SHAPED BY LOCAL PEOPLE

Since 2025, we've been speaking to residents, businesses, community groups and local organisations about the future of Arbury Court.

People have shared their ideas through workshops, events, surveys and conversations. The following boards explain what local people have told us, how the emerging proposals respond and what we would like your views on next.

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

ENGAGEMENT DURING THE FRAMEWORK FOR CHANGE STAGE

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

Public Consultation Period 1: May - June 2025

- **383** Survey responses
- **225** Comments made on the online map
- **105** Attendees at three community workshops
- Feedback emails received from individuals
- **190+** People engaged with during 3 pop-ups
- **2038** Engagement platform visitors
- **12** 1-2-1 meetings held with key stakeholders
- **43** Children engaged
- **3** Rounds of door knocking

Public Consultation Period 2: November - December 2025

- **337** Survey responses
- **3** Community workshops
- Early engagement with tenants of Arbury Court commercial units
- **5** Formal responses
- **2** Youth workshops
- **120** People attended pop-ups
- **30** E-mails
- **1** Focused workshop
- **200** People attended workshops
- **3** Pop-ups organised
- **1** webinar
- **43** Children and young people engaged

North Cambridge Framework for Change published 3rd March 2026

Framework for Change (Dec 2025) feedback summary

- **62%** Support Arbury investment
- **50%** Walk to Arbury Court
- **31%** Cycle

CURRENT COMMUNITY FEELINGS TOWARDS ARBURY COURT:

- Strong attachment to existing park and play area
- Important role in community life

WHAT THE COMMUNITY TOLD US THEY WANT TO SEE IN ARBURY COURT:

- Retain and improve the shopping area
- Support and protect local traders and small businesses
- Improved shopping fronts and public realm
- Safer space
- Better places for kids and youths
- More inclusive and accessible place
- Greener public spaces
- New energy efficient and council homes
- Retained mature trees
- Minimised disruptions during redevelopment
- Hardstanding space for community events, such as Christmas lights switch on
- Clear separation of pedestrians and cyclists
- Play and youth facilities
- Greener public spaces
- Cycle lane not crossing green space
- Retain and improve bike routes
- Library must be maintained
- New energy efficient homes
- Safer streets that design out crime
- Retain pedestrian link, used by kids to go to school

Public engagement undertaken so far

2025

May/June 2025: North Cambridge Framework for Change (NCFC) Consultation 1

October 2025: Cabinet Approval, Arbury Court and Kingsway

October 2025 onwards: Arbury Court and Kingsway residents drop-in sessions and one to one support

November/December 2025: NCFC Consultation 2

December 2025 onwards: Traders Liaison Meetings (every two months)

