.

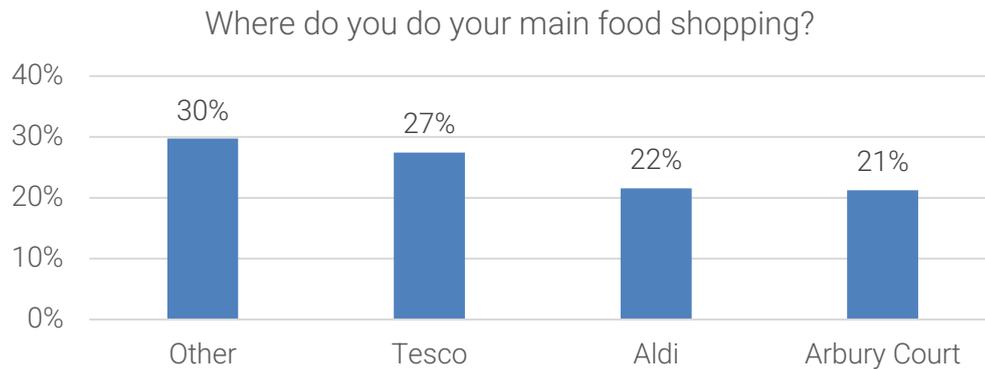


Fig. Graph indicating survey respondents' main food shopping location.

Q14. Do you use the local food bank? (Tick only one)

6.1.28 Of 304 survey respondents, 98% of respondents do not use the local food bank and 2% of respondents use it.

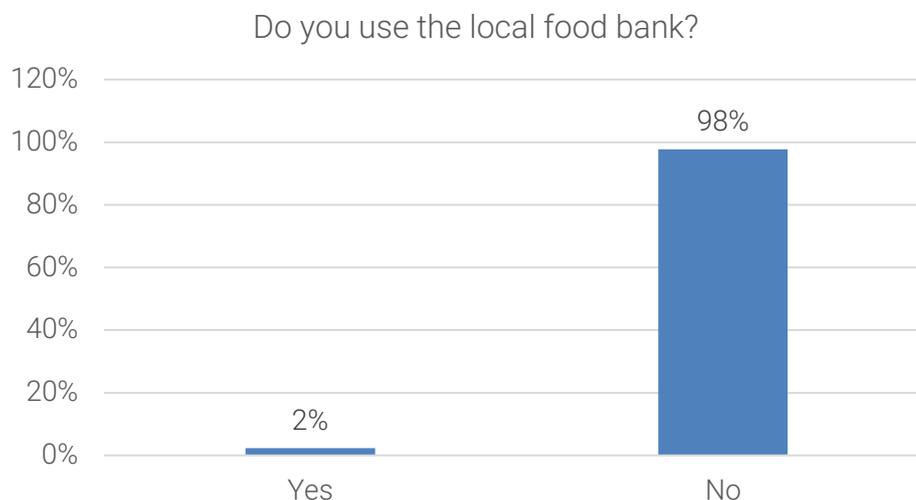


Fig. Graph indicating whether survey respondents use the local food bank.

Q15. If you use Arbury Court, what is the principle means of travel to it? (Tick only one)

6.1.29 Of the 313 respondents, 50% walk to Arbury Court, 31% cycle to Arbury Court and 16% use their car as their principle means of travel.

6.1.30 1% of respondents selected public transport as their travel means and 2% selected 'other' which included answers such as multiple modes and mobility scooter/wheelchair.

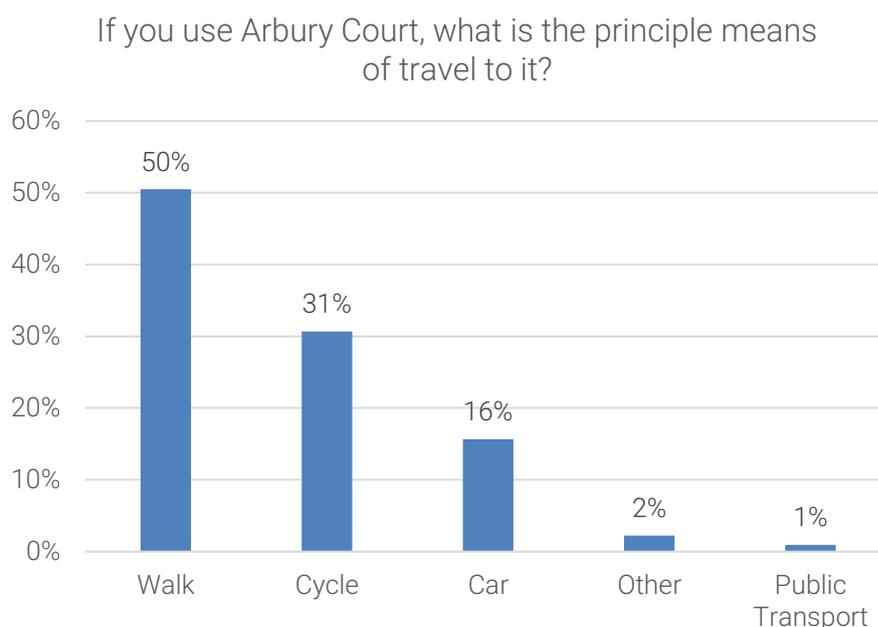


Fig. Graph indicating principle means of travel to Arbury Court.

Q16. Which spaces should be prioritised first for investment? (Tick all that apply)

6.1.31 Of 221 survey respondents, 52% of selections were made for Arbury Town Park, 24% of selections were made for Nun's Way recreation ground, and 11% selections were made for King's Hedges recreation ground.

6.1.32 12% of selections were made for 'other'. This included suggestions including Arbury Court playground, all options being mostly okay as they are and leaving Arbury Town Park and other parks alone.

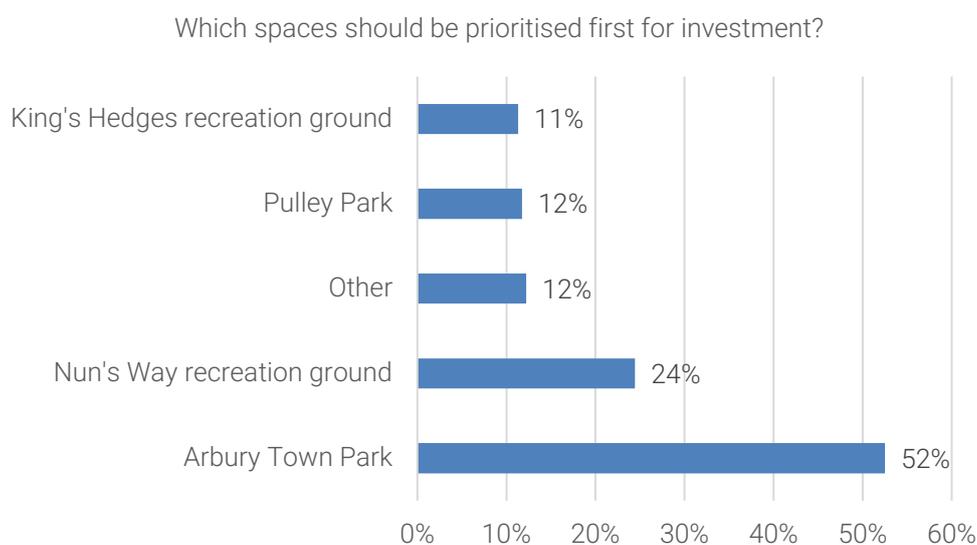


Fig. Graph indicating spaces to be prioritised for investment.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q17. *What would most improve safety and comfort in parks? (Tick all that apply)*

6.1.33 Of the 305 responses for this question, the most popular selections included:

- Maintenance and cleanliness (84%)
- Lighting at entrances and paths (68%)
- Clear sightlines (35%)
- More natural surveillance (24%)

6.1.34 8% of selections were also made for 'other' which included suggestions such as seating for parents to supervise children, adequate bins, CCTV and clear walking and cycle paths.

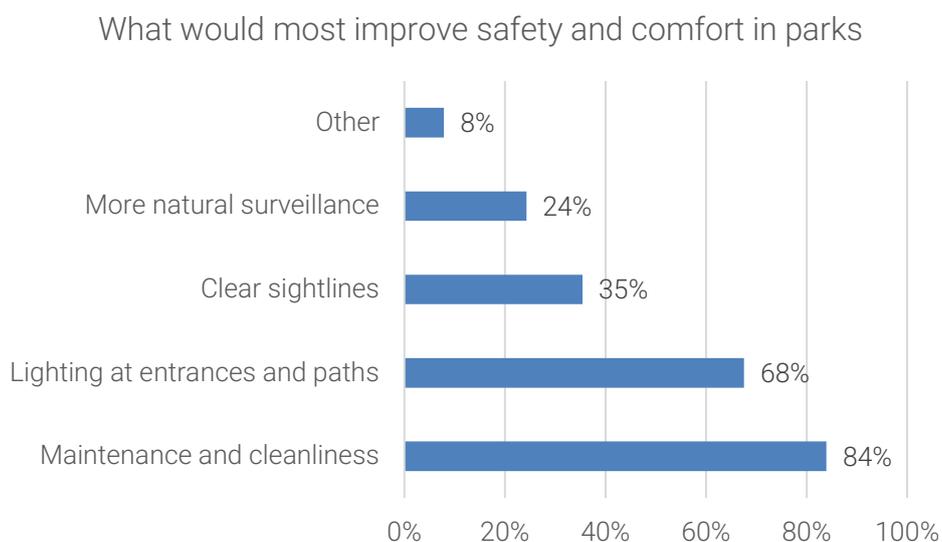


Fig. Graph indicating features that would improve safety and comfort in parks.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q18. Which green links should be improved or created first? (Tick all that apply)

6.1.35 Of the 250 survey respondents, the maximum selections were for improving links to Cambridge North station/business parks (57%) which was followed by 44% of selections for improving links to schools.

6.1.36 10% of selections were made for 'other' which included suggestions such as the link between Arbury Road and Milton Road and cycle pathways.

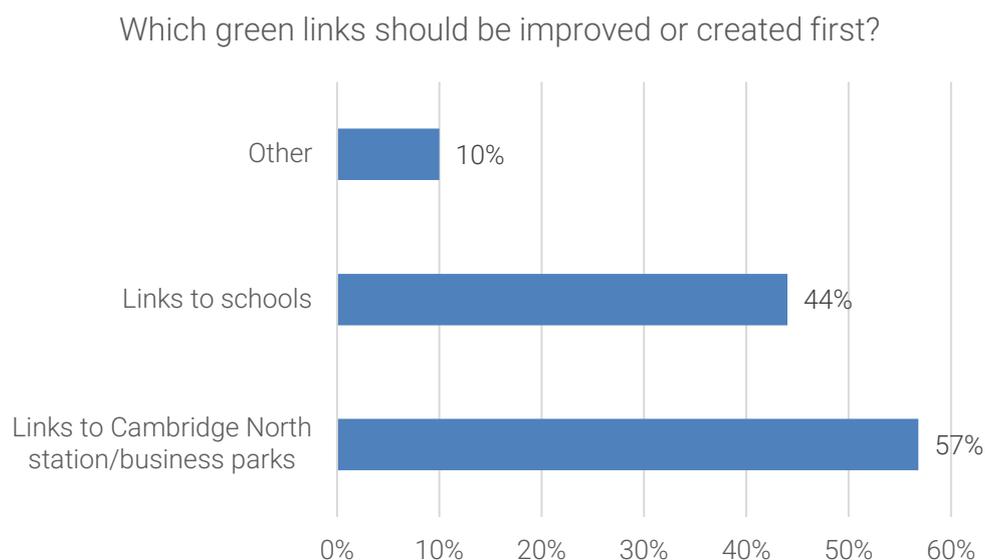


Fig. Graph indicating green links that should be improved or created first.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q19. What youth facilities are most needed? (Tick all that apply)

6.1.37 Of the 242 survey respondents, the responses included:

- Multi-use games area (69%)
- Hang-out seating (43%)
- Skate/scoot (32%)
- Outdoor gym (25%)

6.1.38 14% of selections were made for the 'other' option. Suggestions within this included youth clubs and sheltered spaces for children.

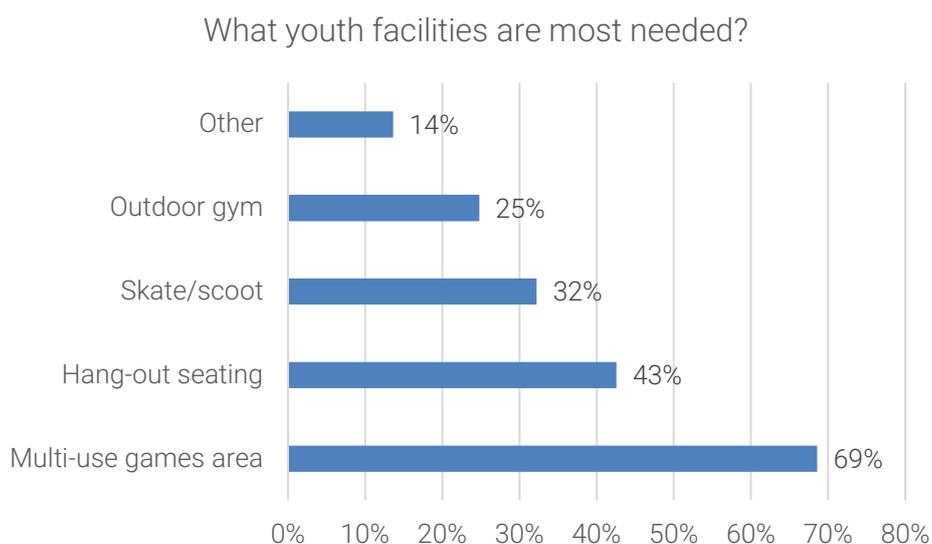


Fig. Graph indicating most needed youth facilities.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q20. Are there any underused spaces which could be improved for community use?

6.1.39 Many respondents highlighted underused green spaces and parks, with Arbury Town Park, Ramsden Square Park, Pulley Park, and green areas near Campkin Road, Kings Hedges, and North Cambridge Academy being mentioned.

6.1.40 Several noted that these spaces are currently empty, poorly maintained, or lack facilities, and could benefit from improvements such as play equipment, seating, planting, or better paths.

6.1.41 There is concern about the loss of green space to development, particularly at Arbury Court, with some respondents oppose, calling for better provision for older children and ball games.

6.1.42 Some respondents mentioned the need for more biodiversity and less over-mowing of green spaces, suggesting a shift from plain grass to more wildlife-friendly planting.

6.1.43 A few responses raised concerns about anti-social behaviour, safety, and lack of police presence in some green spaces, which can discourage community use.

6.1.44 Overall, the main responses suggest a desire for improved and better-used green spaces (especially for children and families), more biodiversity, protection of existing parks from development, and enhanced maintenance and safety.

Q21. Which two roads should improvements take place on first? (Tick the top two)

6.1.45 Of the 269 respondents, the top two preferences are Arbury Road (60%), Carlton Way (47%), followed closely by Campkin Road (41%).

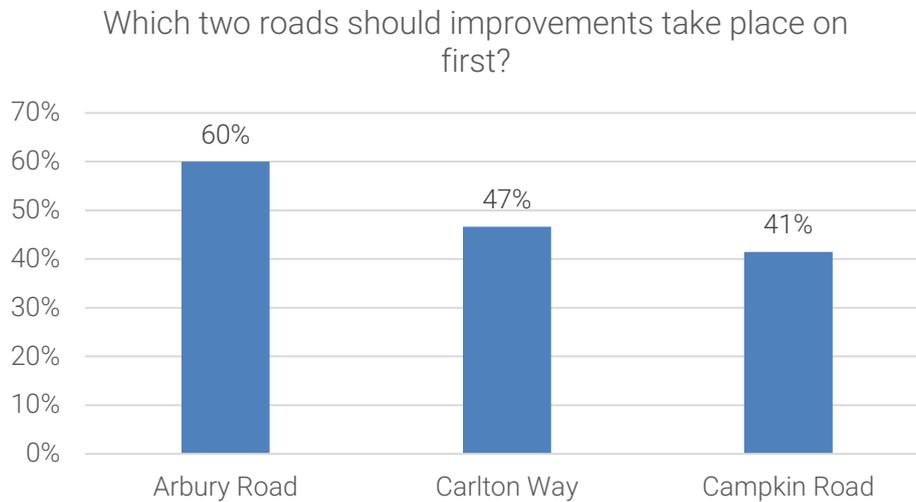


Fig. Graph indicating roads where improvements should take place first.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q22. *Where are the most problematic crossing points or junctions?*

- 6.1.46 The most frequently mentioned area is the Arbury Road and Campkin Road junction, including the nearby Mansel Way and Milton Road junctions.
- 6.1.47 Respondents also mentioned cyclist safety concerns, especially for right turns and lack of dedicated cycle infrastructure. There is also a frequent mention of congestion and long queues with traffic backing up on Arbury Road and difficulties turning right into Campkin Road or out of Mansel Way.
- 6.1.48 Respondents have also mentioned poor road surfaces and potholes, especially on Arbury Road, Campkin Road, and at junctions, making conditions difficult for all users, particularly cyclists.
- 6.1.49 Other mentions include lack of safe crossings for pedestrians and cyclists, inadequate or missing cycle infrastructure and accessibility issues for mobility scooters and those needing dropped kerbs.
- 6.1.50 In summary, the main concerns are around the Arbury Road/Campkin Road/Mansel Way/Milton Road area, with issues of congestion, poor junction design, unsafe crossings, inadequate cycling and walking infrastructure, poor road surfaces, speeding, and parking problems. There is a call for better traffic management, improved safety for vulnerable road users, and road maintenance.

Q23. Where do congestion, parking or safety issues occur around schools, and what measures would help?

6.1.51 The most frequently mentioned issue is severe congestion and dangerous parking around schools, especially at drop-off and pick-up times. Carlton Way and the area around Arbury Primary School are repeatedly cited as hotspots for traffic, illegal parking (including on double yellow lines, pavements, and grass verges), and safety hazards for children, cyclists, and pedestrians.

6.1.52 Many respondents call for stricter enforcement: more double yellow lines, parking wardens, police presence, fines, bollards, and ANPR cameras to deter illegal and dangerous parking.

6.1.53 Speeding, dangerous driving, and poor and narrow road layouts are also common concerns.

6.1.54 There is support for restricting car access near schools, including 'school streets', no-car/drop-off zones, modal filters, and time-limited parking bans during school hours.

Q24. To reach Cambridge North station or the city centre, what public transport improvements would help most? (Tick all that apply)

6.1.55 Of 284 survey respondents, 60% of respondents selected a need for more frequent buses, 54% selected a requirement for more direct routes and 32% selected better shelters and availability of real-time information.

6.1.56 24% of respondents selected the 'other' option. The most common issue raised as a part of this was the lack of direct and convenient public transport routes from North Cambridge neighbourhoods (especially Arbury, King's Hedges, Orchard Park, and Meadows) to Cambridge North station. Many respondents note that it is currently much easier to reach the city centre or Cambridge Central station than Cambridge North by bus, with several highlighting the absence of any direct bus service at all from their area.

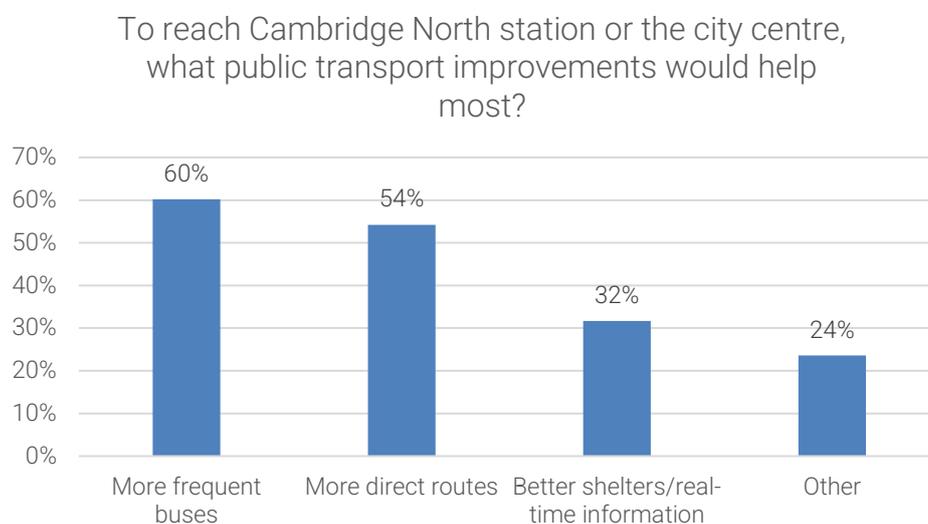


Fig. Graph indicating public transport improvements that would help most to reach Cambridge North station or the city centre.

Note: The percentages in this graph correlate to the total number of options selected rather than the total number of respondents as each respondent could select multiple options.

Q25. *How supportive are you of adding green street features (trees, planters, rain gardens)? (Tick only one)*

6.1.57 In response to this question, maximum respondents strongly support the idea (71%), followed by support (19%). A small proportion of respondents were unsure (6%), 2% of respondents objected and 2% strongly objected.

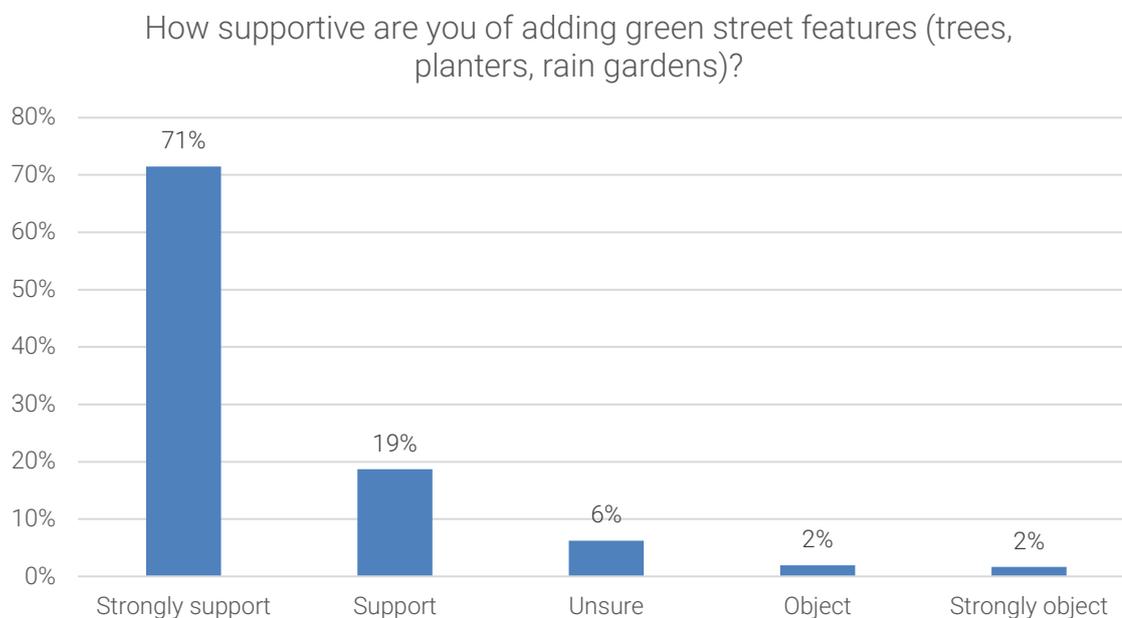


Fig. Graph indicating support for adding green street features (trees, planters, rain gardens).

Q26. Is there anything else you'd like to tell us about Arbury, King's Hedges or Chesterton, how north Cambridge can improve, or the council's proposals?

- 6.1.58 In response to this question, the most consistent message is opposition to the loss or redevelopment of Arbury Court play park and surrounding green space. Many respondents describe the park as a well-used, valued community space for children, families, and informal recreation, and want it kept as it is, with more trees, shade, cleanliness, and better maintenance rather than building on it.
- 6.1.59 There is also concern about the overall scale and impact of the proposals, with many feeling they bring little benefit, are out of character, or would increase population pressure without enough supporting services such as schools, health provision, and transport.
- 6.1.60 A common theme is the need to protect and support Arbury Court shops and businesses, including maintaining access and parking, avoiding rent increases, and ensuring they can remain open during any changes.
- 6.1.61 Transport and movement also features strongly, including calls for better cycling infrastructure and safer, more accessible pavements. Lack of parking, especially for residents, disabled users, and shoppers is a major concern.
- 6.1.62 Some respondents support more affordable and social housing, particularly for local people and returning tenants, provided it is well designed and supported by services. Others ask for additional community and sporting facilities, such as multi-use games areas, youth facilities, libraries, cafés, and improved seating.
- 6.1.63 Overall, respondents repeatedly call for the council to listen more closely to local residents, consider alternative plans, provide clearer information, and prioritise green space, community wellbeing, and existing neighbourhood character over large-scale redevelopment.

