



8 September 2026 | Cambridge

Good and Excellent

Collaborative-Design |

working together supporting the making of better places for many

Angela Koch | Founder ImaginePlaces

www.imagineplaces.co.uk



A bit about myself...

Angela Koch, Founding Director
ImaginePlaces, a consultancy since
2010.

I am interested in co-designed urban
change at the scale of residential
mixed-use sites, streets,
neighbourhoods and town centres.

My background is in Planning,
Regeneration and Urban Design,
trained and educated in the UK
(The Bartlett, UCL) and Germany
(University of Trier, 5+ years), and by
25 years of practice in the field.

- + Associate at Urban Initiative
- + Urban Regeneration Consultant &
Head of Consultation at Colin
Buchanan
- + Sustainable Development
Consultant at Taurus

I got my first taste of asset-based
community development
workshopping in 1995 on Guimaras, a
small island in the Philippines. As an
intern for the German Development
Service (DED).

Duncombe Square | York

IP Toolbox | Rapid prototyping workshops |
3D scenario development of a range of design approaches to sites
Above | City of York Housing Delivery Programme, 2019 - ongoing, Former Duncombe Barracks,
ImaginePlaces for Mikhail Riches and City of York Council

2019



I'M A
NEIGHBOURHOOD
PLANNER

... **focused on** |

how through collaborative design we can make better places, more resilient communities developing over time into nature-positive, socially and economically thriving, and inclusive places;

> **leading on** engagement and co-design processes, writing design codes, developing masterplans, teaching on process design and design-led collaboration.

> **serving on** Design Review Panels for over a decade; contributed to over 100 panel sessions. Recently appointed Building for Healthy Life Assessor for Design SouthEast.

Projects examples where engagement
was central to design development.

2025



Duncombe Square | York



https://hdawards.org/scheme/56979_scheme/

Client | Architect Mikhail Riches and City of York Council Housing Delivery team

INTRODUCTIONS

Each month we will introduce you to members of the GRAHAM team working on this construction journey.

Adrian McShane is the Project Manager for this build.

Alin Timofte is our Senior Site Manager.



Adrian McShane



Alin Timofte

COMMUNICATIONS & COMMUNITY ENGAGEMENT

We held our public "Meet the Builder" event on 1st July at Kings Church Community Centre. Here we were able to answer open queries around the construction journey to those who attended.

We will also continue to hold our weekly drop-in session, to answer any queries or concerns around the construction process. This will be held at the Wolverton and Greenleys Town Hall, every Thursday, from 2nd July, from 10am to 11am.

To keep up-to-date with latest developments, please visit www.lovetwolverton.co.uk, where you can also sign up to receive electronic updates.

For any EMERGENCY out-of-hours contact (outside of Monday – Friday 8am-5pm) please call 02895 071 034.

LOOKING AHEAD

St George's Way - car park level amendments, ducting, services diversion and building of retaining wall.

tion piling and attenuation tank installation.

MENTS

our work has on local businesses and the on as much as possible.

y are kept within the permitted levels.

buying from local suppliers and proactive gement.

Thank you.

greatly appreciate our patience while construction is ongoing.



Welcome to the first edition of our monthly newsletter.

We have commenced work to transform the former Agora site in Wolverton into a thriving new residential hub. The scheme, which we are delivering in partnership with Milton Keynes City Council and urban developer, TOWN, will deliver a vibrant mixed-use development, comprising 115 new homes, alongside community and commercial spaces.

Plans include a mix of private houses and apartments across six blocks, and a specialist cohousing community for older residents. It will also feature nine ground-floor retail units, a dedicated community space, and extensive public realm improvements, including landscaping, walking paths, a public toilet, cycle routes, and a Brompton Bike Hub. We will also reinstate road infrastructure between Radcliffe Street, The Square and Church Street, where the Agora Centre once stood, to ensure accessibility to the new development.

To mark work starting on site, we welcomed guests to a groundbreaking ceremony. We have a longstanding partnership with Milton Keynes City Council, having recently delivered The Lakes Estate Renewal Project, which provided almost 200 new homes in Bletchley.

Mark Lynch, Managing Director - Building South at GRAHAM, said:

"The Agora regeneration project will play a key role in supporting Wolverton for years to come, and we're pleased to partner with Milton Keynes City Council once again to deliver such a transformative development. GRAHAM is well-versed in delivering projects of this magnitude, and our team is proud to be on site, delivering much needed, high-quality homes and community spaces that will support long-term plans for the town."

Deputy Leader of MK City Council, Cllr Lauren Townsend, said:

"The regeneration of the Agora site is a truly important moment for Wolverton and the wider city. Despite the challenges along the way, it has been shaped and strengthened by the voices, ideas and support of the local community, whose passion and commitment have helped bring these plans to life. This milestone shows what we can achieve together, with new homes, opportunities and a renewed town centre for Wolverton and the wider city."



Agora Project | Wolverton 2019



Cross Lane Fields | Self-Build Project

Outline Planning Application | Land South of Cross Lane | Harpenden

Cross Lane Fields | Self-Build and Custom Housebuilding Project
Masterplan, Design Codes and Parameter Plans

ImaginePlaces for Lansdown & Mr. Dickinson | May 2024 - Updated from January 2023 version



Land South of Cross Lane | Harpenden
2.2 Illustrative Masterplan | Cross Lane Fields
Applying the Codes
ImaginePlaces for Lansdown | May 2024

2.2.1 Key Elements of Green and Blue Infrastructure Site Masterplan |
Beautifully biodiverse and low carbon community managed green infrastructure network incl. private
pasture/paddock



2.2.2 Illustrative Site Masterplan for a 21st century low carbon self-building community at the edge of Harpenden |
Development plots for Passivhaus homes (31) and landscape with a rural-agricultural identity |
Traditional Orchard with informal play, rain gardens, ponds and seating | Habitat rich tree/hedge belt and pasture land



2022



Cross Lane Fields
Greenbelt Application | Refused 2023
31 Self build rural Passivhaus homes

Client | Lansdown team with landowner, the owner of the land and barn, Harpenden



Parameter Plan D | Acceptable Broad Positioning of Permitted Building Typologies (A,B,C,D) on Plot 1 to 21

2.3.4

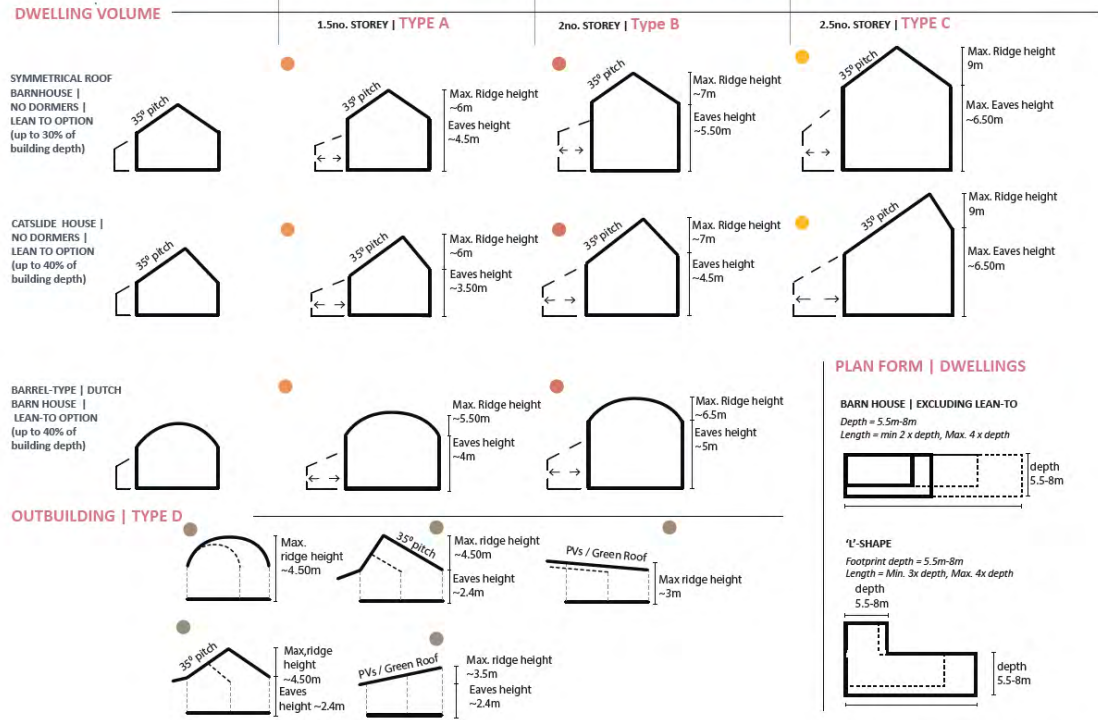


Codesheet CF21 | Cross Lane Fields Colour Palette

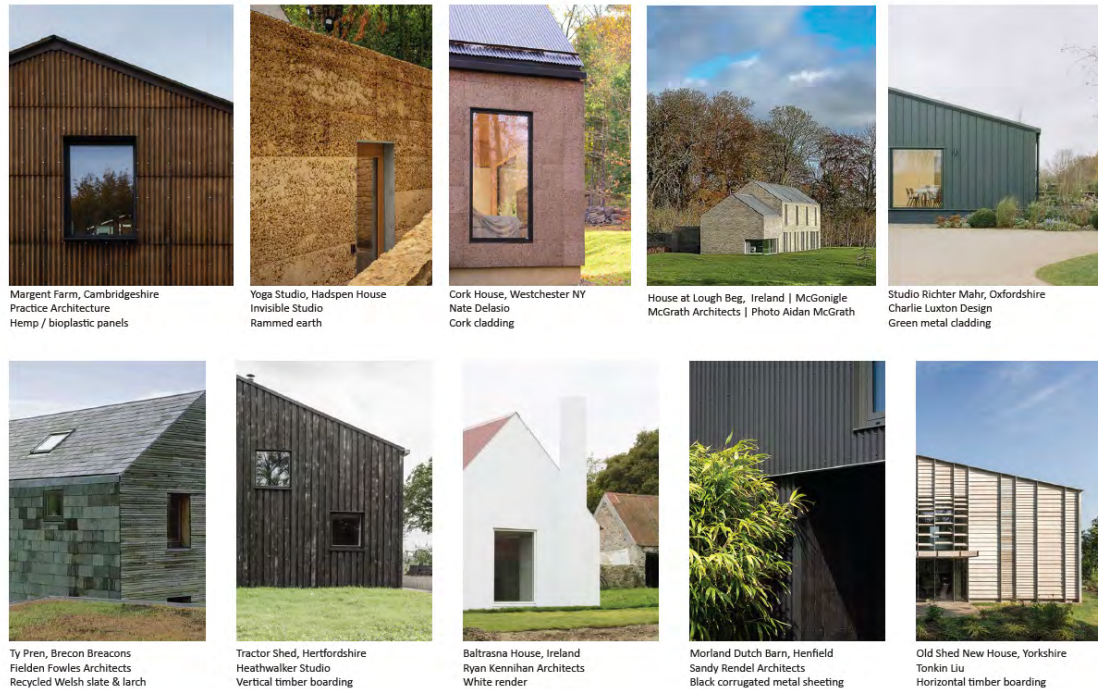
The Applicant shall comply with the Colour Palette Codesheet CF21. This palette (1 to 10) relates to choices for all exterior materials and finishes of dwelling, outbuilding(s) and hard landscape elements and structures. Normally, a highly restrained use of colour shall be demonstrated, frequently resulting in less than three tones from Colour Palette Code Sheet CF21 used, including rainwater goods, roofing materials and detailing. The colour palette is taken from hues typical of Hertfordshire Puddingstone or also called Angel stone, Hag stone or VVitch stone.



Codesheet CF20 | Built Form | Type A to D for Plan Form 'Barn House' and 'L Shape' with optimum PV roof pitch of around 35 degree facing south



Codesheet CF22 | Walling and Roofs | Demonstrating Rural-Agricultural Identity



Home » News » Lansdown sets out plans for 30 home self build site at Cross Lane Fields, Harpenden

LANDSDOWN SETS OUT PLANS FOR 30 HOME SELF BUILD SITE AT CROSS LANE FIELDS HARPENDEN



Tuesday 6th September 2022

Jennifer Grimble

Custom Build, landowners,
Projects, Self Build

Other categories

- All News
- Affordable
- Awards
- Community-led Housing
- Coronavirus
- Custom Build
- developers
- Expo news
- Finance
- Garden communities
- Government
- Government & policy
- Industry news
- landowners
- Local government
- NaCSBA members
- Planning
- Policy & guidance
- Projects
- Research

Strategic land promoter and developer **Lansdown** is running a community engagement event with **Imagine Places** to help shape the vision for its up-to-30-plot site in Harpenden, Hertfordshire, prior to applying for outline planning permission.