2026

April 2026: NCA workshop

June 2026: Ideas Workshop

June/October 2026: Community Panel Co-Design

October/November 2026: Pre-planning Design Consultation 1

October 2026 onwards: Stakeholder forum

November 2026 onwards: Community Steering Group

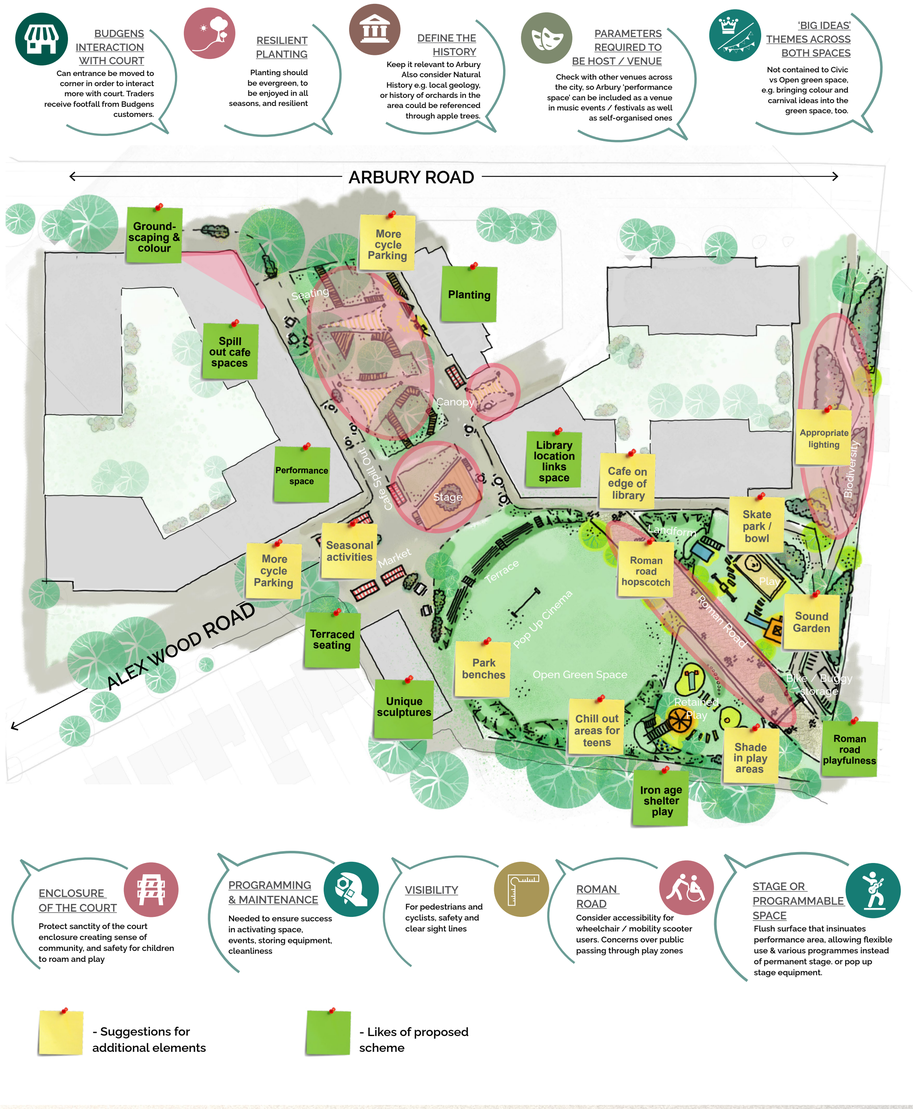
CELEBRATING LOCAL IDENTITY

We have established the community panel – 10 local representatives including young voices who fed into the process to help design the new park and green. Through three workshops and a walkabout (in June, July , September and October 2026) the community panel has taken part in a series of design activities to put forward ideas on behalf of the community to help shape the plans, spaces, and new public space in the new Arbury Court. With their help, we have identified two key themes for these spaces, shown here, which will be developed further with the help of a community steering group that will be established shortly.

What we've heard
Community panel have told us that they want the future Arbury Court to feel:

- Colourful
- Welcoming
- Unique

Combined feedback from community panel



How the key themes respond

A CARNIVAL-INSPIRED CIVIC SPACE

The design takes inspiration from the long tradition of Arbury Carnival, celebrating the colour, creativity and community spirit that make the area unique. The space could include colourful landscaping, public art and flexible areas for markets, performances, play and community events, creating a welcoming place that can adapt to different activities throughout the year.



A HISTORY-INSPIRED PARK

The design draws on the origins of the name Arbury, which is thought to mean an earthwork or camp. Playful landscape features and sculptural play elements could celebrate this history while creating spaces for nature, play, picnics, informal games and outdoor activities.



