

ARBURY CAMP

Delivered to 9,000 homes in Arbury, Kings Hedges, Histon and Impington

SEPTEMBER 2005

www.arburycamp.co.uk

GALLAGHER
ESTATES



NEW NEIGHBOURHOOD GETS GO AHEAD

The new development at Arbury Camp has finally received approval following the signing of the Section 106 Agreement in June of this year. This marks the beginning of the next stage for this exciting project, to be known as 'Arbury Park'. The proposals for Arbury Park will result in wide ranging community benefits for the area including:

- A new community centre
- A wide variety of sports facilities
- A range of formal and informal play facilities
- A high percentage of affordable housing including key worker housing
- A new primary school built by the County Council
- Improved roads and transport links
- Cycle and pedestrian routes
- An Innovation Fund to help promote and enable schemes to improve the sustainability of Arbury Park.

Consulting Local People

To ensure that the new and existing communities can successfully work, live and play together the developers will be consulting young people living near the site about the proposals for the new play and recreation areas. They will also be working with Impington Parish Council which will be managing and maintaining these areas.

Affordable Housing

Affordable housing at Arbury Park will be provided by a consortium led by Bedfordshire Pilgrims Housing Association Ltd and North British Housing Association Ltd (Places For People). Of the 900 new homes to be built 279 will be "affordable", located in different areas across the site.

The term "affordable housing" encompasses a wide variety of types and tenures of housing, the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market.

PROJECT TIMETABLE

- The main contractor, Galliford Try, started preparatory works on site in early September.
- The major infrastructure works on roads, servicing and installation of utilities will start towards the end of September.
- The timetable for house construction will depend on the individual house builders but the first houses could be ready in Summer 2006.

See inside pages for more details of the project timetable

A meeting to let local people know more about the proposed work will be held in September, please look out for further details nearer the time.

A 'SPECIAL PLACE TO LIVE'

Artist Patricia MacKinnon-Day, new recruit to the design team, aims to make Arbury Park a special place to live, a place that connects to the life and the history of the surrounding area.

Patricia is busy researching Arbury Park and the surrounding areas of Histon, Impington, King's Hedges and Arbury to build up a picture of what it's really like to live there. The area is culturally, socially and historically unique and research so far has involved looking at local archives and tracing personal histories.

Design proposals will emerge over the months ahead. Meanwhile Patricia is interested in meeting residents, businesses, war veterans, local history groups, schools and older people from the surrounding area. She is especially keen to make contact with:

- Families who have lived in the area for many generations
- People who have contributed to workplaces or the community in a special way
- Unwins seed plant workers
- Chivers workers – have you been presented with a Chivers Award?

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OPEN SPACE PROVISION & COMMUNITY FACIL



The Park - A recreational area for formal sport and formal play
Facilities include:

- 2 tennis courts
- An artificial grass surface multi-use games area suitable for hockey, football and tennis
- 2 mini soccer pitches, grassed
- An informal outdoor play space
- A youth shelter
- A skateboard/bike area
- Changing facilities
- A Local Equipped Area of Play (LEAP) that includes a range of play equipment for toddlers and children of other ages



The Circus - a formal park



A formal urban area of **open space**

OPEN SPACE & PLAYSACE
High quality open space which includes provision for a wide range of play, sport and recreational activities will be an essential ingredient in the success of Arbury Park.

Three main recreation areas are planned. These areas will be the focus for formal play, formal sports, informal recreation, youth provision and community facilities.

The facilities will serve the new residents of Arbury Park as well as people who live in the nearby villages of Histon, Impington, Kings Hedges and Arbury. Open space will be fundamental to the movement network around the site.

A play strategy has been drawn up in line with a number of guidance and best practice documents. Recommendations call for 'the provision of different types of play

area for each age group and which has been designed to meet their specific needs'.

The recreation areas will be designed to encourage creative play based around high quality equipment and spaces.

Areas of play will be:

- Within walking distance of homes and amenities
- Grouped with other recreational facilities





ILITIES

ARBURY CAMP



Pocket Parks - Informal landscaped open spaces where people can relax, meet and play.

The Hedges - Facilities will include Neighbourhood and Local Equipped Areas of Play (NEAP and LEAP) that include a range of play equipment for toddlers and children of other ages.



The Square - Facilities will include:
A fully accessible community centre with:

- Meeting spaces for large and medium sized meetings and community events
- Kitchen/bar facilities
- Offices for community development workers and other organisations
- Car parking and bicycle racks
- A Local Equipped Area of Play (LEAP) that includes a range of play equipment for toddlers and children of other ages

Route of Cambridgeshire Guided Busway (CGB).

SUPPORTING THE NEW COMMUNITY

Thanks to funding from the landowners and the consortium of Housing Associations, a new Community Development Officer post is being created for Arbury Park. The Community Development Officer will help support all new residents as they arrive but will also provide vital links with people currently living in Arbury, Kings Hedges and Impington.

The Community Development Officer is due to start in April 2006 and will start building important links with existing communities before the first residents start to arrive at Arbury Park. The post will initially be based in an office on Lawrence Way, within the Kings Meadow area, then temporarily in one of the new homes provided by Places for People Housing Association before finally moving into the new Arbury Park Community Building.

The new officer post is being directly managed by a steering group comprising of representatives from Impington Parish Council, South Cambridgeshire District Council, Cambridge City Council and the Housing Associations.

Funding has also been provided for the employment of two part time youth workers who will work directly with young people in and around the new development and will link up with existing youth workers in South Cambridgeshire and Cambridge City.