The 6.7ha **Cross Lane Fields** scheme sits on a visually contained piece of Green Belt on the edge of the tow that will bring much needed owner-commissioned homes to the area.

As it stands, the model will allow self builders to design their homes, with design codes setting the parameters for the site. The homes include a mix of sizes, and will either be self built or self-commissioned to Passivhaus Standards, creating homes that will be exemplars in energy standards, design and sustainability.

The Shenley Neighbourhood Plan

Policy, Strategy + Design Guidance



The adopted Shenley Neighbourhood Plan combines a range of strategic spatial land use and design policies supported by a design code, a precedent study and extensive photographic evidence

[READ DOCUMENT IN FULL](#)



**HOW TO MAKE PEOPLE FRIENDLY PLACES |
LESSONS FROM THE NATIONAL URBAN DESIGN
AWARDS**

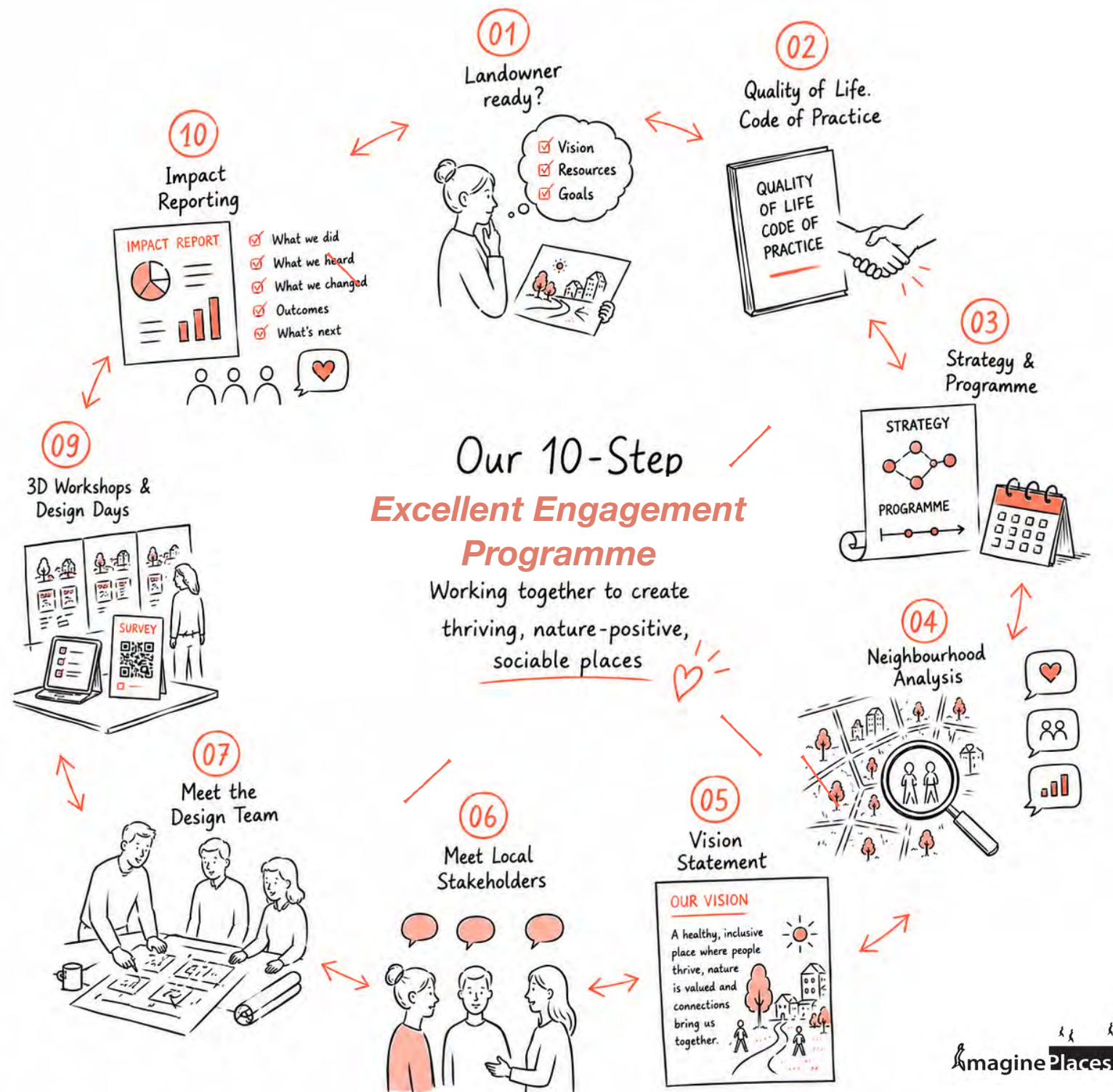


PROJECT TEAM

Shenley Parish Council
ImaginePlaces
Shenley Neighbourhood Plan Steering Group

Process | Methods | Tools |
Code of Practice Assessment | Policy Framework

ImaginePlaces 'Co-Design & Engagement Practice | RIBA Stage aligned for Planning Applications



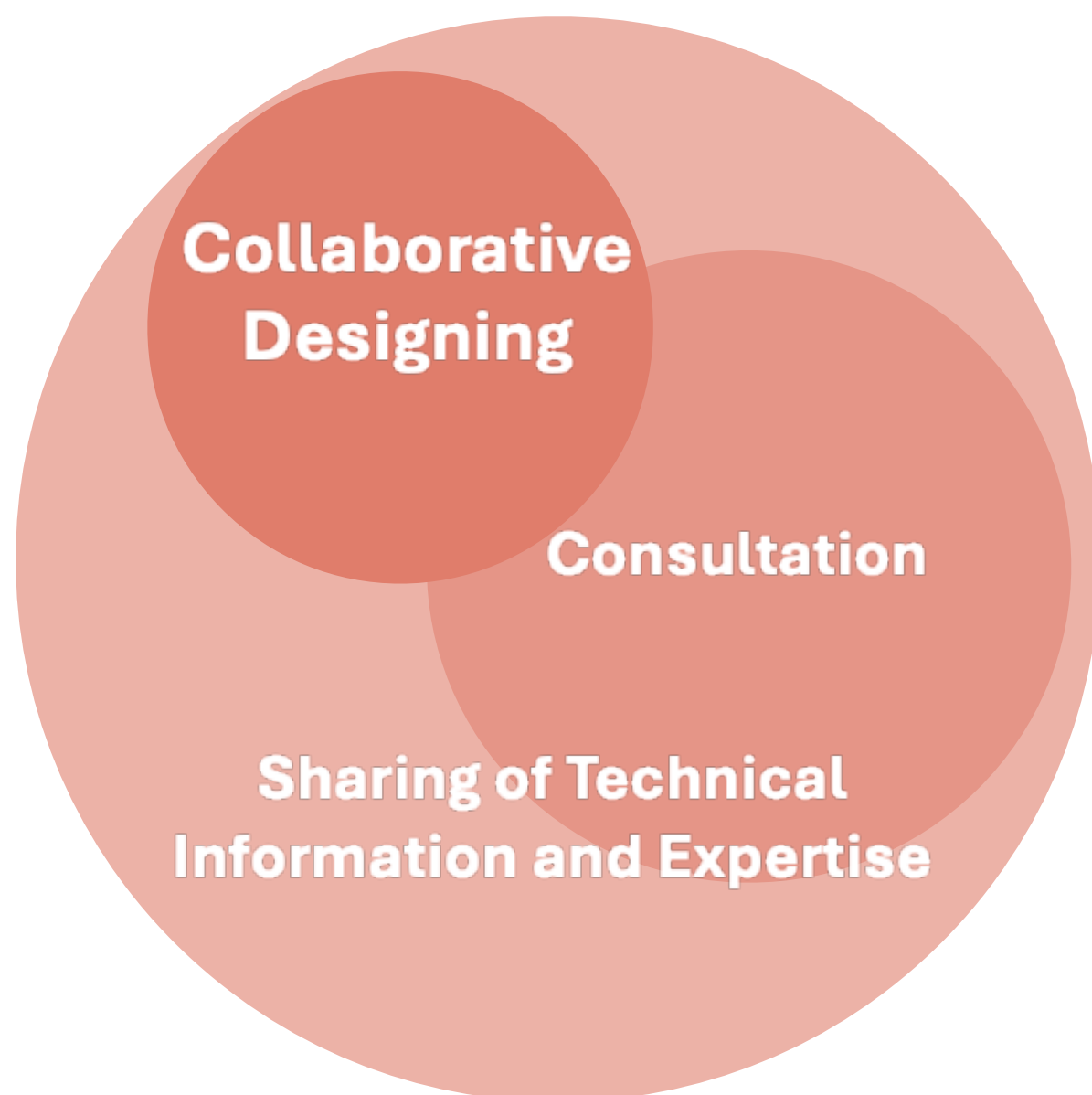
Not linear, but with robust focus on good impact and progress

We talk about impacts on existing and new communities, costs and delivery challenges from the start

Good and Excellent Collaborative Design I

Mutual learning, and through that improving designs!

This happens in nearly all parts of a good engagement and co-design process...



Collaborative-Designing

Co-designing invites residents, businesses, traders and other key stakeholders to actively shape and influence the proposals alongside the design and project team.

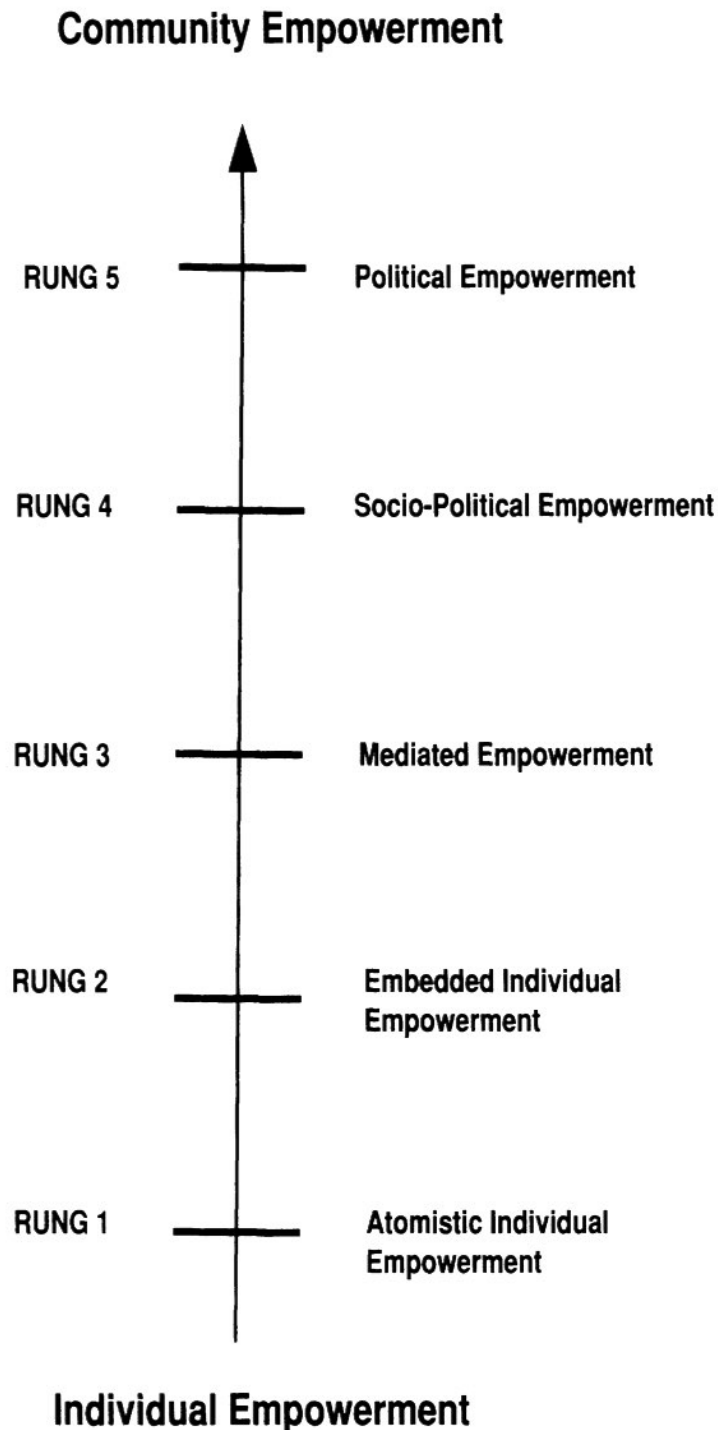
Consultation

Consultation focuses on keeping people informed while actively seeking their views, preferences and concerns.

