

# Queen Edith's Forum

*One Cambridge, fair for all*

# Agenda

	<b>Welcome and introduction</b>	<b>6.30 - 6.35pm</b>	<b>Cllr Immy Blackburn-Horgan</b>
<b>1.</b>	Cambridge Investment Partnership (CIP)	6.35 – 6.45pm	Connor Gilyatt
<b>Questions 6.45-7.00pm</b>			
<b>2.</b>	This Land	7.00-7.10	Bruce Knapp and Ross Mowle
<b>Questions 7.10-7.25pm</b>			
<b>3.</b>	CALA Homes	7.25-7.35	Tom Taylor
<b>Questions 7.35-7.50pm</b>			
<b>General Questions 7.50-8pm</b>			
	Close	8pm	

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# Land at Newbury Farm (GB2)

December 2025

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# Overview

- Planning permission for:
  - 230 homes
  - Community and Commercial Space
  - Public Open Space and Local Areas of Play
- Delivered in 3 phases



# Phase 3: Newbury Farm

- 150 Homes, including 60 Affordable Homes
- Community Space
- Commercial Space



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# Site Layout - South



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Partnership





# Site Layout - North



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# Key Milestones

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

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# Additional Information

Approved Working Hours: 08:00 – 18:00 Mon – Fri  
08:00 – 13:00 Sat

Contact Info: [residents@hill.co.uk](mailto:residents@hill.co.uk)  
for site issues such as noise or dust etc  
[housingdevelopment@cambridge.gov.uk](mailto:housingdevelopment@cambridge.gov.uk)  
for any other issues or questions



An aerial photograph showing a proposed residential development, Eddeva Park, situated between an existing suburban neighborhood and a large, open agricultural field. The development consists of several blocks of modern, multi-story townhomes and houses in various colors (grey, red, white). The background shows a dense residential area with many houses and trees. The foreground is a large, flat, golden-brown field, likely a cornfield.

COMMUNITY UPDATE

# Eddeva Park: Project Update

Residents Community Forum

December 2025

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Presented by This Land & Cognisant Construction



A DEVELOPMENT  
BUSINESS



# Phase Delivery Plan

## Phase 1: Infrastructure & Spine Road

Responsibility: This Land

Substantially completed. Includes two new bell mouths, drainage, and services.

## Phase 2: 80 Residential Units

Responsibility: This Land

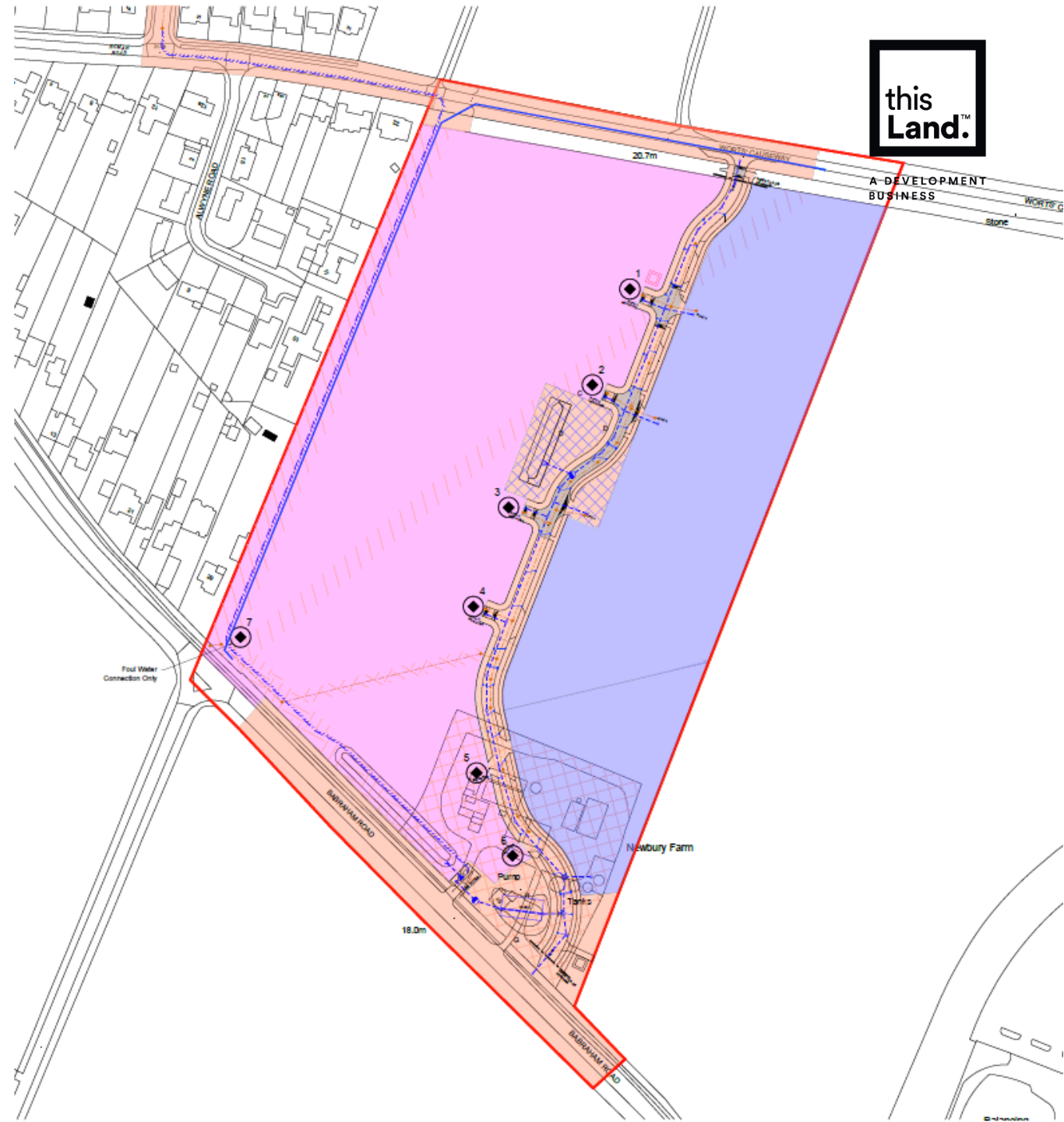
Due to commence in the New Year (2026)

## Phase 3: 150 Residential Units & Retail

Responsibility: Cambridge Investment Partnership

Construction started earlier this year.

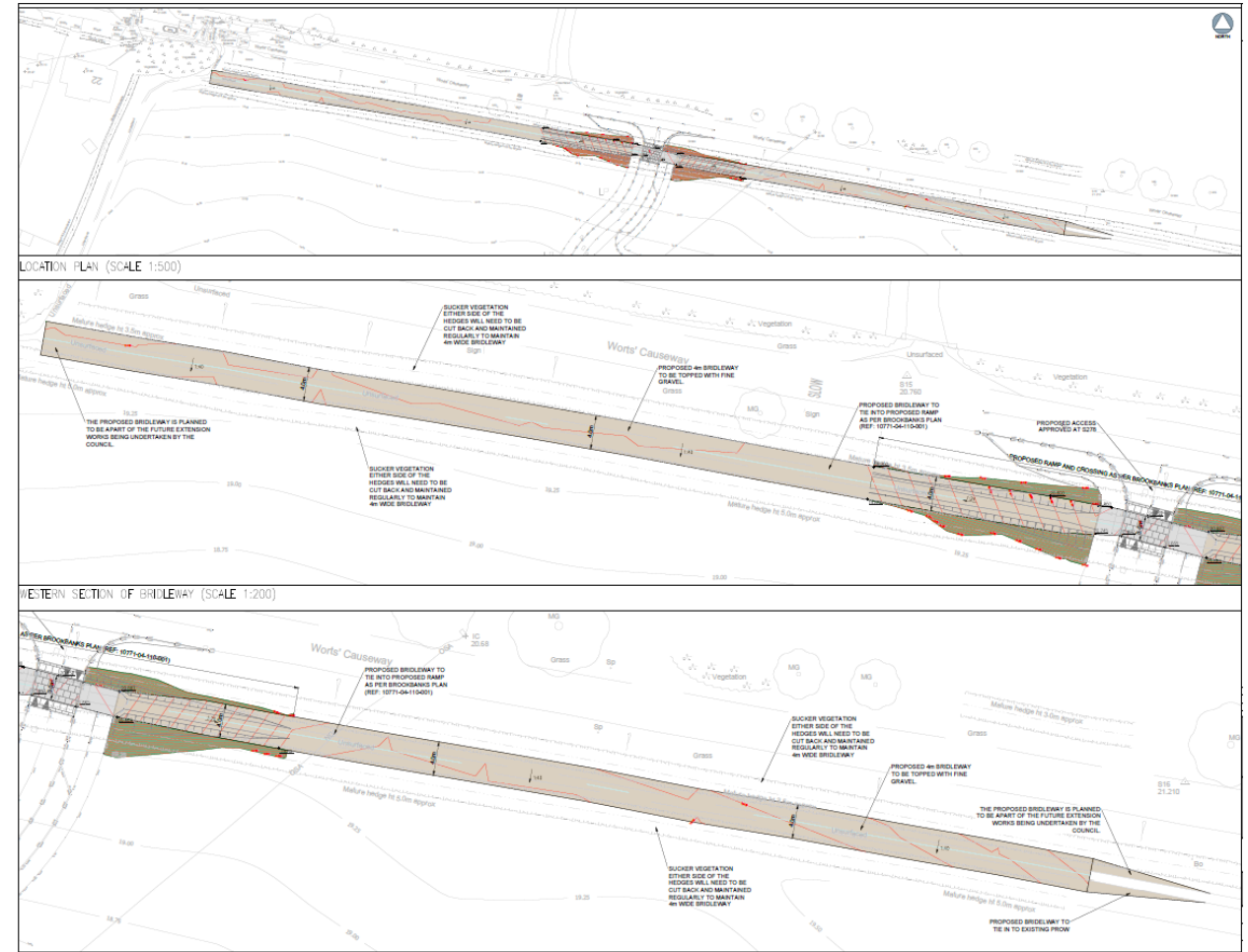
Includes the community centre and commercial spaces to serve the development and local community.



# Infrastructure: Northern Bridleway

Connecting Worts Causeway to the wider network with enhanced accessibility.