UNDERSTANDING THE SITE

Cambridge Investment Partnership · CAMBRIDGE CITY COUNCIL · Hill The Hill Group

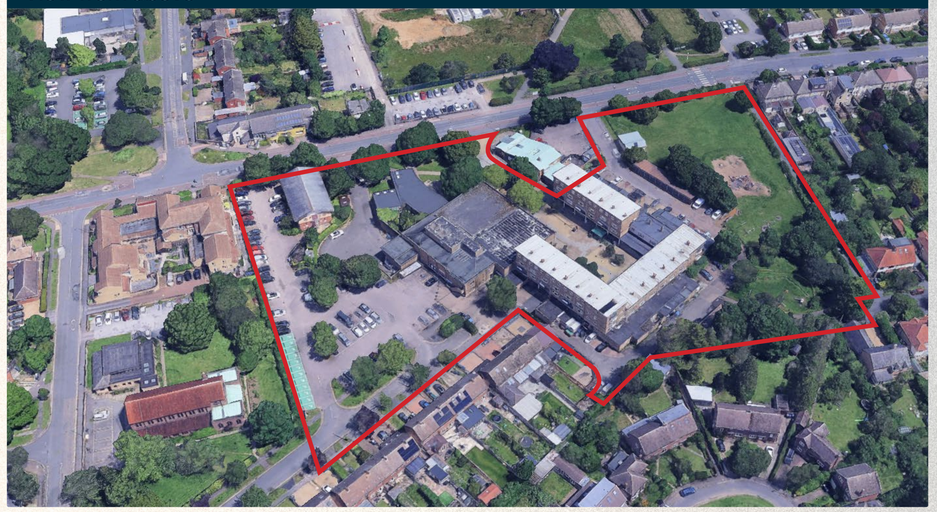
What we've heard

People said they value the shops, services, green spaces and community facilities at Arbury Court, but would like to see improvements to homes, public spaces and the shopping area.

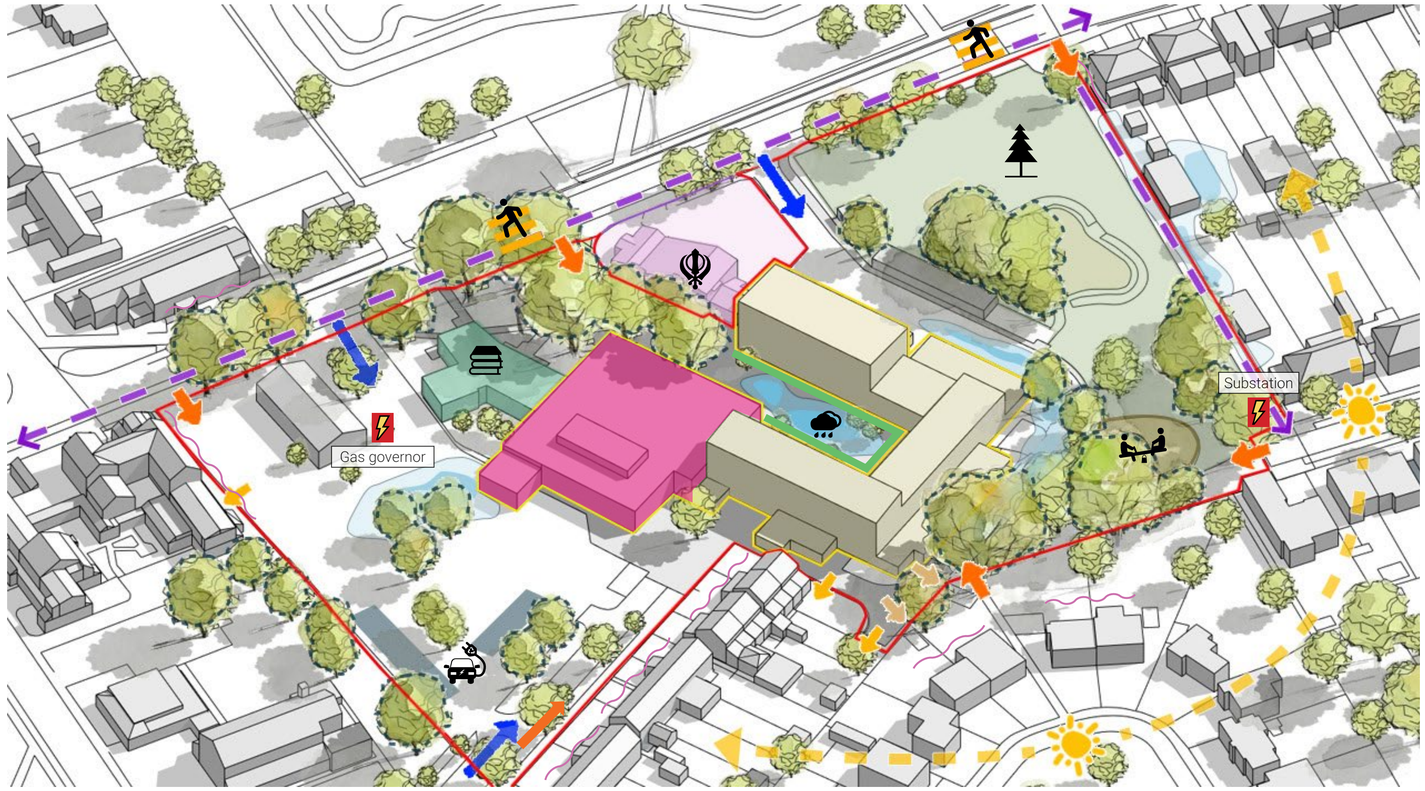
What changes are being planned?