6.2 Feedback from Community Workshops

6.2.1 Three community workshops were conducted between 11 November and 16 December 2025.

6.2.2 Community Workshop 1 was held on 17 November at Akeman Community Centre. Below is a summary of the feedback collected:

Environmental & Open Spaces

- **Biodiversity:** Worries about tree loss and habitat disruption, especially near homes.
- **Green mitigation:** Sustainability targets and environmental protections are expected from the finalised plans, but residents need specific measures to be able to judge the impact of any new development on site.
- **Outdoor spaces:** Desire for shaded seating and usable green areas during and after construction is a key concern, having recently had wooden benches and flower beds removed and replaced with concrete blocks.
- **Park access:** Residents want the park to remain accessible for families during construction with minimal disruption required.
- **Park preservation:** The Arbury Court Playpark should be preserved; residents have voiced strong support, and campaign leaflets have circulated.
- **Youth provision:** No provision for older children or teenagers in the current plans, a significant gap in recreational infrastructure.
- **Green space vs parking:** Some advocated for no parking to preserve green space and would rather just have walking and cycling routes. Whereas some believe this would be highly impractical and advocate for more parking spaces.

Parking & Accessibility

- **Podium parking:** Many people proposed this idea to reduce street-level congestion and the risk of having extensive car parking spaces taking up valuable green space.
- **Access to parked cars:** Residents suggested the need for continued access near Arbury Court. Distances between the shops and car parking spaces must be minimal for accessibility reasons.
- **Direct routes:** Important to have clear paths from parking areas to shops for cycling and walking as well as just vehicles. Cycle paths must not coincide with car parking.
- **Capacity:** Concern that there will be insufficient parking for the 200+ homes proposed.
- **Underground parking:** Preferred to avoid street congestion and reduce collision risks with cyclists.
- **Parking access:** Needs to support shopping and facilities, especially near Arbury Court.

- **Lifts:** Questions about whether lifts will be included to meet accessibility needs in all buildings.

Housing & Density

- **Council housing:** Concern over whether the increased proportion of council housing will be maintained when finalised plans appear.
- **Density:** Perception that the overall density of the development will be too high and should be lowered to reflect the infrastructure available.
- **Design:** Questions were asked if design code will guide architectural style upon completion of plans.
- **Height:** 5–6 storey buildings are seen as too tall for the area; preference for architecture on a more human scale.
- **Renovation vs rebuild:** Suggestion to refurbish existing flats in phases rather than demolishing and rebuilding. This could reduce cost and disruption.

Cycling & Safety

- **Cycle Routes:** Need clearly defined paths. The cycle route through the green space at Arbury Court is contentious and will create conflict between park users and cyclists.
- **Play Areas:** Cycling through play areas should be avoided.
- **Traffic Safety:** Concerns about dangerous interactions between cars and bikes.
- **Space-sharing:** Raised by both residents and a Labour councillor due to safety and space-sharing concerns.

Demolition

- **Demolition impact:** Speculation about how many homes will be selected for demolition, and how it will impact residents living there currently.
- **Disruption:** Concerns about how construction will affect families living nearby and if noise disruption will anger residents' wellbeing.

Shops and Amenities

- **Amenities:** Clarification about businesses being able to operate while homes are being constructed, amid concern from traders and residents that amenities will be temporarily removed during construction work.
- **Location of shops and green areas:** Many felt the new shop would be better placed away from green spaces which could be reduced under new plans.
- **Shop Placement:** Potential objections will be made if the placement of the proposed new shop significantly impacts tree and habitat loss near placement of homes.

Community Engagement & Impact

- **Engagement process:** Some residents felt unaware of when consultations happen and asked for more notice on dates and times.
- **Information boards:** More information around Arbury Court to improve awareness and engagement.

- **Point of contact:** Residents asked for the council to appoint a community liaison officer as a consistent point of contact.
- **More workshops:** Request for additional workshops at Arbury Court and Kingsway to improve outreach beyond current events.

6.2.3 Community Workshop 2 was held on 22 November at Meadows Community Centre. The following feedback was collected:

Community & Recreation

- Bigger play areas for children and sports, with gym equipment for elderly people.
- Preserve existing play park; avoid hidden corners, small alleys, and cycleway clashes with play areas.
- Concerns about noise from new play park and location in front of shops.
- Hedge around Arbury Court should be maintained as a community asset.
- Free and accessible amenities are disappearing (e.g. indoor ping-pong closed).
- Central community space is needed; community centre works well and should be retained.

Housing & Building Design

- Strong consensus against high-rise buildings; preference for max 3–4 storeys
- Retrofitted buildings around development preferred.
- Concerns about light and disturbance from taller blocks.
- Mix of private and social housing welcomed but avoid disproportionate private homes.
- Justification needed for new housing; suggestion to buy County Land opposite Arbury Court.
- Requests for bungalows and more diverse housing options.

Parking & Traffic

- Parking shortages for residents (Alex Wood Rd, Kingsway car park, visitors).
- Vans and cars parking illegally on double yellow lines and grass verges.
- Non-residents park all day or use car parks to catch buses.
- Delivery vehicle access for shops should not be via Alex Wood Rd.
- Concerns that reduced car parking will worsen conditions.
- Additional traffic surveys needed for growing population.
- Road issues: LTN closures causing congestion, speed bumps problematic, potholes need fixing.
- Blind spot at Roseford Rd to Butler Way.

Shops & Local Economy

- Shops should be built first; strong support for existing retailers and Budgens supermarket.
- Traders should have input on shop design.

- Concerns about supermarket parking and location.
- Local café would be useful.
- Requests for Co-op or similar closer retail options.

Library & Community Facilities

- Strong demand to keep/re-provide the library; concerns about 'opportunity' wording.
- Suggestions to swap library with Gurdwara block or combine library with other community uses.
- Questions about whether library will be on ground or first floor.
- Library seen as vital for wider community; Canada Water library cited as a good model.

Environment & Sustainability

- Sustainable energy generation methods requested.
- Concerns about building on designated recreational areas and loss of green space.
- Need for follow-up care of new trees and plants.
- Development seen as contributing to pollution and noise.

Schools & Social Services

- Concerns about lack of school provision, especially SEN schools.
- Resident described school provision as "a disgrace."
- Broader worries about disappearing free amenities for vulnerable groups.

Safety & Access

- Controlled access points needed to prevent anti-social behaviour.
- More street lighting requested.
- Access from Leys Avenue could be abused by motorbikes and delivery vehicles.
- Another gateway to the church from the community centre suggested.

6.2.4 Community Workshop 3 was held on 1 December at the Church of Good Shepherd. The following feedback was collected:

Green Space & Environment

- The existing Arbury Park diagram does not count all existing green spaces.
- Losing continuous park area is an issue, replacement not viable as the park is at key junction that brings different types of people together.
- Important to have an open plaza and green space separately. The central plaza in Arbury Court play an important community function which is not being compensated in the proposed designs.
- Soil, green space and its maintenance can be costly for the council.
- The proposals don't have enough green spaces that can be used by the wider community. They are more cosmetic in nature and will become a space for new residents.

- Precedent images of greenspaces don't have an example of free flowing spaces, have a lot of overlooking into the green area.
- Concreting over the park and replacing with a smaller recreation area is not desirable.
- More green space for Kingsway.
- Green corridor used by the schools behind the proposed houses.
- Chesterton has little green space.

Recreation & Play Facilities

- Ball games will not be supported around shops and will create a conflict.
- Basketball court is no good, quality is very poor
- Existing play area is good as it caters to different age groups and creates an opportunity for adventure play. The new proposed one does not cater to anyone.
- Need kick-about area and area for little kids as well as teenagers.
- Lots of no ball zones in Cambridge. The proposed design will also become one of these.

Housing & Development

- People don't have a problem with density if there are more council houses proposed. Demand to add more council houses and not build private houses. Unfair to add so many private houses.
- Council should not sell their existing assets as they belong to the entire community.
- There is a concern about heights and overcrowding in a small area.
- Kingsway proposals - Support for housing but proposals are missing a community space that created belonging. This should include both green and non-green community spaces.

Current Use of Arbury Court Park

- Well used and friendly in its current state.
- Requires care but not such drastic replacement.
- Concerns about existing traders.
- Current part plays a key function needed between different demographic groups.
- Arbury Court and the park are not constantly utilised but it's not underutilised.
- Existing space provides a non-dangerous place for young people to hang out without their parents. The way the new green spaces are designed in an inward looking manner, they will create a potential for anti-social behaviour which does not exist currently.

Proposed Community & Social Use

- Sense of losing community feeling in Arbury Court.
- Noisy for future tenants, sounds like a toddler space rather than for older kids.
- Include a courtyard to create community.
- The designs look uninviting.

- The designs look like they can't host loads of people. It looks more like a beauty parade but not a community space.
- Alexandra Gardens is a good example – CBY 3DN.

Property Management & Ownership

- Questions were asked around management of the property and public access and the proposal is a mix of public and private ownership.
- Questions were asked about how Budgens will be maintained during construction.

Infrastructure & Design Concerns

- Loss of plaza space and non-green open spaces.
- Cycle path in the middle of the park creates conflict.
- There's no gates for security.
- Current court arrangements are well liked, not a consensus over shops opening towards Arbury Road.
- Right of way where houses are will create a lot of traffic and disturbance.
- Check the green corridor and access for school kids.
- Cycle Park and hedge should be retained.

Facilities & Amenities

- There were multiple requests for amenities such as:
 - Public toilets
 - Parking for surgery
 - Meeting rooms and community rooms for library.

Planning & Process

- Require options for pre-app engagement.
- There is a fear that the design will not change.

Arbury Court

- Approx. 3 people asked for a clearer statement to confirm that the library and Gurdwara will be re-provided
- Asked for meeting rooms/community rooms for the new library
- People agreed that the service area outside the court, and links between the court and the park, are not pleasant or safe and should be addressed
- A number of comments about the corner of the site linking to Leys Avenue and Redfern Close
- Some people were not convinced the redirection of the existing cycle route to the front of the proposed houses would be safe for cyclists
- Retention of the existing cycle route and the hedge between Leys Avenue and Arbury Road is important.

Kingsway

- One person mentioned that Kingsway/Brackley Close area needs a kick-about area and play space for little children

- That person was also pleased to see that the existing oval open space with a number of mature trees at Brackley Close is retained and extended in the proposal.

Arbury Court Proposals - General concerns

- Is the feasibility study available to the public?
- Can't the redevelopment of Arbury Court include the land the NCA wishes to sell reducing the impact of the scale of new buildings proposals on Arbury Court?
- The phasing of the development is really important to reduce the impact on the local community.
- Worried the character of Arbury Court will be lost.
- Concern that the apartment blocks and buildings' design will lack soul. CB1 and some other new developments referenced.
- Has capacity of sewage system been considered? It failed 2 years ago and backed up to Arbury Court and nearby homes.

Concerns re: Adequacy of the Parking Provision

- Is the parking for new households adequate at 0.5 spaces per household? Will new households have to pay to use a parking space? Can they afford it? Will they park on the streets nearby in preference? Nearby residents reporting there is already an issue with on street parking nearby.
- Is 37 spaces adequate for traders and their customers? Significantly more spaces available currently - rare to be a problem with parking. If provision is inadequate will affect ability of Arbury Court traders to thrive. Is underground parking not possible?

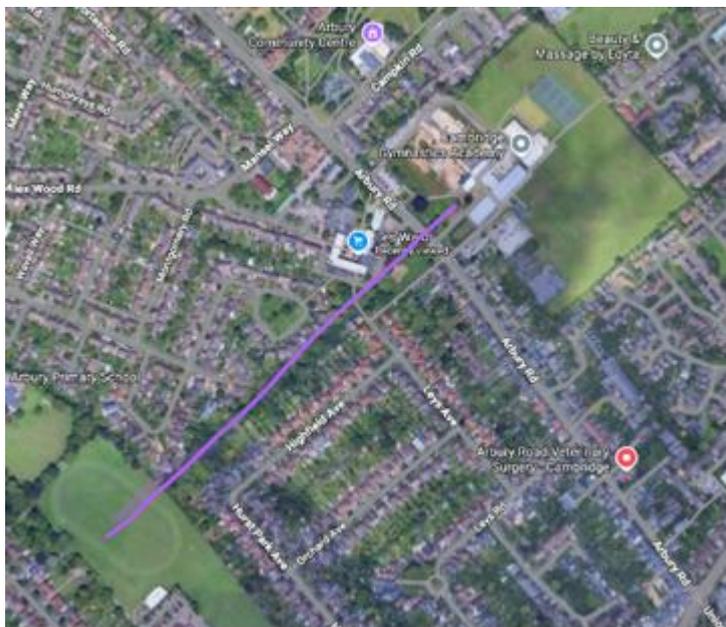
Trader Issues

- A service road for deliveries and bin collection is needed.
- Concern that Budgens will take most of the £0.5m budget for moving costs.

Loss of the Existing Park:

- The existing range of equipment is well-liked.
- The equipment is colourful and not wooden (which is an arson risk).
- The park is fenced off and safe from traffic and bikes for children,
- The park is used by Castle Special School.
- Mature cherry trees are valued.
- The space is large enough for running and kicking a ball around away from the play area for younger children.
- Leave the park as it is & develop a different option.
- The calculations showing an increase in green space count verges (along Arbury Road) but don't count current equivalent green spaces so the calculations are not like for like. The comparison does not reflect that there is a significant reduction in public open space and the comparison has only looked at green space. The space being used by the existing Court is being lost so the reduction in public open space is significant.

- After school children gather in both the park and the court and now they will all be concentrated in one place. The grass will quickly become mud from overuse.
- Relocating the park affects the existing green wildlife corridor (shown below):

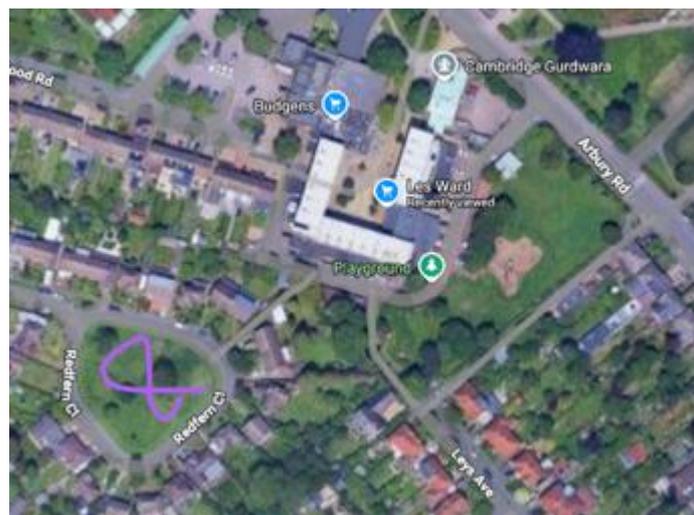


Comments on the proposed new park area:

- Don't have cyclists going across the play area, unsafe.
- Would need to make sure the space is properly separate from the road for it to be safe for children to play.
- Do not think the move will mean young children will behave better.
- Need to think of the space as different zones or rooms catering for different ages and needs.
- Won't the high buildings leave the central park in shadow?
- It would be lovely to have a cafe with an outdoor seating area but worried there are too many competing needs for the same space and their compatibility.

Other aspects of the Framework proposals

- Could the green space at the centre of Redfern Close near Arbury Court also be identified for a pocket park?



- Nuffield Road would benefit from a cycle path, given significance of the road in terms of the community facilities there and the use by heavy lorries from the industrial park.
- Arbury Town Park - more could be made of the park as a play area. The bins are frequently overflowing and the pathway through it is unlit.

Miscellaneous comments

- Campkin Road Community Centre - the council-owned homes above it can't exit in the event of a fire as the access door fails closed.

6.3 Feedback from Youth Workshops

6.3.1 A workshop with the King's Hedges Guides was held on 3 December at Arbury Community Centre. The following feedback was collected:

What parks did they visit regularly?

- Some did visit Arbury Court Park regularly. Some Chesterton and Pulley Parks.

When did they use the parks?

- After school, maybe once a week
- Weekends as a family, some had picnics or ate takeaways there
- Some met up with friends there and walked and talked, or enjoyed sitting or swinging and chatting
- Typically stayed ½ hour to 1 hour or much longer.

What do they want to see in Arbury Court?

- An outdoor learning hub
- Some kind of shelter
- A gaming hub or shop
- Trampoline
- Materials that are vandal proof
- Climbing frames
- Round about for spinning!

More general feedback

- Safety, in places no lighting when walk home
- Unmaintained paths feel unsafe
- Cycle lanes not big enough and some junctions difficult to navigate.

Ideas

- The cycle paths across the proposed park were good and would be used but would need safety features, small zebra crossings and so forth.
- An area of hard surface for skates, covered with a bar around for those learning to hold onto.
- Big swings separate from the little kids' area.

Exploration of Make Space for Girls Images

These images really stimulated discussion. Many liked the enclosed round table and benches with a woven wall around the space giving greater privacy but recognised adults might monopolise the space. The hammocks appealed more, especially those that were high up and you needed to climb up to them. The idea of shade from the sun and shelter from the rain was also popular. The large double swings and the social exercise bikes and even just picnic benches also were popular but less so than the hammocks. The tree log stools and stage did not really appeal - the stools might be used as stepping stones so they did not think they would be great to sit on.

6.3.2 A workshop was held with King's Hedges Brownies on 3 December at Arbury Community Centre. The following feedback was collected:

What parks did they visit regularly?

- Parks mentioned included Arbury Court Park regularly, Pulley Pars, Meadows Park.

When did they use the parks?

- After school to meet friends.
- Weekends as a family.
- Typically stayed ½ hour to 1 hour or much longer.

Feedback on Arbury Park Proposals

- Bigger park required. Some marked the Red Fern Close Park as a good example.
- They were against the bike routes through the park as they feared children getting hurt.
- Shop front should not face park directly as younger children can run into them and get lost.
- The proposed green space is very close to busy road on the North Cambridge Academy side. Add more trees or propose park in a different location.
- Reduce proposed parking and move proposed bike parking
- Add more trees and plants

Exploration of Make Space for Girls Images

The Brownies enjoyed discussing these images and liked the picture of swings and the one with trampolines and seating. They mentioned that they liked climbing and combining seating with it would be 'fun to play on'. They did not like the images with the wooden boulders or the circular bikes as much as they felt that the former was missing swings and didn't have enough greenery. They found the circular bikes boring and felt that more trees and shading was required. Some Brownies like the circular seating image because they could eat with friends whereas one wrote that it was stereotypical because of the colour pink. Their least favourite was the divided space with seating on one side as it was separating the play space and the seating area. They felt neutral about the mushroom shaped rainwater collectors as they were good for the climate but a bit 'boring'. Another top preference included the illustration with hammocks as they could climb it but also hangout with their friends. The Brownies wanted to see more greenery and plants across all illustrations.

6.4 Feedback from Focused Workshops

6.4.1 An online workshop was held with the Ideas Exchange group on 12 December. The following feedback was collected:

Arbury Court

- Very strong attachment to the existing park and court layout, which participants described as:
 - Integral to daily social life.
 - A place where people naturally meet when moving between shops and homes.
 - A continuous, flexible space that supports informal play, football, picnics, and socialising.
- Significant concern that:
 - A relocated or reconfigured park would not replicate the feel, function, or community role of the existing space.
 - Claims that the replacement park would be “equivalent” were viewed as misleading.
- Participants challenged assertions about park size, noting that:
 - Including grass verges and fragmented green edges does not equate to usable park space.
 - Continuous open space is more valuable than dispersed greenery.
- Strong concern about loss of mature trees, with participants stating:
 - The existing park contains around 60 trees, which they believe is being underestimated.
 - Replanting would not replace the ecological or visual value of mature trees for many years.
- Doubts about biodiversity net gain, given:
 - Increased density.
 - More intensive human activity around a smaller, more constrained park.
- Park usage was described as multi-generational, not just for toddlers:
 - Teenagers, including pupils from North Cambridge Academy, use the space regularly.
 - Concern that teenage use is often overlooked in play and open space planning.
- Anxiety that:
 - New residential frontages could lead to future complaints about noise and informal play.
 - The park could become more regulated or restricted over time.
- Frustration with the structure of consultation, with participants feeling:
 - Fundamental layout options are not genuinely being considered.
 - Consultation focuses on refinement rather than alternatives.
- Concerns about commercial disruption, particularly:
 - The temporary or prolonged loss of Budgens and other local shops.

- Doubts about whether business continuity can genuinely be maintained during redevelopment.

Kingsway

- Broad agreement that the existing Kingsway estate:
 - Feels unsafe, hostile, and poorly designed.
 - Contains hidden spaces and poor sightlines that contribute to fear and antisocial behaviour.
- Some participants felt redevelopment could improve conditions significantly.
- However, concerns were raised about:
 - Lack of clarity on how many existing homes would be demolished versus replaced.
 - High residential density and its implications for open space, movement, and amenity.
 - Limited discussion of how community life would be actively supported post-development.
- Questions about whether Kingsway is being treated primarily as a housing numbers exercise, rather than a holistic neighbourhood renewal and a boundary review requested

Open Spaces

- Strong feeling that:
 - The most successful and well-used park (Arbury Court) is the one most threatened by change.
- Other parks (e.g. Pulley Park, Nuns Way Rec, Arbury Town Park) were described as:
 - Underused due to poor visibility, unclear entrances, or lack of facilities.
- Feedback included:
 - Need for clearer access points and wayfinding.
 - Desire for better lighting and visibility to improve safety.
 - Requests for seating, social spaces, and facilities for older children and teenagers.
- Specific concerns about:
 - Conflict between dog walking and children's play.
 - Desire for clearer separation of uses or designated dog-walking areas.

Streets and Travel

- Strong concern about pedestrian safety, including:
 - Unsafe crossings.
 - Speeding traffic near homes and schools.

- Poor lighting in some locations.
- Cycling infrastructure was described as:
 - Disjointed and incoherent.
 - Designed without considering complete journeys.
- Specific locations raised by participants included:
 - Campkin Road – concerns about cycling conditions and how routes connect through the area.
 - Coles Way – traffic calming measures seen as uncomfortable or hostile for cyclists.
 - Carlton Way – identified as a location where traffic speed reduction and safety measures are needed.
 - Arbury Road – mentioned in the context of wider connectivity and movement.
- Participants felt:
 - Cycling routes are often an afterthought rather than a core design principle.
 - Speed bumps and ad-hoc measures discourage cycling.
- Poor connectivity to Cambridge North Station was repeatedly highlighted, with participants describing routes as unintuitive and uninviting.
- Calls were made for:
 - Safe, legible pedestrian routes.
 - Continuous cycle-friendly streets.
 - Adequate, well-located bike parking for new homes.

Support Packages

- Significant concern focused on private renters:
 - Participants felt homeowners and leaseholders are clearly compensated.
 - Private renters living in privately owned homes may receive little or no protection or support.
- Concern that:
 - Private tenants could be displaced without meaningful assistance.
 - This group risks being overlooked despite often being among the most vulnerable.
- Participants questioned whether:
 - Support packages adequately reflect different tenure types.
 - Information about entitlements is clear and accessible.

Next Steps

- Strong request for:
 - A genuine reconsideration of alternative layout options, particularly at Arbury Court.
 - Clear evidence that resident feedback can influence fundamental decisions.
- Desire for greater transparency on:

- What is genuinely fixed versus what is still flexible.
- How feedback will be used in the next design iteration.
- Interest in:
 - Co-design processes, especially for parks, public realm, and community facilities.
 - Continued engagement, provided it is meaningful and not perceived as tokenistic.

6.5 Feedback from Pop-Ups

6.5.1 Three pop-ups were held as part of the engagement process to allow members of the local community to provide feedback on the North Cambridge Framework for Change. They were held at the Church of the Good Shepherd, King's Hedges Educational Federation Primary School, and Arbury Court

6.5.2 Feedback collected from the pop-ups includes:

Housing & Wellbeing

- Council homes suffer from damp, mould, and ceiling cracks, harming residents' wellbeing.
- Kingsway estate is currently unsuitable for bringing up children; regeneration should involve wholesale improvements to housing quality.¹
- Concerns about gentrification and overdevelopment of the site.
- Questions around the need for demolition and rebuilding versus renovation works.
- Lack of affordable housing included in the proposals.

Community & Public Spaces

- Arbury Court needs more community spaces (cafes, sociable areas beyond the library).
- Desire for an indoor market for fresh groceries.
- Additional shaded seating requested in Arbury Court.
- Pulley Park requires regeneration and new equipment.
- Parks must be maintained to prevent vandalism and anti-social behaviour.
- Residents want reassurance of more trees and green space.
- Park size should remain unchanged; outdoor gyms encouraged for affordable exercise.¹
- Lack of community amenities and closure of facilities noted.

Shopping & Food Access

- Budgens seen as expensive; residents want alternative grocery options.
- Many rely on food banks and shop at Aldi/Tesco.

Transport, Safety & Infrastructure

- Poor street lighting raises safety concerns, especially for children, elderly, and vulnerable people.
- Dangerous blind junction near Church of the Good Shepherd for cyclists and pedestrians.
- Better parking needed near schools, especially during pick-up/drop-off times.
- More frequent bus access to North Cambridge Station requested.
- Milton Way and Arbury Road need pothole repairs.

Safety & Policing

- Residents call for safer streets and reduced anti-social behaviour.

- More police presence needed in parks to prevent crime and equipment damage.

Environmental Concerns

- Loss of outdoor features such as trees and flowerbeds raised as a concern.