- ✓ **Surface:** Fine gravel topping (design being reviewed by Highways and PROW officer)
- ✓ **Width:** Wide enough to accommodate pedestrians, cyclists, and riders
- ✓ **Vegetation Management:** Hedges and sucker vegetation cut back and maintained for safety
- ✓ **Right of Way:** Public designation as a permanent right of way, forming part of the wider footpath network.





# Public Art Strategy

## Appointed Artist

David Mackie

## Community Engagement

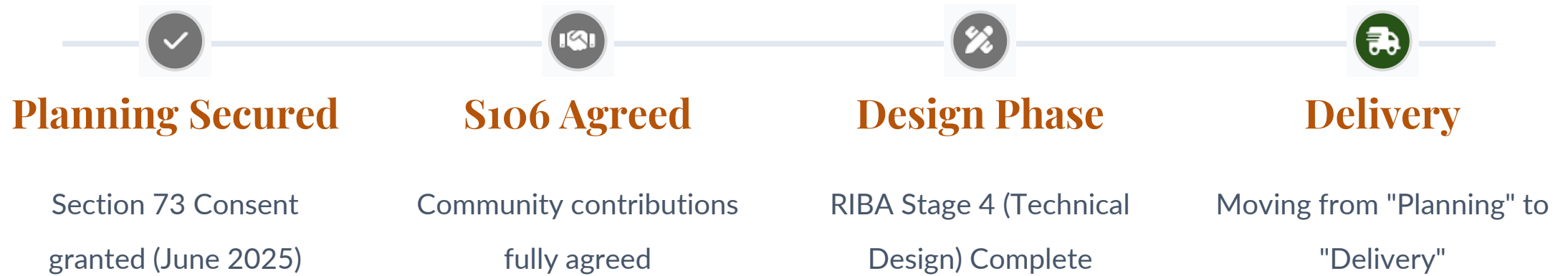
- ✓ Workshops held with Queen Edith's & Queen Emma's schools (Summer 2025)
- ✓ Design Themes: Local Habitats (Chalk Meadows), Iron Age Heritage, Mapping & Pathways

## The Outcome

A trail of embedded artworks and bespoke landscaped furniture reflecting the character of Worts Causeway will be delivered alongside the phased landscaping.



# Phase 2 Project Status



# Phase 2 Project Delivery Team



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DEVELOPER

**This Land**

Wholly owned by Cambridgeshire  
County Council



MAIN CONTRACTOR

**Cognisant  
Construction**

Build Partner



AFFORDABLE HOUSING

**Registered  
Provider**

Delivering 40% Affordable Housing (32  
Homes)

# Construction Timeline

Q4 2025



## Preparation

Finalising contract formalities & Supply Chain Engagement.

Early 2026



## Mobilisation (Target: Feb)

Site Mobilisation & Start of Groundworks.

Phasing



## Construction Sequence



Site setup and security



Infrastructure and roads



Plot construction (80 sustainable homes)



# Our Commitment

## Delivering for Cambridge

- ✓ 80 High-Quality Sustainable Homes
- ✓ Vital Affordable Housing for the City
- ✓ Being a Considerate Neighbour during Construction

### Next Up

Handover to Cognisant Construction for Site Logistics  
& Traffic Management.







Eddeva Park

Client –This Land 80 Units



















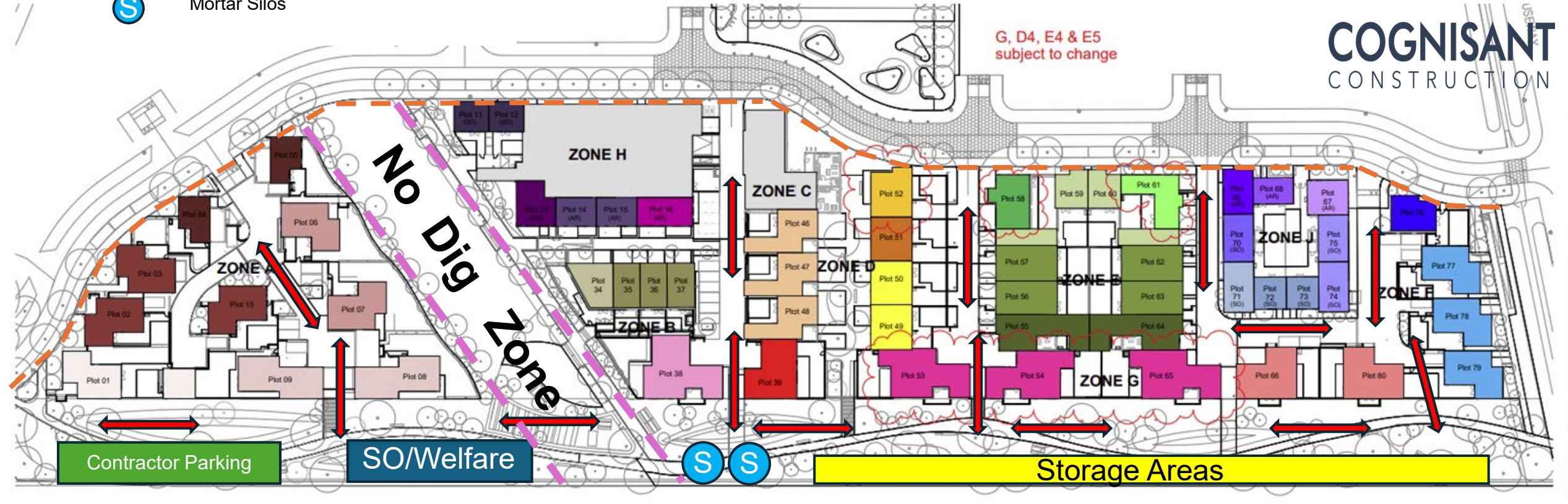
# Traffic Management Plan – Delivery/Access Routes as site progresses



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- Heras Fencing
- Vehicle Access Routes
- Site Offices & Welfare
- Mortar Silos

G, D4, E4 & E5  
subject to change



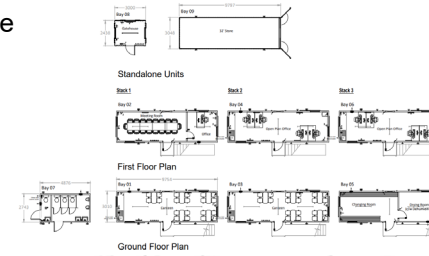


## Week 1-3

- Secure site
- Install Offices
- Set up storage areas
- Parking
- Site Traffic Routes