- Civic space for community markets, events and activities
- Space for ball games and play
- Improved cycleways and cycle facilities
- Community gardens re-provided
- Space for teenagers to hang out
- Space for families
- New public seating designed with accessibility in mind
- New council homes and private rent or sale homes
- New shops, community facilities and local services
- New library

View from above



The existing site



- Existing Arbury Court Building
- Existing Budgens
- Existing Trader frontages
- Existing Gurdwara site to be retained
- Existing Gurdwara to be retained
- Existing Protected Open Space of approximately 0.43ha
- Existing pedestrian crossings to be retained
- Surface water flooding
- Cycle path
- Library building
- Existing utility
- Existing category A/B trees
- Site Boundary
- Existing play area
- Existing EV parking and charging bays
- Existing vehicle access into site
- Existing pedestrian access into site
- Existing pedestrian access from site into adjacent site
- Existing vehicle access from site into adjacent site
- Neighbouring windows facing towards site

OUR PROPOSALS

What people told us
People said new buildings should:

Fit well into the area

Respect nearby homes

Make the best use of the site

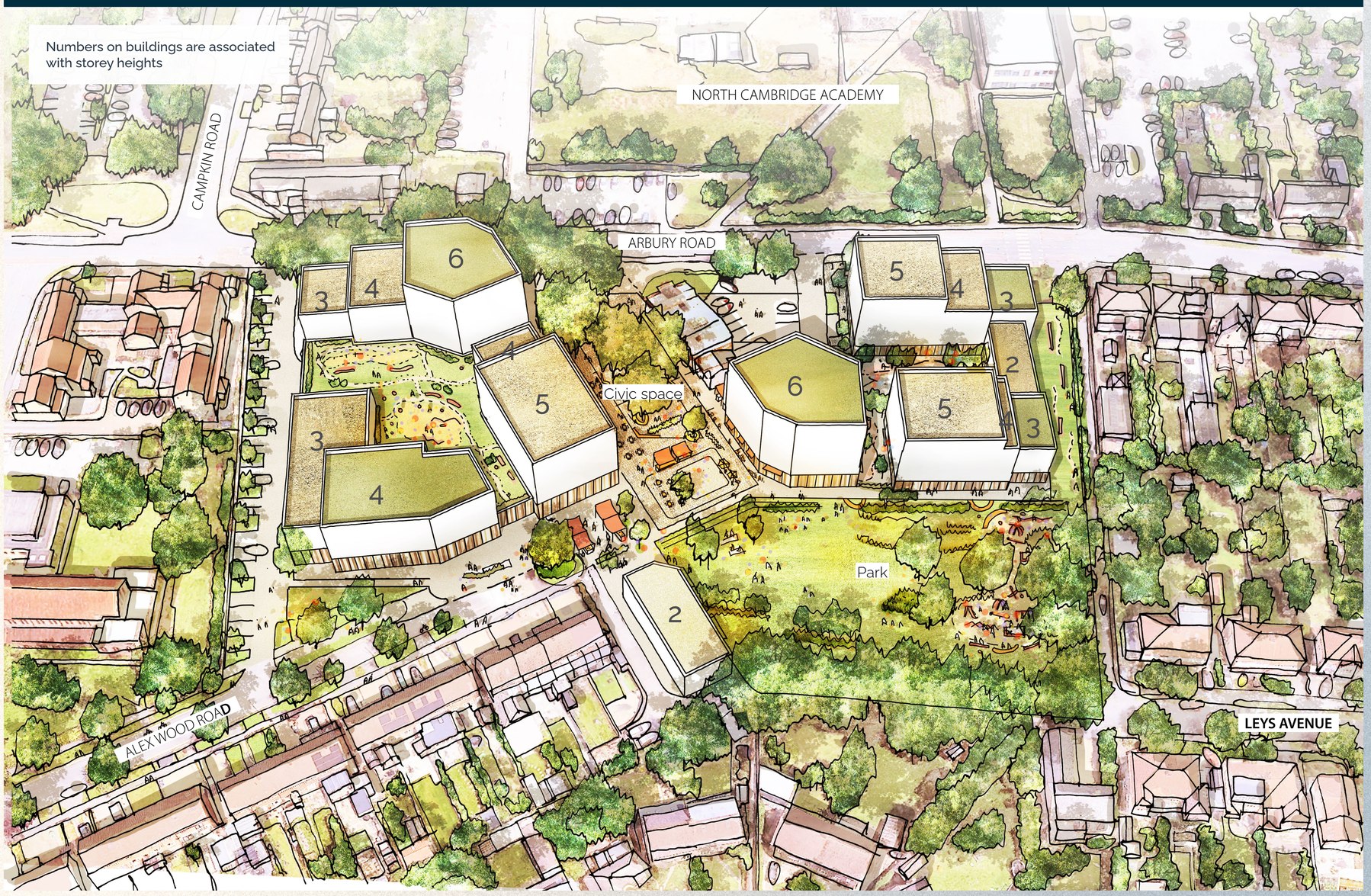
How the proposals respond

The tallest buildings are located towards the middle of the site.

Building heights reduce towards surrounding streets and homes to help them fit into the neighbourhood.

Courtyards and spaces between buildings help improve daylight and views.

View from above



How the proposals respond

- **Residential:** Approximately 200 homes, including 100 council homes and 100 homes for private sale or rent.
- **Housing mix:** A range of studio, 1, 2 and 3-bedroom homes.
- **Parking:** 1 parking space for every 3 homes, with 38 separate non-residential parking spaces