6.6 Feedback from Formal Written Responses

- 6.6.1 In addition to being able to respond to the engagement process via the survey and attending workshops and webinars, stakeholders were given the option to submit a formal written response.
- 6.6.2 Responses were received from a representative of the Arbury Road East Residents' Association, a formal response from ARERA, HPERA and four individuals. The anonymised responses can be found in full in Appendix 8.6, but the main points have been summarised below.
- 6.6.3 Formal Response from ARERA

Summary of Response from Arbury Road East Residents' Association (ARERA), with Attached Letter from Hurst Park Estate Residents' Association (HPERA)

- ARERA submitted a response in support of and alignment with the views of Hurst Park Estate Residents' Association (HPERA). ARERA states that it shares HPERA's concerns regarding the proposed redevelopment of Arbury Court and the associated play park.
- ARERA explains that it is submitting its own comments in addition to HPERA's letter because the proposals affect a wider community beyond the Hurst Park Estate, including residents of Arbury Road East and surrounding areas.
- ARERA confirms that HPERA's letter is attached and reproduced with permission to reinforce shared concerns and to provide detailed community feedback already gathered by HPERA.

ARERA's Key Points (in addition to and in support of HPERA)

- ARERA states that the existing Arbury play park is actively used by local families across multiple generations and that there is no evidence it is under-used.
- ARERA states that the proposed replacement green space is inadequate compared to what would be lost, specifically referencing:
 - A toddler play area
 - An older children's play area with new equipment
 - An informal ball games/social area
 - Public toilets
- ARERA notes that the nearest comparable open spaces are near the Kings Hedges learner pool and Chesterton Recreation Ground and states these are significantly further away and more difficult to access, particularly for older carers.
- ARERA raises concern that reduced parking provision will negatively affect:
 - Budgens supermarket and its customers
 - Good Shepherd Church and its users, particularly in light of planned changes to church facilities
- ARERA states that parking is already limited in surrounding streets and that increased development will intensify pressure on on-street parking.

- ARERA states that consultation has been inadequate, noting that only residents of properties to be demolished have been directly approached, despite impacts on a wider community including schools, GP surgery users, and dental patients.
- ARERA questions whether the library will realistically relocate into the proposed development and expresses concern that closure could become permanent. ARERA identifies this as a particular loss for pupils at Arbury Primary School, St Lawrence's School, Colleges Nursery School, and The Grove Primary School.
- ARERA notes recent landscaping at Arbury Court, including young trees, and states that these improve the acoustic environment. ARERA expresses concern that relocating a play area into the centre of residential flats will increase noise levels and result in muddy and unsafe conditions due to cycle, e-bike, and scooter use.
- ARERA states that the proposed three blocks of flats on the existing play park site represent over-development, particularly if built to six storeys, which they state is out of scale with surrounding two-storey housing. ARERA raises questions about:
 - Measures to keep heating costs low and energy efficient
 - Measures to prevent overheating in hot weather

6.6.4 Representative of Arbury Road East Residents' Association Response

Road Safety and Design Concerns

- The respondent refers to a fatal road traffic collision on Barton Road, involving a cyclist and a large vehicle
- This incident is used to highlight:
 - The seriousness of safety risks on Barton Road
 - Concerns that current and proposed layouts may not sufficiently address those risks
- The respondent raises concern that:
 - Narrowing the carriageway on Barton Road could increase danger
 - Reduced road width may result in closer vehicle passing of cyclists
 - Cyclists may be placed under increased pressure from motor traffic.

Traffic Movement and Redistribution

- The respondent states concern that:
 - Changes to Barton Road may displace traffic onto other roads
 - The impacts of this displacement are unclear
- They question whether:
 - Traffic redistribution has been adequately assessed
 - The consequences of altered traffic patterns have been fully considered.

Concerns About Proposal Development and Consultation

- The respondent states that:
 - The range of options presented is limited
 - Alternatives appear not to have been fully explored
- They express concern that:
 - Decisions may be progressing without sufficient consideration of other approaches
 - More detailed assessment should occur before implementation.

Suggestions Made

- Cameras to enforce the 20 mph speed limit
- Weight restrictions on vehicles using the very narrow stretch of Arbury Road east
- A new zebra crossing near Havenfield to support its elderly residents
- One-way traffic to provide extra space for cyclists (and pedestrians once cyclists stop cycling on the pavements)
- A traffic calming intervention of some form where Arbury Road east narrows to slow traffic down (as there used to be before the GCP removed it without any consultation during Phase 2 of their 'improvements').
- A modal filter to prevent through traffic (as the Council proposed during COVID).

6.6.5 HPERA Response

Importance of Arbury Court as a Community Asset

- Arbury Court, including the shops and play-park, is described as a long-standing community asset serving local residents for over 60 years.
- The response states that residents' needs, memories and lived experience should be respected in planning the redevelopment.

Existing Layout and Character

- The paved courtyard ("court") layout is identified as central to the character of Arbury Court.
- The courtyard is described as enabling circulation, social interaction, events and a sense of community.
- The council's proposal is said to abandon the court concept and remove the existing relationship between shops and shopkeepers.

Shops and Anchor Uses

- Budgens, together with the Post Office, is identified as the key anchor supporting trade for smaller independent shops.
- It is stated that Budgens must be able to continue operating without disruption during building works, with customer access maintained.
- The response states that officers and the developer were unable to demonstrate how the proposed layout would achieve this.
- One officer is quoted as stating that relocation of Budgens was an "unresolved issue".

Play-park

- Objection is raised to building on the existing play-park and relocating it.
- The response states that published feedback includes only one comment describing the play-park as under-used.
- The play-park is described as well used, normally safe, and valued by a range of age groups.
- The response states that residents value a single, contiguous protected open space and are sceptical of claims that smaller replacement spaces provide equivalent value.

Scale of Residential Development and Infrastructure

- Concern is raised about increasing homes from 31 to 213 units, equating to an increase of more than 500 people.
- The response states that impacts on education, health services and transport provision are barely addressed in the council's proposal.

Traffic and Access

- The proposed new entry/exit road linking Alex Wood Road to Arbury Road via the shops is identified.

- This is described as potentially creating a dangerous rat-run as an alternative to Mansel Way.
- Concern is expressed about traffic impacts on the eastern end of Arbury Road, which is described as already congested.
- The response calls for modelling of traffic impacts and implementation of mitigation before development begins.

Parking and Transport

- Concern is raised about insufficient on-site parking for shops, residents and visitors.
- The response states that limiting parking should be supported by high-quality public transport, safe cycle routes and covered cycle storage.
- It is stated that lack of parking could lead to on-street parking pressure, conflict with residents, and loss of trade for local shops.
- The response notes that some shop customers rely on cars and may travel elsewhere if parking becomes inconvenient.

Requests for the Next Stage of Consultation

The response states that the following should be addressed before progressing to a planning application:

- Abandonment of the existing proposed layout concept
- Development of new layout options including:
 - A shopping plaza designed as a court, with enhanced planting, seating and potential for a community café
 - A clearly defined phased construction and transition plan for all shops, including Budgens and the Post Office
 - Retention of the existing play-park, including trees and the eastern boundary hedge, with improved access and overlooking
 - An impact assessment of the proposed housing numbers on education, healthcare and infrastructure, including traffic, public transport, bus stops and on-street parking
 - Adequate on-site parking and covered cycle storage
 - Consideration of whether the proposed number of homes is sustainable, based on infrastructure and parking assessments
 - A statement explaining required building heights in relation to their locations.

6.6.6 Individual One Response

Overall Concerns About the Process

- The respondent questions whether the proposal would be acceptable in its current form if it were promoted by a private developer rather than the council.
- They state that earlier presentations at Meadow Community Centre described improvements such as paths and planting, not redevelopment.
- They state that this created a misleading impression and that development plans appear predetermined.
- Concern is expressed about increasing proportions of social housing and HMOs in the area.

Land Ownership, Density and Housing Mix

- The respondent states that part of the existing Arbury Court land is being sold to fund development.
- They state that ownership of the remaining land and buildings is unclear, with references made to leasehold arrangements.
- Housing density is described as increasing significantly, in some cases from one home to four homes.
- The respondent raises concern that private homes may be purchased by companies and used as HMOs or held as investments.
- They state that this could increase population density beyond planned levels and reduce open space, affecting mental wellbeing.

Building Lifespan and Long-Term Suitability

- The respondent questions the lifespan of the proposed buildings.
- They cite published sources stating new-build lifespans of 40–60 years and note additional factors affecting building longevity.
- They state that no clear information was provided on the expected lifetime of the buildings.
- Concern is raised about whether the development will remain fit for purpose in the long term.

Public Engagement Events and Presentation Quality

- The respondent describes concerns about access arrangements at the Akeman Street presentation, including locked doors and mandatory sign-in.
- They state that email details were requested without explanation or opt-out.
- The venue is described as too small and time slots as too limited.
- The respondent notes spelling, grammar, layout and formatting errors in presentation materials.
- Incorrect and broken website links are highlighted.

Funding and Financial Transparency

- The respondent states that funding arrangements were not clearly explained.

- They estimate the combined cost of Arbury Court and Kingsway Flats redevelopment at approximately £80 million, potentially rising to £90 million.
- They state that around 400 homes are proposed, with half for sale and half for council use.
- Ownership of the council homes and land is described as unclear.
- The respondent estimates potential sale values and profits and questions who would receive any surplus.
- Concern is raised about lack of open tendering and reliance on Cambridge Investment Partnership.

Cumulative Development and Population Density

- The respondent refers to additional land near North Cambridge Academy potentially being developed.
- They state that combined developments could result in more than 600 new homes in a small area.
- Census data is cited to highlight already high population density.
- The respondent questions why development is concentrated in already dense areas rather than more sparsely populated parts of the city.

Parking and Transport

- The respondent describes existing parking problems, including illegal parking and verge damage.
- Department for Transport statistics on car ownership are cited.
- They state that proposed provision of 0.5 parking spaces per home is insufficient.
- Concern is raised that additional homes could result in hundreds of extra cars with no clear management strategy.

Schools, Health Services and Community Facilities

- The respondent states that increased housing will increase demand for school places.
- No information is provided, in their view, on how additional pupils would be accommodated.
- Concern is raised about GP capacity and the near-closure of the local pharmacy.
- The respondent suggests a new medical centre with pharmacy provision.

Shops and Local Economy

- The respondent states that Arbury Court has historically supported small independent “mom and pop” shops.
- They state that higher rents and relocation costs could force these businesses to close.
- Concern is raised that the new development would change the character of the area.
- They request like-for-like shop provision, relocation support, and rents maintained at current levels.

- The absence of a supermarket in the proposals is noted.

Open Space, Play Areas and Toilets

- The respondent states that the existing playground is well used by a range of age groups.
- They object to its removal and replacement with a smaller toddler-only facility.
- Concern is raised about a net loss of open space.
- The respondent highlights the importance of maintained green space and public toilets.
- They state that no provision for public toilets is mentioned in the proposals.
- Concerns are raised about safety if play areas are located where vehicles can pass through.

Environment, Building Height and Wellbeing

- Tall buildings are described as potentially oppressive and damaging to mental wellbeing.
- The respondent states that shading could affect local ecosystems.
- They express concern about lack of gardens, allotments or communal growing spaces.

Library

- The respondent states that the library is an important community asset.
- Concern is raised about it being relocated to a less prominent position.
- They request that it be protected from future redevelopment into housing.

Gurdwara

- The respondent raises concern about what would happen if the Gurdwara does not relocate into the new development.
- They question whether planning restrictions would prevent the site being redeveloped into housing.
- They suggest alternative religious or community uses if the Gurdwara does not proceed.

6.6.7 Individual Two Response

Overall Position

- The respondent states that redevelopment of an established neighbourhood can be contentious and alarming for existing users.
- They state that the outline illustration presented in November 2025 appears drastic and disruptive.
- The response proposes that disruption could be reduced through a carefully planned, phased and gradual redevelopment approach.

Principles of the Proposed Approach

- Redevelopment should be carried out in stages, rather than as a single comprehensive demolition and rebuild.
- The approach is intended to:
 - Address the most pressing needs first, such as replacing poor-quality housing
 - Preserve existing services throughout the process
 - Minimise disruption to local residents and traders
- The submission includes attached sketches illustrating the proposed staged approach (placed in Appendix 8.6.4).

Proposed Phased Redevelopment

Building Stage One (Illustration One – Building A)

- A portion of the existing car park would be set aside.
- A new 3 or 4-storey building would be constructed to:
 - Rehouse the existing Council offices, Library and Gurdwara (temporarily or permanently)
 - Provide some new flats
 - Potentially include underground car parking, if feasible
- Following occupation of the new building, the former Council offices, Library and Gurdwara buildings would be demolished to allow Stage Two to proceed.
- The stated benefits include:
 - Allowing some existing tenants living in flats above shops to move to better accommodation
 - Reassuring residents by demonstrating the quality of the completed development
 - Avoiding the use of temporary structures during construction

Building Stage Two (Illustration Two – Building B)

- Construction of a further 3 or 4-storey block fronting onto Arbury Road, similar in architectural style to Building A.
- This stage would:
 - House more existing tenants currently living above shops (temporarily or permanently)

- Accommodate remaining shops, including a supermarket (temporarily or permanently)
- Provide service areas for shops
- Maintain existing pedestrian, cycle, vehicle and service access points from Arbury Road
- Provide service areas and some car parking at the Arbury Road end of the existing play area, marked off with shrubs
- Include an underground car park, if feasible
- The council could offer remaining tenants the option to move into the new flats before demolition of the remainder of Arbury Court.

Building Stage Three (Illustration Three – Building C)

- Rebuilding shop units with flats above in approximately the same footprint as the existing buildings.
- This stage would:
 - Provide continuity with the existing community layout
 - Enhance public open space, including landscaping and community facilities such as a café
 - Retain and/or improve service areas for shops
 - Retain existing access points for pedestrians, cyclists and vehicles
 - Retain the play area throughout the whole redevelopment process
 - Provide opportunities to rehouse the Council offices, Library and Gurdwara in new buildings as required
 - Allow former residents and traders to move back to Arbury Court if they wished

6.6.8 Individual Three Response

Overall Position

- The respondent states that they object to the proposed redevelopment of Arbury Court.
- They state that the proposal would reduce park space and compromise green areas.
- They state that the proposed development represents overdevelopment of the site.
- The respondent proposes that alternative sites should be used for additional housing.
- A formal objection to the scheme is submitted.

Green Space and Play Provision

- The respondent states that there should be no reduction in park area or total green space.
- They state that the park is used outside school hours.
- They state that existing landscaping, including verges and trees, may not be fully reflected in green space calculations.
- They object to the inclusion of cycle routes crossing the park.

Housing Numbers and Density

- The respondent objects to the inclusion of additional private homes within the scheme.
- They state that the proposed number of homes would overcrowd the site.
- They reference the funding model linking private home sales to delivery of council elements.
- They suggest that additional homes should be delivered on alternative development sites.

Traffic and Parking

- The respondent states that 213 homes would result in insufficient parking provision.
- They anticipate increased traffic along Arbury Road, particularly towards the Milton Road junction.
- They state that overspill parking may occur on surrounding streets and verges.

Local Infrastructure

- The respondent states that no additional provision for school places is identified.
- They state that no additional GP provision is identified.
- They reference existing pressure on local school capacity.

Building Height and Character

- The respondent objects to building heights of up to six storeys.

- They state that this scale would be out of character with surrounding two-storey housing.

Community Facilities and Traders

- The respondent raises concern regarding the future status and security of the library provision.
- They reference the possibility of lease arrangements for new library premises.
- They raise concern regarding disruption to independent traders during redevelopment.
- They raise concern regarding affordability of new commercial units for traders.

6.6.9 Individual Four Response

Alternative Concept Submitted

- The submission includes an alternative layout plan for the site as summarised below and can be found within Appendix 8.6.7

Green Space and Biodiversity

- The alternative proposal retains approximately 75% of the existing park.
- It proposes expansion of green space into the southern edge of the site to maintain contiguous green space.
- It includes retention of mature trees.
- It proposes a new hedgerow to support biodiversity net gain.
- It identifies separate play areas for younger and older children.

Residential Development

- The alternative proposal includes 213 residential units across six blocks (A–F).
- Building heights range from four to six storeys with stepped massing.
- The submission states that flexibility exists for fewer units within Design Code constraints.

Commercial and Community Provision

- The alternative layout retains a court arrangement.
- It includes provision for a library and gurdwara.
- It provides dedicated supermarket loading space and commercial parking.
- It includes dedicated parking for library and GP staff.

Access and Parking

- The alternative proposal includes 170 parking spaces (subject to accessible provision requirements).
- It relocates the main site entrance to reduce traffic impact at the Arbury Road/Campkin Road junction.
- It includes restricted access for loading and private parking.
- It provides additional cycle links between Arbury Road and Alex Wood Road.
- It identifies a pedestrian zone within the court area.

Phasing

- The alternative proposal states that Phase 1 buildings could be delivered without demolition of existing structures.

6.7 Feedback from Emails

6.7.1 Thirty emails were received from individuals in the project inbox with feedback on the North Cambridge Framework for Change.

6.7.2 The following themes have been extracted from this feedback.

Housing density

- Proposal to replace 31 existing flats with over 200 units is disproportionate and unsustainable.
- Density is concentrated almost entirely at Arbury Court rather than being distributed across Kingsway and the northern part of the area.
- Six-storey blocks are out of scale with surrounding two-storey terraced housing.
- Overdevelopment risks worsening heat retention, energy costs, and environmental impact.

Green space and play facilities

- The existing Arbury Court play park is a vital, well-used, safe, enclosed green space for children, families, and older residents.
- The proposed replacement green space is fragmented, overlooked, bisected by cycle routes, and not equivalent in quality or safety.
- Removal of hedged boundaries and toddler-safe areas would significantly reduce usability.
- The current park was invaluable during the pandemic and remains the only accessible green space for many local families.
- New play areas placed between blocks of flats risk noise issues, poor drainage, and becoming unsafe or muddy.

Lack of supporting infrastructure for the increased population

- No guaranteed early-stage rebuild of Arbury Court Library. Risk that once closed, it will not reopen.
- No firm commitments for additional GP capacity, dental services, or pharmacy provision.
- Local GP practices are already overstretched.
- Schools in the area are at or near capacity; no proportional expansion is planned.
- No clear plan for a Post Office, which is essential for many residents.

Traffic, congestion, and parking pressures

- Arbury Road is already heavily congested and now busier than Milton Road due to previous planning failures.
- Increased population will worsen traffic, pollution, and road safety concerns for pedestrians and cyclists.
- Parking pressures will intensify for residents, businesses, churchgoers, and shoppers.

- Budgens relies on accessible parking for customers; reduced parking threatens its viability.
- No realistic alternatives have been proposed for people who rely on cars, including elderly residents and those with mobility needs.

Design choices

- Proposed layout abandons the historic court design that gives Arbury Court its identity and community feel.
- Shops are repositioned in a way that breaks the relationship between retailers and the central courtyard.
- Cycle paths cutting through the park disrupt play areas and create safety risks.
- The proposed relocation of Budgens is unresolved and may disrupt business continuity.
- New green spaces appear tokenistic rather than functional.

Local businesses

- Independent shops risk being priced out of new retail units.
- Budgens, the anchor store, must remain operational throughout redevelopment, but plans do not demonstrate how this will be achieved.
- The Post Office, chemist, and other essential services must be protected and guaranteed.

Affordable and Council Housing

- Current proposals appear to prioritise for-profit housing.
- Residents call for a significantly higher proportion of council housing to meet local needs and reduce inequality.

Engagement

- No clear evidence of consultation with the Sikh community regarding the future of the Gurdwara.
- Faith groups, schools, and community organisations have not been adequately involved.

Inequality

- The contrast between the thoughtful, well-resourced development at Eddington and the minimal sensitivity shown in the Arbury Court proposals is stark.
- Residents fear the redevelopment will widen existing inequalities between North/North-East Cambridge and other parts of the city.

Environmental quality

- Loss of recently planted trees that are improving acoustics and air quality.
- Risk of new play areas becoming muddy, unsafe, or dominated by e-bikes and scooters.
- Insufficient detail on sustainable heating, cooling, and energy efficiency for new flats.

6.8 Feedback from the Webinar

6.8.1 A webinar was held on 27 November which was open to anyone who wanted to attend.

6.8.2 The following feedback was collected from the webinar:

Trees, Biodiversity and the Existing Park

- Uncertainty over which trees will be removed and which will be retained.
- Desire to keep the existing park in its current location.
- Worry that most large trees would be lost due to flats proposed on the current park.
- Requests for clarity on tree categories (A, B, C etc.) and evidence behind retention plans.
- Questions about how new trees can replace the loss of large mature specimens.
- Queries about the 90-metre hedge on the eastern boundary and whether it will remain.
- Concerns about biodiversity net gain, usable green space and grass verges being counted in green-space totals.

Responses

Tree surveys classify each tree by condition and value. High-value trees are intended to be retained wherever possible, with the long eastern hedge also planned for retention. Lower-value trees may be removed where required by layout, but the scheme must still achieve at least 20 percent biodiversity net gain. New planting, improved habitat and a larger overall designated public park are planned, although the final layout will be presented at planning stage.

The proposal to build new homes on the current park is driven primarily by the need to maintain trading continuity for local shops. The park would be relocated but remain fully public, with the aim of improving lighting, natural surveillance and safety. Residents raised concerns about whether this represents an improvement, and the team noted that detailed comparisons of designated and usable green space will be reviewed openly during design development.

Arbury Court Redevelopment (Homes, Layout and Green Space)

- Doubts over the council's green-space calculations, particularly the exclusion of some current grassed areas.
- Requests for an alternative layout that keeps the existing play park where it is.
- Fears that the new central park would be overshadowed by taller buildings.
- Concerns about housing density, including whether the proposed number of homes is appropriate.

- Questions about how light would reach the new green space if buildings are six storeys.
- Requests for clarity on the evidence that Arbury Court homes are of poor quality.

Responses

The design is at concept stage and will be revised. Daylight and sunlight testing will determine final building heights. A redesign of the layout, including the location of the new park, remains possible. The council stated that existing flats require substantial investment and have issues relating to condition, layout and long-term viability; survey data and maintenance information underpin this conclusion. Residents' feedback about the value of the existing park and play space will inform the next design iteration.

Kingsway, Verulam Way and Surrounding Areas

- Reasons why certain homes (e.g., Rutland Close and Brackley Close) are not included for redevelopment while others are.
- The proposal to demolish privately owned houses and an HMO on Verulam Way and whether this represents best value.
- Whether the loss of six homes to re-provide five is appropriate use of public funds.
- Parking removal in Jeremy Close and loss of garages.

Responses

Current red-line boundaries are not final commitments to demolish specific buildings; they identify areas for exploration. Decisions will be shaped by building condition, suitability for modern standards, and long-term viability. Parking and traffic implications will be assessed in a full Transport Assessment. The council emphasised that this is a long-term vision, not a set of fixed decisions about each private property.

Housing Numbers, Community Impact and Social Infrastructure

- Impact of doubling the number of homes on schools, GPs and public services.
- Whether there will be enough homes for existing tenants and whether people will be forced to move away from their communities.
- Whether residents in poor-quality housing not currently included in redevelopment would be offered opportunities to move.
- Concerns about people renting privately who would not receive compensation if landlords sell.

Responses

The effects on schools and GP practices will be tested as part of planning and with County Council input. Any required expansions or mitigation would be funded through developer contributions. The phasing strategy involves building new homes before existing ones are demolished, allowing households to move locally and minimising disruption to education or support networks. Council tenants and resident leaseholders receive statutory compensation and support;

private renters do not qualify for relocation payments but can be offered advice.

Parking, Transport, Cycling and Walking

- Removal of car parks and garages and how parking demand has been calculated.
- Lack of clarity on parking provision with the large increase in homes.
- Cycle routes being located across green spaces where children play.

- Requests for pedestrian-priority design, including for people using mobility aids and buggies.
- Concern about poor bus coverage in parts of Arbury and King's Hedges.

Responses

Detailed parking layouts, demand modelling and accessibility assessments will be published during the planning process. The cycle routes shown are indicative and will be refined to ensure safety. Walking routes, crossing priority and direct connections to shops and key destinations will follow best practice guidance. Bus connections, including the current gaps in coverage, are being discussed with transport partners.

Safety, Anti-Social Behaviour and Lessons from Other Developments

- Fear of conflict between residents and park users, referencing issues experienced in CB1.
- Requests for examples of how safety would be enhanced in new green spaces.
- Concerns about insufficient lighting and surveillance.

Responses

Safety will be addressed through design features including good lighting, natural surveillance, active frontages, and clearly defined public spaces. As designs progress, police and community safety teams will provide input. The aim is for the new central park to feel safer and more usable than the existing space.

Shops, Commercial Units and the Local Centre

- Whether Budgens and other traders will retain equivalent space and delivery access.
- Whether shops will return and whether rents will be affordable.
- How the council will support new businesses wishing to take units.
- Whether the new public parking will remain free.
- Doubts about the claim that people want a wider variety of shops.

Responses

Commercial tenants have a guaranteed right to return, with equivalent or improved space. Delivery access and loading will be built into the transport design. Rent levels and tenancy support will be considered as part of the commercial planning for the new centre. Public parking arrangements are still

being assessed. Proposals will be shaped by retail demand testing rather than assumptions.

Community Relocation, Compensation and Support

- What financial and logistical support is available for relocations.
- How disruption will be minimised during construction.
- Whether children may need to change schools.
- Whether residents can move only once rather than multiple times.

Responses

Statutory home-loss and disturbance payments apply to council tenants and resident leaseholders. Dedicated relocation support will be provided. Phasing aims to limit households to a single move wherever possible. A Construction Management Plan will control noise, dust, traffic and working hours during building works.