Site Offices /Welfare  
Layout



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## Week 3-12

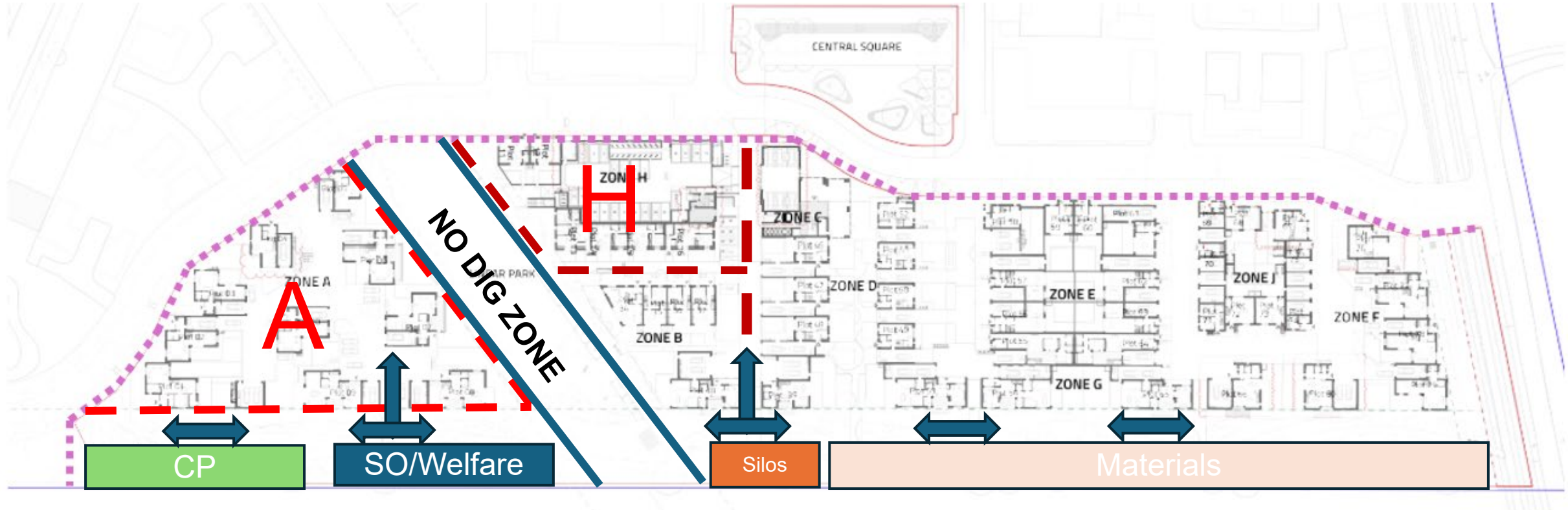
Zones –A&H

Commence Roads,Parking,Drainage,New Services

Site Traffic Routes



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## Week 12-16

Zone A&H Complete Roads ,Services, Drains. Commence foundations

Zone J Commence Roads,Parking,Drainage,New Services



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## Week 16-22

Zone A-Continue foundations, commence superstructures

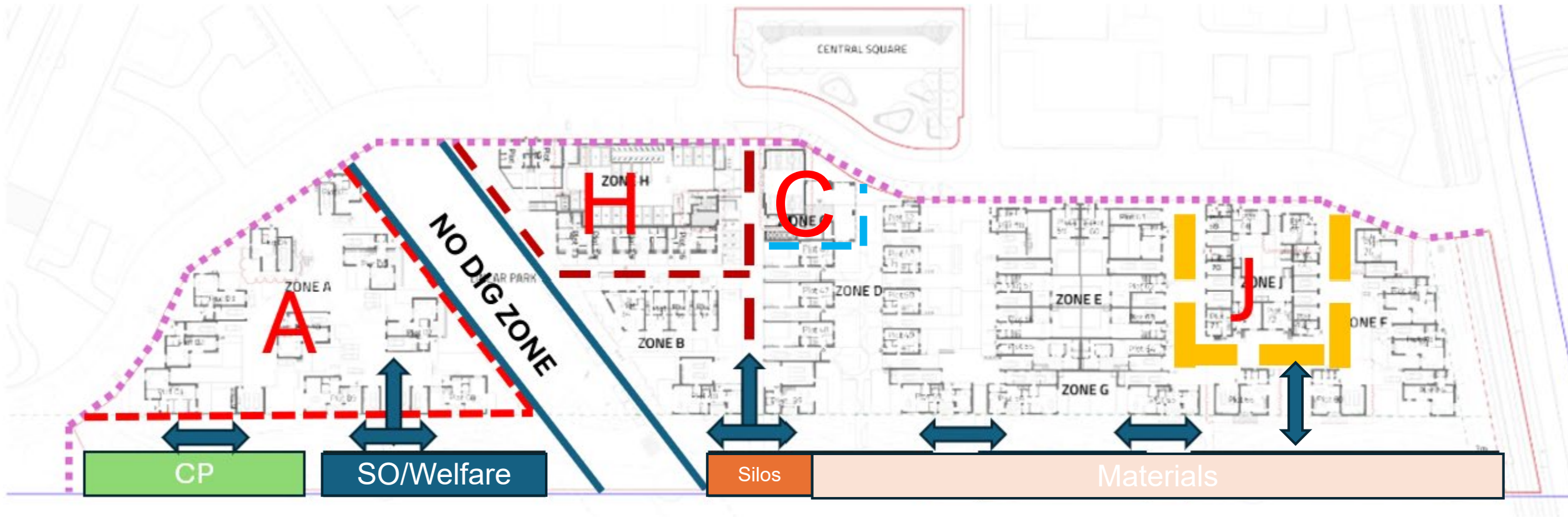
Zone H-Foundations completed, commenced Superstructure

Zone J-Completed Roads,Parking,Drainage,New Services ,Commenced sub structure

Zone C-Commence Drainage,New Services



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## Week 22-33

Zone A-Completed foundations, Continue superstructures, Commence internals

Zone H-Continue Superstructure, Brickwork commenced

Zone J-Complete Substructures, Commence Superstructures

Zone C-Completed Drainage, New Services, Commenced substructures

Zone E-Commence Roads, Parking, Drainage, New Services



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## Week 33-40

Zone A-Complete Superstructures ,Commence internals , commenced externals

Zone H-Continue Superstructure

Zone J-Continue Superstructure

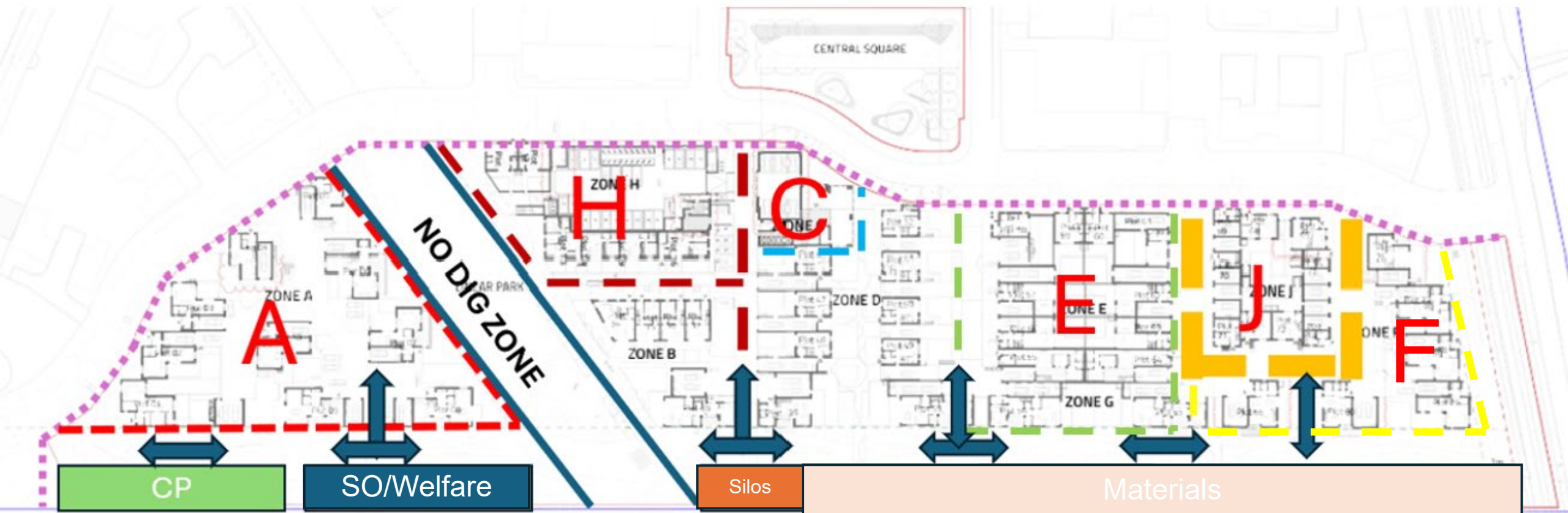
Zone C -Continue Superstructure

Zone E-Continue sub structures, Commence superstructures

Zone F-Complete Roads, Parking, Drainage, New Services, Commence sub structures, Commence superstructures