- **Cycle parking:** 286 cycle spaces for residential units
- **Sustainable transport:** 12 public EV charging points and 1 car club space.
- **Energy efficiency:** High-energy-efficiency homes designed to meet CamStandard requirements.
- **Biodiversity:** 20% Biodiversity Net Gain (BNG)
- **Water management:** Water-efficient homes, Sustainable Drainage Systems (SuDS), natural drainage and surface-water management .
- **Community and commercial facilities:** A library, charity building and retail shops

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

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

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

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

OUR APPROACH

Where things will go on the site

1. SITE BOUNDARY



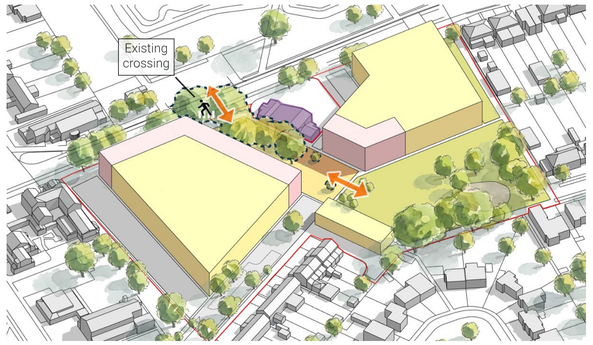
- While the Gurdwara lies outside the red line application boundary, the proposal integrates the site in its existing state and ensures the design accommodates any future redevelopment

2. ROTATING THE PARK



- This would allow building entrances and windows to face Arbury Road, helping the street feel more welcoming and active
- Rotating the park would help protect the open space from traffic, noise and air pollution from Arbury Road
- Allows for a connection between the open space and civic space
- Retains the children's play area and mature trees in the southern corner of the site
- The new layout would encourage more people to walk through and use the park, helping it feel busier and safer

3. CIVIC SPACE



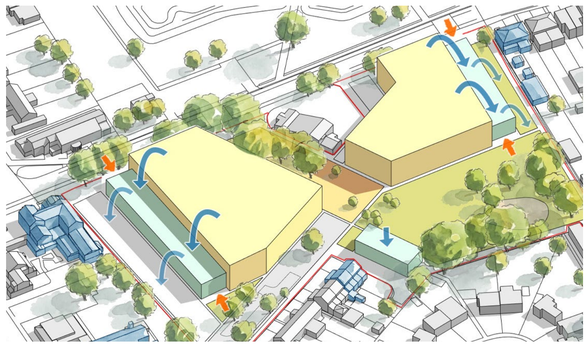
- The civic space is the heart of the scheme and should therefore be in the centre of the site
- Keeps the existing mature trees
- Creates a positive relationship and alignment with the Gurdwara
- Aligns with the existing pedestrian crossing across Arbury Road
- Provides an opportunity to link with the rotated park