Planning Process, Evidence and Accountability

- Requests for evidence behind statements about poor condition of current homes.
- Questions about transparency, including publication of parking models, assessments, daylight studies, green-space calculations and long-term maintenance costs.
- Desire for clarity on how money is spent and how the project will be reported.
- Queries about when Homes England funding will be received.

Responses

All technical studies will be published as part of the planning application. The business case, including long-term costs, will go through governance and scrutiny. Homes England funding is expected after submission of the planning application, anticipated in 2026.

Communication and Engagement

- Desire for a clear communication plan with dates and methods once the Framework is agreed.
- The need for an information board in Arbury Court or Kingsway.
- Perception that the survey offered little opportunity to challenge the overall structure of the proposals.
- Requests to publish the webinar recording.

Responses

A clear communication plan will be produced. The survey was designed to gather early views, and more detailed consultation will follow. A recording of the webinar will be made available.

6.9 Feedback from 1-2-1 Meetings

6.9.1 A 1-2-1 meeting was held with:

- Accessibility officer at Cambridge City Council (gave feedback focused on people with disabilities)

6.9.2 Feedback from the meeting was as follows:

Parking Provision and Wheelchair-Accessible Housing

- Government guidance requires a proportion of new homes to meet wheelchair-accessible standards, and these homes must have adjacent designated parking spaces.
- Parking allocation needs to reflect the real-world reliance on cars among residents with significant disabilities; public transport is often unusable for many due to care needs or mobility issues.
- Important that accessible parking is not lost between concept design and the final planning submission.
- Developers often assign wheelchair-accessible standards only to one-bedroom units, which is unsuitable. Accessible homes should be spread across a mix of one-, two-, and three-bedroom units to accommodate carers, family members and equipment needs.

Access to Commercial Units and Community Facilities

- Existing Arbury Court shops often have stepped entrances; rebuilt commercial premises must ensure fully step-free access.
- Paths should use firm, wheelchair-friendly surfaces such as bonded gravel rather than loose materials that are difficult for wheelchair users and others with mobility aids.

Park and Open Space Accessibility

Cycle routes

- Cycle routes running through parks create significant safety risks for blind, deaf, older people, young children and wheelchair users.
- Cycle movements should be kept outside main park spaces or be very clearly separated.

Seating provision

- Parks need a range of seating heights, with and without arms.
- Seating should be arranged to allow wheelchair users to sit alongside others facing the same direction.
- Picnic tables should include gaps that allow wheelchair users' footplates to fit comfortably underneath.

Play spaces and community growing areas

- Play equipment should include features accessible to disabled children.
- It is equally important that disabled parents or guardians in wheelchairs can reach and move around the equipment to support children.

- Community gardens should use raised beds with adjacent seating so people can garden sitting or standing.

Streets, Travel and Navigation

Segregation of modes

- Strong need to separate cyclists and pedestrians, especially due to the increasing speed and weight of electric bikes and scooters.

Sensory landmarks

- Street and park planting helps many blind or visually impaired residents navigate using scent, shade and tactile cues.
- Aromatic plants such as lavender or rosemary at park entrances or key junctions are particularly helpful.

Crossings

- Decorative or stylised crossing designs can be confusing for visually impaired users.
- Traditional black-and-white zebra crossings remain the safest and most recognisable format.

General Accessibility Principles

- Accessibility should be built into designs from the earliest stages, as retrofitting accessibility later in the process is costly and often less effective.
- Each scheme (Aubrey Court, Kingsway, wider green space improvements, and streets and travel proposals) should embed accessibility requirements in the design brief provided to architects.

7.0 Conclusion and Next Steps

7.1 Conclusions

This report has summarised the findings of the engagement carried out on the North Cambridge Framework for Change, highlighting the challenges and opportunities across north Cambridge.

Findings show strong support for Arbury Court and Kingsway being prioritised for investment and improvement. 62% of respondents agreed that Arbury Court should be a priority area and 61% agreed that Kingsway should be prioritised. Where redevelopment goes ahead, the most frequently identified priorities were greener public spaces and play and youth facilities, safer streets that design out crime, new energy-efficient homes, new council homes, and minimising disruption during construction. A review of the scheme boundary suggested.

Parks and open spaces were a dominant theme across all engagement activity. 68% of respondents selected greener public spaces and play and youth facilities as a top priority. Arbury Town Park, Nun's Way recreation ground and King's Hedges recreation ground were most frequently identified as spaces that should be prioritised for investment. Respondents highlighted maintenance and cleanliness, lighting, clear sightlines, inclusive play equipment and facilities for children and young people as key considerations.

Arbury Court was widely recognised as an important local centre for everyday shopping and services, with many respondents walking or cycling to the site. There was strong attachment to the existing park, play area, traders and library, alongside concerns about the potential loss of green space, parking provision, building height and impacts on existing businesses. Streets and travel issues were also prominent, with respondents prioritising safer streets, improved walking and cycling routes, better connections between neighbourhoods, and improved public transport access, particularly to Cambridge North station.

7.2 Next Steps

The next steps for the project are to review all the feedback gathered during the recent engagement period and use it to update and publish the final Framework for Change. After this, there will be further consultation on specific proposals for the Kingsway area and Arbury Court. Key milestones include submitting a planning application for Arbury Court in Autumn 2026. No residents will need to move before 2027, and many will remain in their homes for longer. By 2030, the new Arbury Court and park will be completed, and traders will move into their new premises with full support packages. [Find out more about support for anyone whose home may be redeveloped.](#)

8.0 Appendices

8.1 Surveys

8.1.1 Hard Copy Survey

North Cambridge Framework for Change

Many thanks for your interest in completing our latest North Cambridge Framework for Change survey.

Once you have completed the survey, please return it to our Customer Service Centre in person or via post at the following address:

Communications Team, Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY.

You are also welcome to return to completed copies of this survey to Arbury Court Library or Meadows Community Centre.

The survey closes on Tuesday 16 December 2025. Any responses received after this date will not be considered.

If you are in need one one-to-one assistance when completing this survey, please call 07889111575. For any further assistance, email us at communications@cambridge.gov.uk.

You can also call our Customer Service Centre and ask for the Communications Team on 01223 457000 (open Monday to Friday, 9am to 5.15pm).

Background information

Cambridge City Council is consulting on the draft North Cambridge Framework for Change - our corporate vision for north Cambridge – which sets out our long-term plan for investment in Arbury, King's Hedges and Chesterton.

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.

The Framework also builds on earlier engagement around the North Cambridge Neighbourhoods Design Code.

What we heard from you on the four key themes

- **Ageing estates** – which suffer from poor insulation and damp, and there are concerns about safety, indoor and outdoor community spaces, and the need for better neighbourhood connections.
- **Arbury Court** – residents value the services offered at Arbury Court and express strong support for existing traders who should be supported through any change, but would like to see a more affordable and diverse range of shops
- **Open spaces** – are poorly laid out and under-used, and there is a desire for safer, greener and more inclusive parks and play areas.
- **Streets and travel** – worries about traffic, parking, and the need for safer walking and cycling routes with better neighbourhood connections.

What we're doing

We've used your feedback to shape the draft Framework for Change. This includes:

- an £80 million investment in north Cambridge to build more than 200 new council homes and 200 new market homes

- knocking down the current Arbury Court, replacing poor quality homes and commercial premises with 107 new council homes, 106 new private homes, new commercial units built for existing Arbury Court traders to move into, new community facilities including the library, and a new park and play area with a Sikh temple forming a key element of the community hub
- regenerating the Kingsway council estate, replacing largely unfit council homes with 99 new council homes and 98 new private homes, with a better arrangement of open and green spaces. The proposals also include redeveloping parts of nearby Brackley Close, Rutland Close and Verulam Way
- opportunities where enhancements can be made to parks and green spaces to make them safer and more accessible
- working with the Highways Authority for safer streets, better crossings and improved travel connections

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.

Complete our survey to have your say. We are also hosting the following drop-in events, where we'd love to hear your feedback:

- Akeman Community Centre: Monday 17 November, 5 to 6.30pm
- Meadows Community Centre: Saturday 22 November, 11am to 12.30pm
- Brown's Field Community Centre: Monday 1 December, 5.30 to 7pm

Personal data

We will submit your input to Cambridge City Council's online participation platform. If you want to receive updates relevant to your input by email, please fill out the following fields on this page and we will create an account for you. Your data will not be public and will only be used by Cambridge City Council. If you do not agree for us to use your personal data in this way, you can leave them empty.

First name(s) (optional)

Last name (optional)

Email address (optional)

By checking this box I consent to my data being used to create an account on Cambridge City Council's participation platform.

1. Are you responding on behalf of a business or community group? (mandatory)

**Choose as many as you like*

- Business
- Community group
- None of the above

2. What is the name of your business or community group? (optional)

3. What is your postcode? (mandatory)

We may use postcode information to invite you to take part in consultations that particularly affect your local area, such as consultations about children's play areas in your local park or community centres in your local area. We may also use it to help us to analyse the results of consultations, for example to find out what residents in a particular ward think about a particular proposal for the city. - If you are answering on behalf of a business or community group, please use the postcode connected to the business or community group.

4. What is your year of birth? (optional)

We may use this information to help us to analyse the results of consultations to find out what residents in different age groups think about a proposal for the city.

5. Are you a student? (optional)

**Only choose one option.*

- Yes - Full-time
- Yes - Part-time
- No

6. What is your ethnic group? (optional)

We may use information on your ethnicity to help us to carry out consultations to understand the needs of minority ethnic groups in the city. It will also help us to analyse the results of consultations to find out what residents in different ethnic groups think about a proposal for the city.

**Only choose one option.*

- | | |
|--|--|
| <input type="radio"/> Arab | <input type="radio"/> Asian or Asian British: Bangladeshi |
| <input type="radio"/> Asian or Asian British: Chinese | <input type="radio"/> Asian or Asian British: Indian |
| <input type="radio"/> Asian or Asian British: Pakistani | <input type="radio"/> Asian or Asian British: Any other Asian background (please give details) |
| <input type="radio"/> Black or Black British: African | <input type="radio"/> Black or Black British: Caribbean |
| <input type="radio"/> Black or Black British: Any other Black background (please give details) | <input type="radio"/> Mixed: White and Asian |
| <input type="radio"/> Mixed: White and Black African | <input type="radio"/> Mixed: White and Black Caribbean |
| <input type="radio"/> Mixed: Any other mixed background (please give details) | <input type="radio"/> White: English/Welsh/Scottish/Northern Irish/British |
| <input type="radio"/> White: Gypsy or Irish Traveller | <input type="radio"/> White: Irish |
| <input type="radio"/> White: Roma | <input type="radio"/> White: Any other White background (please give details) |
| <input type="radio"/> Any other ethnic group (please give details) | |

If 'Any other ethnic group (please give details)', please specify

7. Do you currently have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more? (optional)

We may use information on any disability you may have to help us to target consultations on proposals that may particularly affect residents with a disability, such as consultations on Shopmobility or accessibility of public toilets. We may also use it to help us to carry out consultations to understand the needs of disabled people in the city, or to analyse the results of consultations, for example to find out what disabled residents think about a proposal for the city.

**Only choose one option.*

- Yes
 No

8. What is your current total annual household income, including pay, benefits, pensions and investments? (optional)

We may use information about your household income to help us find out what residents with different levels of incomes think about our services or facilities. We will not use the data for any other purposes.

**Only choose one option.*

- | | |
|--|--|
| <input type="radio"/> Less than £10,000 | <input type="radio"/> £10,000 to £19,999 |
| <input type="radio"/> £20,000 to £29,999 | <input type="radio"/> £30,000 to £39,999 |
| <input type="radio"/> £40,000 to £49,999 | <input type="radio"/> £50,000 to £59,999 |
| <input type="radio"/> £60,000 to £69,999 | <input type="radio"/> £70,000 to £79,999 |
| <input type="radio"/> £80,000 to £89,999 | <input type="radio"/> £90,000 to £99,999 |
| <input type="radio"/> £100,000 to £119,999 | <input type="radio"/> £120,000 or more |



North Cambridge Framework for Change (survey) - Second stage of engagement

Instructions

- Write as **clearly** as you can— these forms might be scanned
- Write your answers in the same language as this form

About you

1. How do you connect to the north Cambridge area? (optional)

**Choose as many as you like*

- | | |
|---|--|
| <input type="checkbox"/> I live in the area | <input type="checkbox"/> I work in the area |
| <input type="checkbox"/> I volunteer in the area | <input type="checkbox"/> I run a business here |
| <input type="checkbox"/> I attend school or college here | <input type="checkbox"/> I use local services or shops regularly |
| <input type="checkbox"/> I visit friends/family in the area | <input type="checkbox"/> I travel through the area |
| <input type="checkbox"/> Other | |

If 'Other', please specify

Arbury Court and Kingsway area housing proposals

2. Do you live in any of the following areas?

**Only choose one option.*

- Arbury Court
 Kingsway (including parts of Brackley Close, Rutland Close and Verulam Way)
 Other

If 'Other', please specify

3. Do you agree that Kingsway should be a priority area for investment and improvement?
(optional)

**Only choose one option.*

- Yes
- No
- Not sure

4. Do you agree that Arbury Court homes should be a priority area for investment and improvement? (optional)

**Only choose one option.*

- Yes
- No
- Not sure

5. What matters most to you if redevelopment goes ahead? (optional)

**Choose as many as you like*

- | | |
|--|---|
| <input type="checkbox"/> Safer streets - designing out crime | <input type="checkbox"/> New council homes |
| <input type="checkbox"/> New energy-efficient homes (council and market homes) | <input type="checkbox"/> Better parking and access layouts |
| <input type="checkbox"/> Greener public spaces and play/youth facilities | <input type="checkbox"/> Minimising disruption during works |
| <input type="checkbox"/> Other | |

If 'Other', please specify

6. How should residents be involved in shaping next steps? (optional)

**Choose as many as you like*

- | | |
|---|--|
| <input type="checkbox"/> Resident liaison group | <input type="checkbox"/> Community representatives |
| <input type="checkbox"/> Regular drop-ins | <input type="checkbox"/> Online updates |
| <input type="checkbox"/> Other | |

If 'Other', please specify

7. Are there other buildings or estates that the council should consider for investment proposals? (optional)

Arbury Court park

8. Which of these do you think is most important for the proposed park? (optional)

**Choose as many as you like*

- | | |
|---|---|
| <input type="checkbox"/> Same size as current park | <input type="checkbox"/> Biodiversity enhancement |
| <input type="checkbox"/> Children's play equipment | <input type="checkbox"/> Trees |
| <input type="checkbox"/> Encouraging increased footfall | <input type="checkbox"/> Pedestrian and cycle paths |
| <input type="checkbox"/> Reduction in anti-social behaviour | <input type="checkbox"/> Other |

If 'Other', please specify

9. What facilities would you like to see in the new Arbury park? (optional)

**Choose as many as you like*

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Play area | <input type="checkbox"/> Multi-use games area |
| <input type="checkbox"/> Outdoor gym | <input type="checkbox"/> Hang-out seating |
| <input type="checkbox"/> Other | |

If 'Other', please specify

10. Would you like to be involved in the co-design of Arbury park? (optional)

**Only choose one option.*

- Yes
 No

Arbury Court shopping centre

11. If improvements go ahead, what is most important to you? (optional)

**Choose as many as you like*

- | | |
|--|---|
| <input type="checkbox"/> Safer routes and crossings | <input type="checkbox"/> New public spaces and more seating |
| <input type="checkbox"/> Cafe | <input type="checkbox"/> Less anti-social behaviour |
| <input type="checkbox"/> More activities for children | <input type="checkbox"/> Space for markets and events (for example Christmas lights switch on and community garden) |
| <input type="checkbox"/> Better lighting and visibility | <input type="checkbox"/> New community facilities (e.g. library, Sikh temple) |
| <input type="checkbox"/> New homes overlooking public spaces | <input type="checkbox"/> Cycle parking and accessibility upgrades |
| <input type="checkbox"/> Other | |

If 'Other', please specify

12. What types of shops or services would you like to see added that aren't currently there? (optional)

13. Where do you do your main food shopping? (optional)

**Only choose one option.*

- Arbury Court
- Aldi
- Tesco
- Other

If 'Other', please specify

14. Do you use the local food bank? (optional)

**Only choose one option.*

- Yes
- No

15. If you use Arbury Court, what is the principle means of travel to it? (optional)

**Only choose one option.*

- Walk Cycle
 Car Public transport
 Other

If 'Other', please specify

Open spaces across north Cambridge

16. Which spaces should be prioritised first for investment? (optional)

**Choose as many as you like*

- Nun's Way recreation ground Pulley Park
 Arbury Town Park King's Hedges recreation ground
 Other

If 'Other', please specify

17. What would most improve safety and comfort in parks? (optional)

**Choose as many as you like*

- Lighting at entrances and paths Clear sightlines
 More natural surveillance Staffed presence
 Maintenance and cleanliness Other

If 'Other', please specify

18. Which green links should be improved or created first? (optional)

**Choose as many as you like*

- Arbury Court to Nun's Way Pulley Park to Arbury Court
 Links to schools Links to Cambridge North station/business parks
 Other

If 'Other', please specify

19. What youth facilities are most needed? (optional)

**Choose as many as you like*

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Skate/scoot | <input type="checkbox"/> Multi-use games area |
| <input type="checkbox"/> Outdoor gym | <input type="checkbox"/> Hang-out seating |
| <input type="checkbox"/> Other | |

If 'Other', please specify

20. Are there any underused spaces which could be improved for community use? (optional)

Streets and travel: Getting around north Cambridge

Responses to this section of the survey will be passed to the Highways Authority.

21. Which two roads should improvements take place on first? (optional)

**Choose between 1 and 2 options*

- | | |
|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Campkin Road | <input type="checkbox"/> Carlton Way |
| <input type="checkbox"/> Arbury Road | <input type="checkbox"/> Mere Way |
| <input type="checkbox"/> Milton Road | |

22. Where are the most problematic crossing points or junctions? (optional)

Name the location and issue.

23. Where do congestion, parking or safety issues occur around schools, and what measures would help? (optional)

24. To reach Cambridge North station or the city centre, what public transport improvements would help most? (optional)

**Choose as many as you like*

- | | |
|--|--|
| <input type="checkbox"/> More frequent buses | <input type="checkbox"/> More direct routes |
| <input type="checkbox"/> Better shelters/real-time information | <input type="checkbox"/> Safer access to bus stops |
| <input type="checkbox"/> Step-free route to station | <input type="checkbox"/> Other |

If 'Other', please specify

25. How supportive are you of adding green street features (trees, planters, rain gardens)? (optional)

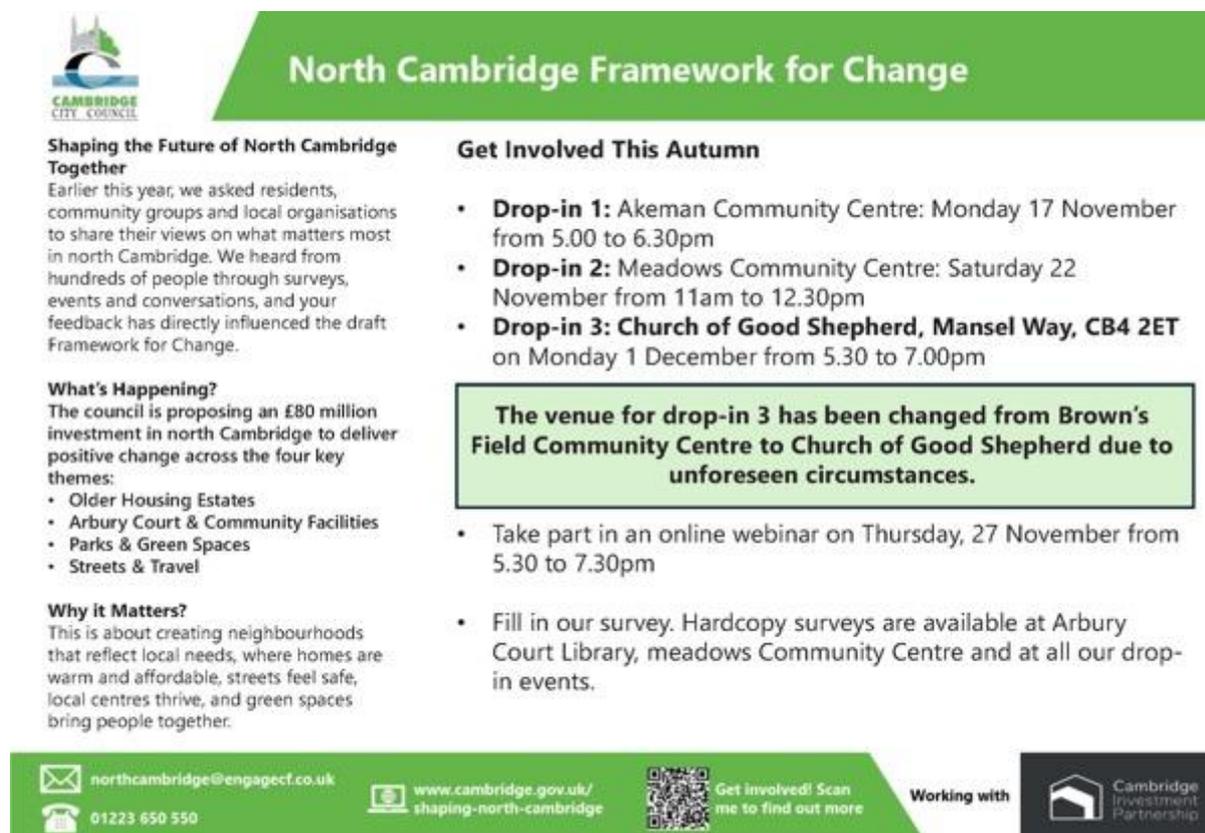
**Only choose one option.*

- | | |
|--|-------------------------------|
| <input type="radio"/> Strongly support | <input type="radio"/> Support |
| <input type="radio"/> Unsure | <input type="radio"/> Object |
| <input type="radio"/> Strongly object | |

26. Is there anything else you'd like to tell us about Arbury, King's Hedges or Chesterton, how north Cambridge can improve, or the council's proposals? (optional)

8.2 Materials

8.2.1 Poster



The poster features a green header with the title 'North Cambridge Framework for Change'. On the left is the Cambridge City Council logo. The main content is divided into three columns. The first column contains three sections: 'Shaping the Future of North Cambridge Together', 'What's Happening?', and 'Why it Matters?'. The second column is titled 'Get Involved This Autumn' and lists three drop-in events. A central box highlights a venue change for the third event. The bottom of the poster includes contact information, a QR code, and logos for 'Working with Cambridge Investment Partnership'.

Shaping the Future of North Cambridge Together
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's Happening?
The council is proposing an £80 million investment in north Cambridge to deliver positive change across the four key themes:

- Older Housing Estates
- Arbury Court & Community Facilities
- Parks & Green Spaces
- Streets & Travel

Why it Matters?
This is about creating neighbourhoods that reflect local needs, where homes are warm and affordable, streets feel safe, local centres thrive, and green spaces bring people together.

Get Involved This Autumn

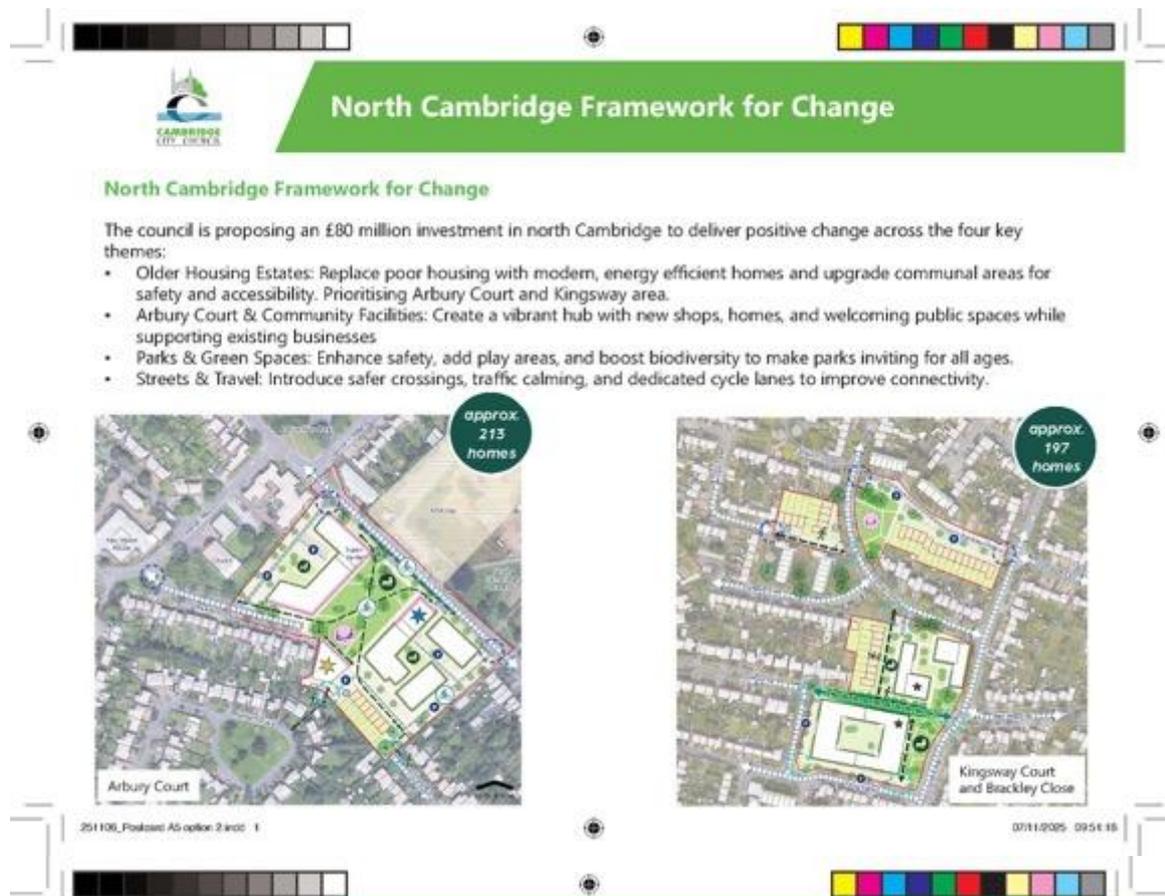
- **Drop-in 1:** Akeman Community Centre: Monday 17 November from 5.00 to 6.30pm
- **Drop-in 2:** Meadows Community Centre: Saturday 22 November from 11am to 12.30pm
- **Drop-in 3:** Church of Good Shepherd, Mansel Way, CB4 2ET on Monday 1 December from 5.30 to 7.00pm

The venue for drop-in 3 has been changed from Brown's Field Community Centre to Church of Good Shepherd due to unforeseen circumstances.