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## Week 40-53

Zone A-Continue internals , continue externals

Zone H-Continue Superstructure

Zone J-Continue Superstructure

Zone C -Continue Superstructure

Zone E-Complete sub structures, Continue superstructures, Commence Internals

Zone F-Continue superstructures

Zone B-Commence Substructures



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## Week 53-59

Zone A-Complete Internals , Complete Externals, Handover

Zone H-Continue Superstructure, Commence Internals, Commence Common Areas

Zone J-Continue Superstructure, Commence Internals

Zone C –Complete Superstructure, Commence Internals, Commence Externals

Zone E-Continue Superstructures, Continue Internals

Zone F-Complete Superstructures, Commence Internals, Commence Externals

Zone B-Complete Substructures, Commence Superstructures

Zone D-Complete Substructures, Commence Superstructures



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### Zone A- Handed Over

### Zone J-Complete Internals, Complete Externals, Handover

## Zone C –Continue Internals, Complete Externals

## Zone E-Complete Superstructures, Continue Internals, Commence Externals

### Zone F-Complete Internals, Complete Externals, Handover

## Zone B-Complete Superstructures, Commence Internals, Complete Externals

## Zone D-Continue Superstructures, Commence Internals, Commence Externals



## Week 90-92

## Zone A- Handed Over

## Zone H-Completed Internals, Complete Common Areas, Handover

## Zone J-Handed Over

## Zone C –Complete Internals, Handover

## Zone E-Continue Internals, Complete Externals

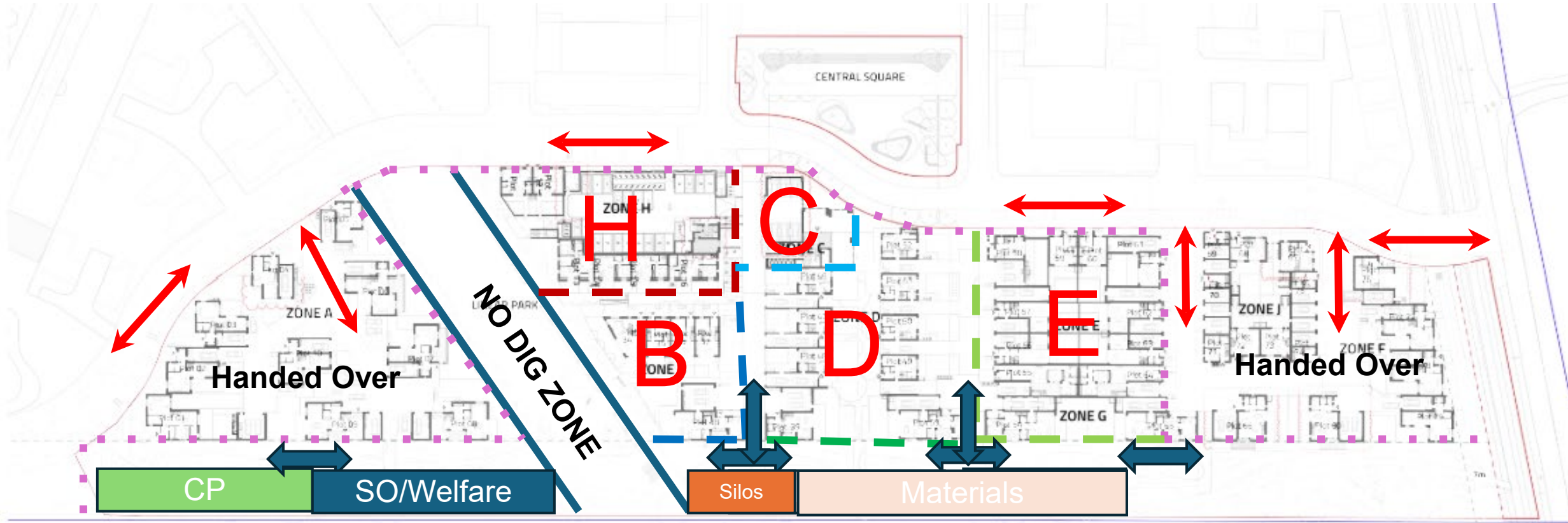
## Zone F-Handed Over

## Zone B-Continue Internals

## Zone D-Complete Superstructures, Continue Internals, Complete Externals



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## Week 92-105

Zone A- Handed Over

Zone H-Handed Over

Zone J-Handed Over

Zone C – Handed Over

Zone E-Complete Internals, Handovers

Zone F-Handed Over

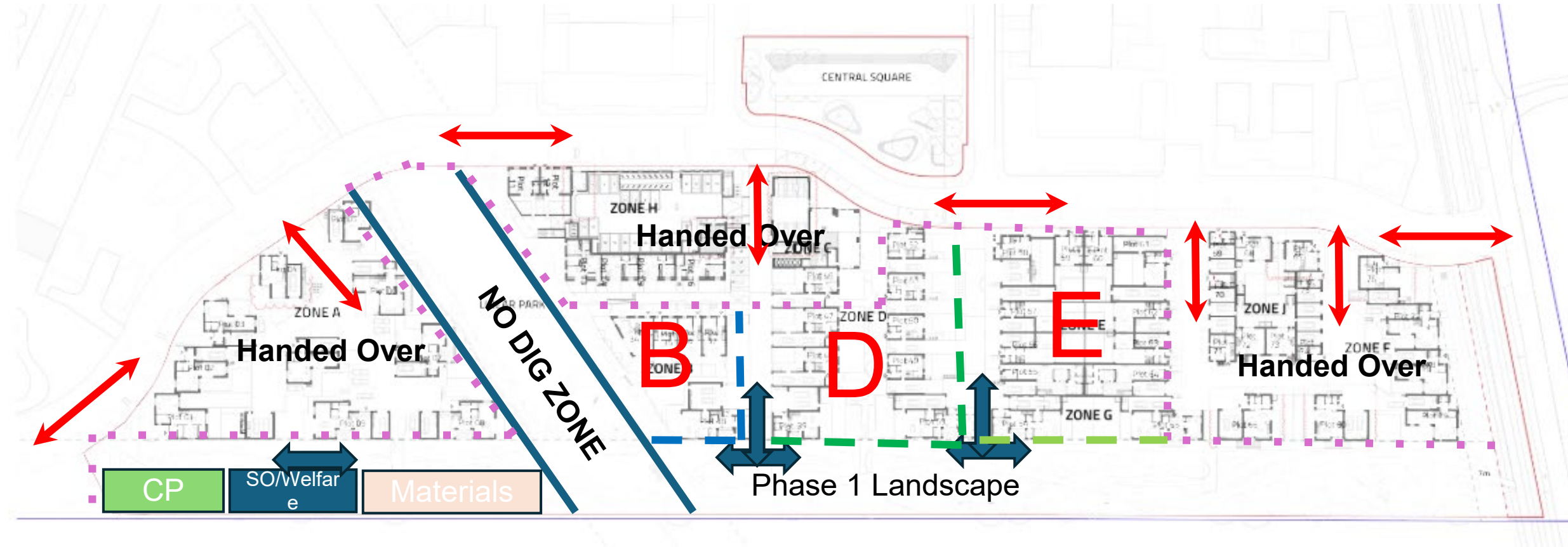
Zone B-Complete Internals, Handovers

Zone D-Continue Internals, Commence Handovers

Commence Phase 1 Landscape



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## Week 105-124

Zone A- Handed Over

Zone H-Handed Over

Zone J-Handed Over

Zone C – Handed Over

Zone E- Handed Overs

Zone F-Handed Over

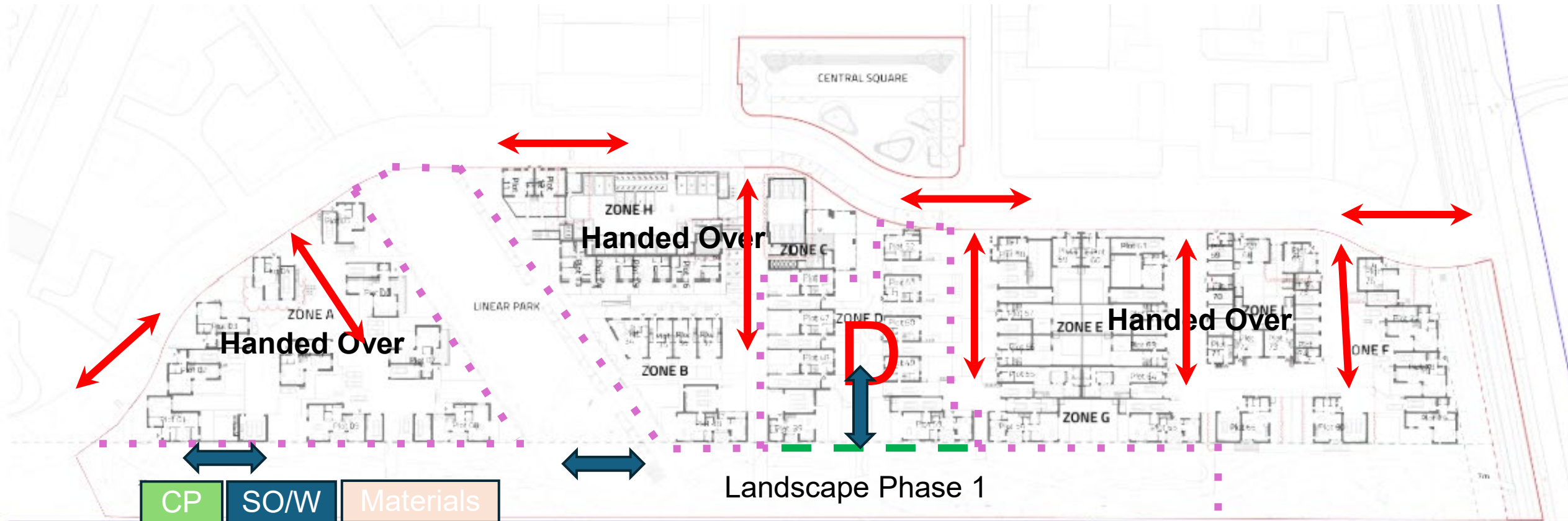
Zone B- Handed Overs

Zone D-Complete Internals, Complete Handovers

Landscaping-Phase 1 Handed Over



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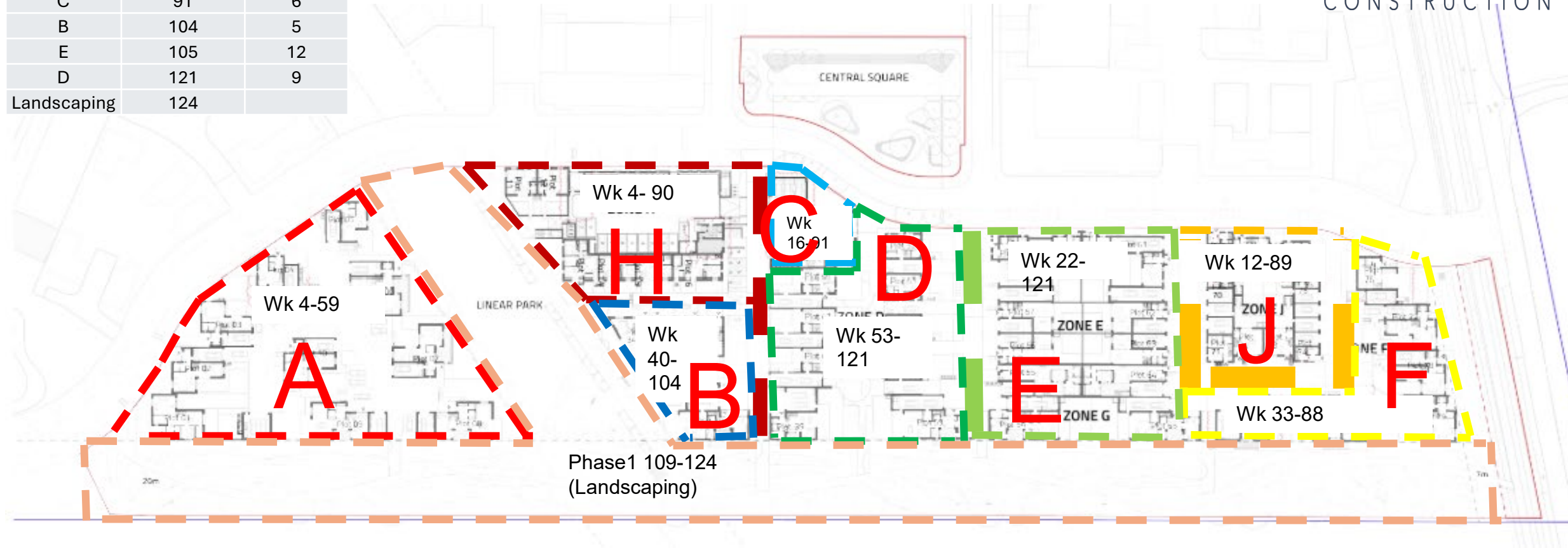






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Zone	Completion Week No	No of Plots
A	59	10
F	87	6
J	89	9
H	90	23
C	91	6
B	104	5
E	105	12
D	121	9
Landscaping	124	





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## Site Wide Services



● BT Connection Points

● Storm Connection Point

● Water Connection Points

● LV Connection Points

● Foul Connection Points



## Overview of Zones and Start/Finish Logic

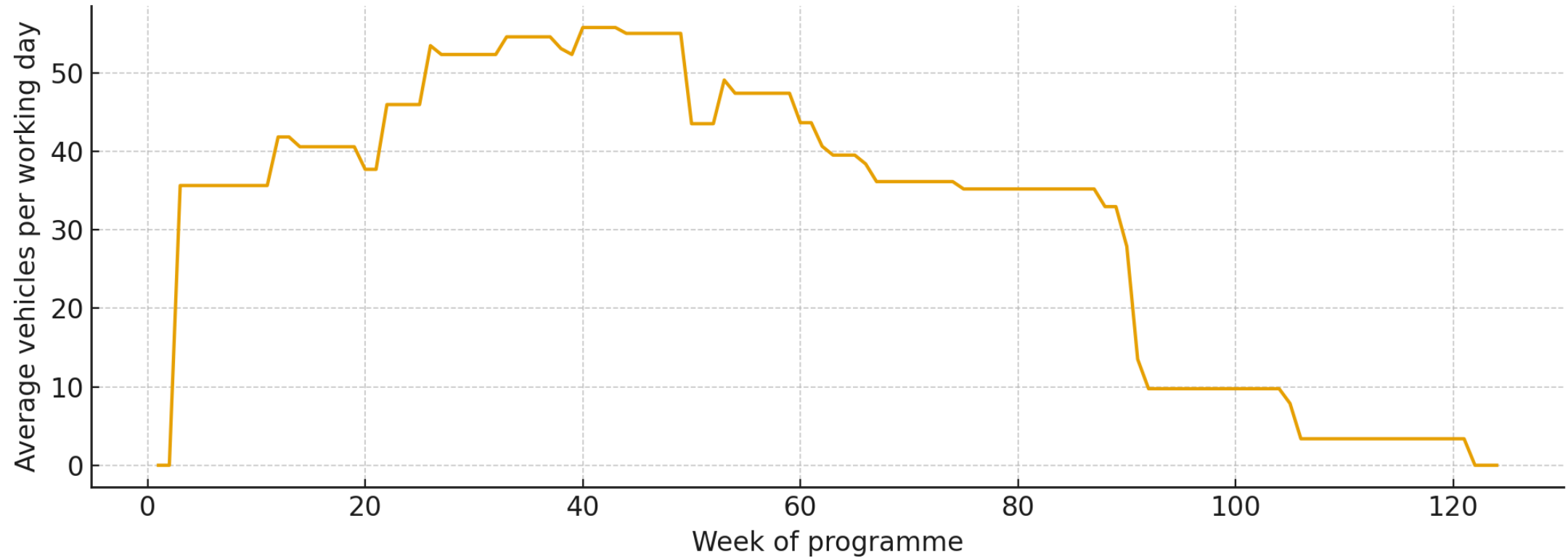
Zone	Type	Units	Start Week	Completion Week
<b>A</b>	Houses	10	3	59
<b>H</b>	<b>Flats</b>	<b>23</b>	3	90
<b>J</b>	Houses	9	12	89
<b>C</b>	<b>Flats</b>	<b>6</b>	26	91
<b>E</b>	Houses	12	22	105
<b>F</b>	Houses	6	33	87
<b>B</b>	Houses	5	40	104
<b>D</b>	Houses	9	53	121
Landscaping	—	—	109	124