Informing

Informing is about sharing the facts, requirements and constraints that shape design solutions and decisions. This includes explaining legal, policy, funding, regulatory, technical and site-related matters where there may be limited scope for change, helping stakeholders understand why certain decisions have been made and where influence is easily possible.

Rocha's Ladder of Empowerment | 1997



Proposed by Elizabeth Rocha in 1997, the Ladder of Empowerment describes five fundamental forms of empowerment along a developmental continuum, ranging from empowering individuals through the provision of support services to empowering entire populations through political, legislative and legal change.

Rocha's Ladder of Empowerment provides a useful framework for understanding co-design in UK planning as a progression from enabling individuals to participate, through building collective capacity and influence, to securing lasting institutional and policy change. It highlights that meaningful co-design is not measured simply by the number of engagement activities or participants, but by the extent to which communities can shape the agenda, influence material planning and design decisions, and see their shared knowledge translated into demonstrable outcomes, delivery commitments and long-term governance arrangements.

Rocha's original model particularly stresses the relationship between professional expertise, community knowledge and the building of individual and collective power.

Good and excellent Co-Design | What is it?



01. Co-design is a well-established approach to creative practice, particularly within the public sector. It has its roots in the participatory design techniques developed in Scandinavia in the 1970s. Co-design is often used as an umbrella term for participatory, co-creation and open design processes.

02. It reflects a fundamental change in the traditional designer – client relationship. A co-design approach enables a wide range of people to make a creative contribution to the formulation and solution of a problem. This approach goes beyond consultation by building and deepening equal collaboration between citizens affected by, or attempting to, resolve a particular challenge.

03. A key principle of co-design is that users, as 'experts' of their own lived experience, become central to the design process.

04. The role of facilitation (usually undertaken or coordinated by designers) is a vital part of a successful co-design project.

*However,
good inclusive co-design processes
include consultation and engagement
methods to reach many*

*Very different way of working
and making decisions.*

*Local communities as
one of your clients.*

*Offer small compensation for time and
sharing knowledge.*

“Good and excellent co-design and engagement practice places lived user-experiences at the centre of the shared design challenge and its resolution.”

A QUALITY OF LIFE CODE OF PRACTICE

**For effective community
consultation and engagement
in development, planning
and design**

**ImaginePlaces drafted for and with
the team at the Quality of Life
Foundation this Code of Practice in
2023 | Published 2024**

This new industry standard - which we are proud to have co-authored as ImaginePlaces working with the Quality of Life Foundation - provides a robust framework for delivering meaningful, inclusive and accountable place-based engagement.

The Code intends to enable organisations to implement engagement processes that are inclusive, transparent, and collaborative.

It articulates the benchmarks for good and excellent practice across a series of standards and establishes a structured framework for both a structured internal self-assessment and independent external evaluation. The Code is underpinned by the following eight core principles, which collectively define the foundations of effective, equitable, and accountable practice. It consists of the following eight principles:

BE
ACCOUNTABLE

BE
EFFECTIVE

BE
TRANSPARENT

BE INCLUSIVE

BE TIMELY

SUPPORT
MUTUAL
LEARNING

DEMONSTRATE
IMPACT

PUBLISH
FEEDBACK





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1. BE ACCOUNTABLE

Being accountable is about having a positive impact in communities and ensuring that practices are sustainable. This includes using both words and actions to engage with residents and listen to communities.

	WHAT DOES GOOD PRACTICE LOOK LIKE?	WHAT DOES EXCELLENT PRACTICE LOOK LIKE?
CONSULTATION	- Strive to create places that enhance the quality of life for current and future communities. - Agree a list of local sustainability objectives and commit to contributing to achieving them.	- Hold ourselves accountable for the impacts of our developments, working to minimise negative consequences and boost benefits for the wider community, local eco- and economic systems.
ENGAGEMENT	- Seek the views of local communities to understand their needs, what they value and the essential knowledge they can contribute. - Agree a list of local sustainability objectives and commit to contributing to achieving them.	- Hold ourselves accountable for the impacts of our developments. Engage communities in prioritising net zero and sustainable practices and outcomes, minimising harm to nature, economic and social structures. Co-design interventions and initiatives to support people's quality of life, the local ecosystem and their abilities to adapt and respond to climate change and climate related events.

7. DEMONSTRATE IMPACT

Demonstrating impact is about defining and refining the project goals with communities (and in some cases consultation and engagement goals) and also sharing how/if their insights and feedback has shaped things.

	WHAT DOES GOOD PRACTICE LOOK LIKE?	WHAT DOES EXCELLENT PRACTICE LOOK LIKE?
CONSULTATION	- Research the local demographics at the outset, define ways to measure them and map out ways to share feedback on the impact. - Explain openly when ideas and concerns had an impact on decisions and when they could not or were not fully delivered on.	- Regularly review the impact of the consultation process and tailor tools accordingly to demonstrate how you are performing against them and whether you are reaching shared targets. - Explain and show the impact throughout the lifecycle of the project.
ENGAGEMENT	- Work in partnership with local communities on refining project briefs, altering and improving plans and places. This can include refining the brief, reviewing the scope, and what's creating social impact.	- Define ways to measure impact with communities. Create a set of social impact measures (that connect to Social Return on Investment and social value) to enable you to forecast, reflect and monitor measures over time.



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 Ministry of Housing,
 Communities &
 Local Government

*Draft for
consultation*

**Design and
Placemaking
Planning
Practice
Guidance**

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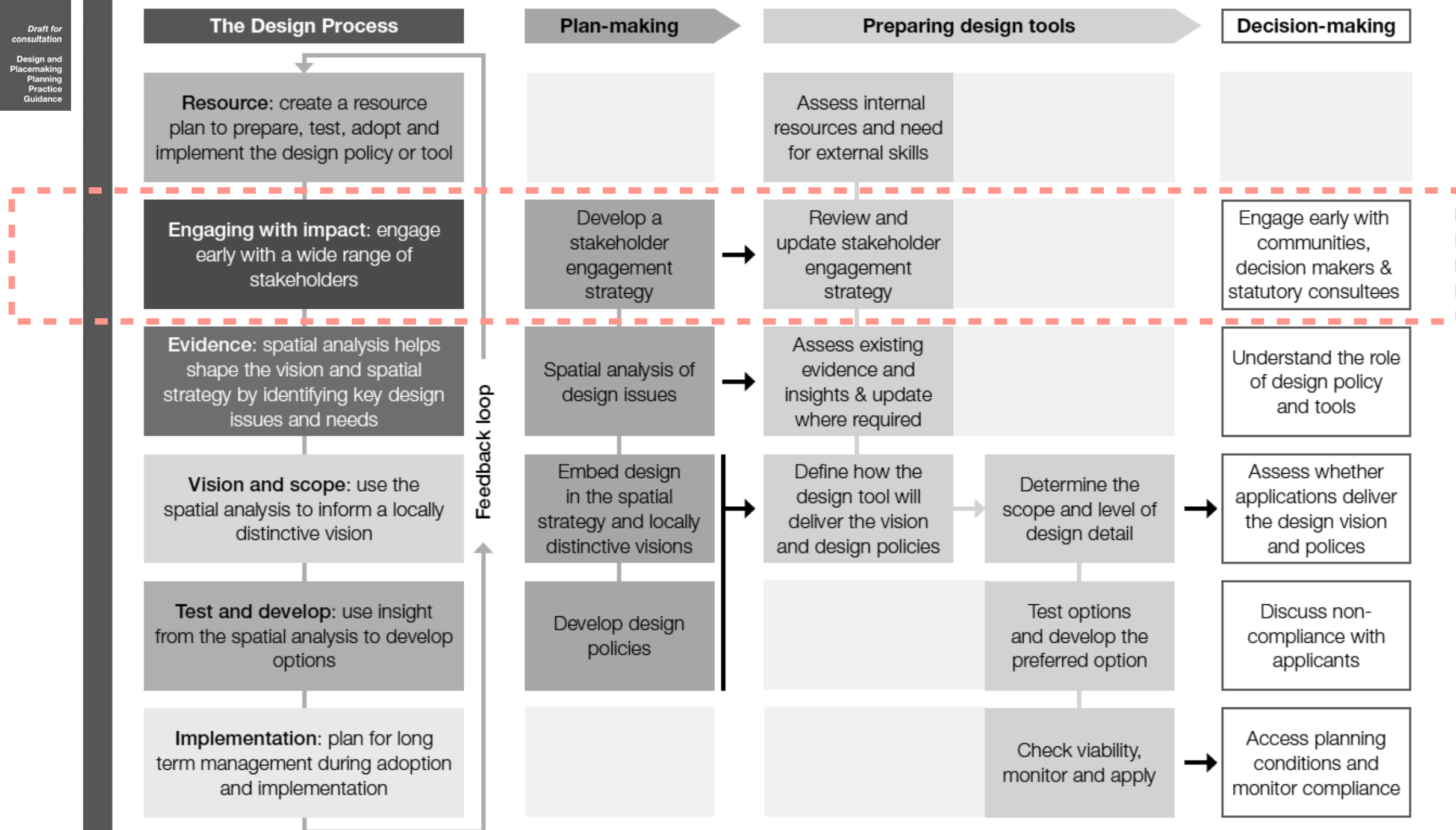


Fig 40 The process for proactively pursuing design quality at all stages of the planning process

Community and stakeholder engagement

186. Community engagement enables local voices to influence design policies and development. When done well, it empowers people, builds local capacity and employment opportunities throughout the design process, and supports better outcomes.

187. Local planning authorities and applicants should demonstrate how all views are actively listened to and considered. Embedding community and stakeholder views at every stage can improve the quality and positive impact of completed developments.

188. Engagement should be:

- clear and transparent
- proportionate to the scale of development
- include cross-boundary stakeholders
- led by the appropriate party (such as local planning authority for strategic tools, developers for site specific proposals)

189. Independent facilitators may support inclusive dialogue, using creative methods to promote intergenerational engagement.

