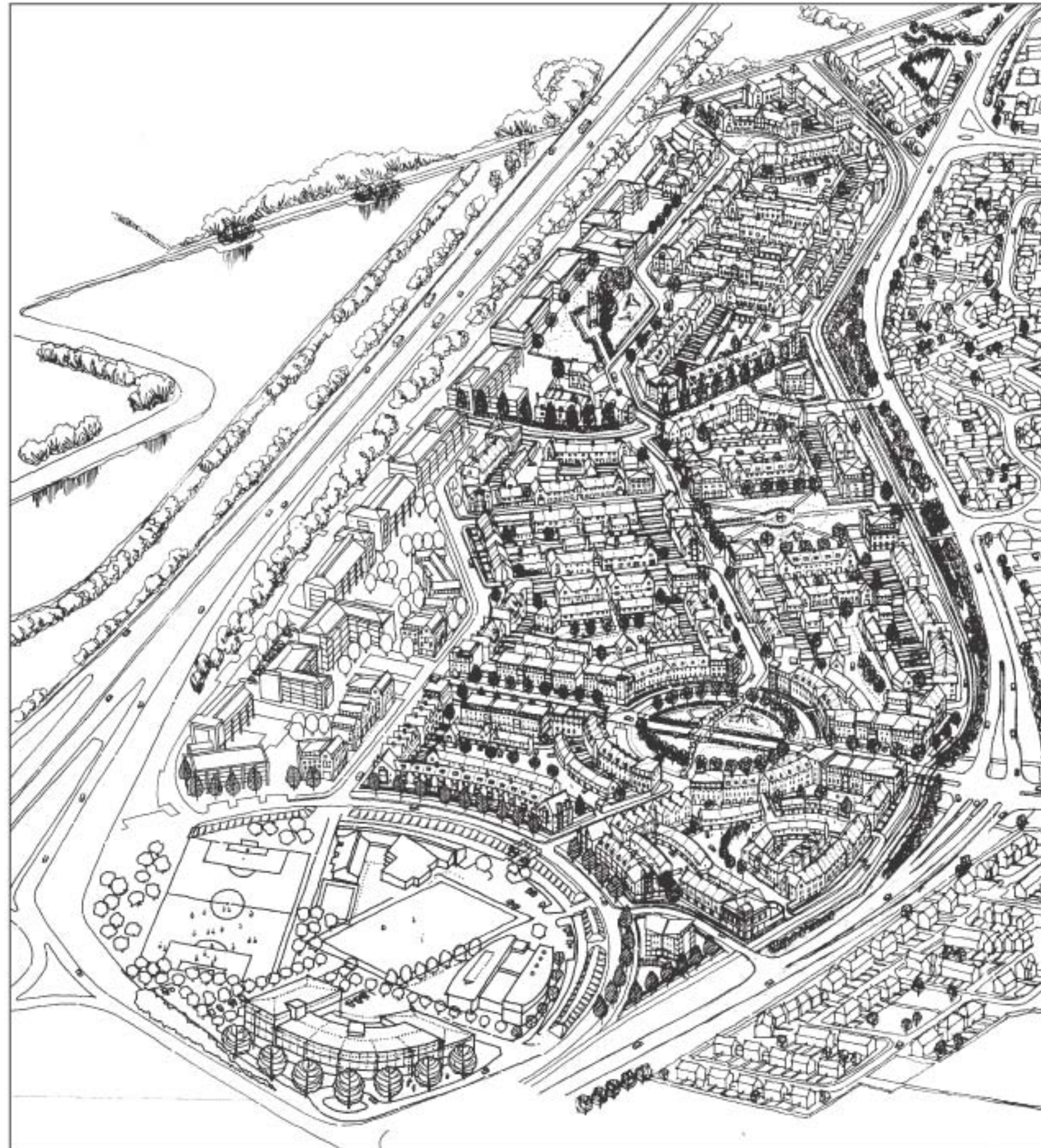
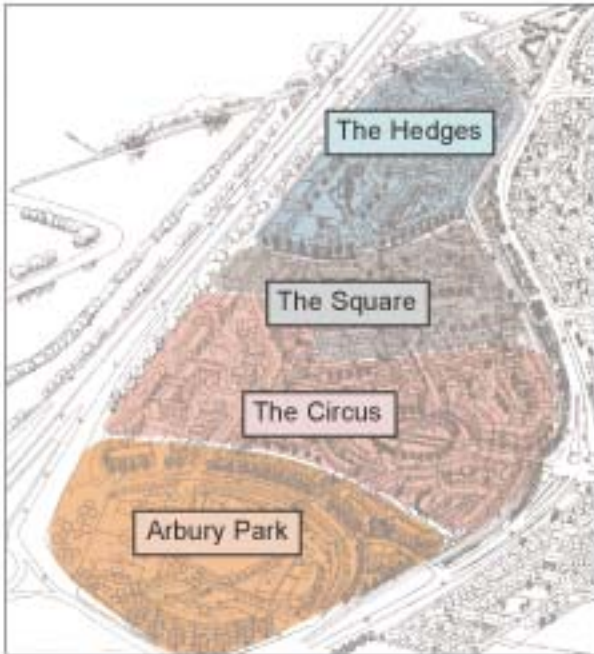