## Predicted Daily Deliveries

Period	Daily Vehicles	Notes
Early programme	<b>25–35/day</b>	Flats start (H) drives demand
First overlap of flats + houses	<b>35–50/day</b>	Weeks 12–26
<b>Peak period (two flat blocks overlap)</b>	<b>50–60/day</b>	Weeks 26–33
Mid-programme	<b>30–40/day</b>	Houses dominant
Late programme	<b>20–30/day</b>	Mainly trades & vans
Final weeks	<b>15–25/day</b>	Snagging + externals



## Weekly forecast - construction vehicle trips per working day





1 -Gateman /Security/Hut



2 -CCTV



3 -Contractor Parking



4 -Wheel Wash



5 -Gated Access



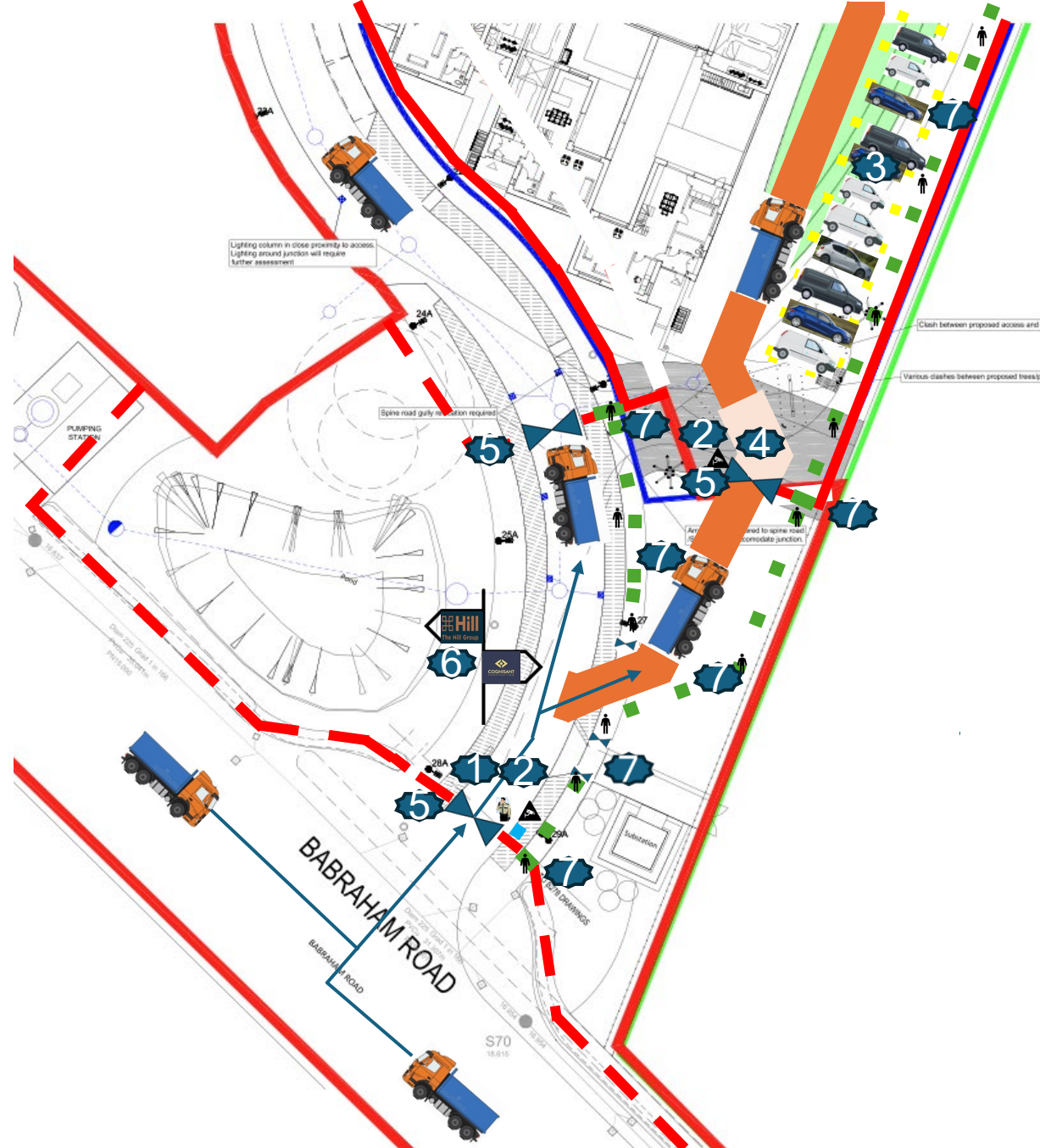
6 -Way Signage



7- Pedestrian Routes

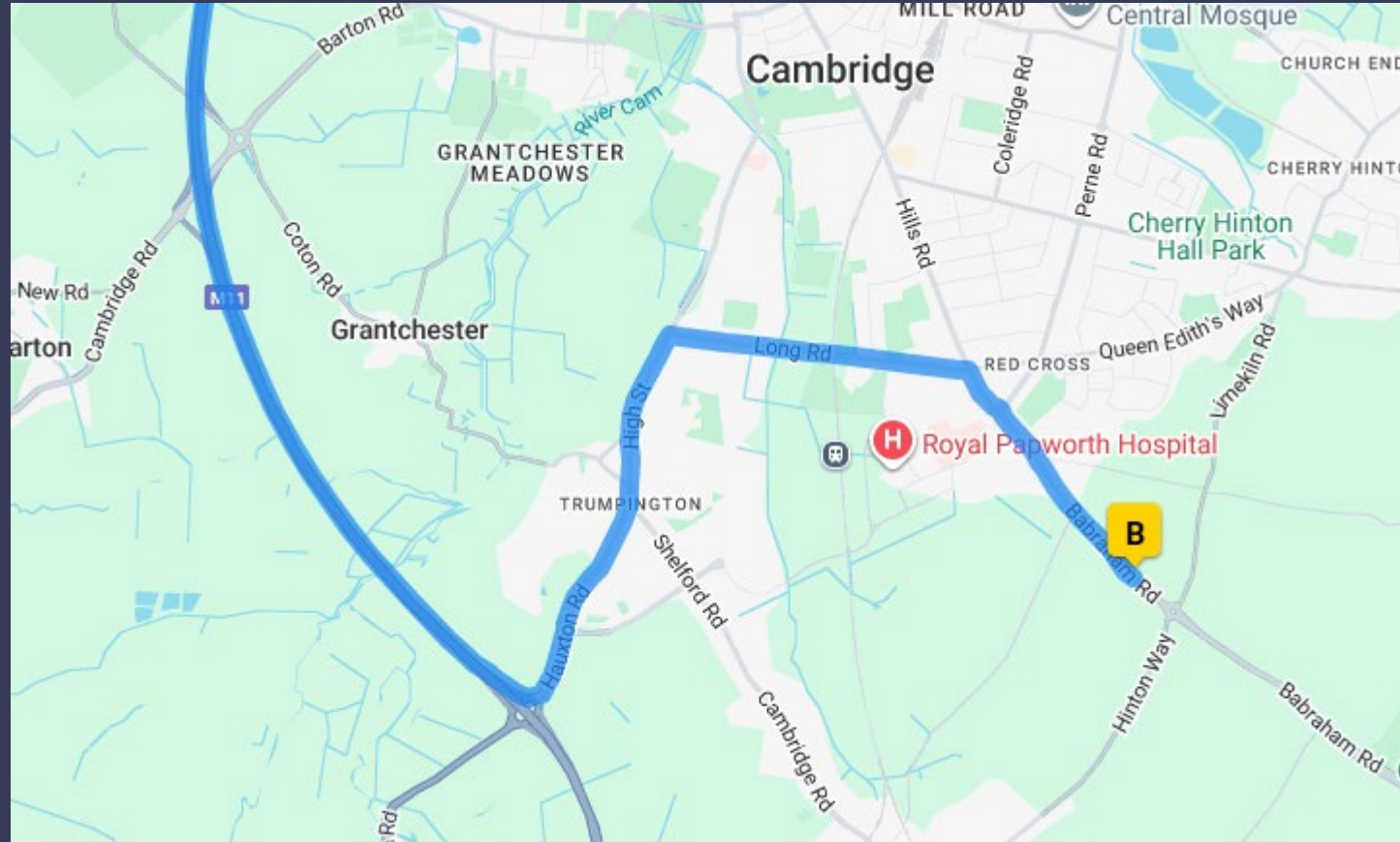


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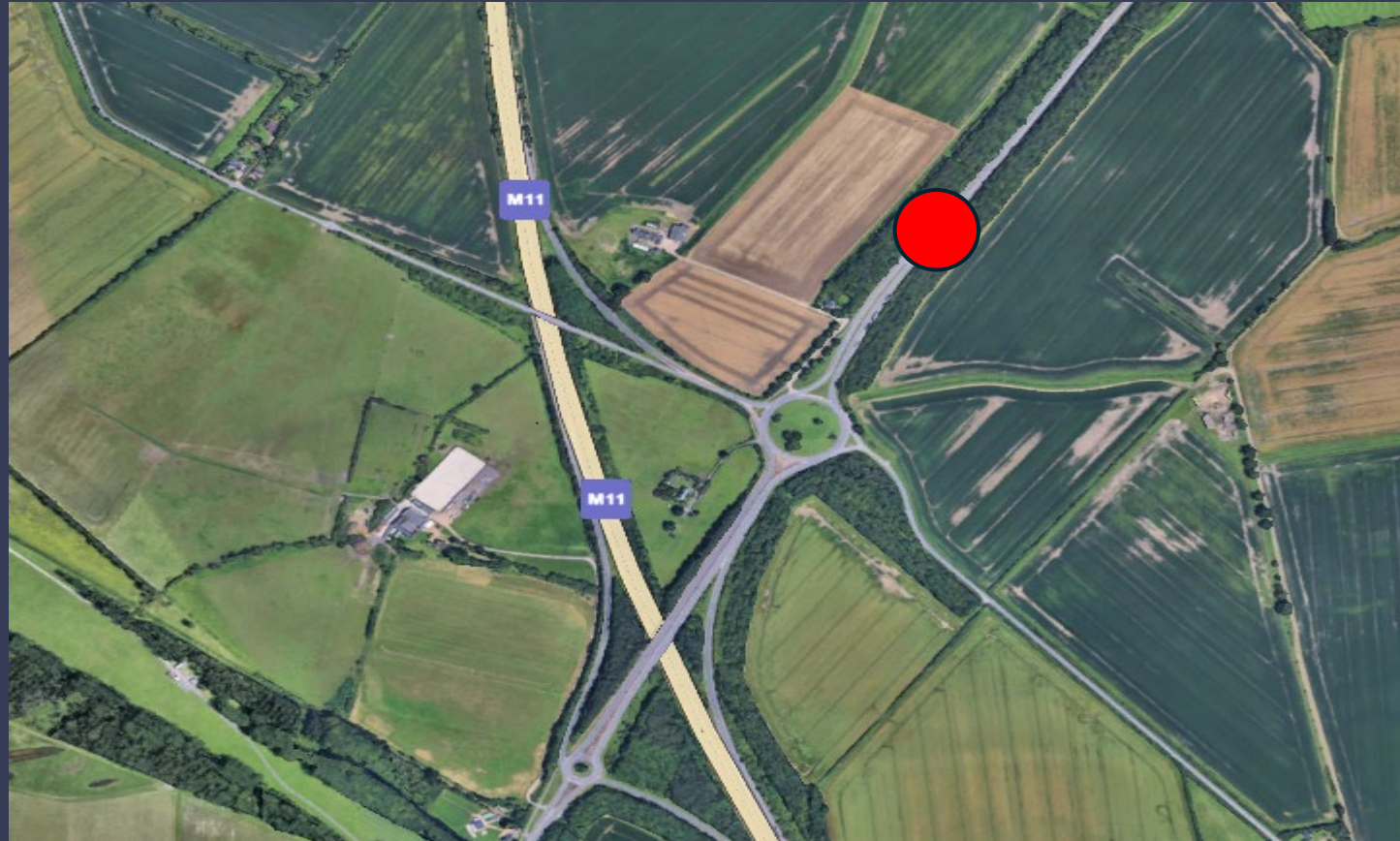