- Take part in an online webinar on Thursday, 27 November from 5.30 to 7.30pm
- Fill in our survey. Hardcopy surveys are available at Arbury Court Library, meadows Community Centre and at all our drop-in events.

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8.2.2 Postcard



North Cambridge Framework for Change

North Cambridge Framework for Change

The council is proposing an £80 million investment in north Cambridge to deliver positive change across the four key themes:

- Older Housing Estates: Replace poor housing with modern, energy efficient homes and upgrade communal areas for safety and accessibility. Prioritising Arbury Court and Kingsway area.
- Arbury Court & Community Facilities: Create a vibrant hub with new shops, homes, and welcoming public spaces while supporting existing businesses
- Parks & Green Spaces: Enhance safety, add play areas, and boost biodiversity to make parks inviting for all ages.
- Streets & Travel: Introduce safer crossings, traffic calming, and dedicated cycle lanes to improve connectivity.



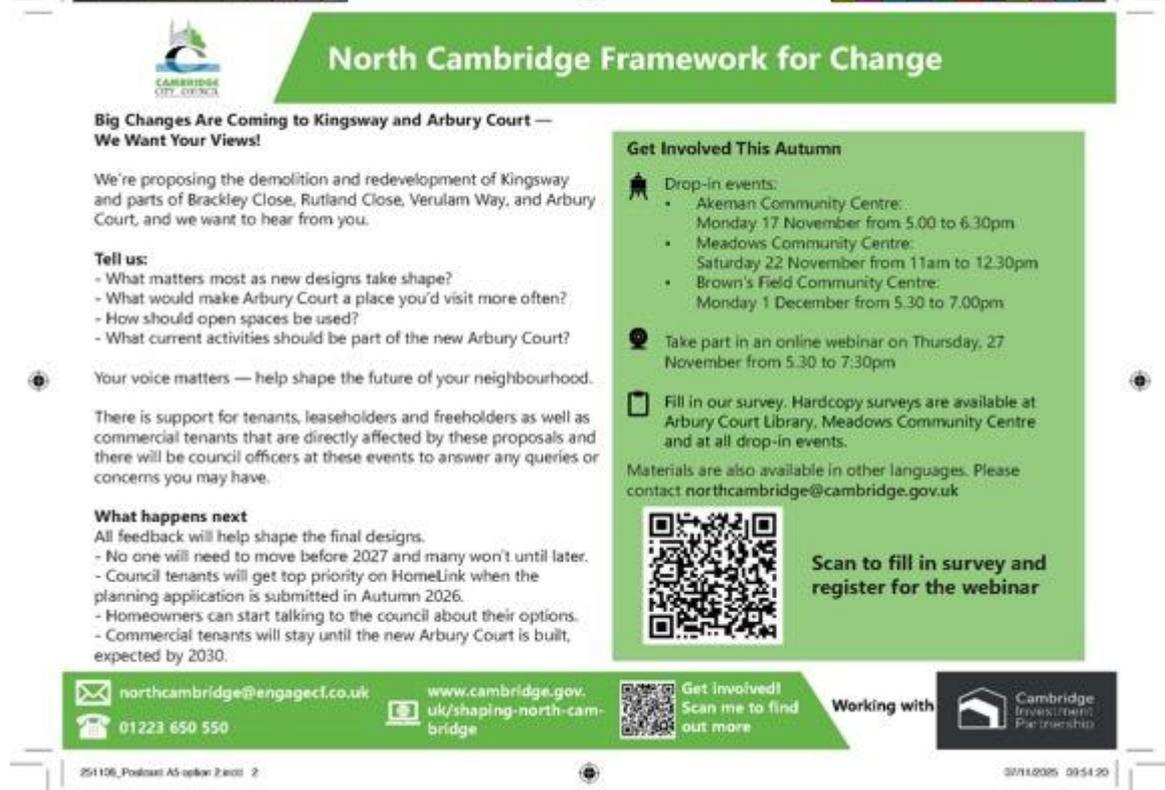
Arbury Court

251106_Postcard A5 option 2.indd 1



Kingsway Court and Backley Close

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North Cambridge Framework for Change

Big Changes Are Coming to Kingsway and Arbury Court — We Want Your Views!

We're proposing the demolition and redevelopment of Kingsway and parts of Backley Close, Rutland Close, Verulam Way, and Arbury Court, and we want to hear from you.

Tell us:

- What matters most as new designs take shape?
- What would make Arbury Court a place you'd visit more often?
- How should open spaces be used?
- What current activities should be part of the new Arbury Court?

Your voice matters — help shape the future of your neighbourhood.

There is support for tenants, leaseholders and freeholders as well as commercial tenants that are directly affected by these proposals and there will be council officers at these events to answer any queries or concerns you may have.

What happens next

All feedback will help shape the final designs.

- No one will need to move before 2027 and many won't until later.
- Council tenants will get top priority on HomeLink when the planning application is submitted in Autumn 2026.
- Homeowners can start talking to the council about their options.
- Commercial tenants will stay until the new Arbury Court is built, expected by 2030.

Get Involved This Autumn

- 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. Hardcopy surveys are available at Arbury Court Library, Meadows Community Centre and at all drop-in events.

Materials are also available in other languages. Please contact northcambridge@cambridge.gov.uk



Scan to fill in survey and register for the webinar

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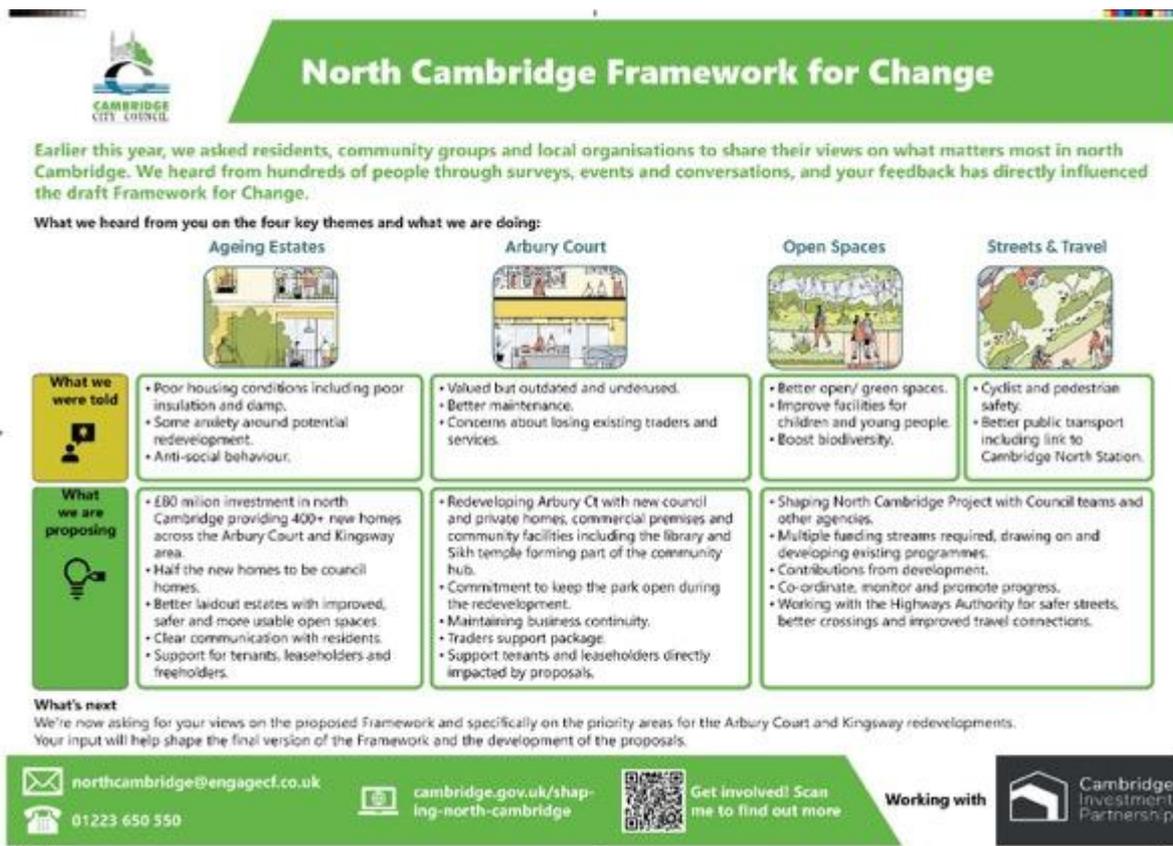
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251106_Postcard A5 option 2.indd 2

8.2.3 Exhibition boards



North Cambridge Framework for Change

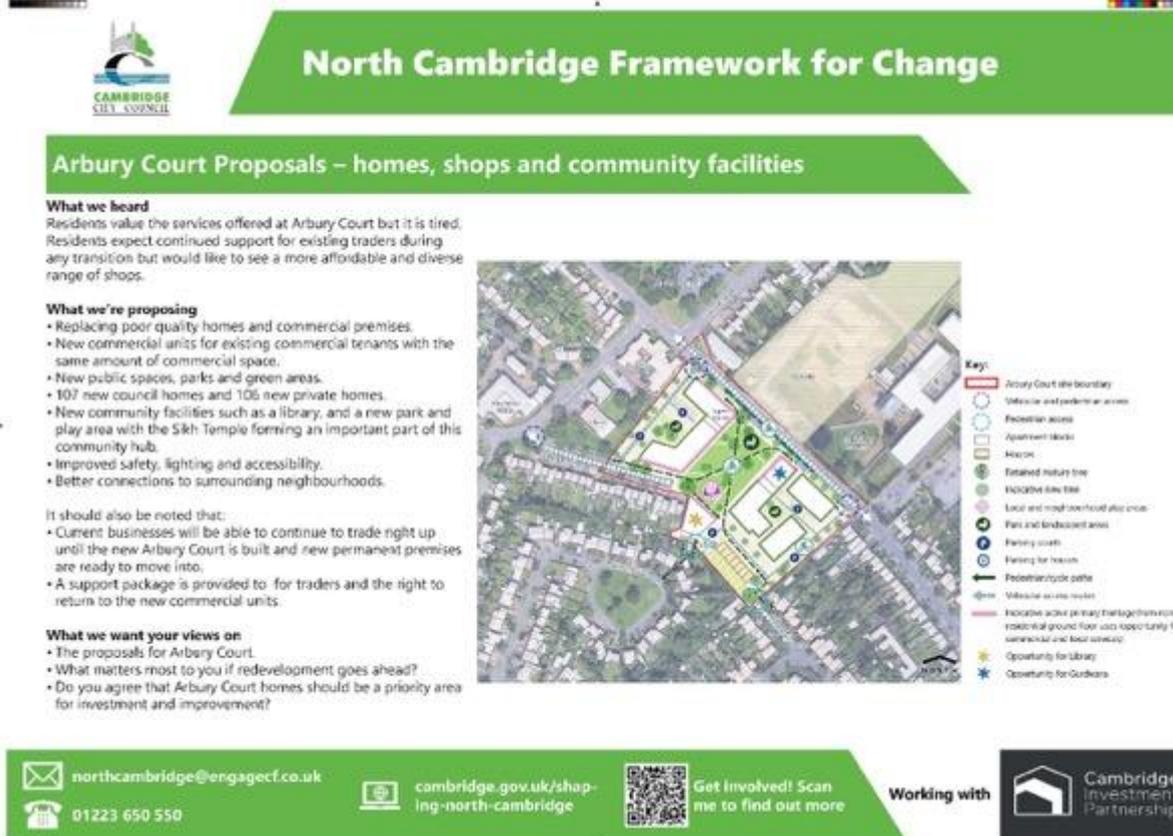
Earlier this year, we asked residents, community groups and local organisations to share their views on what matters most in north Cambridge. We heard from hundreds of people through surveys, events and conversations, and your feedback has directly influenced the draft Framework for Change.

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

	Ageing Estates	Arbury Court	Open Spaces	Streets & Travel
What we were told	<ul style="list-style-type: none"> Poor housing conditions including poor insulation and damp. Some anxiety around potential redevelopment. Anti-social behaviour. 	<ul style="list-style-type: none"> Valued but outdated and underused. Better maintenance. Concerns about losing existing traders and services. 	<ul style="list-style-type: none"> Better open/ green spaces. Improve facilities for children and young people. Boost biodiversity. 	<ul style="list-style-type: none"> Cyclist and pedestrian safety. Better public transport including link to Cambridge North Station.
What we are proposing	<ul style="list-style-type: none"> £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. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 	

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
- Offensive and pedestrian access
- Proposed access
- Apartment blocks
- Market
- Enhanced nature tree
- Proposed new tree
- Local and road overhead wire cross
- Park and landscaped areas
- Parking coach
- Parking for houses
- Pedestrian/cycle path
- Vehicle access routes
- Inclusive active (primary) participation in recreational ground floor uses opportunity for commercial and local services
- Opportunity for library
- Opportunity for Gardens

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North Cambridge Framework for Change

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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North Cambridge Framework for Change

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 – ultra short film Wood Rd

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North Cambridge Framework for Change

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?



Key:

- Study area
- Green parks to be enhanced
- Proposed new amenity trees
- Proposed new horticultural areas

Indicate opportunity areas for further enhancement across the study area subject to further analysis and consultation. Do not set out details:

- Potential enhancement of the activity's route
- Potential enhancement of the square
- Opportunity for a pocket park
- Opportunity for enhanced pedestrian links, enhanced seating and pavement, improved lighting, etc on the area
- Opportunity for street greening


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North Cambridge Framework for Change

Streets and travel

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:
 - o Safer crossings and traffic calming
 - o Separated cycle lanes
 - o Better public transport links
 - o 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?

Creating safer, greener, better-connected routes



Key:

- Study area
- Enhance and improve bus, primary roads and/or dedicated cycle lanes within the area for a safe and well-connected sustainable movement network
- Areas highlighted with current movement issues so required for further opportunities and improvements: problematic junctions, lack of crossing, road safety, and lack of maintenance
- Streets and routes that could benefit from traffic-calming measures to tackle speed and road safety for improved pedestrian and cyclist safety
- Need to create improved sustainable transport routes/ options to reach Cambridge North Station
- Opportunity to create a connectivity loop linking local destinations with improved walking and cycle experience (industrial corridor)
- Local destinations and uses: Schools, key open spaces and parks, and local centres that link together to 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 a bespoke 1-2-1 practical support
 - o and the right-to-return to the new commercial units

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North Cambridge Framework for Change

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:
 - Akeham 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@engagedcf.co.uk
- Call to give feedback on 01223 650 550

Materials are also available in other languages. Please contact northcambridge@cambridge.gov.uk

 northcambridge@engagedcf.co.uk

 01223 650 550

 cambridge.gov.uk/shaping-north-cambridge

 Get involved! Scan me to find out more

Working with  Cambridge Investment Partnership

Key

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



Scan to fill survey and register for the webinar

8.3 Digital Engagement

8.3.1 'Shaping North Cambridge' Website Homepage

The screenshot shows the Cambridge City Council website homepage for the 'Shaping North Cambridge' project. The header is dark blue with navigation links: Accessibility tools, Alerts, City Events, Committee meetings, Consultations, Councillors, and News. The Cambridge City Council logo is on the left, and a search bar is on the right. Below the header, there are navigation links: Residents, Visitors, Business, Council, Online accounts, and Services A to Z. The breadcrumb trail reads: Home / Residents / Communities and people / Neighbourhood conversations / Shaping north Cambridge. The main heading is 'Shaping north Cambridge' in large blue font. To the right of the heading are two buttons: 'Grid view' (selected) and 'List view'. Below the heading is a 'Contents' section with a list of links: 'Shaping north Cambridge', 'Why redevelopment is needed in north Cambridge', 'Support for residents affected by redevelopment in north Cambridge', and 'Support for businesses affected by redevelopment in north Cambridge'. A paragraph follows: 'We are taking a new approach to finding out what people think of their neighbourhoods. It will help us work together to develop plans that work for local people.' Below this is a sub-heading: 'Plans for redevelopment in north Cambridge: 400 new homes, shops, community facilities and public spaces'. A paragraph follows: 'We announced in October 2025 our plans for an £80 million investment in north Cambridge which will see 200+ new council homes and 200+ new market homes built across the Arbury Court site and the nearby Kingsway council estate, with Arbury Court shopping and community facilities redeveloped, and improvements made to local public spaces and parks.' A final paragraph states: 'The plans have been developed following an earlier round of engagement in May and June 2025 to help create our North Cambridge Framework for Change - our corporate vision for north Cambridge which sets out our long-term plan for investment in Arbury, King's Hedges and Chesterton.'



Plan of the area covered by the North Cambridge Framework for Change

Hundreds of people responded to our surveys or took part in engagement events and conversations and this feedback has directly influenced the draft Framework for Change, as well as specific plans for redevelopment at Arbury Court and the Kingsway council estate.

Our latest survey closed for responses on Tuesday 16 December 2025. More information about our North Cambridge Framework for Change project can be found on our [online engagement platform](#).

- [Sign up to receive email updates about the North Cambridge Framework for Change.](#)

Arbury Court

The plan is to take down existing homes and commercial premises at **Arbury Court** and replace them with over 100 new council homes and over 100 new private homes, new commercial units, new community facilities including the library, and a new park and play area. The council is also in discussions with the Gurdwara, which has a freehold on the site, about being part of the proposals.



Aerial photo showing the area of the proposed Arbury Court redevelopment

The current park will be replaced with **more space for new park and play areas**, which will be at the centre of the new Arbury Court (see below). It will be closer to the shops and community facilities meaning increased footfall, greater usage and therefore lower risk of antisocial behaviour. All Category A trees will be kept and the majority of other mature trees too. We will ensure that there is always a park open for residents during this work. The current park will remain open in the first phase, and only when phase 1 is completed and the new park is open will the current park close.

We are asking local families and young people to get involved in helping to design the new park and play areas to ensure we get this right and improve the layout and facilities for local people - email northcambridge@engagecf.co.uk.



Location of the current park (left) and new park (right)

New commercial units will be built for existing Arbury Court traders to move into. Traders will only have to move out of the current Arbury Court premises once the new Arbury Court has been built nearby, and the new commercial units are ready to move into.

Map of the proposed Arbury Court development



Kingsway

The plans would also see the **Kingsway** council estate regenerated, replacing many council homes with 99 new council homes and 98 new private homes, with a better arrangement of open and green spaces.

The proposals also include redeveloping a number of homes on nearby Brackley Close, Rutland Close and Verulam Way.



Aerial photo showing the area of the proposed Kingsway development

Map of the proposed Kingsway development



Parks and green spaces

We are planning to enhance parks and green spaces across the north of the city to make them safer and more accessible, increasing biodiversity, and planting trees and shrubs – initially at Arbury Park and the open space Kingsway, with a longer-term focus on Pulley Park, Nun’s Way Rec and Arbury Town Park.

Safer streets

We plan to work with the Highways Authority for safer streets, better crossings and improved travel connections, including the Arbury Court and Kingsway link.

Timeline

- 2026: When a planning application is submitted for Arbury Court, council tenants would be granted highest priority on Home-Link and could start bidding for new council properties. Homeowners can also begin discussions with the council about next steps
- 2027: No residents will need to move before 2027, with many households not needing to move until a later date
- 2030: Arbury Court commercial tenants would only move once the new Arbury Court has been built

Focus on north Cambridge

Our housing development team will not be able to address every concern or suggestion raised by the community through the emerging Framework for Change.

However, other teams in the council are also reviewing the consultation feedback and using the insights to help shape improvement plans and guide small-scale investments in the north of the city.

The communities team will be coordinating some of this wider work, bringing local partners together to work strategically as well as working to secure additional funding to support the community’s priorities.

This includes a programme launched in June 2025 using government's Shared Prosperity Funding, which supports local community and voluntary sector organisations to build capacity, and provide support services and projects that enhance the local community.

Following a number of collaborative workshops and conversations with local community and voluntary sector organisations in north Cambridge, eight local projects have been awarded £3,000 to £20,000, totalling £115,000. More information on these projects will be available soon.

[Next →](#)

[Why redevelopment is needed in north Cambridge](#)

Contact us

 northcambridge@cambridge.gov.uk



Christmas bin collection changes

Check the changes being made to bin collection dates over the Christmas period.



Christmas opening hours

We are open on several days across the festive period, including Christmas Eve and New Year's Eve.



Draft Greater Cambridge Local Plan

We want your views on a draft of the first joint Local Plan for Greater Cambridge.



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8.3.2 Framework for Change Engagement Platform Homepage



North Cambridge Framework for Change (survey)

Open for comments from Tuesday 11 November to Tuesday 16 December 2025.

Cambridge City Council is consulting on the draft North Cambridge Framework for Change - our corporate [vision for north Cambridge](#) - which sets out our long-term plan for investment in Arbury, King's Hedges and Chesterton.

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.

The Framework also builds on earlier engagement around the [North Cambridge Neighbourhoods Design Code](#).

What we heard from you on the four key themes

- **Ageing estates** - which suffer from poor insulation and damp, and there are concerns about safety, indoor and outdoor community spaces, and the need for better neighbourhood connections.
- **Arbury Court** - residents value the services offered at Arbury Court and express strong support for existing traders who should be supported through any change, but would like to see a more affordable and diverse range of shops
- **Open spaces** - are poorly laid out and under-used, and there is a desire for safer, greener and more inclusive parks and play areas.
- **Streets and travel** - worries about traffic, parking, and the need for safer walking and cycling routes with better neighbourhood connections.

What we're doing

We've used your feedback to shape the draft Framework for Change. This includes:

- an £80 million investment in north Cambridge to build more than 200 new council homes and 200 new market homes
- knocking down the current Arbury Court, replacing poor quality homes and commercial premises with 107 new council homes, 106 new private homes, new commercial units built for existing Arbury Court traders to move into, new community facilities including the library, and a new park and play area with a Sikh temple forming a key element of the community hub
- regenerating the Kingsway council estate, replacing largely unfit council homes with 99 new council homes and 98 new private homes, with a better arrangement of open and green spaces. The proposals also include redeveloping parts of nearby Brackley Close, Rutland Close and Verulam Way
- opportunities where enhancements can be made to parks and green spaces to make them safer and more accessible
- working with the Highways Authority for safer streets, better crossings and improved travel connections

View our [North Cambridge Framework for Change Information Boards](#) for more details.

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.

Select the 'Take the survey' button on this page to have your say.

A hard copy version of this survey can be downloaded here:

- [North Cambridge Framework for Change survey](#)

If you are completing a hard copy survey, please return it to our Customer Service Centre in person or via post at the following address:

Communications and Engagement Team, Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY

You are also welcome to return to completed copies of this survey to Arbury Court Library or Meadows Community Centre.

The survey closes on Tuesday 16 December 2025. Any responses received after this date will not be considered.

If you are in need one one-to-one assistance when completing this survey, please call 07889111575.
For any further assistance, email us at communications@cambridge.gov.uk.

You can also call our Customer Service Centre and ask for the Communications Team on 01223 457000 (open Monday to Friday, 9am to 5.15pm).

We are hosting a series of drop-in [events](#) and community conversations throughout November and December.

[Read less](#) ↑

 North Cambridge Framework for Change Information Boards.pdf (1.8 MB)
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8.3.3 Social Media Posts

Reach	Shares (Retweets)	Likes / Reactions	Comments	Impressions	Event responses	Engagement Rate	Message type	Total engagement	Native Post Hyperlink
8025	2	6	9	13710		1	picture	161	https://facebook.com/1280333914142493
217	0	2	0	688		0	picture	2	https://www.instagram.com/p/DQ9fA7nDa1-/
910	3	18	3	1419		4	picture	50	https://linkedin.com/feed/update/urn:li:share:7394388976570380288
3934	3	2	4	6644		0	multi_image	9	https://facebook.com/1287542763421608
188	0	0	0	317		0	status_update	0	https://facebook.com/1290742469768304

Reach	Shares (Retweets)	Likes / Reactions	Comments	Impressions	Event responses	Engagement Rate	Message type	Total engagement	Native Post Hyperlink
4724	1	6	6	7279		1	multi_image	50	https://facebook.com/1298296612346223
0	2	3	0	975		1	multi_image	12	https://twitter.com/camcitco/status/1996979456431280441
276	3	6	0	440		4	multi_image	17	https://linkedin.com/feed/update/urn:li:ugcPost:7402745199778643968
215	0	2	0	648		0	multi_image	2	https://www.instagram.com/p/DSABdHoDT3s/
360	1	9	0	524		2	instagram_reel	10	https://www.instagram.com/reel/DSR330gDb9B/
0	2	0	0	0		0	share	2	https://twitter.com/camcitco/status/2000507808085876764
3,724		13	2	6,296	21				
3,616		16	12	8,467	40				
3,141		11	1	7,245	25				
29330	17	94	37	54652	86	13	0	315	

8.4 Press Release

8.4.1 Press Release

Have your say: 400+ new homes, shops, community facilities, public spaces and parks in north Cambridge

12 November 2025

Cambridge City Council is inviting feedback on its plans for an £80 million investment in north Cambridge which will see 200+ new council homes and 200+ new private homes built in the area, with Arbury Court shopping and community facilities redeveloped, and improvements made to local public spaces and parks.

