

Arbury Camp Newsletter

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Community Facilities Study to be commissioned

A new study will be carried out over the next few months to look into community facilities within a mile radius of the new Arbury Camp neighbourhood. The study will make recommendations for future provision as part of the new development and off-site in the surrounding communities.

The study will come as a direct result of the Arbury Camp Community Planning Day, held at Meadows Community Centre last August. A key suggestion was for an audit of community facilities in the area before decisions are made about what should go into Arbury Camp.

The study is being commissioned by South Cambridgeshire District Council Community Services Section and is jointly funded by Gallagher Estates. It will be managed by a steering group including Council Officers and a representative from Gallaghers, Cambridge City Council and the South Cambs Primary Care Trust. The study will take into account current need and provision as well as future needs using information about the new community at Arbury Camp provided by Gallaghers.

It is expected that the work will be completed by the end of April and its recommendations will be used to help prioritise investment into new and existing facilities in the area.

Jane Thompson from S Cambs District Council commented, "This study is an important step in the development of Arbury Camp. It will help to ensure that we provide the right mix of community facilities to serve the needs of the new community".

A Learning Community by Rick Dearing, Cambridge Regional College

Cambridge Regional College's (CRC) Kings Hedges Campus is adjacent to the new Arbury Camp development and we look forward to working with the new community. We will provide learning and training opportunities which meet the needs of people moving in, as we already do for existing communities in Kings Hedges, Arbury, Histon and Impington.

We work in partnership with Impington Village College, Manor and Chesterton Community Colleges to provide a range of courses for adults. Courses are also provided at the CRC campus. For young people there is good provision at these centres and through a very wide range of full-time courses and modern apprentice training programmes at CRC. We aim to work closely with the proposed new primary school at Arbury Camp, particularly in offering courses for parents and others who will use the facilities there.

Major road and transport improvements to come

The development of Arbury Camp will help fund a wide range of transport infrastructure and service improvements in the area.

- Highway improvements around the site will include work to improve the A14/Histon interchange and new footways and pedestrian crossings along Kings Hedges Road.
- Existing bus services Citi 2 and Citi 4 will be extended and supported financially.
- Land is to be reserved for the superCam rapid transit system and will be handed over to the Council or promoter of the system at nominal or nil value.

Development will bring community benefits

Over 270 affordable and key worker homes, a new primary school, and major improvements to public transport, roads and road safety in the area. These are just some of the community and other benefits that will be provided through a 'planning gain' agreement currently being negotiated between Gallagher Estates, the master developer of Arbury Camp, and South Cambridge District Council.

Planning gain (or Section 106) agreements are an established part of the planning process whereby developers provide or make financial contributions to community benefits. The agreement currently being drawn up for Arbury Camp is wide ranging and also covers issues of sustainability, design guidance, management of the public space, biodiversity and ecology, archaeology and off-site drainage.

The agreement will be negotiated as part of the outline planning application currently with South Cambridge District Council.

Arbury Camp application amended (cont)

we intend to hold more community consultation events later in the year looking in more detail at issues, in particular, relating to the design of the new neighbourhood".

Gallagher Estates are hoping that work to put in the road infrastructure will begin later this year and it is hoped that construction of the first housing and the HRCC will begin in the summer of 2004.

For more information contact Gallagher Estates on 01223 309027

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