## Traffic Routing From The North



- M11
- Hauxton Rd
- High St
- Long Rd
- Babraham Rd

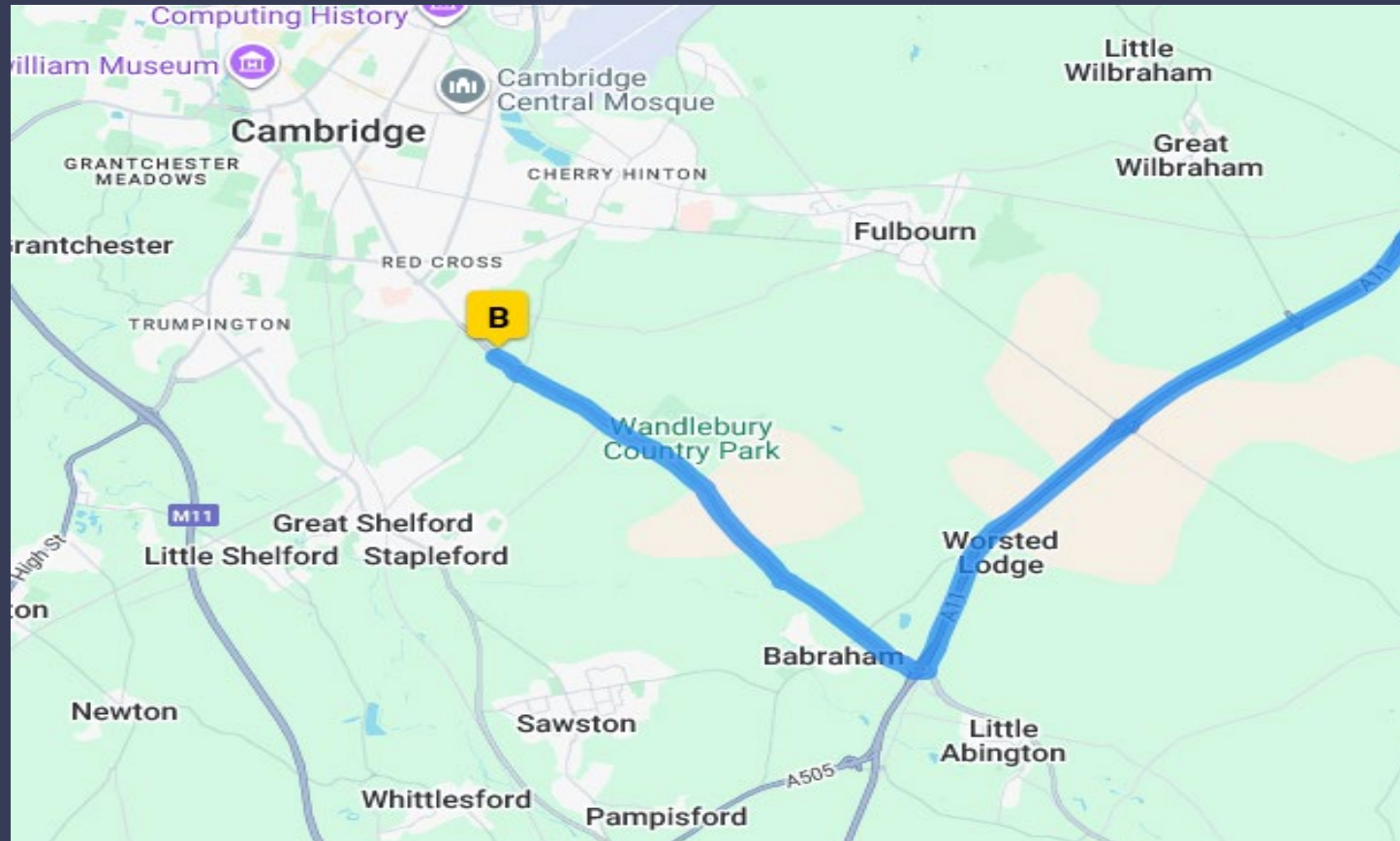
# Holding Point From The North



Junction 12 M11-Barton Road Layby



## Traffic Routing From The East



- A11
- Babraham Rd

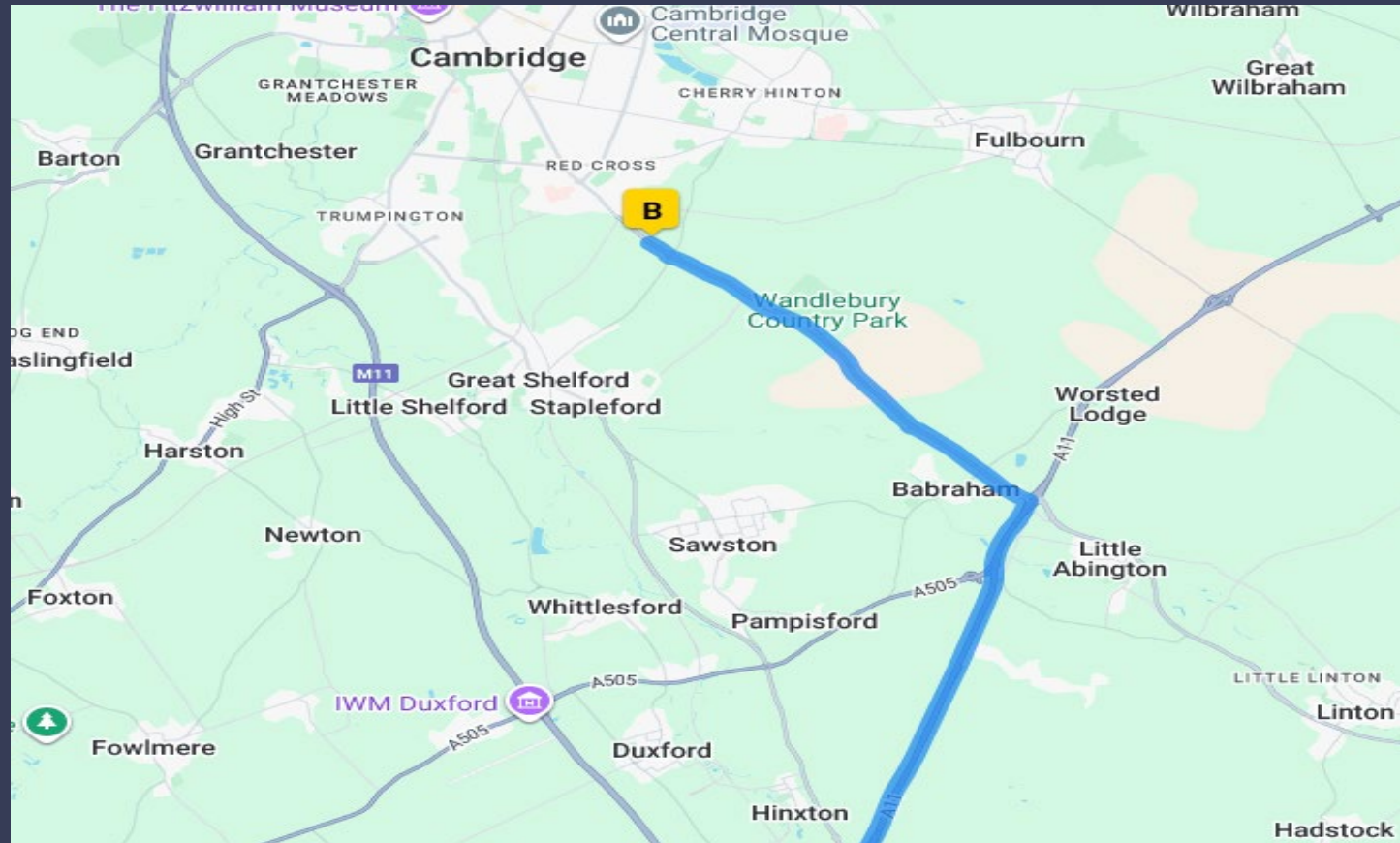
# Holding Point From The East



A11 Layby By Worsted Lodge

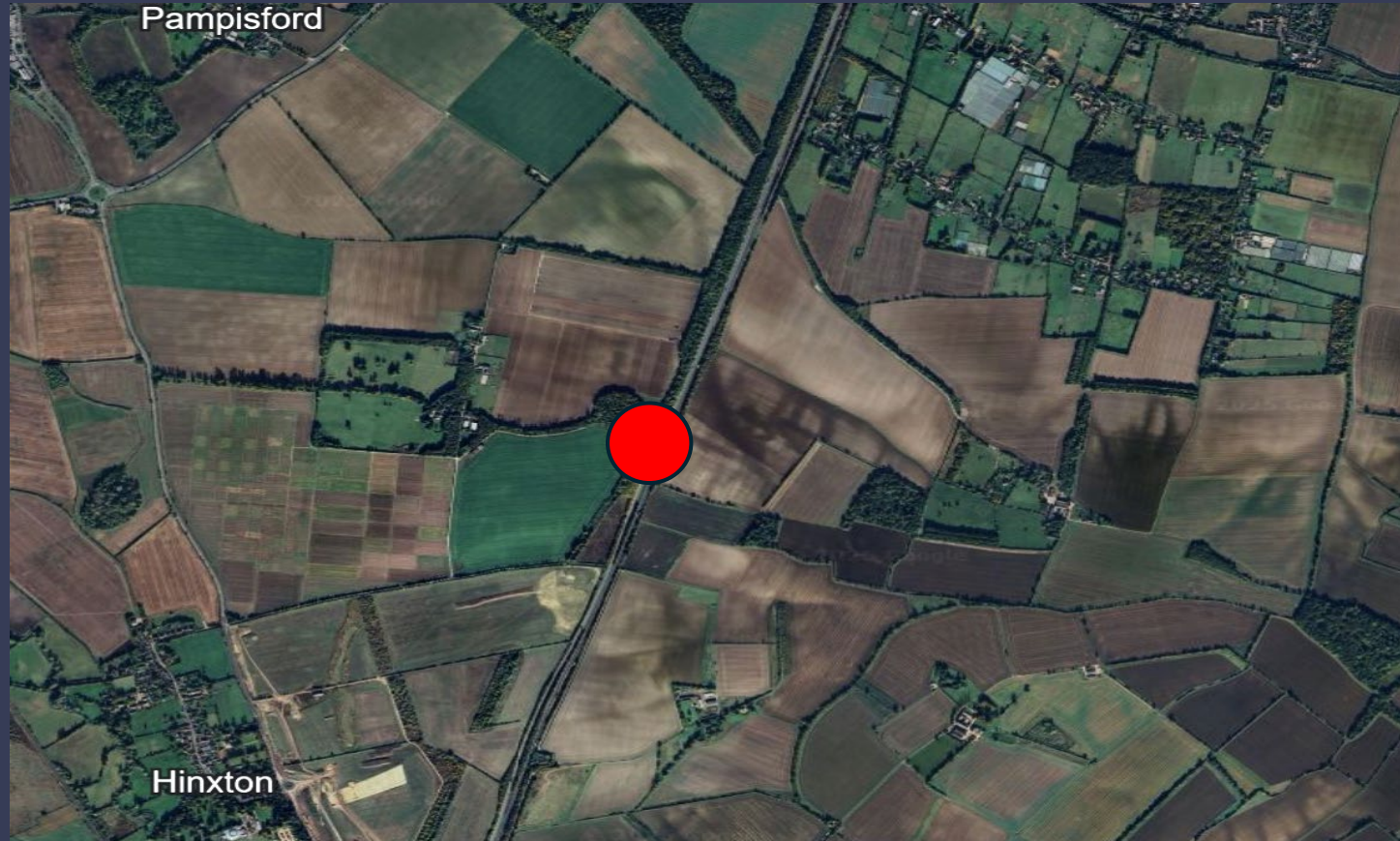


## Traffic Routing From The South



- A11
- Babraham Rd

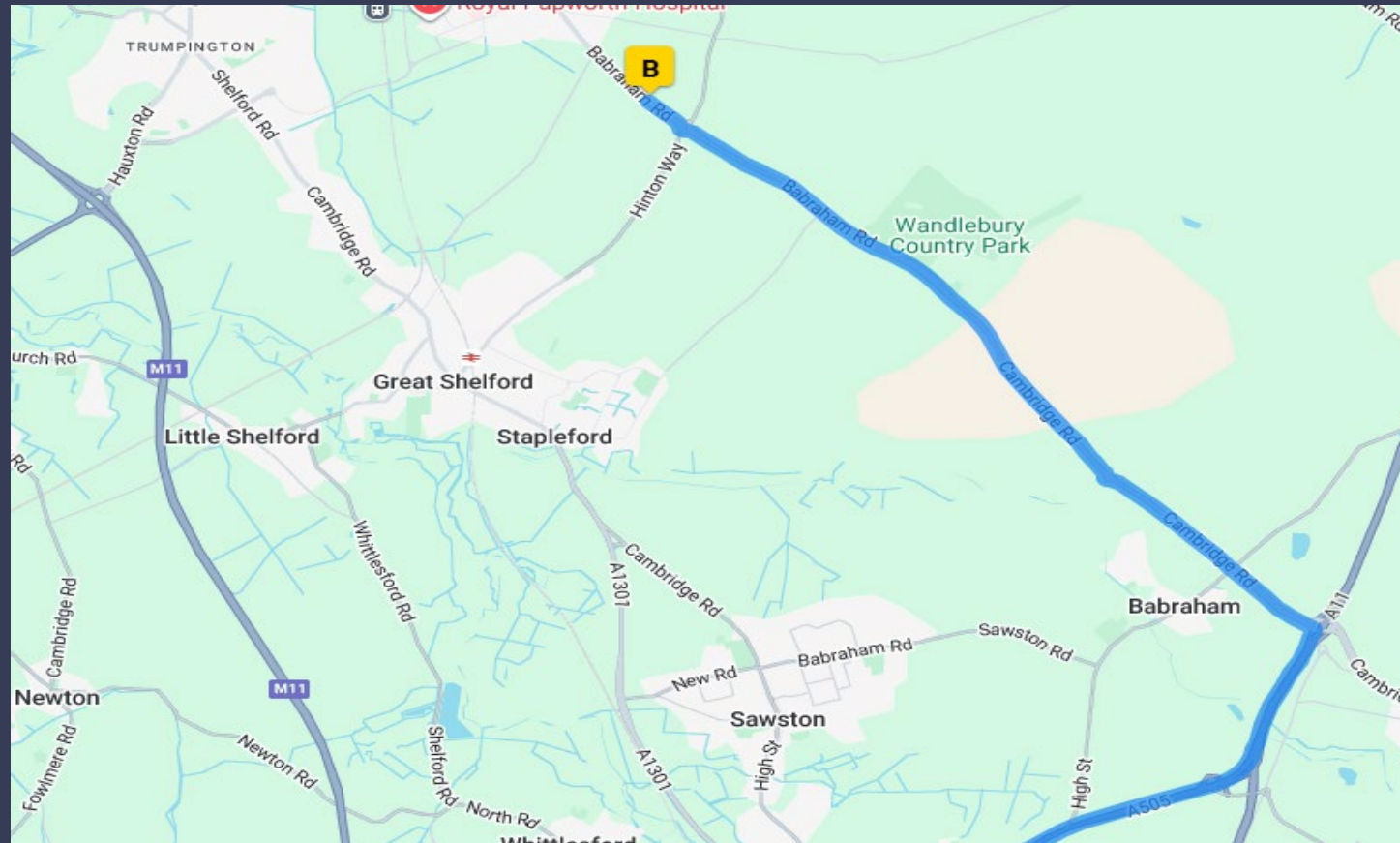
## Holding Point From The South



A11 Layby After Exiting the M11

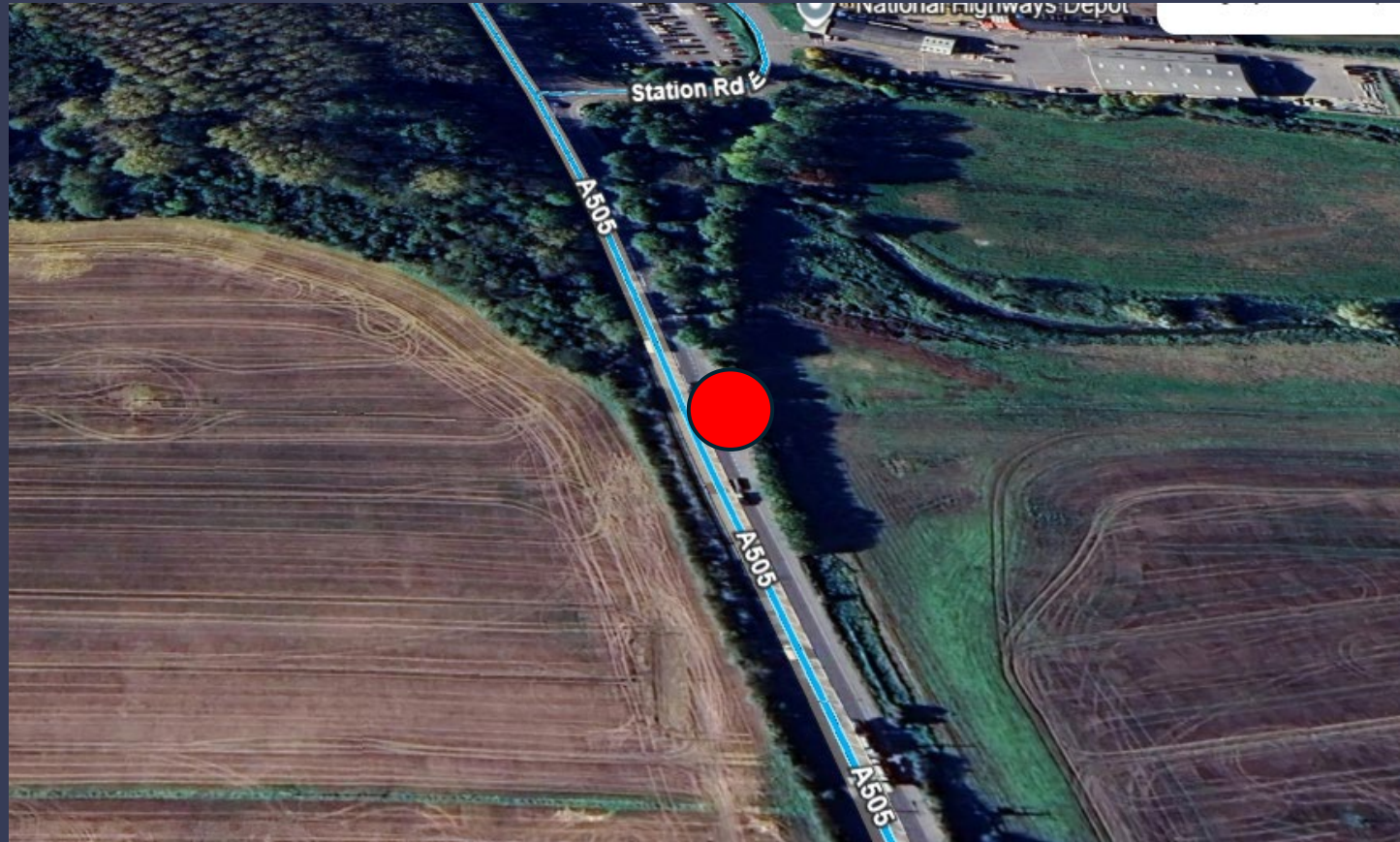


## Traffic Routing From The West



- A505
- Babraham Rd

## Holding Point From The West



A 505 Layby East of Duxford



## Construction Vehicle Management Summary

A single Gateman/Banksman controlled access point will be maintained.

All HGVs to be booked in via a delivery management system in tandem with 'Hills' to prevent clustering.