Initial engagement

190. Before starting, prepare an engagement strategy and consider any networking, research and how you will identify stakeholders and interests. Activities could include:

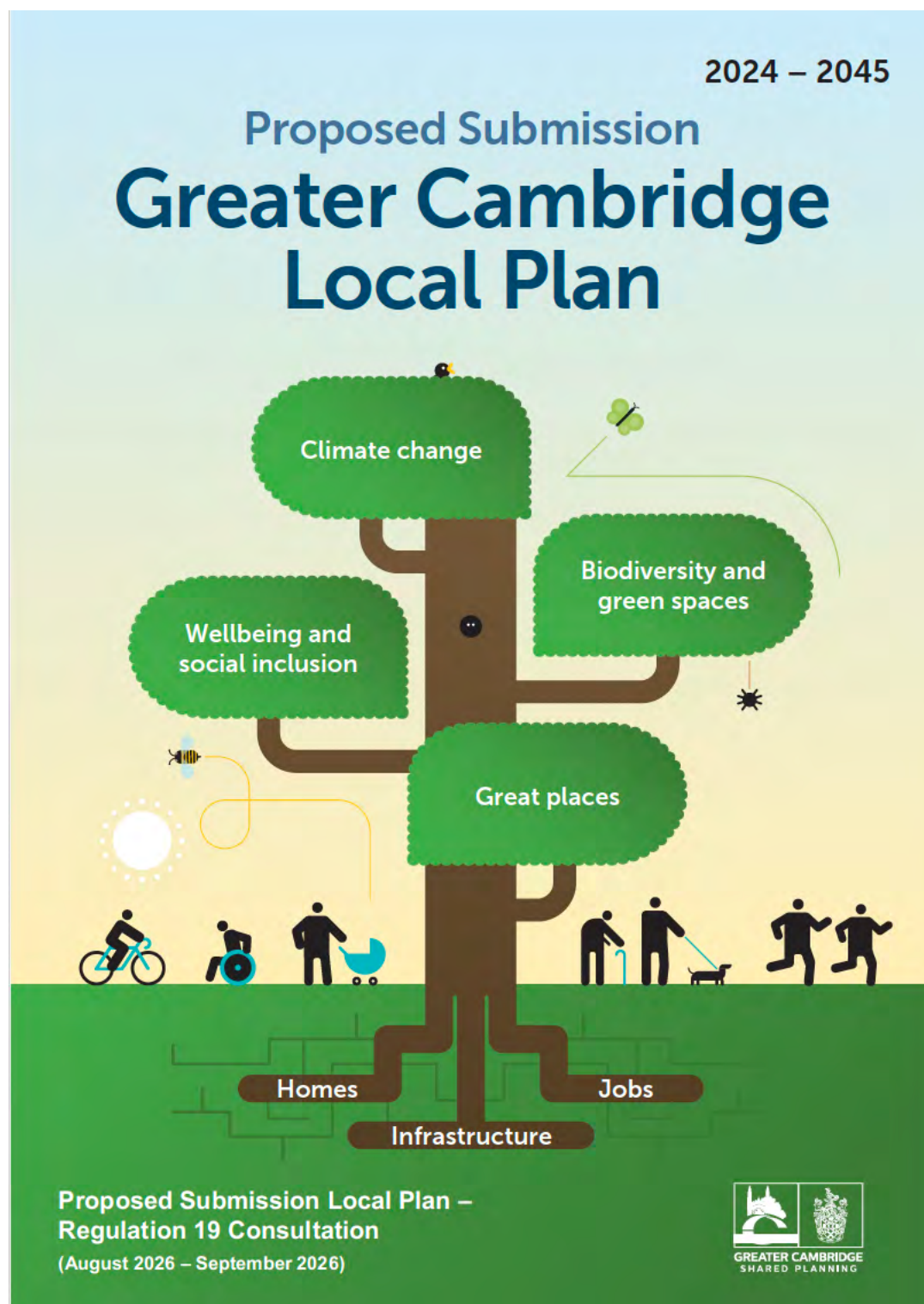
- meetings with community representatives, councillors and statutory consultees
- a wide survey of local people's hopes, preferences and concerns
- community panels or forums to represent the views of local communities
- engaging with internal stakeholders for local authority-led projects

- engaging developers and landowners to agree roles and responsibilities
- training to raise awareness and build skills

Inclusive engagement

191. To maximise community participation:

- tailor sessions to stakeholder needs and be clear about the purpose
- work with community organisations
- hold events at convenient times, use accessible venues
- combine in-person and digital engagement methods
- use digital engagement techniques to engage wider audiences
- for in-person engagement, use a mix of methods, including workshops, interactive events, drop-ins and exhibitions
- widely publicise engagement activities, prioritising underrepresented groups
- proactively engage underrepresented groups, by joining existing meetings or networks – engage children and young people
- engagement should be proportionate to the scale of change or development, with some conducted authority wide, and others at the neighbourhood level
- engage throughout plan-making and design tool preparation
- clearly show how feedback has informed subsequent iterations



People and place responsive design

Policy GP/PP: People and place responsive design

1. Development proposals are required to sustain and enhance the unique qualities of their local context and the Greater Cambridge area. Development proposals will be supported that:
 - a. Respond to Greater Cambridge's communities by:
 - i. Identifying and responding positively to their context, including existing physical features and characteristics of natural, historic, social or local importance;
 - ii. Meeting the principles of inclusive and healthy design, and in particular meeting the needs of disabled people and those with caring responsibilities, older people, and young people and children;
 - iii. Designing streets, places and public realm to remove the threat or perceived threat of crime and improve community safety, especially for those with protected characteristics under the Equality Act;
 - iv. Empowering people and communities through community engagement in early stages of the planning process such as through masterplanning exercises to inform and shape design decisions and participation in delivering public art; and
 - v. Encouraging local groups to prepare Neighbourhood plans to set out design principles which respond to the local context and character of the area. Design codes may also be appropriate in responding to people and place through design elements that follow the National Model Design Code (and successor documents).
 - b. Improve Greater Cambridge's connectivity by:
 - i. Creating well connected and integrated places that respond to the immediate locality and wider area including existing or planned social, environmental, and sustainable transport infrastructure; and
 - ii. Maximising active travel and new and improved coherent, direct, safe, comfortable and attractive walking, wheeling and cycle routes, as set out in the Infrastructure Chapter.
 - c. Support the climate emergency response by:
 - i. Designing long lasting, high quality development that has low impact in delivery, operation and maintenance, without compromising design quality; and

Proposed Submission Local Plan 2024 – 2045 589

- ii. Considering climate change mitigation and adaptation through appropriate strategies as set out in the Climate Change Chapter.
 - d. Enhance the character of Greater Cambridge by:
 - i. Having a positive impact on their setting in terms of location on the site, height and skyline, scale and form, townscape and landscape impacts and available views, to create a legacy of high quality buildings and spaces in Greater Cambridge;
 - ii. Using appropriate local characteristics to inform the siting, massing, scale, form, materials and landscape design of new development; and
 - iii. Ensuring that proposals for any tall buildings are of exceptional quality and ensure that the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, is maintained.

Reserved Matters Application |
Church Street Sites B and C | Ongoing

Client Team | Westminster City Council
Hunters Architects



Outline Planning Approval (OPA)

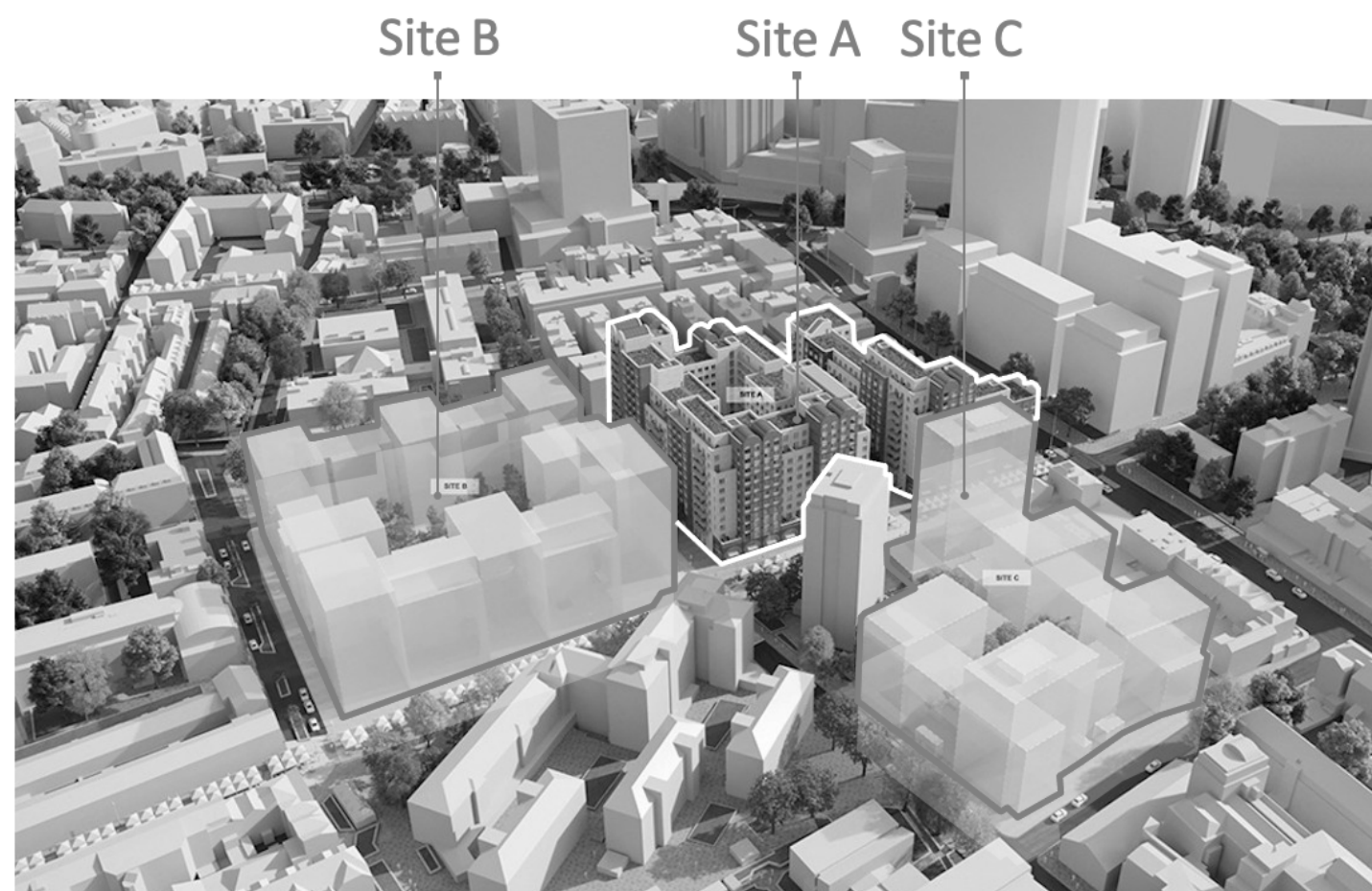
To help visualise the Outline Application, an "Illustrative Scheme" has been developed to demonstrate one way the OPA could come forward. This is referred to as the "Illustrative Masterplan" throughout the planning application. The indicative proposal sets out the following:

Site B

- 465 new homes with 50% affordable
- 1104 m2 of retail space.
- 24 residential parking spaces
- Communal Gardens.
- Market Storage Floorspace inc. 30 Van parking spaces.

Site C

- 227 new homes with 50% affordable
- 719 m2 of retail space.
- 12 residential parking spaces
- 490 sqm of Enterprise spaces
- Communal Gardens.



2023

Spring 2025

June July August 2025



Outline Planning
Application Approval
for Sites B and C

Community Check-In
Feedback from 857
local residents

Illustrative
MasterPlan OPA +
Site B and C

Alternative Proposal
OPA + Client Brief +
Community Check-In

Church Street Sites B&C Pre-Application Engagement

Co-Design Map

STAGE 1 | DEVELOP AND REFINE DESIGN BRIEFS

September 2025 - February 2026

Widely supported
Design Brief for Stage 2

STAGE 2 | DEVELOP CONCEPT DESIGNS

March 2026 - October 2026

Widely supported design concept

STAGE 3 | REFINE DESIGNS

November 2026 to March 2027

Widely supported
design

STAGE 4 | INPUT ON FINAL DETAILS

Widely Supported
Detailed
Design

RIBA 1

Design Workshops and
Community Design Panel
Meetings



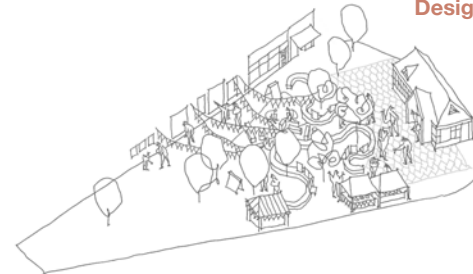
Community Conversations
and Walkabouts



Working with
Young People and
Children



Design Fest @ Triangle



Design Workshops and
Community Panel Meetings



COMMUNITY CHURCH STREET CHECK-IN SURVEY
3x COMMUNITY DESIGN PANEL MEETINGS
9x THEMATIC DESIGN WORKSHOP SESSIONS
7 COMMUNITY MEETINGS
1x PROFESSIONAL DESIGN REVIEW PANEL
WEBSITE UPDATES - HOUSEHOLD NEWSLETTERS
CHURCH STREET SITES B AND C OUTREACH AND SURVEY

RECOMMENDED DESIGN BRIEF

CO-DESIGN IMPACT REPORT AND EVALUATION



1-DAY DESIGN EVENT ON AND AROUND CHURCH STREET TRIANGLE
COMMUNITY AND PROFESSIONAL DESIGN PANEL MEETINGS
SIX THEMATIC DESIGN WORKSHOP SESSIONS
UP TO 12 COMMUNITY CONVERSATIONS,
INCLUDING YOUTH, TRADER AND BUSINESS ENGAGEMENT
YOUNG PEOPLE'S ENGAGEMENT INITIATIVE
CHURCH STREET COMMUNITY DESIGN REVIEW SURVEY
SITES B AND C OUTREACH AND SURVEY
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WEBSITE UPDATES AND HOUSEHOLD NEWSLETTERS