PROJECT TIMETABLE

Infrastructure

The major infrastructure works will be undertaken on behalf of Gallagher by a company called Galliford Try.

- Works off-site (A14 junction/Histon Road/Kings Hedges Road) will begin in October 2005 and last 6 to 8 months.
- Works on the Arbury Camp site will begin towards the end of September 2005. Early phases are likely to be at the west of the site. Works across the whole site will continue until about June 2007.

Houses

Although Gallagher will remain involved in the project to its final completion we are a 'master developer' not a house builder.

Other building companies will construct the houses and other facilities on the site.

The first houses could be ready in Summer 2006. It will take between 3 and 4 years to complete the full 900 homes.

Preparatory site works began in early September including:

- Temporary access to the contractors compound
- Setting up the management compound for offices
- Advanced survey setting out work
- Excavating trial holes to determine the earthworks programme
- Installing "well points" for the drainage dewatering

See back page for details of who to contact for more information on all the projects related to Arbury Park.

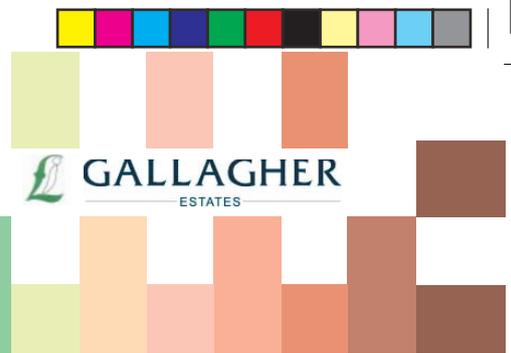


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DIGGING FOR HISTORY



Excavation holes on the site

Cambridge Archaeological Unit have been undertaking extensive excavations at Arbury Camp over the past 18 months. Findings have added to previous work, which found an entranceway with the remains of an elaborate 'tower' gateway located in a circular enclosure on the western side of the development area. The enclosure dates from between the 4th and 2nd centuries BC (the Iron Age).

The recent excavations revealed that the entranceway was made up of eight huge timber posts. These are likely to have supported a two-storey high structure that probably had a viewing platform on top.

A large amount of pre-historic domestic refuse was found in the bottom of a ditch to the south of the entranceway including animal bone and fragments of Iron Age pottery bowls. This is strong evidence that there was some form of domestic occupation here.

However, as there are no remains of buildings within the enclosure, it is likely that occupation was of a temporary nature (perhaps herders camping overnight with their cattle). The gate structure may have formed a shelter of some kind, and the ditch to the south of the entranceway may have been part of a stock pen.

A 6m wide bank and external ditch originally surrounded the enclosure

but have long since been levelled. Earlier excavations of the ditches unearthed fragments of leather dating to the Iron Age (now on display in the British Museum). The recent excavations found more leatherwork - although some of this material looks more like animal guts than leather.

Future plans are to reinstate part of the enclosure's bank and ditch as an earthwork and for the County Council to provide some interpretation boards.

Analysis currently being undertaken by Cambridge University will add further to our understanding of this enigmatic monument.

THE CAMBRIDGESHIRE GUIDED BUSWAY

The aim of the Cambridgeshire Guided Busway (CGB) is to provide high quality, reliable and frequent local public transport along the A14 corridor.

CGB will connect Addenbrookes and the south side of Cambridge with the new town of Northstowe and on to Huntingdon and St Ives. Buses will travel on a guideway along the disused railway from St Ives to the north of Cambridge. They will then continue through Cambridge on normal roads and rejoin the guideway at Cambridge Railway Station to travel through to Addenbrooke's Hospital and Trumpington Park & Ride. At Arbury Park it will run alongside Kings Hedges Road with a passenger stop at either end of the new development.

Following an independent public inquiry into the plans last year the County Council is waiting for a decision about whether the Guided Busway can go ahead from the Secretary of State for Transport.

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A 'SPECIAL PLACE TO LIVE'

- Members of the 1950s "self build" group who built their own home in Arbury
- Anyone who previously worked or played on the new development land
- People with childhood stories to tell about community life
- People with tales of Cambridgeshire folklore

If you have something to share, please get in touch with Patricia - see contacts box below.

This project is supported by South Cambridgeshire District Council with funding from the landowners, Arts & Business and the Commission for Architecture & the Built Environment (CABE) under the 'Project' scheme. Impington Parish Council, the Local Authorities, Shape Cambridge and Commissions East are also involved in the project.

A&B

Arts & Business - New Partners

CONTACTS FOR FURTHER INFORMATION

Infrastructure works: Galliford Try - Dean Warman, Graham Furie or Richard Lakin tel: 01455 222 777

Community Development

Project: Jane Thompson at South Cambridgeshire District Council or Carol Solaiman from Bedfordshire Pilgrims Housing Association.

Arts Project: Patricia Mackinnon Day at Patricia@mackinnon-day.com or via Andy O'Hanlon, Arts Development Officer, South Cambridgeshire District Council.

South Cambridgeshire District Council tel: 08450 450 500

Bedfordshire Pilgrims Housing Association tel: 01234 791000

The Guided Busway: visit the website: www.cambridgeshire.gov.uk/guidedbusway

Any other aspects of the site: contact Rachel Pearson, Communiqué: 020 77989605



This newsletter was produced for Gallagher Estates by John Thompson & Partners, (Architects, Urban Designers, Community Planners), Wren House, 43 Hatton Garden, London, EC1N 8EL.