4. VIEW TO THE CHURCH



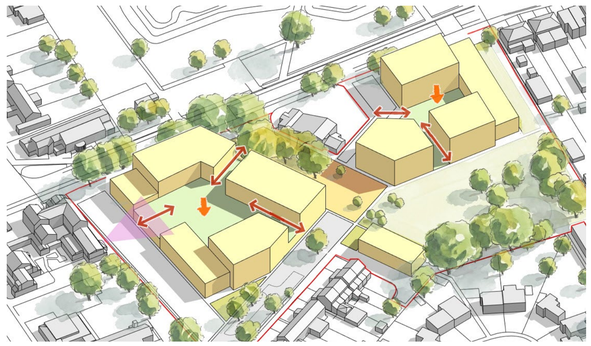
- The buildings will be set farther back from the Church of the Good Shepherd to give it more space
- The cut back allows the church elevation to be viewed from the park and civic space

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



- Building heights will be lower around the edges of the site to fit with the surrounding area and reduce the impact on neighbours

6. COURTYARDS GIVE SPACE



- Courtyards provide separation between buildings and opportunities for external leisure space
- Gaps between the buildings will preserve views through the site and allow more daylight into the surrounding spaces
- A break in the massing on the northwest edge responds to Mansel Court

7. BUILDINGS THAT WORK LIKE SIGNPOSTS



- Two distinctive buildings would mark each end of the civic space, helping people find their way around the site
- These buildings are aligned with key views along Alex Wood Road and Arbury Road to sign¬post the Local Centre

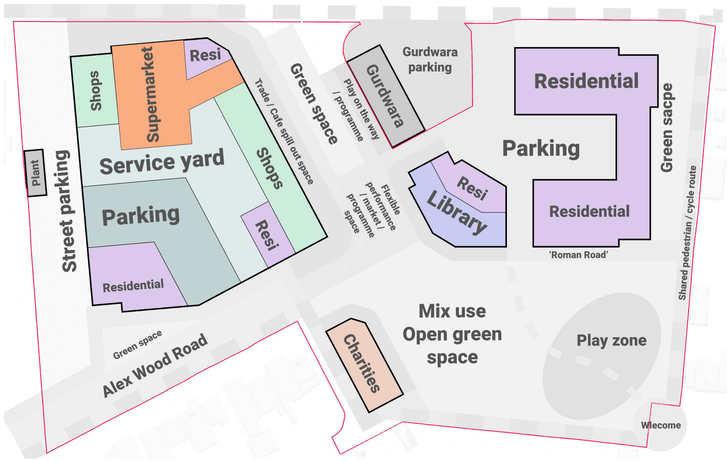
8. SMALLER PARTS TO FIT IN



- The shape of the buildings will be broken into smaller sections so they fit better with nearby streets and homes
- Setting parts of the buildings back means more homes get light and a good outlook.
- The two landmark buildings have angled corners, so people can see further and walk around more easily.

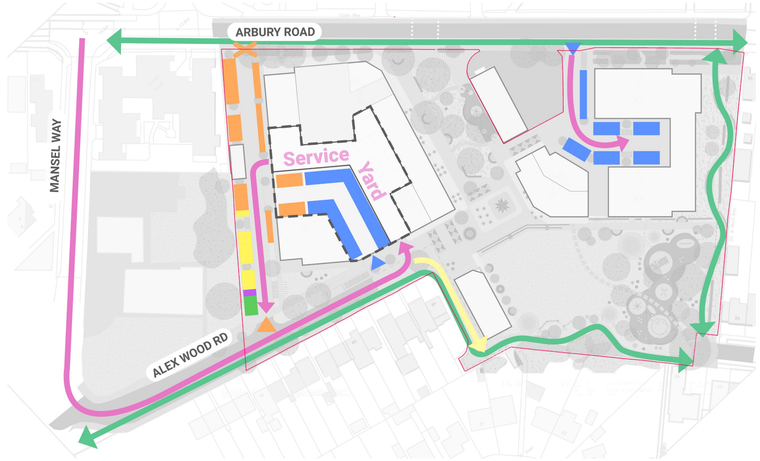
NEW USES AND SPACES

GROUND FLOOR ZONES



- Shops and supermarket re-provided facing civic space
- Library in prominent location between civic space and green space
- Residential: Flats, entrances, cycle storage and services
- Active frontages for natural surveillance
- Charities building facing the park

