

## ***Appendix 5: North Cambridge Framework for Change***

### **1 Recommendation**

It is recommended that the Executive Councillor for Housing:

- 1.1 Approve commencement of work on a Framework for Change for North Cambridge through the Cambridge Investment Partnership

## 2 Background

- 2.1 The update report submitted to HSC in June 2024 noted the need to carry out further work on options for the Kingsway and Arbury Court estates. It also noted the importance of Arbury Court as a local centre and the broader challenge of ageing estates across the area. The Executive Councillor noted that negotiations on commercial leases at Arbury Court will now take account of the need to consider future options for a District Centre.
- 2.2 The Local Planning Authority has been developing the North Cambridge Design Code. The area covered includes Arbury and Kings Hedges wards and a small part of West Chesterton ward.

## 3 North Cambridge Design Code

- 3.1 The Local Planning Authority has been developing the North Cambridge Design Code. The area covered includes Arbury and Kings Hedges wards and a small part of West Chesterton ward.



3.2 The draft Design Code focusses on five key themes:

- Make space for nature
- Prioritise Walking and Cycling
- Thriving Public Spaces
- Enhance Character
- Increase Sustainability

3.3 The draft code sets out the challenge of ageing estates in the area. Having been constructed between the 1950's and 1970's, many components of the existing estate buildings within the local area have reached or will soon be reaching the end of their original design life. The issues surrounding Kingsway in particular were reported to HSC in January 2022.

3.4 The Design Code also recognises the importance of Arbury Court as a centre for the area. Arbury Court is a key strategic element in place-making for the area while delivering new housing. The retail offer needs to be central to planning for the future of Arbury Court. The consideration of future options is being taken into account in discussions with the commercial tenants. Engagement with the commercial tenants will be an important part of the way forward.

## **4 North Cambridge Framework for Change**

- 4.1 It is recognised that large parts of the area are settled housing which will not be part of any redevelopment. However, work is needed to ensure a co-ordinated place-making approach. The approach proposed is to create a 'Framework for Change' to identify issues and opportunities across the area.
- 4.2 A Framework for Change needs to be developed in consultation with local people. Two stages of consultation are proposed – one to views on aspects of the area that are valued, issues of concern, and ideas for change and a second to consider a draft report (details are in the consultation section of this report).
- 4.3 The Framework for Change will:
  - 4.3.1 identify key issues, challenges and opportunities
  - 4.3.2 consider public responses to consultation
  - 4.3.3 consider relevant planning and corporate objectives and constraints
- 4.4 From this the Framework for Change will set out high level priorities and options for bringing forward development which will enhance place-making and create new sustainable homes and commercial premises.
- 4.5 The Framework for Change will consider the opportunities in the context of the financial constraints faced by the Council and the need for schemes to be financial viable.
- 4.6 The document will create a framework for bringing forward proposals for individual sites. These sites will be brought to HSC individually for approval. At that stage there will be further consultation, particularly with directly affected residents, and assessment of financial implications and risks.

## **5 Resident Engagement**

- 5.1 Consultation with local people and this will form part of the brief for the Framework for Change
- 5.2 There have been various consultations carried out in the area in connection with developments that have progressed – notably Meadows, Buchan Street, the two stages of Aylesborough Close, the two stages of the redevelopments at Campkin Road and a number of smaller schemes.

5.3 In November 2021 consultation events were held at the Kingsway estate. The response rate was low but 85% of those who did respond considered that the estate was in need of regeneration. The concerns about the Kingsway estate were reported to HSC in January 2022. At that stage the decision was taken to have a management plan in place pending redevelopment at a future date.

#### 5.4 Design Code consultation

5.4.1 The North Cambridge Design Code has been the subject of consultation earlier this year and there will be further consultation on the draft Code. Consultation on the Framework for Change will need to be clear about the relationship between these two processes and take account of the proposed Design Code Timeline which is

- October 2024 Planning Scrutiny Committee
- October – December Formal Public Consultation
- January – March Assessment of consultation responses
- March 2025 Planning Scrutiny Committee – Adoption  
(no inspection required)

#### 5.5 Framework for Change Consultation

Two stages of consultation are proposed:

5.5.1 In the first quarter of 2025 there will be a consultation to gather views on aspects of the area that are valued, issues of concern, and ideas for change

5.5.2 In the last quarter of 2025 there will be a consultation on a draft report which will have been considered at HSC in September 2025

5.5.3 The outcome will be a report which will

- identify key issues, challenges and opportunities
- consider public responses to consultation
- consider relevant planning and corporate objectives and constraints
- set out high level priorities and options for bringing forward development which will enhance place-making and create new sustainable homes and commercial premises
- consider the opportunities in the context of the financial constraints faced by the Council and the need for schemes to be financial viable

5.5.4 The document will create a framework for bringing forward proposals for individual sites.