Holding areas off-site prevent queueing on the public highway during peak periods.

No construction worker parking on surrounding residential streets.

On-site provision for construction worker parking or near by public parking.

Delivery hours limited to standard site working hours (no arrivals before 08 00).

# CALA Homes Ltd

## Netherhall Gardens

December 2025 local resident update



# What's Happening

Completion of 278 works

Installation of Public open space

Preliminary stages of Art Installation

Continuation of Build



# 278 Works

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Final surfacing completed on 3<sup>rd</sup> December 2025

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Bus gate altered with highway approval

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No further works to be done for duration of site



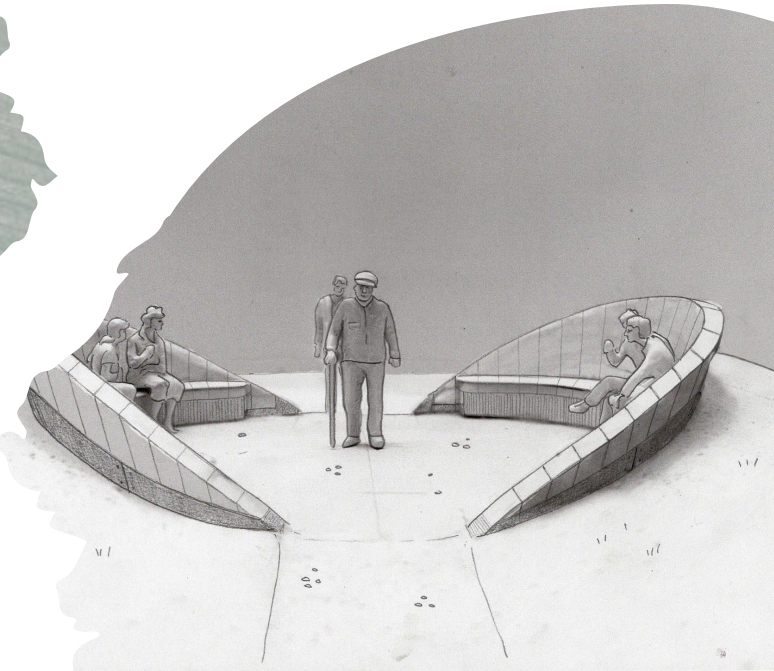