The plans have been developed following an earlier round of engagement in May/June 2025 to help create the council's North Cambridge Framework for Change – its corporate vision for north Cambridge which sets out the council's long-term plan for investment in Arbury, King's Hedges and Chesterton.

Hundreds of people responded to the survey or took part in engagement events and conversations and this feedback has directly influenced the draft Framework for Change for north Cambridge, as well as specific plans for redevelopment at Arbury Court and the Kingsway council estate.

What is planned?

Taking down existing homes and commercial premises at **Arbury Court** and replacing them with over 100 new council homes and over 100 new private homes – including more accessible homes for people with disabilities – as well as new commercial units for existing Arbury Court traders to move into and new community facilities including the library. The council is also in discussions with the Gurdwara, which has a freehold on the site, about being part of the proposals.

The current park will be replaced with more space for new park and play areas, which will be at the centre of the new Arbury Court (see below). The council wants the community to help design the new park and play areas to provide a better layout and facilities for local people.



Regenerating the **Kingsway council estate**, replacing existing homes with 99 new council homes and 98 new private homes, with a better arrangement of open and green spaces. The proposals also include redeveloping a number of homes on nearby Brackley Close, Rutland Close and Verulam Way.

Enhancing **parks and green spaces** across the north of the city to make them safer and more accessible, increasing biodiversity, and planting trees and shrubs – initially at Arbury Park and the open space Kingsway, with a longer-term focus on Pulley Park, Nun’s Way Rec and Arbury Town Park.

Working with the Highways Authority for **safer streets**, better crossings and improved travel connections, including the Arbury Court and Kingsway link.

Find out more

Please visit one of the upcoming drop-in events taking place to find out more or share your feedback with the team:

- Monday 17 November, 5 to 6.30pm, Akeman Community Centre
- Saturday 22 November, 11am to 12.30pm, Meadows Community Centre
- Monday 1 December, 5.30 to 7pm, Brown’s Field Community Centre

Or join the webinar taking place on Thursday 27 November, 5.30 to 7.30pm.

[Find out more about these events.](#)

Have your say

Share your views on the draft north Cambridge Framework for Change, and the specific plans for redevelopment at Arbury Court and Kingsway, between now and Tuesday 16 December 2025.

[Take the survey online](#)

The content online can be translated into Arabic, Polish, Ukrainian or Portuguese. Request the survey in an alternative format, including a paper copy, by emailing communications@cambridge.gov.uk or calling 01223 457 000. Paper copies are also available at Meadows Community Centre and Arbury Court Library. For

anyone requiring one-to-one assistance to complete the survey, please call 07889 111 575.

Your input will help shape the final version of the Framework and the plans for the Arbury Court and Kingsway redevelopments.

Cllr Gerri Bird, Cabinet Member for Housing, said: "The council has an opportunity to invest in a part of the city that hasn't seen a fair share of investment in recent years. We want to truly change people's lives for the better, with modern, energy efficient and accessible council homes, and at the same time providing good-quality private homes which are equally highly needed.

"We really want to hear what you think about our plans, and what's important for us to consider in terms of delivering this investment in a way that works for everyone locally.

"Do you agree that Arbury Court and Kingsway homes should be a priority area for investment and improvement? Are you a trader who can feed back on our proposed £500,000 support package for you? Would you like to help co-design the new Arbury Court park and play areas? We've heard concerns about cycle paths crossing the new park but this won't happen. We want to hear from local families and young people to make sure we get this right and improve the layout and facilities for you. Let us know what you think by 16 December so we can ensure that we deliver this investment in north Cambridge in the best way."

Any residents required to move out of their home will be supported with financial compensation (£8,100 for council tenants, 10%+ of market value for home owners and 7.5% for non-resident owners), logistical and financial help to move, and for council tenants high-priority access to find the right council home in Cambridge for them, including brand new homes.

Similarly, the council will support all current Arbury Court businesses to trade throughout the development process and is inviting feedback on a proposed support package. Current businesses will be able to continue to trade in their current premises right up until the new Arbury Court is built and ready to move into, and will have the right to return to the new permanent premises when they are built.

The current Arbury Court park would also be available throughout any development until the new Arbury Court park is open for people to enjoy.

8.5 Survey Theme Tables

8.5.1 This section consists of tables with key themes and their frequency in each qualitative question of the NCFC survey.

8.5.2 In Q1a of the survey (*How do you connect to the north Cambridge area? - Other*), the following responses were mentioned:

Response	Number
Employees living in the area	1
Attend college or further education there	1
Grew up there	1
Have no connection	1
Children attend school there	1
Local government officer	1
Local Professional Group	1
I live in Cambridge	1
Not answered	229

8.5.3 In Q5a of the survey, (*What matters most to you if redevelopment goes ahead? - Other*), the following themes were mentioned:

Response	Number
Need shops (Budgens / post office)	13
Safety and improvements in the parks / keep green spaces and play areas	10
Modern housing / more houses	9
Keeping the existing recreation ground	8
Restrictions on buildings height / size / density	7
No cycle paths across the development / pedestrian safety	6
Disruption during construction / quick building	6
Full consideration of environmental and water issues	5
Getting important community space back up and running as soon as possible	5
Pedestrian only pathways	4
More car parking provision	3
Better community integration	3
Need more public services (Doctors / Schools)	3
Improvements are needed to other areas of North Cambridge too	2
More efficient use of land	2
Future proof long term planning	2
Less temples and mosques	1
It will devalue the local houses	1

Better road surfaces / fill in potholes	1
More job opportunities	1
Losing my home	1
Rehome local third sector organisations based in and around Arbury Court	1
Affordability	1
Numbers of council housing units are not sacrificed for private housing.	1
Fair treatment of leaseholders	1
Not stated	191

8.5.4 In Q6a of the survey, (*How should residents be involved in shaping next? - Other*), the following themes were mentioned:

Response	Number
Involve local people who are affected	11
Online updates / newsletter combined with surveys results	4
Existing Residents associations in the area	3
Attend outreach events (Tuesday at Good Shepherd)	3
Feedback requests	2
Actual co-design with local people involved in decisions	2
Every resident being moved should have help from a housing officer	2
In as many ways as practicable	2
Business liaison group	1
Include those without internet	1
Include disabled people	1
Tr	1
Knock on doors and explain what's happening / hear views	1
Not stated	216

8.5.5 In Q7 of the survey, (*Are there other buildings or estates that the council should consider for investment proposals?*), the following themes were mentioned:

Response	Number
Do not destroy green spaces and Arbury Park / Arbury Court / Pavillion / playground	8
Redevelop Kingsway Estate / Kingsway flats solving blind corners at Ferrars Way	3
No idea	3
Campkin Road / Flats above Campkin Road Tesco	3
Nunsway Pavillion	3
Arbury Community Centre	2
Affordable homes for all locals	2
Old Jenny Wren site boarded up for years	2
Everywhere council properties need updating	1
Chesterton village i.e. the High Street	1

Molesworth Estate	1
Green travel options	1
All of East Chesterton	1
Create through route from Alex Wood Road to Roseford Road	1
Newmarket Road	1
Campkin Court flats	1
Akeman, Bateman streets area	1
Minera Way which is poorly designed	1
Houses along Carlton Way shake when buses go over speed bumps	1
Edgecombe flats	1
Listen to residents about what needs doing	1
Campaign Road shops	1
Castle Hill Road	1
Histon Road	1
Ekin road (but being done)	1
Consider impact on roads and infrastructure before building more houses	1
Mitchams Corner area	1
Brackley Close Flats	1
Rutland Close Flats	1
Hazelwood Close	1
Pavements are unsafe due to regular illegal e-scooter riders,	1
Use blocks of garages to create housing / not used for cars	1
Public toilet and showers	1
Public library	1
The Cockerell Road playground has nothing for older children	1
All the Arbury roads have poor surfaces	1
20mph speed limits introduced	1
Maintain green verges	1
All heritage assets in decline	1
Sites that are under developed and serve a large community	1
Not stated	182

8.5.6 In Q8 of the survey, (*Which of these do you think is most important for the proposed park? - Other*), the following themes were mentioned:

Response	Number
Keep childrens safe play areas away from housing / elderly people / older childrens area / socialise	11
Whole development should not happen / leave it as it is	9
Increase park size	9
Keep existing biodiversity, plants and trees	5
More seating / benches	4
Cycle paths separate to the park areas / no bikes	4
More bins	2
Integration from immigration / no ghettos or no go areas	2

Design it for all year and all weather use	2
Improved quality of roads and footpaths	2
Working public toilets	1
Introduce activities / bowls	1
Introduce a café	1
No reduction in car parking	1
Small area elevated to act as a speaker's corner / community meeting place	1
Better disabled access	1
Deal with anti-social behaviour	1
Flexible space for events	1
Barriers to prevent parking	1
Keep pavement space for street furniture	1
Signs telling people about the history	1
Cycle parking	1
Clothing bins	1
Electric car charging points	1
Space for ball games	1
Better play equipment for older children	1
Technical Architecture Design Codes for new construction	1
Not stated	198

8.5.7 In Q9a of the survey, (*What facilities would you like to see in the new Arbury park? - Other*), the following themes were mentioned:

Response	Number
Child safe play areas	7
Keep current park / Do not build at all.	6
Ban cyclists and scooters from pedestrian areas of the park	4
Functioning toilet	3
Greater biodiversity / greenery / flowers	3
Proposed park is too small / has less facilities than current	3
Like the two play areas / younger children and older teenagers have their own space	2
No seating that encourages anti social behaviour	2
More bins and regularly emptied	2
Dog proof fence around play equipment	2
Introduce local stores (butcher / greengrocer / bakery)	2
Make it elderly / all generations friendly	2
Keep up maintenance	2
Accessible seating	2
Anything that encourages use of the park	1
Ensure park includes social housing tenants	1
Model it on European parks	1
Picnic/Barbeque facilities	1
Shops	1

Cafe in retail area	1
Technical Architecture features	1
Not stated	210

8.5.8 In Q11a of the survey, (*If improvements go ahead, what is most important to you? - Other*), the following themes were mentioned:

Response	Number
Keep the shops (Budgens / Post Office) / affordable rent	15
Need larger green space not smaller	6
Don't do it (the development)	4
Keep the library	4
Maintain the free parking facility	3
Ban the cycles and scooters	3
Plant trees to encourage wildlife / shade / noise reduction	3
Tackle anti social behaviour	2
Areas for recreation and ball games	2
Appointment of considerate retail/public realm developer	2
Keep the Sikh Temple	2
Social housing is given priority	2
Adequate car parking for shoppers and residents	1
Accessibility for mobility scooters	1
Remove the betting shop	1
Create comfortable safe social housing	1
Keep the library	1
Better access for cars	1
Re-housing essential third sector services / need to be large and accessible	1
Ensure high spec engineering	1
Cleaning, maintenance and bins	1
Indoor market	1
Include areas for social interaction	1
No unsuitable shops e.g. betting shops	1
Don't use public money for religious purposes. e.g. temples	1
Don't increase council rent	1
Technical Architecture Design Codes	1
Not stated	199

8.5.9 In Q12 of the survey, (*What type of shops or services would you like to see added that aren't currently there?*), the following themes were mentioned:

Response	Number
Café / restaurant / coffee shop	34
Pharmacy that's accessible / open	29
Everyday shopping / supermarket	11
DIY / Hardware	9
Just keep what is there	9

Library	5
Pop up / Saturday Market	4
A second charity shop	4
Better quality / reasonably priced shops	3
Pub	3
Bank	2
Toy shop	2
Multi faith community centre	2
Bargain shop	2
Post office	2
Newsagent	2
None	2
Bookshop	2
Fishmonger	2
Bakery	2
Vegan and plant based food	2
Not a Sikh Temple	2
Delicatessen	1
Access for mobility scooters / older people	1
Dog grooming	1
Micropub	1
Home Bargains	1
Police station	1
Asian / South Asian shop	1
Gym	1
Nail bar	1
Food van	1
Why not purchase the 'Snowcat' site if you need more space	1
No betting shops	1
Bike shop	1
Whatever people want	1
Local community projects	1
Farm shops	1
Kebab shop	1
Chinese Takeaway	1
Cinema	1
Optician	1
Dentist	1
Entertainment spaces	1
Drop in medical centre / Health centre	1
Arbury Court homes should be a priority	1
Laundrette	1
See my PDF Umbrella Representation	1
Not stated	132

8.5.10 In Q13a of the survey, (*Where do you do your main food shopping? - Other*), the following themes were mentioned:

Response	Number
Online deliveries	15
Sainsbury's	12
Arbury Court	7
Co-op	6
Various	6
Lidl	5
Tesco	5
Budgens	4
Supermarket	3
Local butcher	3
Ocado	3
Local fruit and veg shop	3
Waitrose	3
Les Ward	3
Asda	2
Aldi	2
Local bakery	1
M&S	1
Market	1
Morrison's	1
Arjuna	1
Not stated	177

8.5.11 In Q15a of the survey, (*If you use Arbury Court, what is the principle means of travel to it?*), the following themes were mentioned:

Response	Number
Mobility scooter	2
Wheelchair	1
Varied	1
Both cycle and car as needed	1
Not stated	231

8.5.12 In Q16a of the survey, (*Which spaces should be prioritised first for investment? - Other*), the following themes were mentioned:

Response	Number
They're all mostly ok	5
Leave Arbury Town Park and other parks alone	4
Don't know	4
They all need care and attention	4
Arbury court playground	3
Chesterton village	1
Molesworth	1
A realistic plan to meet objectives	1
Split the budget and do both	1
Replace Pulley Castle	1
Mini bridge replaced at toddler zone at Nuns Way	1
Repair older kids section at Nuns Way	1
Where is Pulley Park?	1
Where is Arbury Town Park? Is Arbury a town?	1
Free breakfast, fruit and veg, etc	1
More help from council	1
Cockerell Road playground	1
Not stated	208

8.5.13 In Q17a of the survey, (*What would most improve safety and comfort in parks? - Other*), the following themes were mentioned:

Response	Number
CCTV	3
Better surfacing	2
Security to stop travellers setting up home	2
Visible Police	2
Adequate bins	2
They have become no go areas for children	1
Clear walking and cycle path	1
Repair the broken play equipment	1
Seating for parents to supervise children	2
Community employment? (volunteers, CCVS groups)	1
Padded flooring in childrens play areas	1
Hard barrier to stop electric scooters riding the pavement	1
Remove the graffiti	1
Drainage	1
Usable green space for recreation	1
Not stated	219

8.5.14 In Q18a of the survey, (*Which green links should be improved or created first? - Other*), the following themes were mentioned:

Response	Number
----------	--------

Arbury Road to Milton Road	3
No one knows what a "green link" is. Cycle / pedestrian or wildlife?	3
No public transport from this area to North Cambridge Station	2
A bus from Arbury side to Cambridge north	2
Garry Drive to busway crossing	1
Eddington to Arbury	1
Molesworth has no real facilities	1
Footpath along Arbury Road north side (by Nicholson Way to Arbury Community Centre/Court) as currently pedestrians walk in the road	1
Links to busway stop at Regional college	1
Arbury/King's Hedges to both Aldi Histon Road and to Newmarket Road and Beehive Retail Parks	1
Parks need to be safe for people to use them	1
Extended Arbury Road cycle path	1
No issues with path safety	1
Cycle routes	1
Wider roads	1
None	1
Technical Architecture Design	1
Not stated	217

8.5.15 In Q19a of the survey, (*What youth facilities are most needed? - Other*), the following themes were mentioned:

Response	Number
Sheltered space for kids	8
Activities for children	7
Youth club	6
Not seating	4
New trees and shrubs	4
Staff providing a safe environment	3
Sports clubs to run and use the facilities / tennis etc	3
Seating	3
Toilets	2
Already have a skate park	2
Community centre open in afternoons	2
Don't know	2
Older children from North Cambridge Academy won't be able to use Arbury Playpark	2
Properly funded	1
Wildlife areas	1
New builds to include swift boxes	1
Needs to be vandal proof	1
Space designed for girls	1
Look at Trumpington busway/Hobson court area	1
Sea cadets, army cadets, air cadets training	1

Technical Architecture Design Codes	1
Not stated	209

8.5.16 In Q20 of the survey, (*Are there any underused spaces which could be improved for community use?*), the following themes were mentioned:

Response	Number
Green area around Pulley park	3
Arbury town park	3
Not applicable / No	3
All are underused as unsafe for children	2
Nun's Way	2
The library	2
Arbury court play park is already very well used so no need to build over existing parks	2
More trees and green hedges	2
Kingsway gardens	1
Humphrey's Road play area	1
Green space on Crowland Way/Edgecombe	1
Park off Alex Wood Road	1
Green space outside Kings Hedges Flats	1
NCA playing fields and green spaces	1
Bramblefields - need a direct path through that underused bit to Cambridge North Station, from Laxton Way/Pippin Drive areas.	1
The park at the centre of Ramsden square	1
The park just off Woodhead Drive	1
Green space by Ship Inn and Kings Hedges Primary	1
Yes	1
Poochie parlour has been closed for ages and could be a games / craft cafe	1
Tend to encourage anti social behaviour	1
The Good Shepherd Church green area	1
The schools when out of school hours	1
Lots of rather small grassed areas need landscaping	1
Unused land connected to north Cambridge academy.	1
Green space next to Arbury community	1
Chestnut Grove park.	1
Sikh temple - promised to be a community space	1
Campkin Road Tesco	1
Cockerell Rod playground. Play equipment for primary school children / more bins	1
Current pharmacy	1
Not stated	202

8.5.17 In Q22 of the survey, (*Where are the most problematic crossing points or junctions?*), the following themes were mentioned:

Response	Number
Cyclists causing issues / facing danger	29
Arbury Road to Milton Road	21
Arbury Road to Campkin Road	19
School children / pedestrians - need more or safer crossings	19
Roads are full of potholes	15
Arbury Road to Mansel Way	12
Traffic calming measures are prohibitive / kerbs and street furniture	11
Arbury Road to Mere Way (no safe crossing)	10
Milton Road to Elizabeth Way / roundabout	8
Parking causes issues	7
Issues caused by traffic lights	7
Carlton Way to Stretton Avenue	6
Campkin road to Hawkins Road, both mini roundabouts	6
Campkin road to Northfield Avenue	5
Carlton Way to Gilbert Road	5
Carlton Way to Alex Wood Road (speeding cars)	4
Arbury Road to Alex Wood Road	3
Arbury Road to Leys Road (Parked vehicles)	3
Campkin road by the Grove School	3
Roseford Road to Histon Road (fast cars)	3
Arbury Road outside the school	2
Kings Hedges Road to Guided Busway at Kirkwood Road (no crossing)	2
Union Lane and Chesterton High Street	2
Crossing near good shepherd	2
Campkin road at St Kilda Avenue	2
Arbury Road to Arbury Court (new cycle lane)	2
Electric scooters ridden too fast with no lights	2
Doctors on Arbury Road	1
Arbury Road to St Albans Road	1
Milton Road to Highworth Avenue / roundabout	1
Milton Road to Hurst Park Avenue	1

Milton Road to Chesterton Road	1
Milton Road to Kings Hedges	1
Milton Road to Victoria Road	1
No safe crossings on Northfield Avenue / subway not safe	1
Kirkwood Road to Busway	1
Crossing by St Laurence School (fast cars not stopping)	1
The birthday cake roundabout (waste of money)	1
Crossing point to the Tesco express	1
Mobility scooter access due to bike barriers	1
School traffic causes issues	1
Don't know the area well enough	1
Arbury Road needs a crossing near Havenfield elderly housing	1
Not stated	130

8.5.18 In Q23 of the survey, (*Where do congestions, parking or safety issues occur around schools, and what measures would help?*), the following themes were mentioned:

Response	Number
Restricted parking at school times	26
Carlton Way School	16
Arbury Road / Court	12
Safer cycling / clear cycling lanes	12
Roads become too narrow / dangerous	10
At beginning and end of school day	9
Parents parking at Arbury Primary School	9
Double yellow line the roads	8
Improve or create new drop off areas	8
Parking enforcement officers / police / traffic wardens at school drop off	6
Grove School / Crowland Way	5
Perse Way, Carlton Way, Gilbert Road towards Chesterton Community College	5
Brimley Road	4
Cyclists / scooters to stay in their lanes / not on pavements	4
Too much traffic / congestion	4
Campkin Road	4
Near North Cambridge Academy	3
Sort out new roundabout on Milton Road	3
Parents parking at St Laurence School	3
Encourage parents to walk their children to school / schools closer to home	3
Speed camera to discourage speeding vehicles	3
More parking availability	3
Northfield Avenue next to King's Hedges Educational Federation	3
Outside Manor school	2

Chesterton Junior/Chestnuts nursery (the old Shirley school, Green End Rd)	2
Buses have difficulty getting through	2
ANPR Cameras	2
Areas of congestion where road layouts have changed / local authority's fault	2
Modal filter or one way for cars	2
Jermyn Close - Not enough parking and new builds will make worse	2
Strict enforcement of illegal pavement parking. Fines required.	2
Castle School	1
The birthday cake roundabout	1
Poor visibility	1
Crossing the road when cycling	1
Don't know the area well enough	1
Better syncing and timing of traffic lights	1
Step free access already exists at the station	1
More road signs telling you your speed and speed bumps	1
Hall Farm Road, Finch Road	1
Good Shepherd church	1
King's Hedges School	1
Roland Close	1
St Albans Road	1
Histon Road	0
Traffic light issues	-2
Not stated	161

8.5.19 In Q24a of the survey, (*To reach Cambridge North station of the city centre, what public transport improvements would help most?*), the following themes were mentioned:

Response	Number
Insufficient buses to North Cambridge Station	15
Travel to Cambridge North Station is more difficult	12
Bus service is poor / bad	9
Proper segregated cycle lanes	8
Longer running times (after 10pm) for night workers / early morning	4
Better pedestrian access, not bikes!	4
Less congested streets to minimise bus delays / congestion	4
Proper cycle lanes all the way through Chesterton village	3
Dedicated cycle lane from Arbury Court to Cambridge North	3
You can't get around Cambridge on a direct bus / use a car instead	3
Free / accessible / low price / parking at the station	2
Last minute bus cancellations	2
Poor signage to Cambridge North Station	2
Direct route from Clti1 bus route	2
Better lighting for cycle paths	2

Better circulation of traffic at the Station	2
Better seating at bus stops / maintenance	2
£3 cap is too high. Other countries £1 - £2	1
Better waiting spaces at the station	1
Better shops near the station	1
There are no direct buses to the hospital apart from the 2	1
Insufficient room on the bus for prams and buggies	1
Tram	1
Potholes make cycling uncomfortable	1
Car	1
No spitting signs at bus stops	1
Better car parks	1
The bus service from Arbury to Cambridge city and the bus station is very good	1
Not stated	185

8.5.20 In Q26 of the survey, (*Is there anything else you'd like to tell us about Arbury, King's Hedges or Chesterton, how north Cambridge can improve, or the council's proposals?*), the following themes were mentioned:

Response	Number
Keep Arbury Park and play area as it is	45
Need more green spaces	37
Support Arbury Court businesses / during the changes to help them keep open / no rise in rents when done	28
Proposal is unacceptable / no benefit	26
Better layout at junctions / remove rat runs	24
Insufficient parking / disabled parking / for residents and shoppers at Arbury Court	21
Leave open spaces as they are	20
Improvements in bike routes / cycle paths	17
Improve cleanliness and maintain the kids equipment at Arbury Park	16
Fill in potholes / road surfaces	15
More police / tackle anti-social behaviour	14
The new Council flats need to be affordable for returning tenants	14
Build more affordable houses for young local people	13
No high-rise buildings out of character	13
Don't demolish existing buildings. Renovate and repair / reuse them	11
Unacceptable increase in the number of people using it	11
Cut back the hedges and improve sight lines / maintain green areas	10
Not enough services to support population growth / insufficient schools	10
Stop cyclists on pedestrian paths / dangerous / electric scooters	9
Fully support these proposals	9
Separate facilities for older and younger children	8
More street lighting	7
Enforcement of speed limits on all roads / traffic calming	7

Street cleaning / on request	7
Need better public transport / bus service	7
Library must be maintained / seems invisible / not just PC's	6
Dealing with litter	6
Measures to tackle surface water / drainage / guttering	6
Object to proposed Modal Filters and blocking of cars	5
Use native species for planting	5
Better seating in Arbury Court	5
Needs a community café where people can meet	5
More sporting facilities like MUGAs, petanque pitches, tennis courts, outdoor gyms.	4
Changes should be aspirational / not viewed as deprived area	4
Needs more clarity on proposed improvements	4
Encourage the unique mix of all local cultures	4
Provide more bins	4
Installing double yellow lines to reduce poor parking	3
Will lead to a congestion charge / don't do it	3
Familys on low incomes struggling to survive	3
Ensure local residents maintain access to their properties during and after construction	3
Budget crisis and the council is trying to spend more money	3
CRC students to be sent litter picking	2
Don't be too woke	2
Improve walking access to Cambridge North Station / dark and unsafe	2
Disabled housing needed / freed up	2
Crushing concrete is a very high carbon exercise / air quality	2
Make pavements safer especially for wheelchairs and pushchairs	2
Pop up markets	2
Community feeling and socialising has improved mental health and well-being	2
Is putting the food store facing Arbury Road the safest option	1
Need to design a service road for the Arbury Court shops	1
Provide a public toilet	1
Please include Chesterton itself	1
No temples/mosques as they cause serious social issues for residents	1
Better integration / no migrant ghetto areas	1
Keep the existing mural on Arbury Court / more art installations	1
Listen to local people	1
Vertical gardens on building facades or unused walls to improve air quality and aesthetics	1
Digital Infrastructure Upgrades - Free public Wi-Fi zones	1
Monthly "Fix-It" workshops using local volunteers	1
Art installations using local artists	1
Residents of Kingsway were assured in July of 2023 that the council had no plans for future redevelopment	1

Need closer links to the nearby Science Parks and other developments such as CRC	1
Proper use of garages as too many are used for storage	1
Send the designers out to Europe to learn from them	1
Council need to audit tenants and remove sub lets	1
Potential presence of asbestos-containing materials (and other hazardous materials) in the buildings proposed for demolition	1
The potential use of high vibration construction methods resulting in ground vibration that can cause property damage	1
No provision for self built housing which could help council meet their targets	1
Arbury Court is not "underused" as shops are used and relied upon	1
Please see my PDF Umbrella Representation outlining the merits of Traditional Architecture Design Codes on economic, ecological and environmental grounds	1
Not stated	80

8.6 Formal Written Responses

8.6.1 Arbury Road East Residents' Association

 Outlook

FW: Time for cross-party collaboration

From: [REDACTED]
Date: Thu 11/12/2025 16:53
To: [REDACTED]
Cc: [REDACTED] <>

Hi [REDACTED]

This e-mail chain has been extended further. It would need editing or redaction to exclude personal comments.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

I now work part-time – generally Monday, Wednesday and Thursday

cambridge.gov.uk | facebook.com/camcitco | twitter.com/camcitco

From: [REDACTED]
Sent: 11 December 2025 13:27
To: [REDACTED]
Cc: [REDACTED]
<[REDACTED]>;
<[REDACTED]>
Subject: Re: Time for cross-party collaboration

[REDACTED]

Thank you for your reply.