Arbury Camp
Arbury Camp provides an exciting opportunity to create an attractive, vibrant and contemporary new neighbourhood providing much needed housing, employment and community facilities. Different uses will be distributed across the site and create a series of neighbourhoods of distinct character, which are described here.

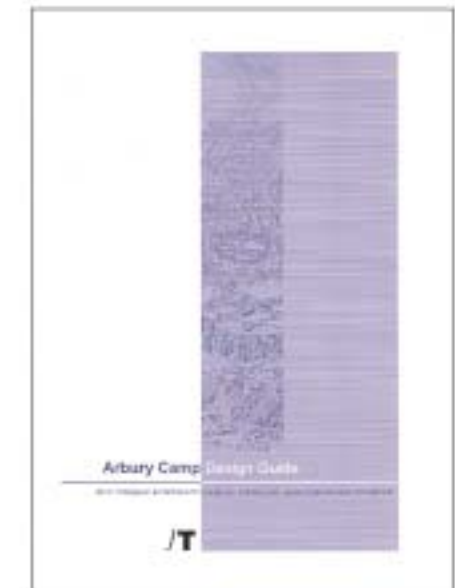


The Hedges
The Hedges comprises residential, employment and mixed uses, oriented around open spaces, which retain existing trees and hedges, and a Rapid Transit Stop, which also serves the Cambridge Regional College and science park.

The Square
The Square is a predominantly residential area made up of a range of homes built on a network of streets and mews. At the centre of the area a large public park is connected into the pedestrian, cycling and public transport network and provides important visual and physical linkage to the communities to the south of the Kings Hedges Road. The employment area continues along the north of the neighbourhood.

The Circus
The Circus neighbourhood is the active heart of the new development. It is centred on a boulevard running through a mainly residential area and linking the Kings Hedges Road gateway and a rapid transit stop, via the Circus, to a mixed use and employment area to the north of the site. The employment area will provide attractive, high specification buildings set out to act as an acoustic buffer to the A14.

Arbury Park
Arbury Park occupies the site of the former Iron Age encampment, and the cluster of uses within the Park will include a new primary school, a Heritage Resource and Cultural Centre, a mixed use development (use to be determined) and community based sports facilities. The Park will be bounded on the eastern edge by the reinstatement of the old Iron Age bank and ditch.



Arbury Camp Design Guide
As part of the Section 106 legal agreement required to obtain outline planning permission a draft Design Guide has been drawn up and submitted to South Cambridgeshire District Council. The Design Guide will give guidance for the establishment of:

- a Vision of quality and distinctiveness for the development
- sustainability principles and
- the basis and framework for controlling development through guidance and codes.

Gallagher Estates are working closely with the Council to develop the Guide and it is proposed that elements of this document will form the basis for future public consultation.