RECOMMENDATIONS FOR DESIGN SPECIFICATIONS
LEADING TO BETTER DESIGN AND PLACE-MAKING
OF PREFERRED DEVELOPMENT SCENARIO



COMMUNITY AND PROFESSIONAL DESIGN REVIEW PANEL MEETINGS
2x THEMATIC DESIGN WORKSHOP SESSIONS
UP TO 10 x COMMUNITY CONVERSATIONS
SITES B AND C OUTREACH AND SURVEY
SEMI-PERMANENT EXHIBITION AT 56 CHURCH STREET TRIANGLE
WEBSITE UPDATES AND HOUSEHOLD NEWSLETTERS

RECOMMENDATIONS FOR DESIGN SPECIFICATIONS LEADING TO BETTER
LOCALLY EMBEDDED DESIGN AND PLACE-MAKING

CO-DESIGN IMPACT REPORT AND EVALUATION

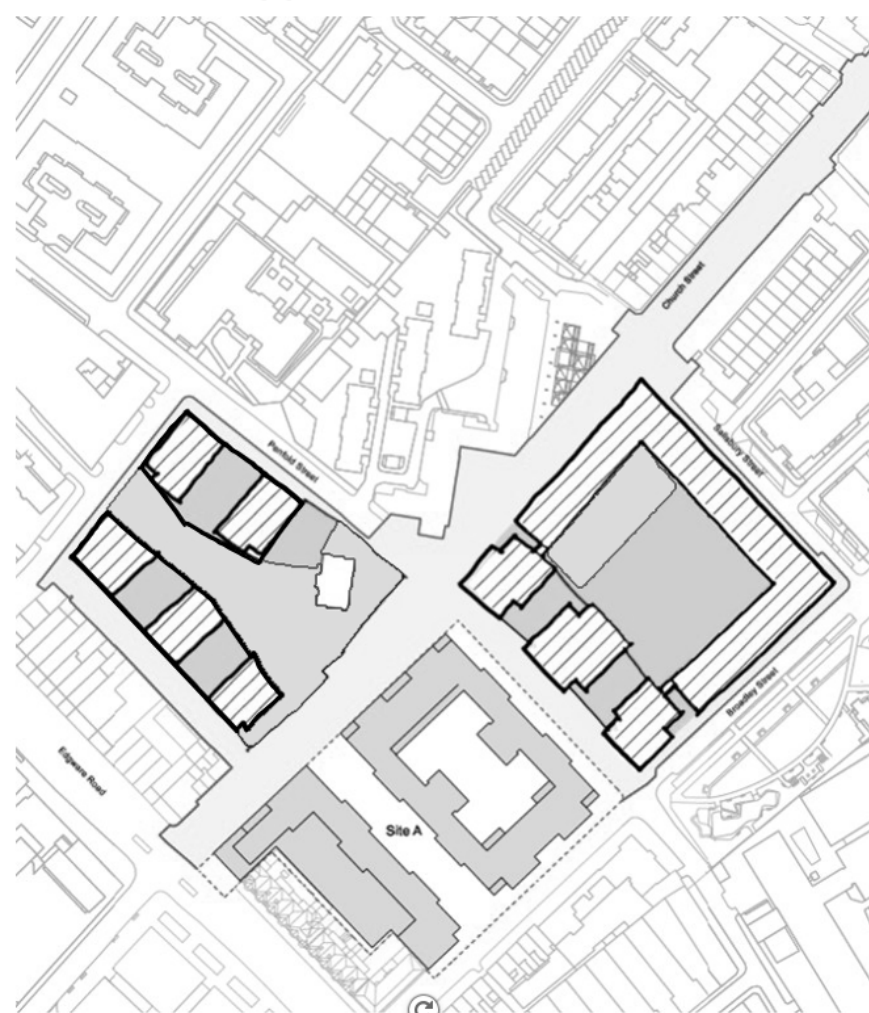
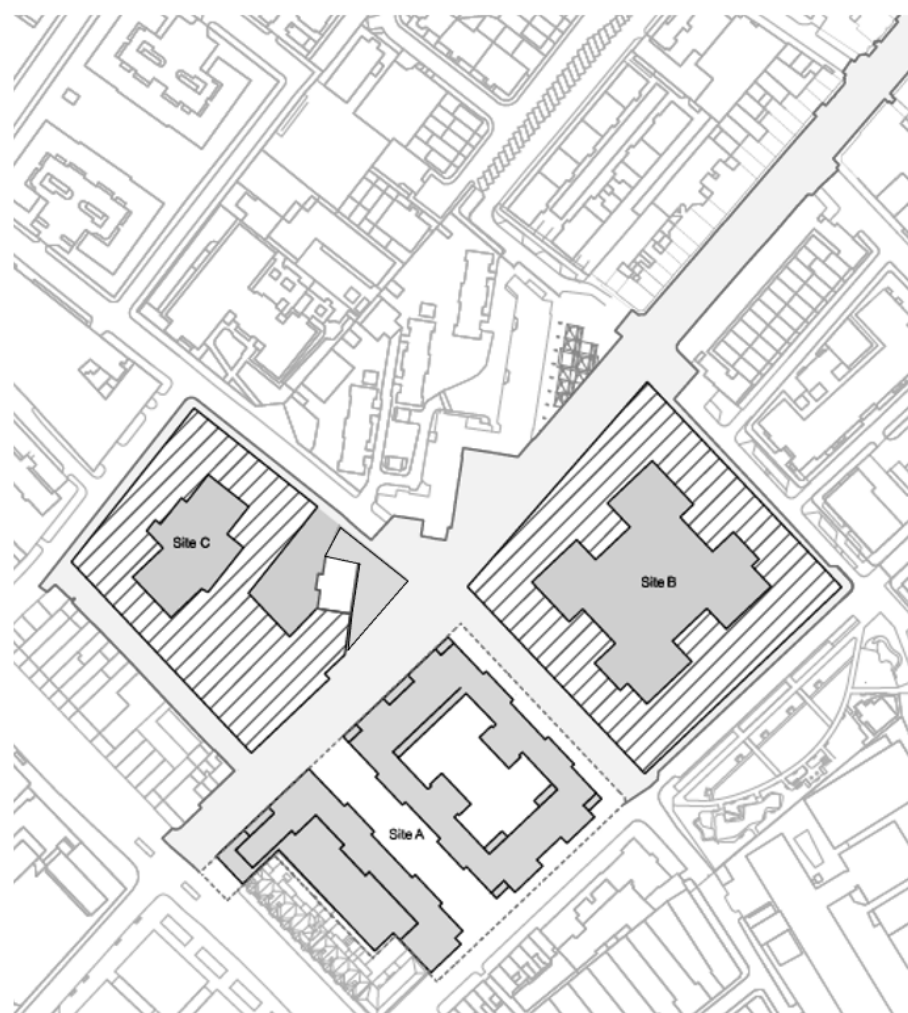
DELIVERY |
CONSTRUCTION

Site B & C Comparative Review **RIBA 1**

Key Consideration: Spaces Between Buildings: Open Space

"Illustrative Masterplan" Approach

Alternative Approach

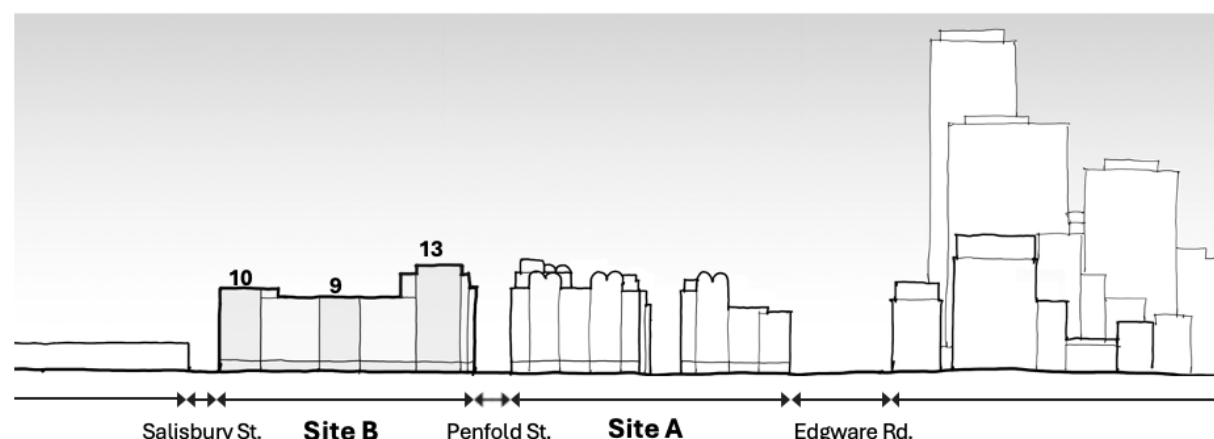


-  Public highway streetscape
-  Public amenity space on ground floor (Site C)
-  Residential amenity space on ground floor
-  Residential amenity space on podium
-  Development site footprint

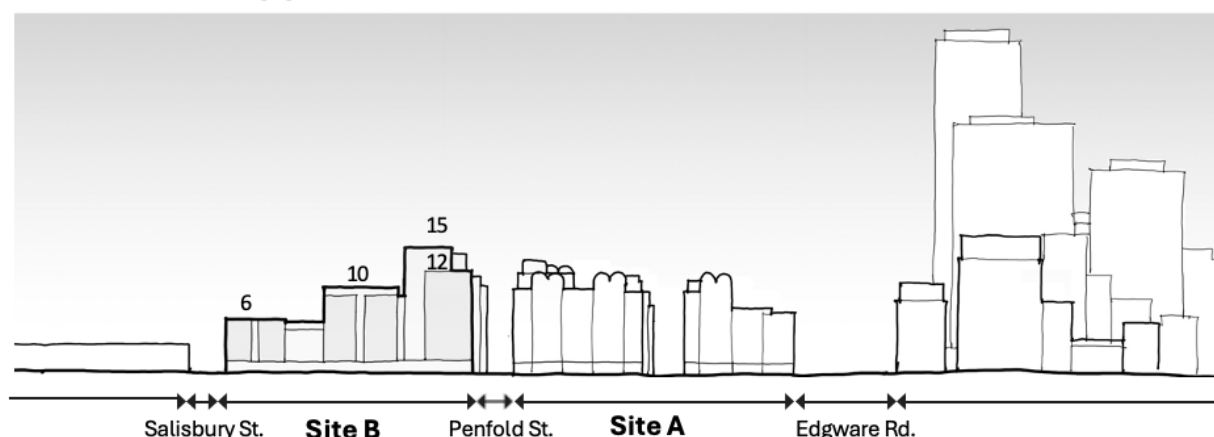
Site B Focused Comparative Review **RIBA 1**

Key Consideration: Building Form – Massing and Height

"Illustrative Masterplan" Approach (BSA compliant)



Alternative Approach



Pros:

- Massing distributed evenly across the perimeter. Max height capped at 13 storeys.