DELIVERIES AND PARKING DIAGRAM



RETAIL PARKING · NON VEHICLE ACCESS · RESIDENTIAL PARKING ACCESS · RETAINED EXISTING ACCESS
RETAIL PARKING ACCESS · RESIDENTIAL PARKING · DELIVERY ROUTE · CYCLE ROUTE
ENCLOSED SERVICE YARD AND PARKING · EV PARKING · EV & RETAIL PARKING · CAR CLUB

- Service yard Covered and centralised for retail deliveries
- Delivery route via Mansel Way and Alex Wood Road - **Our preferred approach to deliveries and parking is to have access via Arbury Road. We will be pushing highways to allow this along with our preference to have more parking on Alex Wood Road.**
- Retail parking access via Alex Wood Road only
- Residential parking is covered under the buildings or in landscaped courtyard
- Cycle access excluded from civic and green spaces

LANDSCAPE ZONES



- Green space with large flexible area
- Play area enclosed and retaining toddler play
- Retained many mature trees
- Civic space for events, markets and Christmas tree
- Café and library outdoor seating
- Climate-resilient landscaping
- Dedicated cycling route
- Residential and public parking with EV charging and car club

NEW USES AND SPACES

The vision plan presents the current landscape concept, which has been developed and refined through the co-design process with the community panel to date.

Landscape vision plan



LEGEND

1. Resilient Planting
2. Trader Spill Out (Cafe seating etc)
3. Flexible Space: Performances, Market, Programme
4. Programmable space
5. Play on the way
6. Plentiful seating
7. Christmas Tree and Light Switch On
8. Amphitheatre seating
9. Library Spill Out
10. Mixed Use Open Green Space
11. Exercise Loop
12. Play zone
13. ‘Roman Road’
14. Welcoming Threshold
15. Historic Hedge Boundary
16. Raingarden/SuDs Planting
17. Cycle Parking

Space for pop-up stalls

SUPPORT FOR RESIDENTS AND BUSINESSES

We understand that people may have questions about what redevelopment could mean for them.
We will work with people individually to understand their circumstances and explain the support available.

Support available for homes

Council tenants

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

Homeowners

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

Support available for shops

Commercial leaseholders

- Reassurance that businesses can continue to trade throughout the development process, ensuring that services remain available to the community during the transition period
- Bespoke one-to-one practical support to manage the move
- A support package for current businesses which could include the option of an initial rent reduction for the new premises or similar measures
- The right-to-return to the new commercial units and one move to new premises



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

HAVE YOUR SAY

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

How to respond

Complete the survey online

Speak to the team

Pick up a paper survey

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

Arbury Court Library

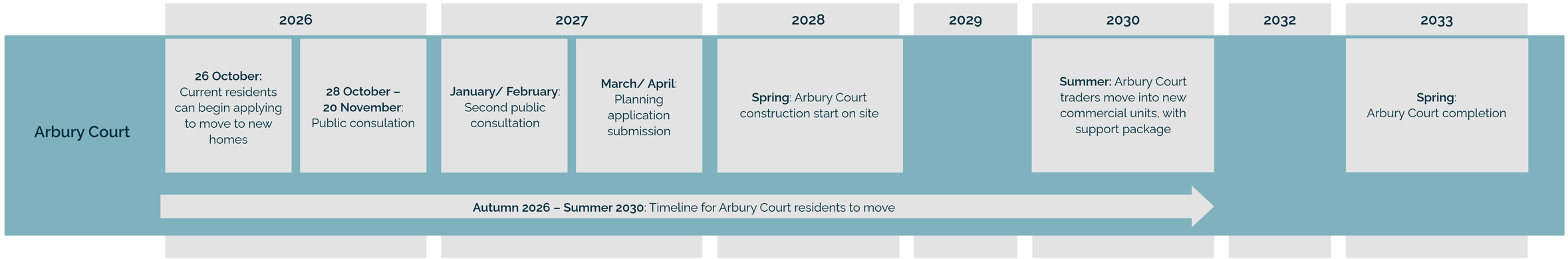
The Meadows Community Centre

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

Online webinar:
12 November, 5.30pm to 6.30pm

Register via QR code:

Project timeline



View the plans and complete our survey

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

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