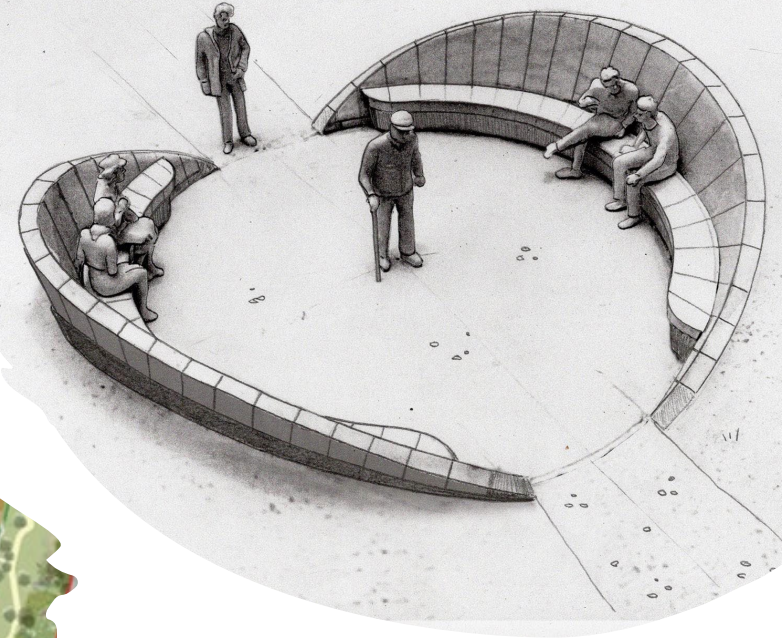


# Installation of Public Open Space

- Continuing to install areas in phases
- Next phase due to be complete by Christmas
- Allotments to be installed by March 26

# Art Installation

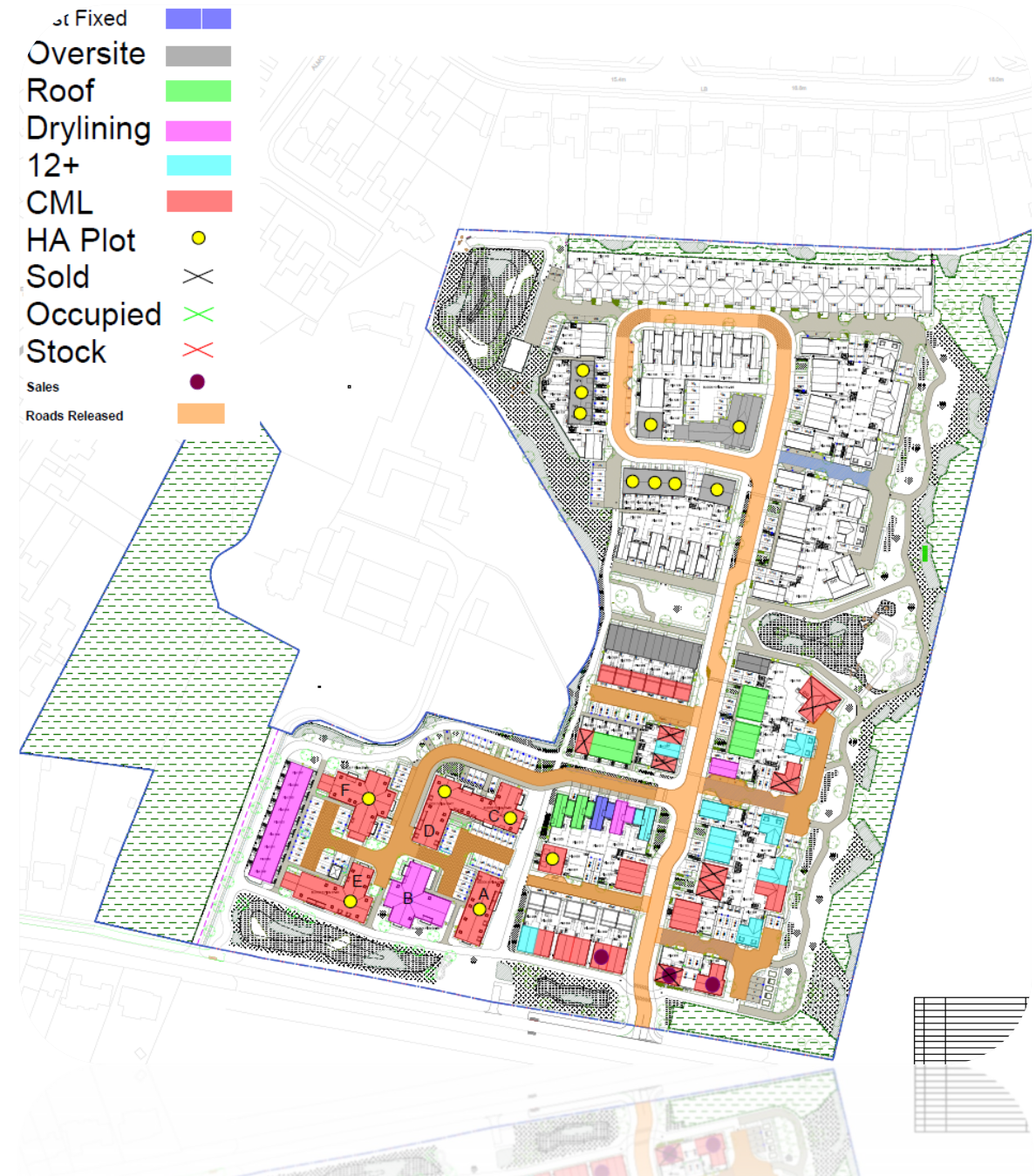
- Forms part of our obligations
- Due to be installed in 2026 (Aiming for September)
- Constraints- SSOW, Loads on ground





# Continuation Of Build

- First occupation November 2025
- First HA handover November 2025
- Next HA handovers planned for May 2026
- Next private handovers planned for December 2025
- Build due to slow into FY2026, will effect overall build duration



Any Questions?



# Future forums

March 2026

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# Contact details

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[communitydevelopment@cambridge.gov.uk](mailto:communitydevelopment@cambridge.gov.uk)