I've inserted comments below.

[REDACTED]

[REDACTED]

On 10 Dec 2025, at 17:53, [REDACTED] (Cambridge City - West Chesterton)

<[REDACTED]> wrote:

[REDACTED]

West Chesterton Ward

[REDACTED]
[REDACTED]

Hi [REDACTED]

Further to my comments in response to [REDACTED] email, I was very sorry to hear about [REDACTED] incident and hope she's okay.

I know that the County Council are currently in discussion over which roads to prioritise for repair and when asked I've been very clear that Arbury Road should be the top of the list in our area.

[REDACTED], yes, I agree that resurfacing Arbury Road east should be a priority.

I asked [REDACTED] some months back how Brimley Road and its cross streets got prioritised over Arbury Road east for resurfacing.

He didn't provide an answer.

[REDACTED] then said that, as [REDACTED] was so busy, he would pursue this issue for us.

But he hasn't come back to us about it.

I know that you cycle.

But I don't know whether you ever cycle down the road towards Milton Road.

The condition of the road is treacherous for cyclists - no wonder so many of them choose to ride on the pavement.

The road surface is a patchwork of patches on patches no sooner repaired than reappearing as potholes.

If you understand the science of the longevity of road surfaces (I have worked with traffic engineers researching this issue), this rapid deterioration of temporary repairs is quite predictable.

[REDACTED] is best placed to comment on the best opportunities for funding (which is key); some of the items you mention below may be deliverable under the LHI scheme whilst others would require additional funding.

The LHI is not a viable source.

We tried getting the requested new zebra crossing through that route.

But the County's practice of 'worst case' costing made it prohibitively expensive.

I doubt whether ARERA would be willing to go down that route again.

We also had an on-street meeting with Alex Beckett, the chair of the County's Highways & Transport Committee, about the measures listed below.

He told categorically that there is no budget from which the work listed below can be found.

We asked the Joint Assembly of the Greater Cambridge Partnership - knowing that £60m has just been voted for its 'greenways' whether they would spend any of the additional £200m voted by central government on improving this part of one of the County's designated priority cycle route - as part of the onward journey of people cycling in from the villages.

But, at the Assembly's last meeting, we were stonewalled and ignored, all in record time.

In discussions regarding Arbury Court, I've also highlighted the previous traffic islands that used to provide better protection at the corner and raised the need for thinking about how any redevelopment helps improve safety and not erode it further. However, that project will take time to be delivered and it would be good to take actions before then.

Yes, we agree. The redevelopment of Arbury Court is not, Ben Binns has explained, due to be submitted for planning permission until 2027.

So, as you say, "it would good to take action before then".

But I won't be holding my breath - as I say below our requests have been repeatedly ignored and rejected since 2019 regardless of the political persuasions of our elected county and city councillors.

Kind regards,

From: [REDACTED]
Sent: 10 December 2025 13:43
To: [REDACTED]
Cc: Cllr [REDACTED]
[REDACTED]
[REDACTED]
<[REDACTED]>
<[REDACTED]>
Subject: Re: Time for cross-party collaboration

Dear [REDACTED]

Thank you for including me in your correspondence. Great sympathy for [REDACTED]. I trust she is alright and understand that collisions or near collisions can result not only in physical damage but are likely to generate stress and anxiety. This is more than unfortunate.

On the matters you raise, perhaps on reflection you may come to agree that the notion that then Cllr Mike Sargeant and I as then Councillor 'took no action' is inaccurate. Rather than listing all actions of the many I pursued (and Mike Sargeant's record speaks for itself), several included - discussions with residents and County (plus enquiring at the betting shop Paddy Power as to who owned the space) about possible parking provision on the large area that lies behind the shops in Milton Road and Arbury Road and the flats in Arbury Road in one effort to address the parking and narrowness of road - this was during walk with residents (and I recall officers) up Arbury Road to consider the parking); holding in-person and on-line meetings with residents and officers re Arbury Road issues - at one of the number I recall the then cycle officer from County speaking favourably about the possibility of Arbury Road being made one way - unfortunately he left the County for another post before advancing this possibility; many meetings on residents parking including Arbury Road with residents and inviting officers to these meetings; addressing potholes on Arbury Road - through communications (multiple) with County officers; on the day before the Covid lockdown, when meetings were restricted to a certain number (maybe 22 or 25) holding a meeting of traders,

residents and councillors at Arbury Court to seek views on the modal filter question (both then Cllr Michael Bond and as I recall [REDACTED], plus Cllr Meschini were there (may have been others - perhaps Cllr Shiel ...) ...

I am always ready to work collaboratively across party to advance the interests and safety of residents. Not being a Councillor I cannot do this in that role, but encourage Councillors to do so.

Every good wish, [REDACTED]

On Wed, Dec 10, 2025 at 11:39 AM <[REDACTED]> wrote:

To all of our (West) Chesterton councillors

In November 2024, [REDACTED], who lives in [REDACTED], was riding her bike when she was "nearly knocked down by a speeding car on the east end of Arbury Road". She described cycling on Arbury Road east then as "an accident waiting to happen".

Responding to her at the time, [REDACTED] said:

"The main problem concerning the eastern end of Arbury Road is the narrowness of the road as it approaches the Milton Road junction. Competing claims for residents' parking, two-way motor vehicle and cycle routes, foot paths, and shop forecourt parking: all conspire to make this a problem for local residents.

If you have any suggestions for further measures to improve safety on this stretch of road, do please get in touch."

We have offered multiple suggestions about what could be done:

1. cameras to enforce the 20 mph speed limit
2. weight restrictions on vehicles using the very narrow stretch of Arbury Road east
3. a new zebra crossing near Havenfield to support its elderly residents
4. one-way traffic to provide extra space for cyclists (and pedestrians once cyclists stop cycling on the pavements)
5. a traffic calming intervention of some form where Arbury Road east narrows to slow traffic down (as there used to be before the GCP removed it without any consultation during Phase 2 of their 'improvements', see photo).
6. a modal filter to prevent through traffic (as the Council proposed during COVID).



We first pressed for traffic calming interventions in 2019.

Then [REDACTED] and [REDACTED] were our local councillors: at the time they both made sympathetic noises but took no action.

We have repeatedly pressed for traffic calming interventions since then, through various political iterations in our local representatives and chairs of relevant committees.

"Getting in touch", as [REDACTED] advises, clearly hasn't worked.

Last month, **November 2025**, [REDACTED] was once again involved in a near miss while riding her bike on the narrow stretch of Arbury Road east when she was panicked by "a very speedy and noisy motorbike" that overtook her.

Today, I received [REDACTED] newsletter about consultation on the City Council's Framework for Change in north Cambridge.

He wrote:

"Anyone who uses Arbury Road every day knows it's already congested - what's the plan for our schools, GP surgeries, and roads to handle this growth? Development must come with the infrastructure to support it."

Whilst I can appreciate the sentiment expressed, **just where and what is "the plan"** and precisely what actions are our local councillors taking to ensure that it is implemented.

Recently, [REDACTED] sent to [REDACTED], our acting chair, and me Appendix 1 of the County's draft Asset Management Strategy to show us "the complexity of making these decisions".

But we elect our local councillors precisely to ensure that this complexity is managed effectively and, hopefully, in a way that addresses local needs and not just County- or City-level pre-occupations.

It is long past time that our locally elected councillors collaborated on joint action to introduce traffic calming measures on Arbury Road east.

And these need to be in place before even more “complexity” is introduced into the mix by the enlarged local populations planned by the redevelopment of Arbury Court and the provision of new housing on the North Cambridge Academy site are delivered.

Our local councillors need to act jointly on this issue **and collaborate in the planning stage** with those charged in the City Council with bringing about these changes.

Please can you inform us what joint actions you all are proposing to take before [REDACTED] “accident waiting to happen” happens?

[REDACTED]

Committee member, Arbury Road East Residents’ Association

[REDACTED]

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8.6.2 ARERA

Cllr Rachel Wade
West Chesterton Ward
Deputy Leader Cambridge City Council



From: [REDACTED]
Sent: 15 December 2025 15:24
To: northcambridge@engagecf.co.uk <northcambridge@engagecf.co.uk>
Cc: Cllr Richard Swift (Cambridge City - West Chesterton) <richard.swift@cambridge.gov.uk>; Rachel Wade <Rachel.Wade@cambridge.gov.uk>; Cllr Jamie Dalzell (Cambridge City - West Chesterton) <jamie.dalzell@cambridge.gov.uk>
Subject: Arbury Court, Kingsway Flats and Arbury Play Park Redevelopment

As Acting Chair of Arbury Road East Residents' Association (ARERA) I would like to support the views which you have received from the Hurst Park Estate Residents Association (HIPERA). In particular I would add that when my children were small we regularly used Arbury play park, as have my grandchildren, particularly the family who live in Arbury Road and where both children attend local schools. There is no evidence that I can see that local people are not using the play park with their children.

The replacement green space is a totally inadequate replacement for what will be lost - toddler safe play area, older children play area with lots of new equipment, and a "kick a ball about" area or social area, with public toilets. The nearest similar space is near the Kings Hedges learner pool, or the Chesterton Rec next to St Andrew's churchyard - both of which are considerably further away and much more of a challenge to get to for grandparents in their late 70s.

I am concerned that Budgens will suffer from a shortage of parking space - quite a number of local residents go by car for ease of getting shopping home. The car park is also used by members of Good Shepherd church, which will itself have considerably less parking once its own improvements to the hall area and church entrance are completed. As a matter of information, the Design consultants did not even know there was a church nearby to Arbury Court until I informed them! The consultation so far has been abysmal - only the residents of the properties to be demolished and replaced have been directly approached by the consultants as far as I am aware, yet the level of proposed development will impact on a much wider community - schools, users of doctors' surgery and dentist, to name but a few. Parking will be at a premium everywhere nearby - not all the nearby residents have their own parking space.

Is it realistic to suppose that the Library will actually take up the offer of space at the rear of the development? Libraries are already a very squeezed resource and it seems likely that once closed, it will not reopen - a particular loss for children at Arbury Primary School, St Lawrence's School, Colleges Nursery School, and the Grove Primary School.

Arbury Court has recently been landscaped to include some young trees which are growing up nicely. These trees are a welcome addition and must be enhancing the acoustics of the flats surrounding the court. This enormously reduces sound levels, especially in summer. The proposals to put a new play area in the middle of the flats will only add to the level of noise suffered by future flat residents. In addition it is likely to turn into a sea of mud in wet weather with cyclists criss-crossing it, e-bikes and scooters etc. It won't be a peaceful or safe area for young children.

The proposed 3 blocks of flats to go on the existing playpark are over-development of a small site - especially if they are built up to 6 storeys - much too high for this area which contains small terraced houses of 2 storeys with some attic rooms. What efforts are proposed to keep the cost of heating the flats low and eco-friendly? What will be done to protect against excessive heat in sunny weather?

HIPERA Letter reproduced with permission - "Arbury Court with its shops and associated play-park is a hugely important community asset that has been an ever-present backdrop to the lives of thousands of people living in the area for over 60 years. They deserve to have their needs, their memories and lived experience, respected when it comes to planning such a major redevelopment.

Here's what's important in understanding what people value and want to see preserved:

1. The first clue is in the name – Arbury Court. We, and many others we have spoken to, firmly believe that it is the paved courtyard layout that gives the shopping centre its distinctive character. It offers people a circulation space creating opportunities for social interaction, events, and a sense of community in a way that a linear design just doesn't do.

The proposal presented by the council does the exact opposite. It abandons the concept of an Arbury shopping court and loses the relationship between shops and shopkeepers at the same time.

2. The second clue lies with recognising that Budgens (along with the Post Office) is the key anchor store that draws people in and helps to bring in trade for the smaller independent shops. It is vital that Budgens will be enabled to carry on business unhindered during any building works with customer access

preserved to and from the other shops.

Despite general assurances that have been given we found that officers and representatives from Hill were unable to demonstrate that the council's layout for the shops could deliver this. One officer stated that how to move Budgens to the proposed new location was "an unresolved issue".

3. A third clue has been provided by the mass objections raised to the existing play-park being built upon and 're-provided' to a new location. We have found only one comment in the feedback published to the North Cambridge Framework engagement exercise stating that the Arbury Court play-park is 'under-used', although some such comments were made more generally about open spaces elsewhere in North Cambridge.

Our experience is that the park is well used by a variety of age groups and it is normally safe. People value having a contiguous protected open space – they are sceptical about smaller pockets of alternative green space being aggregated in a calculation to justify an equivalence which doesn't really exist.

4. A fourth and vital element is the need for supporting infrastructure to enable the increase in homes to be sustained, from today's 31 units to 213. An increase in population of more than 500 people on the site will surely have a major impact on education, health services and transport provision, but that is barely mentioned in the council's proposal.

Indeed the proposed layout envisages a new entry/exit road via the shops that would connect Alex Wood Road to Arbury Road – creating a potentially dangerous rat-run as an alternative to Mansel Way.

We wonder about the impact the development will have on traffic flows on Arbury Road which is notoriously congested at its eastern end. Some serious joined-up thinking is required to model the impact and to implement mitigation measures before any development is commenced.

The same goes for car parking. It's all very well to encourage active travel by limiting parking facilities but that needs to be backed up with first-class public transport, safe cycle routes and covered cycle storage. The lack of sufficient on-site parking for the shops, residents and their visitors is going to cause problems. We foresee that drivers will be cruising around adjacent streets looking for on-street spaces and causing stress and conflict for other local residents. There are some customers of the Arbury Court shops who have no alternative but to use their cars. If they can no longer find convenient parking their custom will be lost, and they will be forced to drive longer distances out of the area.

Here's what we would like to see from the next round of consultations before proceeding to a planning application:

- A. The existing layout concept abandoned
- B. New layout options which incorporate the following:

I. A shopping plaza laid out as a court, similar to what we have now but enhanced with more planting and seating with an opportunity for a community café

II. A clearly worked-up phased building and transition plan for all the shops including Budgens and the Post Office

III. Retention of the existing play-park including its trees and eastern boundary hedge, with improved access and overlooking from residential units to be located on the west side.

4. An impact assessment of the number of proposed residential units on the provision of local nursery and school places, GP, pharmacy, and dental services, and on infrastructure including traffic management, public transport, bus stop location and on-street parking

V. Adequate provision of on-site parking and covered cycle storage

VI. Based on IV and V, consideration of whether the number of new homes currently envisaged constitutes a sustainable development

VII. A statement of building heights required relative to their locations that will be needed to accommodate the new homes

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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8.6.3 HPERA

HPERA Response to Arbury Court Redevelopment Proposal

Arbury Court with its shops and associated play-park is a hugely important community asset that has been an ever-present backdrop to the lives of thousands of people living in the area for over 60 years. They deserve to have their needs, their memories and lived experience, respected when it comes to planning such a major redevelopment.

Here's what's important in understanding what people value and want to see preserved:

1. The first clue is in the name – Arbury Court. We, and many others we have spoken to, firmly believe that it is the paved courtyard layout that gives the shopping centre its distinctive character. It offers people a circulation space creating opportunities for social interaction, events, and a sense of community in a way that a linear design just doesn't do.
The proposal presented by the council does the exact opposite. It abandons the concept of an Arbury shopping court and loses the relationship between shops and shopkeepers at the same time.
2. The second clue lies with recognising that Budgens (along with the Post Office) is the key anchor store that draws people in and helps to bring in trade for the smaller independent shops. It is vital that Budgens will be enabled to carry on business unhindered during any building works with customer access preserved to and from the other shops.
Despite general assurances that have been given we found that officers and representatives from Hill were unable to demonstrate that the council's layout for the shops could deliver this. One officer stated that how to move Budgens to the proposed new location was "an unresolved issue".
3. A third clue has been provided by the mass objections raised to the existing play-park being built upon and 're-provided' to a new location. We have found only one comment in the feedback published to the North Cambridge Framework engagement exercise stating that the Arbury Court play-park is 'under-used', although some such comments were made more generally about open spaces elsewhere in North Cambridge.
Our experience is that the park is well used by a variety of age groups and it is normally safe. People value having a contiguous protected open space – they are sceptical about smaller pockets of alternative green space being aggregated in a calculation to justify an equivalence which doesn't really exist.
4. A fourth and vital element is the need for supporting infrastructure to enable the increase in homes to be sustained, from today's 31 units to 213. An increase in population of more than 500 people on the site will surely have a major impact on education, health services and transport provision, but that is barely mentioned in the council's proposal.

Indeed the proposed layout envisages a new entry/exit road via the shops that would connect Alex Wood Road to Arbury Road – creating a potentially dangerous rat-run as an alternative to Mansel Way.

We wonder about the impact the development will have on traffic flows on Arbury Road which is notoriously congested at its eastern end. Some serious joined-up thinking is required to model the impact and to implement mitigation measures before any development is commenced.

The same goes for car parking. It's all very well to encourage active travel by limiting parking facilities but that needs to be backed up with first-class public transport, safe cycle routes and covered cycle storage. The lack of sufficient on-site parking for the shops, residents and their visitors is going to cause problems. We foresee that drivers will be cruising around adjacent streets looking for on-street spaces and causing stress and conflict for other local residents. There are some customers of the Arbury Court shops who have no alternative but to use their cars. If they can no longer find convenient parking their custom will be lost, and they will be forced to drive longer distances out of the area.

Here's what we would like to see from the next round of consultations before proceeding to a planning application:

- A. The existing layout concept abandoned
- B. New layout options which incorporate the following:
 - I. A shopping plaza laid out as a court, similar to what we have now but enhanced with more planting and seating with an opportunity for a community café
 - II. A clearly worked-up phased building and transition plan for all the shops including Budgens and the Post Office
 - III. Retention of the existing play-park including its trees and eastern boundary hedge, with improved access and overlooking from residential units to be located on the west side.
 - IV. An impact assessment of the number of proposed residential units on the provision of local nursery and school places, GP, pharmacy, and dental services, and on infrastructure including traffic management, public transport, bus stop location and on-street parking
 - V. Adequate provision of on-site parking and covered cycle storage
 - VI. Based on IV and V, consideration of whether the number of new homes currently envisaged constitutes a sustainable development
 - VII. A statement of building heights required relative to their locations that will be needed to accommodate the new homes

15/12/25

8.6.4 Individual One

Feedback on Shaping North Cambridge plans

I am not the world's best wordsmith, but on this occasion, I feel I should take the time to highlight a few things from the presentation. Change is always happening and I am all for making things better but it needs to be done correctly not just for the sake of doing it. I know the development will happen but I wonder if it was a private developer rather than the council requesting this development if it would be allowed in its present form?

In the two previous presentations at Meadow Community Centre people asked if this was about future developments being added to the area and were told no they were about the council improving the area with more paths and planting to make it feel safer. I feel this has hidden the truth and was just a box ticking exercise. The developments of this part of Cambridge I feel have been mapped out probably way into the future and are all a done deal. Each one will go ahead regardless of people's feelings. The area already has a high proportion of social housing and HMOs which is only going to get higher.

Land is an asset just like the family silver and in this development "half" of the existing asset is being sold off to fund the development. On the "half" that is left I think is still in council ownership although this could not be confirmed at the meeting as it seemed shrouded in mystery as to who actually will own the land and the buildings. There was mention of leasehold. Never the less the housing density on the half of existing land will increase in some cases by more than 400%, today 1 home tomorrow 4 homes. The area that has been sold will also have high density but in "private ownership". As we have seen in Orchard Park, CB1 and other areas lots of these private homes are bought up by companies and rented out as high multiple occupancy houses or kept empty as investments. This means that the human density is far higher than anticipated and with less open spaces this will have an effect on the mental wellbeing of the residents in the area.

In the recent past vertical living in Tower Blocks was deemed to be a success soon after they were built. After a few years this success had turned into a nightmare for various reasons resulting in the demolition of many of the tower blocks and rebuilding of low-rise buildings. I would hope that this is being considered in all the Cambridge developments because all I see in the website is smiling people just as we saw at the start of the tower blocks. For some the change will take its toll on their health both physical and mental. We never see the pictures of broken lives on the websites but these people will exist.

I do not see a plan in place to keep evolving and adapting these developments to meet the needs in the years to come just like we saw with Tower Blocks. Today it may be a good thing but will it be fit for purpose in say 30 years' time?

According the BDC magazine¹ the average new build home has a lifespan of just 40-60 years. There are also many other factors to take into account when you look at a building's lifespan including economic life, service life, technological life, design life which was published

¹ <https://bdcmagazine.com/2024/03/built-to-last-or-should-we-look-towards-the-past-exploring-the-durability-of-new-build-homes/>

in a recent study by UCL². Then there are the materials³ used to consider when looking at the lifespan, what we consider good materials today may be superseded by better materials tomorrow. No one at the presentation that I spoke to could tell me what the lifetime of these building would be is it 10 years or 100 years or more? Are we building to solve a problem for generations to come or just for the next few years.

Notes from the presentation at Akeman Street

I start with the presentation at the council offices in Akeman Street. A presentation is usually where I can see how much the presenters care about what they are doing or whether it is just going through the motions as a box ticking exercise.

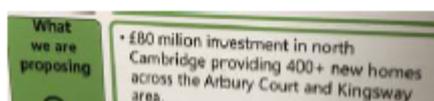
For an open meeting arriving at a locked door is never good, it feels like being vetted maybe not the intention but sets the tone for the event. Then having to sign in and give email details with no explanation as to why and no way to opt out as required by "Information Commissioners Office⁴" and "UK GDPR".

Then the room was far too small for the amount of people attending during a very short period of time. Would it not be better to have it over a longer period to allow those that cannot make the time slots time to attend and have a less crowded environment.

At a presentation I always look to see how much care and attention to detail has been given. I was very surprised to see spelling mistakes and grammar errors that even I who is not a spelling bee can pick out. In today's world of spell checking and peer reviews there should be zero spelling and grammar errors in a professional presentation.

Two of the many I saw are shown below:

- Spelling should be "million".
- North Cambridge is being used as a proper noun rather than a direction so should be capitalised as "North".



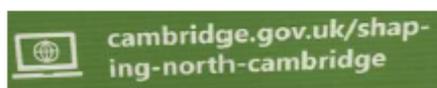
There were many other mistakes including layout ones. A presentation that shows little attention to detail is indicative of what the final product could be.

If you are giving contact details or details for further information, they should be correct. Looking at the website address I can see what you are doing but a website address is never hyphenated over a line as below, it is not a word. Always test the address, phone number etc before releasing it to the public as it just causes frustration or worse disengagement with the topic.