Cons:

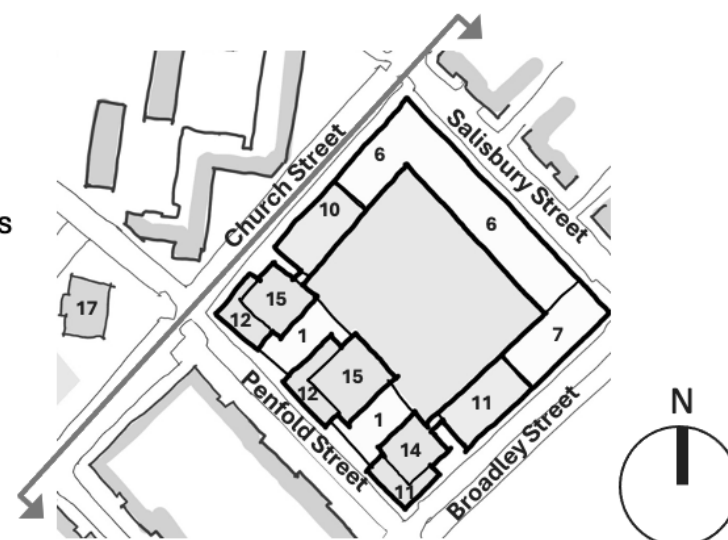
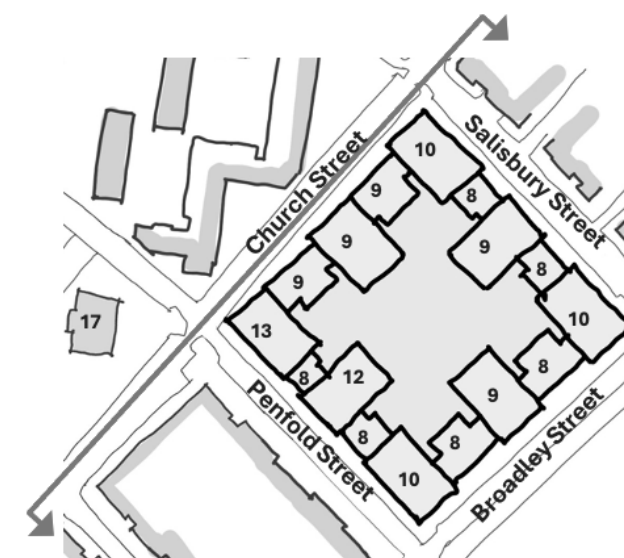
- Compromised daylight in courtyard.
- Overbearing on Salisbury St. frontage.
- Penfold Street compromised daylight condition

Pros:

- Enhances street-level experience
- Maximise courtyard space and access to daylight.
- Improved sunlight daylight access
- Improved Dual Aspect homes
- Improved views between Site A and B
- Potential communal space in taller buildings

Cons:

- Increased tower height.



2025

RIBA 1



RIBA Stage 1: Developing the Council's Vision and Community Design Brief

Westminster City Council's Church Street Sites B and C | RIBA Stage 1 : Refining the Brief |
Community Design Brief for WCC/Hunters 2026

RIBA 1



IP Toolbox |
Landowners Vision Statement with Community Design Brief and 3D site-in-neighbourhood sketch

COUNCIL VISION



More affordable homes for local people

- Significant contribution to 1,750 new homes planned for the whole neighbourhood
- 50% affordable homes, majority social rent
- Sustainable and low-energy homes that meet future climate challenges
- Reduce overcrowding and unsuitable housing



A stronger local economy

- A good range of retail, cafés, restaurants, and fit-for-purpose market infrastructure.
- Spaces supporting local businesses and offering local job opportunities.
- Improved footfall and ambience through better walking, visitor and cycling provision.



A cleaner, greener, safer Church Street

- Tackling and designing-out anti-social behaviour, crime, and improving street cleanliness.
- Designing for natural surveillance, 'many eyes on the street' and protective/barrier planting, where needed.
- Facilities and street furniture that encourage positive, neighbourly behaviour.



Healthier lives

- Safe and attractive outdoor play areas, access to nature, and active travel as a priority
- Secure cycle storage, inclusive streets and space design, and bookable community facilities, supporting a vibrant community life.
- Designs that address concerns on overshadowing, density, and living in high-rise buildings.

COMMUNITY DESIGN BRIEF | SHORT VERSION

A **Around 700 low-energy homes**
Deliver around 700 low-energy use homes with a balanced mix of sizes, including affordable homes for returning residents, local families and those on the council's housing waiting list.

B **Balanced heights and proportions**
Build on a townscape-sensitive approach with generous open courtyards, more public space, lively frontages and reduced podium and basement structures.

C **Comfort first**
Design must prioritise resident comfort in a dense urban environment – considering sunlight, shading, sound, wind and privacy.

D **Daylight and wellbeing**
Maximise natural light and minimise noise and overlooking through careful layouts, façades and construction, reducing dark corridors and unnecessary service charges.

E **Enhanced western edge**
Explore design variations along the western edge to improve daylight, privacy and acoustic comfort in homes, courtyards and public spaces.

F **Flexible ground-floor community support**
Provide space for micromobility storage, parcel drop-off and communal uses that meet everyday resident needs.

G **Homes for everyday living**
Design adaptable homes that support cultural needs and customs, including enclosed kitchens, clothes drying with good ventilation and bathrooms with windows.

H **Homes placed around access and health needs**
Locate wheelchair-accessible homes at street level where possible and family homes on lower levels, close to play and shared outdoor spaces.

I **Increase green and communal spaces**
Significantly increase well-overlooked green public and communal spaces for play, relaxation, biodiversity and climate resilience, with potential water features.

J **Dual-aspect homes**
Target dual-aspect homes for around 90% of units, with façades that reduce overheating and improve identity.

K **Flexible community space**
Provide up to 460 sqm of inclusive and flexible community space with accessible facilities and changing rooms where needed.

L **Flexible commercial and community space (Class E)**
Offer adaptable Use Class E space, able to evolve over time and support community, health and social uses.

M **Rooftop and podium amenity**
Create accessible rooftop and podium spaces for calm and active shared use.

N **Local skills and economic opportunity**
Provide apprenticeships, work placements and grassroots funding to support local people, the market and local businesses.

O **Market trader facilities**
Provide market storage and van parking on Site B for traders.

P **Venables street**
Improve Venables Street so it works better for residents, businesses and market traders.

Q **Quality shops and services**
Explore a potential supermarket and additional shops and community-focused uses around Church Street and Site C public space.

R **Retail strategy**
Develop a retail strategy to guide tenant mix, shop types and rents while integrating with Church Street Market operations and future market improvements.

S **Street-level activity and community uses**
Activate ground floors with community uses and active frontages that support everyday life and connect with the market and public realm.

T **Nature, culture and wellbeing**
Design public spaces that use light, texture and nature to create restorative, sociable places that celebrate local cultural richness and shared pride.

U **Less basement and podium parking**
Reduce traffic and cost by releasing ground-level space for gardens and trees; improve surveillance, safety and neighbourly interaction.

V **Inclusive public realm**
Prioritise walking, cycling and wheeling, support market traders, improve access to nature and strengthen links to green and blue spaces; test impacts on surrounding streets.

W **Managed and maintained**
Choose designs and materials that keep shared spaces safe, high-quality, durable and easy to care for.

X **Large green courtyard at Site B**
Deliver a beautiful, tree-lined courtyard with rain gardens, rills and water features to create a restorative environment for all ages and abilities.

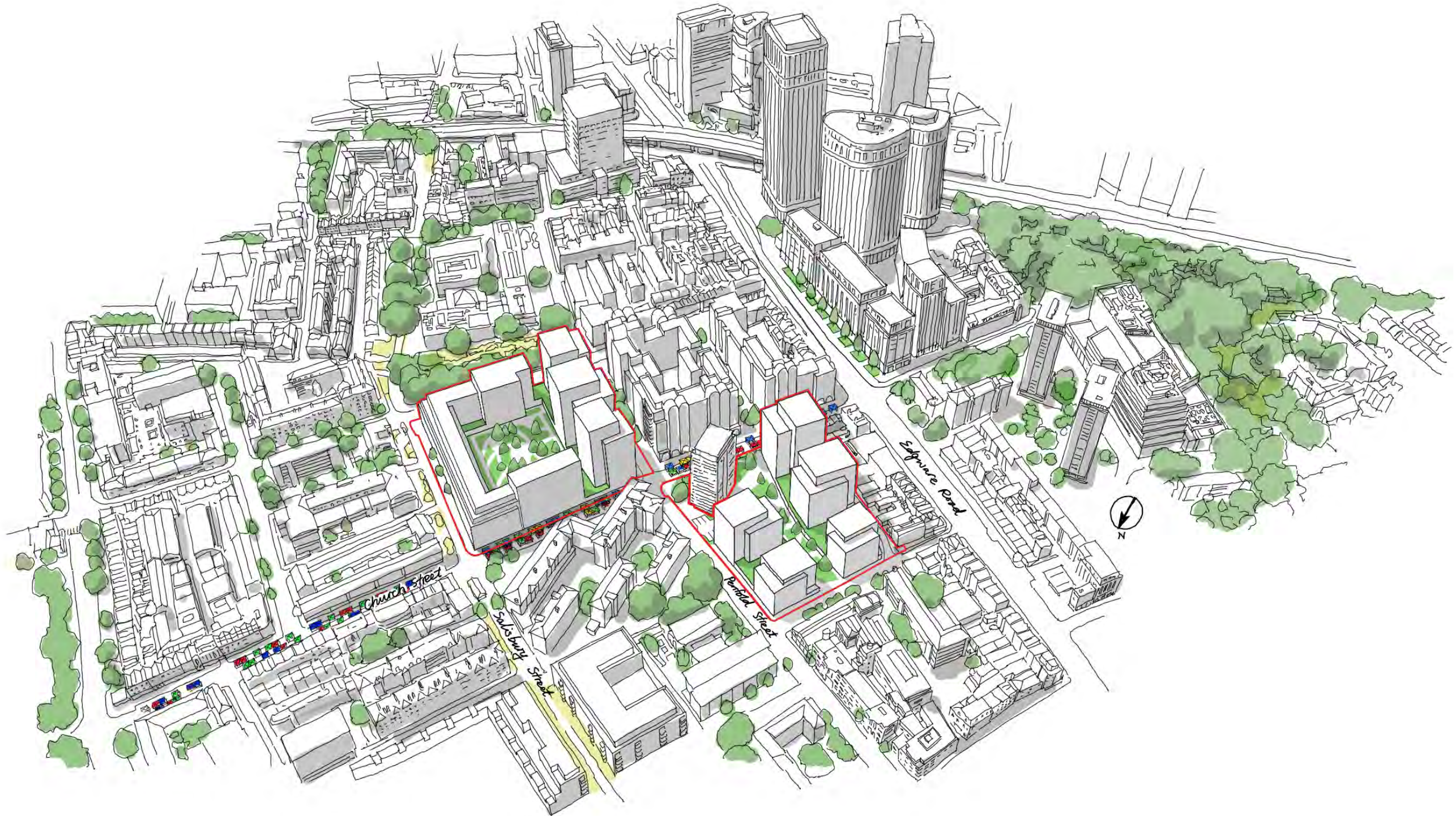
Y **Active travel and micro-mobility hub**
Explore an e-bike, wheeling and micromobility hub with small community or commercial uses to encourage active travel and support courtyard safety.

Z **New green public space**
Create a generous green public space between Church Street and Boscobel Street with biodiversity, seasonal planting and a potential sustainable water feature.

Westminster City Council's Church Street Sites B and C | RIBA Stage 1 : Refining the Brief | Community Design Brief for WCC/ Hunters 2026

Read the full version of the Community Design Brief in the Co-design Stage 1 Report [here](#).

July 2026 | RIBA 2 | Interim



Credit | Westminster City Council & Hunters Architect

Reserved Matters Application |
Springstead Village Centre |
(Ongoing)

Client Team | Bellway Latimer Cherry Hinton LLP
PTE Architects

Statement of Public Engagement
Springstead Village Centre |
Reserved Matters Application 5

Imagine Places

Local Centre

Statement of Public Engagement
Springstead Village Centre | Reserved Matters Application 5

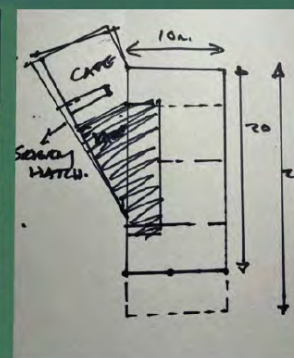
ImaginePlaces Ltd. for
Pollard Thomas Edwards Architects and Bellway Latimer Cherry Hinton LLP

Imagine Places

Springstead Village Centre | Reserved Matters Application | Approved

- + Reserved Matters approved for 292 dwellings, local centre and community centre approved September 2025 (Refs: 25/01059/REM and 25/01098/REM)
- + RIBA 2 / RIBA 3 | 6 months programme between engagement and submission (2024/2025)
- + Dedicated Pre-Application with Case officer team focused on Engagement
- + Application approved 12 months later, key retail anchor confirmed for Village centre,
- + Work started on site, to be completed in 2028.

ImaginePlaces 



Statement of Public Engagement
Springstead Village Centre |
Reserved Matters Application 5



Statement of Public Engagement
Springstead Village Centre | Reserved Matters Application 5

ImaginePlaces Ltd. for
Pollard Thomas Edwards Architects and Bellway Latimer Cherry Hinton LLP



We would like to express our heartfelt gratitude to the residents and other key stakeholders in Cherry Hinton and Teversham who have actively and constructively participated in the design development process over the past six months.