² <https://www.ucl.ac.uk/engineering-exchange/sites/engineering-exchange/files/fact-sheet-lifespan-and-decisions-social-housing.pdf>

³ <https://www.country-construction.co.uk/what-is-the-lifespan-of-a-new-build-house/>

⁴ <https://ico.org.uk/for-organisations/direct-marketing-and-privacy-and-electronic-communications/direct-marketing-guidance/respect-peoples-preferences/>



A web address has to be exact. If it is too long then shorten it, this can easily be done by using tools found at places like but not limited to

- <https://www.shorturl.at/>
- <https://tinyurl.com/>

Using

- As presented "cambridge.gov.uk/shap-ing-north-cambridge" results in "page not found"
- As should be written "cambridge.gov.uk/shaping-north-cambridge" results in correct page

The working link above could be shortened to "shorturl.at/RxGzE" and this could fit in the space on the presentation board.

To be honest if I had to peer review this for my work, I would have to say the boards are not up to standard and need more work.

Funding

One thing that is never spoken about at a presentation is how are this development is funded. I never see the balance sheet to see how much it cost and how much profit it has made for whoever. In today's world of globalisation, I have not as yet seen a benevolent housing investment but hopefully they do exist so I can only assume in this case someone is putting up the money for a return on their investment. Here I am trying to work out without the full information how these developments are funded; it would be good to make this public and maybe would allow more people to buy into a development.

The development of Arbury court and Kingsway flats will cost⁵ an estimated £80 million at todays costs but work will only start in a few years and we know that costs are rising meaning the actual finished cost could be much higher. If we take costs rising at 4% compounded a year for just 3 years this estimate could be in the region of £90 million.

From the website⁶ it says that 400+ homes will be built half for sale to the public and half to be used by the council. It is unclear if the council will actually own outright the 200+ homes or the land that they are built on or whether there is some leasing agreement with Cambridge Investment Parnership (CIP) of which they do appear to be a shareholder in.

As these are called homes it points to them being a mix of flats, terraced and semi-detached but no figure is available that I could find as to the number of each that will be built nor is a figure given as to how many of each type will be built for council use and how many for CIP to sell. I am assuming that the sale will be wholly for and by CIP with all profits shared between

⁵ <https://cambridge.gov.uk/shaping-north-cambridge>

⁶ <https://cambridge.gov.uk/shaping-north-cambridge>

the CIP shareholders of which the City Council is one I believe. What do they do with their share?

We need to be aware of the undeserved reputation that the area has that will have a bearing on the price a home can fetch on the open market. The general perception by those looking at the area is that it is a "rough" area of Cambridge with lots of crime, poor schools, high population density and only a few basic facilities. As I say this is undeserved but unfortunately does have a bearing on the sale prices of houses.

If we look at average Cambridge prices the sales in this area will be below that. This published average takes into account the many £1million+ houses that are sold. There are not many of these if any in the area of this redevelopment which is skewing the average price for this area. Another factor that will influence the price is the extreme high density this development will bring. This will also have a bearing on the price a home can sell for.

Looking at just three scenarios, we see a big range in average prices in the whole of Cambridge not just in this redevelopment area:

- Using Cambridge City Council data⁷: The average Cambridge house price is £509,906. Therefore, the sale of 200 homes at this average price could net £102million.
- Using ONS data⁸: The average house sale price in Cambridge is £498,000. Therefore, the sale of 200 homes sold at the present average Cambridge sale price could net £99.6 million.
- Using Home.co.uk data⁹: The average price for a flat is £340,000, semi-detached is £527,000 and terraced is £561,00. Doing an unscientific average of these prices makes the average home £476,000. Therefore 200 homes sold at this average price could net £95.2 million.

Note data is for whole of Cambridge and is likely to change in months/years to come and certainly by the time these homes go on sale.

If we assume the construction costs to be £80 million and a sale price averaging at £98 million that leaves a profit of £18 million. The question I would ask here is who gets this profit and why is it so large?

Tendering

Large construction projects are usually put out to tender¹⁰ to get the best deal not always cheapest price. This does not seem to be happening and it seems that the contract is just awarded by the CIP to the CIP. I would have to question if we are getting best value for money. Should this not be opened up to check if we might be able to get a better deal outside of the CIP?

Other proposed developments in the area

⁷ <https://www.cambridge.gov.uk/media/sntharxe/housing-key-facts-house-prices.pdf>

⁸ <https://www.ons.gov.uk/visualisations/housingpriceslocal/E07000008/>

⁹ <https://home.co.uk/house-prices/location/cambridge/selling-prices?all=1>

¹⁰ <https://www.contractsfinder.service.gov.uk/Search>

When the Manor school was redeveloped into North Cambridge Academy (NCA) a large parcel of land was not used and has laid empty for many years. I believe that this is now being offered for sale to be developed into a large housing development. This land is opposite the proposed Arbury Court development. If the 200+ homes being build on Arbury court site is indicative of what is acceptable then this area could get planning permission to have more homes than the Arbury Court development. This means that the area could get a further 400+ new homes. As this development is not being talked about in the context of the Arbury Court development it is going unnoticed. I question can the area with developments at Arbury Court, Kingsway Flats and NCA, cope with an extreme density of 600+ new homes in such a small area?

People Density

The average number of people per household for UK in 2021 census was 2.35¹¹. According to the 2021 census the average number of people living in a house in Cambridge is 2.41¹² making Cambridge as a whole amongst the top 20 most densely populated areas of England. This is average across the whole of the Cambridge City taking into account large houses with one or two occupants to HMOs with many occupants. I have seen some HMO with more than 10 occupants in a 2-bed house. This could mean that in the areas of the redevelopment the people per house is already far higher than 2.41 and will get even higher, making these areas closer to the most densely populated in the UK. In reality there are areas of the city that are far less dense than others. The social housing areas tend to have a higher people density with less open spaces compared with areas of large properties sitting in vast gardens. Should the city population not be spread evenly across the city with these redevelopments taking place in areas of less population density? One argument I have heard is that the council does not own land in these less densely populated areas. This I find interesting as the council does not own all the land in the areas of redevelopment but uses compulsory purchase orders to buy up what it does not own. Surely, they could do the same in the less densely populated areas?

Parking

This is probably one of the most divisive things in housing today. Only the other day a person got murdered in a parking dispute with his neighbour in Scotland¹³. According to Department of Transport¹⁴ (DoT) homes in the East have an average of 1.4 cars per household. At present in the proposed area of development there are cars illegally parked on grass verges damaging the street gutters and side verge vegetation. Other are parked in unsuitable spaces like in their neighbour's driveway or on street corners. Then we also get people who do not even live in the area parking their cars in the area for weeks at a time. In recent months I have seen this get a lot worse. Many homes in the area today are sublet to many different people. These people are renting in many cases just a bed, they are also doing jobs that are not paying a lot of money and this is all they can afford. Their jobs also tend to be those that have unsociable hours of work that do not tie in with any local public transport and so they need a car to get

¹¹

<https://www.ons.gov.uk/peoplepopulationandcommunity/householdcharacteristics/homeinternetandsocialmediausage/bulletins/householdandresidentcharacteristicsenglandandwales/census2021>

¹² <https://www.ons.gov.uk/visualisations/censusareachanges/E07000008/>

¹³ <https://news.stv.tv/west-central/bus-driver-stabbed-neighbour-in-murder-bid-after-dispute-over-parking-space>

¹⁴ <https://www.gov.uk/government/statistics/national-travel-survey-2024/nts-2024-household-car-availability-and-trends-in-car-trips>

to and from work. This means that in this part of Cambridge there are pockets where a single 2-bedroom home can have over 6 cars. I think if you look across from the council offices in Akeman Street you will see a house with many cars, all parked in their own garden but if they did not have a garden where would they be parked?

I was told the proposed developments will have room for 0.5 cars per home. This does not even cover the DoT figures. Using DoT statistics 400+ homes could bring in around 560 additional cars. If only a few of these homes are turned into multiple occupancy then the number of additional cars could increase far beyond 560. No mention is made of how this will be accommodated or regulated now or in the future.

School

More housing will bring more school age children into the catchment of the local schools. We know the undeserved reputation that the closest secondary school has with people going to extreme measures to get their child into a different school. No mention is made to how many additional school age children are expected or how they are going to be accommodated into local schools especially with the sale of the spare land at North Cambridge Academy.

Doctors and pharmacy

There is a doctor's surgery in the area but no mention is made of how it will cope with the extra number of people. The pharmacy is/was much used, but recently this business has all but closed due to lack of pharmacists willing to work in this area plus the amount and cost of medicine that the pharmacy has to bear the cost of. This closing is not a local event but is mirrored around the country. It would be good if the development could create a completely new medical centre including pharmacy something that the community can be proud of especially looking at the number of people that will be living in the area in the near future.

Shops

One of the things that made Arbury Court great is the local "mom and pop" shops. Local people making a living from local people. Many of these are long standing having built their businesses up over a long period of time. They make money and support many families with a living who work for them. The rent they pay is just affordable. Sadly, over the years the types of shops have changed¹⁵ with betting shops and offices taking over some properties. More recently there is a vast growth¹⁶ in laboratory spaces¹⁷. Unfortunately, I cannot see the "mom and pop" shops survive into the new development.

As mentioned, they have built their businesses up over the past many years little by little. If they have to move, they will need to make an enormous capital outlay to fit out their new premises. To most this would be unaffordable and may even put them into financial hardship. To service the debt the prices they charge would go up and less people will use them and eventually they would close.

¹⁵ <https://researchbriefings.files.parliament.uk/documents/SN06186/SN06186.pdf>

¹⁶ <https://www.labnews.co.uk/article/2097655/rising-demand-shrinking-footprint>

¹⁷ <https://www.cambridge.gov.uk/news/2024/09/19/significant-progress-made-in-meeting-demand-for-lab-and-office-space>

The rent of the new premises would be more than they pay at present and even with sweeteners it would soon become unaffordable for most. This would mean less “mom and pop” shops and more of the type increasing on the high street at the moment or just vacant properties. This would totally change the character of the area. I would like to see the new development provide like for like shops to the existing tenants and that the development foots the bill for fitting out and relocation from the profits this development will produce. I would also like to see rents kept at their present levels. These “mom and pop” shops provide a service locally for local people and are not driven by shareholder profits.

What I would like to see is a supermarket in the area that could take over from the shops when they sadly but inevitable close. I did not see this provision on the plan. A supermarket would require parking spaces but most of the parking spaces that exist now will be built on in the redevelopment, which will probably rule out a useful cost-conscious supermarket.

Open spaces

This is always an interesting area in what we call an open space. It is also interesting how the usage of these spaces is determined. At Arbury Court there is a small area that has a playground for toddlers and another for children with some open space and a set of public toilets. In the centre of the shopping area is another open space with a lot more open space around the car parking area.

Open spaces have many health benefits. It is said that almost half of all children do not exercise more than 60min¹⁸ a day. Nearly three in five parents¹⁹ expect children’s physical activity to drop this winter. Removing the children’s playground (for all ages) and replacing it with a smaller one only for toddlers will not encourage children to go out and exercise. If they have to be driven to a playground, which is bad for environment, or use public transport, which is costly, then I think they would rather stay at home and “doom scroll”. Instead of decreasing the size of the open spaces especially playgrounds we should increase them and make them more inviting for children and adults of all ages to use.

Toilets are very important as everyone needs to use them but for some strange reason, they are disappearing²⁰ at a rapid rate²¹ which makes me think that humans are evolving and no longer need to go to eth toilet. Maybe I am slow at this evolving process but I still need them. If there are no public toilets then the amount of time spent outside and away from the house gets limited which is not good for one’s mental and physical wellbeing. The presentation made no mention of there being any public toilets in the new development or indeed in the area around it.

Contrary to the presentations findings the playground is very well used and whenever I pass it there are children happily playing there. During school times it is used by toddlers. Outside school hours there is usually a mix of different aged children. With so many people using it

¹⁸ <https://www.sportengland.org/news-and-inspiration/childrens-activity-levels-remain-stable-significant-and-sustained-action>

¹⁹ <https://www.gov.uk/government/news/nearly-three-in-five-parents-expect-childrens-physical-activity-to-drop-this-winter-as-stars-back-new-campaign-to-keep-kids-active>

²⁰ <https://theweek.com/public-sector/960428/loos-lose-the-demise-of-public-toilets-in-the-uk>

²¹ <https://www.ageuk.org.uk/london/about-us/news/articles/2025/lifting-the-lid/>

makes it a safe space. It is proposed that this space will be turned into blocks of flats. The park will move to where the concreted area between the shops is today. This means there is a net loss of open spaces in the area as well as a loss of the children's playground and open space to run around on.

With "cost saving" measure in Cambridge this open area is unlikely to be mowed or cleared of weeds. It will be spun to us that this is to create a wildlife haven. Unfortunately, what is never seen is the problems this creates; when the grass is not mowed people stop using the area as it becomes a field rather than a park. Seeding grass also increase the instances of hay fever amongst the population which is ironic as being in open spaces is meant to be good for one's wellbeing. It also makes the area feel unkept and the more unkept it feels the more anti-social behaviour takes place and the area goes into a downward spiral that is difficult to recover from. Only a few years ago CCTV was installed in the area to combat the anti-social behaviour. No mention has been made of what will happen with these cameras.

I also feel that having a play area that has traffic passing through it is dangerous. Here I am not just thinking of a bicycle being slowly pedalled through but the many battery powered scooters, bikes, large cargo SUVs and trikes that are heavy and have motors that propel them at a rapid rate, many over the legal limit of 15.5mph²². We can see this in the area today but even at the legal speed one of these hitting a toddler can cause a lot of harm. Many of these vehicles are illegal and unregulated but are still very much in use in this area. One also needs to take into account anyone who may want to ride a moped or drive a car through the area as shortcut. Any of these can cause injury and the drivers of these vehicles will probably not have insurance if they are apprehended.

Gardening is good for one's mental wellbeing and in days gone by homes had a personal front and back garden. In this development there does not appear to be communal gardens, allotments or personal gardens. There will be some planting but it is a token and soon will not be looked after like the rest of the lovely public flower beds that used to be well kept in the area.

Environmental

If you have ever been to Chicago, you see how oppressive lots of tall building can be. They cause shadow and areas where the sun no longer reaches which is not good for mental health. This is how I see many of the new developments today lots of tall buildings which has a negative effect on one's wellbeing. The shadows cast also change the ecosystems on the ground by lowering temperatures and promoting damper conditions.

Library

I remember the first time I realised that a library was more than choosing a book for bedtime stories, I stood there and thought, "wow all this knowledge and it is free". I still visit the library and in fact take any magazine I may have read for them to display for others to read. Although today the library may be changing, I feel it is still part of the area especially for those that cannot afford books. A child or adult that learns to read is free in life; this is an unseen part of what a library does. I feel that the library being pushed into a back corner or this

²² <https://rideonelectric.com/electric-scooter-uk-laws/>

development may not be the best place. I would really like to see it being more prominent. I would also like to see it zoned in such a way that it cannot be sold and turned into housing in the future.

Gurdwara

I believe in Cambridge that when a pub closes it can only become an estate agent, toy shop or church. It can be redeveloped but part of the redevelopment must still be a pub, this can be seen at Ninja Theory in Newmarket Road although I have yet to be able to gain access the redeveloped pub. What I cannot find information on is that once the pub changes does it need to remain in that category or can it then be sold and changed into something else like a house. My concern here is that if the Gurdwara should not take up an offer in the new development but take a settlement and move elsewhere that the restrictions will be forgotten and this will be turned into more homes in the new development. If this is not taken up as a Gurdwara maybe you could offer it to the Hindu community as they lost their temple in the Mill Road redevelopment or indeed maybe another religious group who would like a presence here.

8.6.5 Individual Two

NORTH CAMBRIDGE PROPOSED REDEVELOPMENT of ARBURY SHOPPING CENTRE- ALTERNATIVE GRADUAL APPROACH

When a council proposes redevelopment of an established neighbourhood, it can sometimes be contentious and/or feel alarming to existing users, and the first outline illustration of the proposed North Cambridge re-development at the Arbury Shopping Centre, as presented to residents in November 2025, appears as if it will be both drastic and disruptive.

However, some of the disruption can be alleviated by thoughtful planning such as, for example, carrying out the building project in carefully planned stages. The attached sketches illustrate how a revised building and demolition process could be carried out gradually in stages, in order to,

- deal with some of the most pressing needs first, e.g. replacing poor quality housing.
- preserve existing services throughout the process.
- minimise disruption to local residents and traders.

BUILDING STAGE ONE Firstly, some existing buildings will need to be relocated to make way for new ones.

Illustration ONE (BUILDING A) shows **STAGE ONE** which involves setting aside a portion of the existing car-park and installing a new, probably 3 or 4-storey, building to re-house (either temporarily or permanently) the existing Council offices, Library and Gurdwara, as well as some new flats and possibly underground car-parking, if feasible. The former Council offices, Library and Gurdwara buildings would then be demolished to make way for Stage TWO. This approach would have the benefits of,

- (a) allowing some existing tenants living in flats over shops in Arbury Court to move to better accommodation.
- (b) reassuring residents by showcasing the high quality of the whole development to come.
- (c) avoiding use of temporary structures to house existing functions during building process.

BUILDING STAGE TWO

Illustration TWO (BUILDING B) shows the **SECOND STAGE** which involves constructing a new 3 or 4-storey block, in a similar in architectural style to Building A fronting onto Arbury Road. Building B would,

- house more of the existing tenants who currently live above shops in Arbury Court (temporarily or permanently)
- accommodate the remaining shops including the supermarket, (temporarily or permanently).
- provide service area/s for the shops.
- maintain existing pedestrian, cycle, vehicle and service access points from Arbury Road
- provide service area and some car parking at the Arbury Rd end of the existing play area, marked off with shrubs
- if feasible, have an underground car park.

The council could then give the rest of the existing tenants the option to move into the new flats, before demolishing the remainder of Arbury Court

BUILDING STAGE THREE

Illustration THREE (BUILDING C) shows the third and final stage which would involve,

- rebuilding shop units with flats above in roughly the same footprint as before, thus providing a sense of continuity to the existing community
- enhancing the public open space including landscaping and community facilities such as a café
- retaining and/or improving service areas for the shops
- retaining existing access points for pedestrians, cycles and vehicles as before
- retaining play area throughout the whole process.
- providing opportunities to rehouse Council office, Library and Gurdwara in new buildings as required.
- allowing former residents and traders to move back to Arbury Court if they wished.

Comments from [REDACTED] - November 2025



November 2025

PROPOSED REDEVELOPMENT of ARBURY SHOPPING CENTRE CAMBRIDGE A GRADUAL APPROACH - STAGE ONE

BUILDING A

Part of car-park, used to install new building, for the Council offices, Library, Guardwara, some new flats and 2 underground car-parking. The former Council offices, Library and Guardwara buildings would then be demolished to make way for Stage TWO.

Benefits:

- (a) allowing some existing tenants living in flats over shops in Arbury Court to move to better accommodation.
- (b) reassuring residents by showcasing the high quality of the whole development to come.
- (c) avoiding cost of using special temporary buildings to house existing functions

November 2025

PROPOSED REDEVELOPMENT of ARBURY SHOPPING CENTRE CAMBRIDGE

A GRADUAL APPROACH - STAGE TWO

BUILDING B fronting Arbury Road would

- house remaining tenants of flats and shops including supermarket, with service areas for the shops.
- maintain existing pedestrian, cycle and vehicle access points from Arbury Road
- provide service area and some car parking at the Arbury Rd end of the existing play area, marked off with shrubs
- if feasible, have an underground car park.

The council could then demolish the remainder of Arbury Court prior to rebuilding it.

8.6.6 Response from Individual Three

Comments on Arbury Court Proposals

Dear Sir/Madam,

I have attended two of the North Cambridge Framework for Change drop-in events hosted by the council. Having assessed the printed information and spoken to several council and Hill representatives, I object to the redevelopment proposals for these reasons:

Compromise on the size of the Play Area and Park. A council representative commented that this park is underused. As a local resident and parent I do not think this is the case, particularly out of school hours. There should be no compromise in park area or total green space in Arbury Court. It is not clear that the proposal will deliver the same total green space since I do not think it counts the existing landscaping in Arbury Court, such as the verges or trees around the library and along Arbury Road.

Cycle path across the middle of the Park. The proposal shows two diagonal cycle ways across the park. This is unsafe for the park users and will inhibit ball games.

Overdevelopment by an additional 106 private homes. These should go elsewhere to avoid overcrowding the site, overburdening local facilities and necessitating high buildings. I note there is a separate plan to build on unused NCA land on the opposite side of Arbury Road and so the neighbourhood is going to be well supplied by private houses. I realise the intention is for the council-owned aspects of the project to be funded by Hill money from the private home sales but I do not consider this a valid reason to compromise on use of council land.

Insufficient car parking spaces and increased traffic. A total of 213 homes is proposed. A reality is the majority of households have at least one car. There will be a spill-over onto surrounding roads and illegal parking on verges. Arbury Road is already busy at rush-hour, particularly towards the Milton Road junction.

Over-burdened local facilities. The proposal has no provision for extra school places or GP surgeries. I note that the catchment-area high school, Chesterton Community College, is already oversubscribed.

High buildings are out of keeping with the neighbourhood. 6 stories was mentioned by council staff during the consultation meetings. This is out of character with surrounding areas, particularly the two story private houses in Leys Avenue or Redfern Close.

Risk to survival of the library. The proposal leaflet only shows an “opportunity for library”. This implies the library may not be reinstated or rebuilt with the same status. It is a good asset for the local community and well-used by my family. I cannot accept a situation where the new library premises are leased-back from Hill or a private developer. This creates a future incentive for the lease not to be renewed and the library space converted into private homes. In recent years this risk was faced by the Milton Road Library as a result of redevelopment there.

Risk to survival of the traders. There is a risk that the independent traders suffer financial distress due to disruption caused by relocation or are priced out of the new commercial units, either now or during future rent increases. Local residents do not want the independent traders to be replaced by chains.

My alternative suggestion is for additional new-build homes to be built on dedicated sites with appropriate provision of local schools and facilities. There is no shortage of proposed developments in Cambridgeshire. As I understand, these must include provision for social housing. The existing Arbury Court flats and shopping precinct can be improved and made more attractive and safer without wholesale demolition.

Please can you put my letter on record as an objection to the proposed scheme.

8.6.7 Response from Individual Four

Proposed alternative concept

1. Address issues around continuity park access, maintenance of existing mature trees, biodiversity net gain etc.
2. Ensure the plan facilitates genuine continuity of trade, access for loading, and the continuation of a 'court' which is critical to the maintained character of the development and underpins the success of the independent traders.
3. Reduce traffic load on Arbury Road
4. Mitigate concerns regarding over-looking and provides clarity on building height.

Maintain proposed scale of development – though clearly there is more flexibility with fewer units within the constraints of the Design Code.

Proposed Alternative Arbury Court Concept

Key details of community design:

- Retention of 75% of existing park and expansion into southern edge of site to retain same overall volume of contiguous green spaces.
- New play area for young children next to the library to create a year-round play resource (with canopy).
- Renewed facilities for older children.
- Additional dedicated cycle paths linking up Arbury Road and Alex Wood Road.
- Retention of court arrangement in new site.
- Provision of dedicated loading space for supermarket and reserved parking for GP staff.
- Provision of resident's parking for Alex Wood Road residents that do not have own off-road parking - and dedicated parking for the library.
- Relocated main site entrance down Arbury Road to avoid further load on AR/CR junction.
- All Phase 1 buildings can be built without demolition of any current structures.
- New thick hedgerow on southern end of park to ensure Biodiversity Net Gain



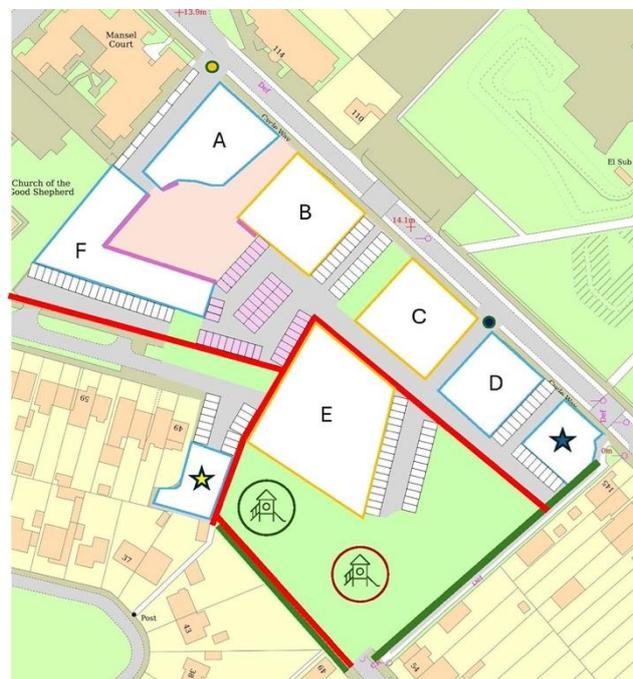
Unit size:

All units are based on existing council developments (ex. Campkin Road).

- A: 36 Units, 5 storeys stepped to 4. Budgens takes up ground floor.
- B: 42 Units, 5 storeys stepped to 4. Shop front facing New Court.
- C: 56 units, 6 storeys stepped to 5.
- D: 35 units, 5 storeys
- E: 32 units (duplexes), 4 storeys
- F: 18 units, ground floor shops, 1 additional storey facing Alex Wood Road, 2 on church side.

Totals: 213 new units

Parking: 170 spaces (NB: some spaces will need to be replaced with disabled provision in line with national policy).



Proposed Alternative Arbury Court Concept