Whether you met with members of the Springstead Village design and project team, completed the online survey, read the newsletter, participated in workshops, forwarded invitations, or hosted us, your contributions have been invaluable. Your input and efforts have had a significant impact on shaping, detailing and improving the design proposals.

We hope the Statement of Public Engagement, together with the submitted proposals, captures the essence of our collaborative journey and encourages you to remain engaged as the project progresses.

ImaginePlaces Ltd. | Isle of Wight | PO31 7QS | www.imagineplaces.co.uk
Please note this report is optimised for digital viewing only. January 2025

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Figure 1 | Planning Application Area | Illustration of Springstead Village Centre Reserved Matters Application 5 Area shown in context of Springstead Masterplan and wider Neighbourhood context



Credit | Pollard Thomas Edwards | October 2024

01 Introduction

1.1 Statement of Community Involvement

In March 2024, Cambridge City Council and South Cambridgeshire District Council have formally adopted a new key planning document – which sets out how they will help residents have their say on a wide range of planning matters during the next five years. This Statement of Community Involvement (SCI) has been prepared by the Greater Cambridge Shared Planning Service. Councillors have said that increasing participation in planning will always be good for communities and this SCI sets out how the Councils will achieve this.

The Councils aspire, through the aims of the SCI, to:

- + Manage engagement efficiently by consulting early, providing clear information, and involving Councillors, stakeholders, groups, and individuals meaningfully.
- + Set clear consultation objectives by keeping people informed, being specific about feedback requests, publishing outcomes, and being open about decisions.
- + Be proportionate and cost-effective by using evolving methods, including digital tools, to better engage local communities.
- + Ensure consultation is inclusive and fair, with methods that reach everyone, including those without access to digital communication.
- + Be accountable by showing how consultation responses are considered, informing people of decisions, and ensuring robust, consistent planning.

It stipulates that there are also significant benefits to involving communities and stakeholders at the pre-application stage, including:

- + Helping the applicant to understand how planning policies and other requirements may affect their proposal
- + Addressing issues early on is likely to result in higher quality proposals that reflect the aspirations of communities. This could lead to less objections, meaning the applications are likely to move through the application process more quickly.

Further, it states whilst some pre-application discussions can be confidential for commercial reasons, developers are strongly encouraged to undertake community engagement at this stage of the planning process, particularly where development is likely to have significant impacts on local communities or where the site is particularly sensitive.

Community engagement could involve meaningful discussions with local or ward councillors, parish councils or residents' associations and working with them to publicise landowner led in person and online community engagement research and events.

1.2 Engagement Approach Spingstead Village Centre

Pollard Thomas Edwards Architects and Bellway Latimer Cherry Hinton LLP commissioned ImaginePlaces in May 2024 to develop and deliver a public engagement plan in support of the pre-application design development process for Reserved Matters Application 5 | Springstead Village Centre. The application area covers the proposed Springstead Village Centre, including a Community Hub Building and other local amenities as illustrated in Figure 1. It forms the mixed-use local centre for the emerging Springstead Village and is part of the former Cambridge Airport precinct. Parts of the site fall into Cherry Hinton Ward (part of Cambridge City Council) and rural Teversham Parish Council (part of South Cambridgeshire District Council).

Early in the engagement process, we established that the landowner's ambition is to cultivate a strong sense of place, pride and community in the new Local Centre by building an inviting place that serves residents of all ages and means and offers many good reasons to visit, stay and socialise during the day and in the evening. The purpose of our public engagement activities for this phase of the Springstead Village development was therefore to offer a platform for dialogue and exchange focused on developing and adjusting strategies to meet the needs of current and future local resident and employment populations. This to be achieved by inviting a broad range of local people, businesses, and other stakeholders to collaborate with the project and design team, exploring development scenarios and design solutions for a socially, environmentally, and economically sustainable local centre in and around the emerging neighbourhood of Springstead, as well as in the rapidly expanding Cherry Hinton and Cambridge East area. Our approach focuses on identifying the critical intersections between current and future local community needs and the practical aspects of deliverable proposals. This strategy aligns with our commitment to curating a public engagement process that meaningfully shapes design outcomes.

We structured our tried and tested approach broadly as follows:

Stage A | Orientation

Key outputs: Understanding project ambitions, the neighbourhood and people's needs, fixed parameters from the approved Outline Planning Application, and approved detailed applications as well as the Design Code. A key outcome here is the scope and focus for effective engagement activities.

Stage B | Develop Design Briefs and Delivery Scenarios

Sharing the Landowner's Vision Statement with the wider neighbourhood as well as informing and inviting households to engage with the design and project team. A neighbourhood-wide shared newsletter is the key engagement tool in this context. In July 2024, we added an online resident survey to the programme in order to understand more about the lifestyles, needs and aspirations of Springstead residents and immediate neighbours.

Stage C | Refine and Resolve Design and Delivery Challenges

Key output: Local Meetings and Interactive Workshops using 3D Models

Stage D | Addressing outstanding issues and finalising details

Key outputs: Revisiting design details and working with Design Team. In order to understand more about the lifestyles, needs and aspirations of young residents and immediate neighbours, the design team joined two Youth Cafe afternoons at St Andrew's Church in November 2024. A public online design review was originally planned for this stage. However, the inputs gathered during Stages C and D - including additional youth workshops and the professional Design Review - were substantial and provided a rich body of insight to refine the proposals. As a result, the applicant team decided to replace the public design review with a household and business newsletter and an invitation for feedback during the statutory consultation period following submission.

Stage E | Detailed Design Stage Advice

(subject to approved application)

Key outputs: Community updates and a statement how community and stakeholder needs are met and delivered during this detailed design and delivery stage.

By systematically working along this methodology, we aim to ensure a structured, transparent and inclusive approach that effectively incorporates stakeholder input into the development process. This approach not only enhances the quality of the proposals but also fosters a stronger sense of community ownership and trust in the project outcomes. We aimed to develop designs that are both responsive to community needs and practically implementable. This approach is based on ImaginePlaces' tried-and-tested methodology and forms part of the Planning Performance Agreement with the Planning Authority. The Engagement Plan was discussed, agreed upon and adjusted with the Planning Authority throughout the process to date. Key events and findings were discussed with design development engagement with officers, the Quality Design Review Panel, and at the presentation to the Cambridge East Community Forum November 2024.

At this stage in the planning application process, the focus in this Statement is on Stages A to D.

In 2023, and based on two decades of designed-led engagement practice, ImaginePlaces drafted for and with the Quality of Life Foundation the 'Quality of Life Code of Practice for effective community consultation and engagement in development, planning and design' (Beta Version 2023). Since then, we have supported the Codes' transition into an industry-wide benchmarking tool.

The standard builds on eight principles:

- + Be accountable
- + Be effective
- + Be transparent
- + Be inclusive
- + Be timely
- + Support mutual learning
- + Demonstrate impact
- + Publish feedback

This Statement concludes with a brief review of the Springstead Village Centre public engagement process to date, against the Code of Practice principles.

2.2 Key Neighbourhood Infrastructures & Amenities

To plan and design for a socially, environmentally, and economically sustainable Local Centre and effectively, it is essential to understand the needs of both the new and existing communities in and around the emerging neighbourhood, set within the rapidly expanding context of Cambridge East. This requires an assessment of current provisions and gaps in provision that contribute to a good quality of life for residents, workers and visitors.

In Figure 4, we present our spatial analysis mapping out the location of key provision of social infrastructures that support the day-to-day quality of life neighbourhoods provide. This includes street and walking networks connecting key places and destinations, as well as green spaces, industrial, and retail zones. The mapped amenities focus on an area within approximately 2 km of Springstead's proposed Local Centre.

Key observations:

a. Relative isolation of the new Local Centre | High-quality access required for pedestrians, cyclists, scooters, and other micro-mobility users

The Cambridge Airport precinct, stretching along the full length of the northwestern boundary of Springstead, the Coldham's Lane industrial zone to the south, and Airport Way to the northern and eastern boundaries, creates barriers that limit access to services and amenities beyond these boundaries. These can only be reached by car, bicycle, or long walking.

We conclude, once the airport is developed into a new urban quarter with district centre provisions and services, the little amount of through traffic will change. Until then, there will be minimal through traffic and limited visibility of the proposed new Local Centre. Consequently, footfall will primarily depend on people within convenient walking distances, short cycle trips, and those with a specific reason to visit due to the services or amenities offered. With limited car parking spaces and bus services in the proposed Local Centre, footfall will predominantly come from pedestrians, cyclists, scooters, and other wheeled micro-mobility users.

b. Springstead Local Centre, a new community and service hub for North Cherry Hinton

Local amenities along Cherry Hinton High Street, Mill Road, Teversham, and Coldham's Lane are all over 1km away which is generally considered too far for convenient day-to-day shopping and socialising. There is a small food store on Cherry Hinton Road serving local residents and passing traffic.

Cherry Hinton High Street stretches from St Andrew's Church to the Robin Hood Pub on Fulbourn Road. It offers a strong mix of typical high street amenities, including shopping, personal services, social spaces, healthcare, faith institutions, and education. These include a modestly sized community centre, a few small convenience stores (some specialising in Asian foods and produce), restaurants, pubs, two community pharmacies, and a post office. However, car parking and cycling infrastructure along the High Street are limited.

The High Street benefits from well-served bus routes, five local primary schools, and two GP surgeries nearby, which contribute to footfall and the convenience of its amenities for local residents.

Cherry Hinton High Street has one private dental practice. In contrast, Teversham and Fulbourn lack any dental care services, whether private or NHS.

Currently, Teversham lacks a medium-sized food store, café, pub, modern multi-purpose community space, or pharmacy. A new Local Centre at Springstead Village could serve as the nearest service hub, provided there is good connectivity between Teversham and the new village centre.

In terms of dining and social spaces, Teversham has only one restaurant (Indian), while Cherry Hinton offers three places to meet and share a meal, including two sizeable pubs. Within a 1 km radius of the proposed Springstead Local Centre, there are no restaurants, eateries, or pubs.

The Fulbourn Cherry Hinton Tesco Superstore, located south of Gazelle Way, includes a 100-hour pharmacy and operates from 6 am to 11 pm. For added convenience, online delivery services provide residents with an alternative to in-person shopping for groceries and other essentials.

We conclude most existing day-to-day services and amenities are located too far away from current and future Springstead Village households to be considered convenient for households and supporting the aspired good quality of life for residents in the vision for Springstead.

None of the nearby local centres currently provide the type of amenity envisioned in the Local Centre design, which features a car-free, small public square surrounded by a mix of shops and services.

Residents of Church End, areas south of Gazelle Way and the consented Coldham's Lane Science Park are likely to be drawn to the new Local Centre due to its proximity, provided there are attractive and accessible walking and cycling routes.

Similarly, residents of Teversham may make regular use of the new Local Centre, particularly for the proposed food store and potential health services, contingent on the provision of strong connectivity.

Furthermore, we conclude the co-location of food shopping with educational, leisure, and healthcare services, along with easy access to public transport, is of strategic importance to realising the vision for the Local Centre. The integration and mix of essential services are critical for ensuring regular footfall and expanding the destination's catchment area, especially during its initial phase when occupancy levels may be lower. Improving accessibility for a broad range of users in the wider neighbourhood - both during the day and after dark - is therefore deemed essential.

Figure 4 | Mapping key social indoor infrastructure in wider Neighbourhood around the site (about 2 km)

Source | ImaginePlaces Reserach 2024



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Figure 4 | Mapping key social indoor infrastructure in wider Neighbourhood around the site (about 2 km)



ImaginePlaces

Local Area Spatial Analysis | Phasing considered insights key community infrastructure and services

ImaginePlaces

2.3 Future resident and employment populations

Cambridge is one of the fastest-growing local authority areas in England. Cherry Hinton ward, which contains part of the Cambridge East Land North of Cherry Hinton development - now known as Springstead Village - has the second-highest population growth (13.7%) forecasted for the decade from 2021 to 2031.

In 2023, Cambridge East Urban Quarter, much of it located in Abbey Ward just north of Springstead Village, announced plans for 7,000 new homes, ancillary amenities and services, and approximately 9,000 new jobs to be accommodated in this new urban quarter for Cambridge.

This is in addition to Springstead Village's approximately 3,500 new residents, based on the consented 1,200 homes currently projected for completion by 2033.

Further, located just south of Springstead Village is the proposed development at Land South of Coldham's Lane, a significant research and development science park project led by Mission Street, with design by Hawkins Brown. The development spans 23 acres and will deliver approximately 1 million square feet of space across seven buildings. The entire project is expected to be completed by 2028. Once finished, the development will accommodate 4,000 employees contributing significantly to the local economy and making use of local amenities. The design emphasises integration with the surrounding community, featuring publicly accessible green spaces, community event spaces, and amenities such as cafes and affordable workspaces. The current layout of the Science Park is shown on the plan in Figure 4. Given its proximity to Springstead Village, with its public realm amenities, new schools, play spaces, and Local Centre amenities, many employees at the new Science Park are, in our view, likely to seek accommodation for buying or renting in Springstead Village.

We conclude significant increases in residential and employment populations are expected to the south and west of Springstead Village, with many scheduled to arrive in the neighbourhood as early as 2028. The pressures on existing local services and amenities require action and mitigation. However, this also presents an opportunity for the Springstead Village Local Centre to not only serve the growing number of Springstead residents and nearby communities within walking distance but also cater to the needs of the incoming workforce at the Coldham's Lane research and development science park as a lunch time destinations for instance.

In terms of the future residential population profiles of new housing developments, planning authorities use child yield methodologies, tenure, and housing mix data. Since its approval by members in 2017, it has been Council policy to base child yield assumptions on the top end of the range until a detailed tenure mix is known. For Springstead Village as a whole, this results in approximately 1,100 under-17-year-old children and teenagers, of which 360 are aged 0-3 years, 480 are aged 4-10 years, and 300 are aged 11-16 years, according to this model. Using the Greater London Authority's Child Yield Calculator in comparison, the number of under-18-year-old children and teenagers living in Springstead is estimated to be around 800.

Overall, we conclude in light of those high proportions of children and young people expected to be living in Springstead Village, once fully occupied, that meeting the needs of toddlers, children and teenagers, and through that also those of parents, across all household income groupings and lifestyles should be considered central to the planning, design and management of the Local Centre, the community hub and wider Springstead Village Centre amenities. This to include the interface with the two proposed schools, play and hang-out spaces, the allotment areas and the means how young people are moving around the neighbourhood through the seasons, during the day and after dark.

2.4 Selected population-driven social infrastructure provision ratios

Educational, Youth, and Community Provision

The approved Outline Planning Application and the Springstead Village Masterplan include provisions for the construction and operation of both a primary and a secondary school. Located adjacent to the Local Centre Application area (RMAS), these schools are expected to serve as key pillars of community life, significantly enhancing the area's quality of life. They will also provide a range of community amenities, including leisure and sports facilities, to benefit the whole community, particularly during after-school hours.

Based on high-level estimates regarding the number of children expected to reside in the 1,200 new households in Springstead, the following educational provisions can be identified:

- + A two-form entry primary school, with additional demand for places in the wider neighbourhood.
- + A two-form entry secondary school, which will similarly require additional capacity in the surrounding area.

According to the Cambridge City Council Education Assessment, secondary schools smaller than six-form entry (900 places) are generally not supported by the authority.

We therefore conclude that the proposed Springstead secondary school is expected to serve a broader catchment area, significantly increasing the daytime youth population within the neighbourhood. In addition, approximately 400 pre-school spaces will be required for the 1,200 new homes in Springstead Village. The 2024 changes to entitlements for pre-school, kindergarten, and crèche hours, combined with the expected high proportion of households with two professional working parents, underscore the significant demand for pre-school facilities. It is unlikely that these needs can be met within the existing context of Cherry Hinton and Teversham. Using broad space standards for pre-school provision (about 2.5 sqm per child), the total space requirement for Springstead Village can therefore be projected to be approximately 1,000 sqm, with 250 sqm of this filled by the children approximately 300 households in the Springstead Village Centre application.

Crèche and kindergarten provision could be introduced to meet the needs of households, particularly in the early years of the Local Centre's development, before the primary school and associated pre-school facilities become operational. This would be part of the mix of uses and could be co-located with other services at the heart of a growing community. Additionally, the underprovision of pre-school spaces in the wider neighbourhood could be alleviated in parts through this provision.

While no standardised ratios for youth after-school provision or activities are currently known, the role of the proposed Local Centre - including the community hub building, landscaped areas, play areas, and allotments - was explored during youth workshops held in November 2024 at St Andrew's Community Hall. These workshops provided a wealth of insights into the requirements for supporting youth activities after school. Their findings are summarised in this statement, including a section on how the proposed design begins to accommodate the needs of children and young people.

Health Needs and Local Provision

Access to good primary care services contributes to the quality of life a place can offer and its overall attractiveness. The responsibility for commissioning primary care services, including general practice and NHS dentistry, to meet the needs of the local population, is delegated to Integrated Care Boards (ICBs) across England. For Springstead Village that is NHS Cambridgeshire and Peterborough Integrated Care Board.

Access to a Local General Practitioner (GP)

The Cambridgeshire and Peterborough Pharmaceutical Needs Assessment 2022 indicates that on average in the region 53.8 full-time equivalent (FTE) General Practitioners (GPs) are available per 100,000 residents. While this figure is slightly above the regional average for the East of England, it is below the national average of 58.4 FTE GPs per 100,000 residents. For the emerging Springstead community, projected to have approximately 3,500 residents and additional employees in the local centre, this ratio equates to a need for about 1.88 FTE GP provision. The Applicant has, under a binding Section 106 legal agreement with the Planning Authority, contributed approximately £435,000 towards NHS healthcare facilities within the Cambridge City 4 Primary Care Network to meet this need.

The projected population of Springstead could support approximately 1.88 full-time equivalent (FTE) GPs, based on the average provision in the region. Local access to NHS health services would be beneficial for the community. In line with the Planning Authority's requirements, the Applicant has contributed approximately £435,000 towards NHS healthcare services within the Cambridge City 4 Primary Care Network, which includes Cherry Hinton & Brookfields Medical Centre, to help meet this need. This also includes NHS Dental services.

Access to Local Pharmacy Services

The same report highlights that Cambridgeshire and Peterborough have 18.7 community pharmacies per 100,000 residents, equating to roughly one pharmacy per 5,300 residents. There are two community pharmacies located along Cherry Hinton High Street. We also note the presence of a 100-hour pharmacy at the local Tesco superstore, which offers extended accessibility to meet healthcare demands outside of regular hours, serving all of East Cambridge and the more rural communities in this part of South Cambridgeshire.

The introduction of the NHS Pharmacy First Service (PFS) in January 2024 further underscores the opportunity of local pharmaceutical services. This initiative allows community pharmacies to supply prescription-only medicines for the seven most common conditions, changing patient care pathways and alleviating pressure on GPs. A PFS community pharmacy could play a crucial role in ensuring equitable access to essential medicines, health advice, and preventative care, helping to reduce barriers for lower-income residents while providing convenience for all households.

40% of the new homes in Springstead are offered under more affordable housing choices, serving individuals and families on low and lower incomes. From discussions with the sales team at Bellway Latimer Springstead, it is anticipated that a large proportion of the future Springstead community, 60% of households, will have higher-than-average incomes, families with young children, and more mature households from a diverse range of cultural backgrounds. Many residents are likely to lead healthier lifestyles and engage in frequent international travel.

We conclude - applying the ratio to the future population within walking distance of the Springstead Local Centre, along with changes introduced by the NHS Pharmacy First Service (PFS) - a PFS community pharmacy could be supported. This would require the support of the Cambridgeshire & Peterborough Clinical Commissioning Group, the applicant and/or management company, and other key stakeholders. The introduction of PFS is expected to enhance local healthcare accessibility, address health inequalities, and requires the need for consultation rooms. In other words, co-locating a pharmacy offering NHS Pharmacy First Services under Use Class E in the proposed Local Centre is considered beneficial for the quality of life of residents of all ages and income levels.

Access to Local Dental Care

In 2023, the Common Health and Social Care Committee warned of a "crisis of access" to NHS dentistry, highlighting unequal access across regions, ethnic groups, and socioeconomic groups. Many people across the country, including in Cambridgeshire and Peterborough, face challenges in accessing the NHS dental treatment they need.

In response, NHS Cambridgeshire & Peterborough launched a £6.1 million action plan in 2024 aimed at increasing dental capacity. This plan included additional funding for orthodontic services to reduce waiting lists, benefiting 260 more children and young people.

Local councillors and residents have raised concerns that the situation in Cherry Hinton and Teversham PC is similarly inadequate. There are no NHS dental practices in this part of East Cambridge. The large number of children and young people within the population make an adequate access to dental health care especially important.

We conclude there will be demand for NHS dental care provision in Springstead Village. The Applicant has also made provisions for local NHS dental services under the previously mentioned Section 106 contribution. The introduction of NHS dental services in this wider neighbourhood could help address the current gap in provision for this rapidly growing part of East Cambridge. We believe that co-locating these services with other non-residential uses as part of the proposed Local Centre under Use Class E is less compelling nor essential. They could be provided elsewhere in the wider neighbourhood.

Needs of Households with Pets

In 2023, it was estimated that 13.5 million dogs and 12.5 million cats were living in UK homes. Additionally, the UK's pet population included around 1.3 million indoor birds and 1 million rabbits.

Modelled data for the CB1 postcode area suggests a population of 400 dogs per 1,000 households. For residents of Springstead Village, Teversham, and Cherry Hinton, this translates to thousands of dogs and their owners seeking suitable walking routes throughout the day and evening.

The publicly accessible green spaces and routes in Springstead Village provide an excellent extension to the existing network of walking routes once completed.

We concluded that walking trails for exercise, off-leash areas with clear signage, secure boundaries, waste disposal bins, water stations, shaded resting areas, and dog-friendly cafes, shops, and public spaces are characteristics of attractive neighbourhoods for both dogs and their families. These amenities contribute to the well-being of pets and offer enhanced convenience for owners. As illustrated in Figure 4, there are currently no veterinary services in Cherry Hinton or Teversham. This highlights an additional need for pet-related services in the wider neighbourhood.

Climate Change Preparedness & Financial Affordability

Extreme weather events, including excessive rainfall and heatwaves, are becoming more frequent in Cambridge. In 2022, 20 extreme weather days were recorded, the highest number since records began in 2007, and nearly double the pre-2022 average of 11 days per year. While this is not based on official weather observations, similar trends have been observed nationally, suggesting that these patterns are likely to continue.

We concluded by implementing climate-resilient infrastructures and climate-responsive design solutions, the Local Centre Area will not only offer essential services but also enhance the community's resilience to climate change, all while reducing running costs and maintaining financial affordability. Creating a climate-conscious, adaptable environment will support long-term sustainability for both the buildings and the people who run and use them. Key measures in this area include commonly flood risk management, the use of durable natural materials that withstand extreme weather, reduced reliance on artificial heating and cooling, maximising natural ventilation through clever design and shaded outdoor spaces for relief from intense sunlight, and tree planting to cool the area and foster biodiversity, all designed to be cost-effective over time.

Local Area Online Survey | Insights Curating the Village Centre

03 Public engagement activities

3.1 Springstead Village Centre | Online survey

In September 2024, we launched an online survey to gather input for the design brief of the Springstead Village Local Centre. The survey link was distributed through local resident email lists, social media platforms, and Facebook pages, with promotion from Cherry Hinton and Iwerham Parish Councilors, local organisations, and stakeholders regularly engaged with the Applicant team. To encourage participation and as small thank you, respondents were entered into a draw to win one of three £50 food-shopping vouchers.

The survey remained open until the end of October 2024, receiving over 60 detailed responses. Notably, more than 60% of respondents were aged between 25 and 44, and approximately 20% (18 individuals) identified as residents of Springstead Village.

The objective was to deepen our understanding of the community's needs and priorities regarding the mix of shops and amenities in the Local Centre, while also outlining the local research conducted so far. Key survey findings were shared during the Design Evening Workshop on 10 October 2024, as part of the Project Briefing session, and again at the Online Feedback Session on 21 October 2024.

In summary, and supported by the online survey findings, we identified the following amenities as essential for making the new Local Centre a friendly, popular, and sociable place:

1. A food store offering good fresh produce incl. bakery, butcher, fish monger, greengrocers and fresh flowers
2. A cafe-bistro open every day from early morning till early evening (with sunny outdoor space to sit out)
3. A mix of services in the community hub with movable partition walls accommodating a range of activities (sports, art and leisure activity programmes, co-working space, a library of things space, bike repair unit, after-school club, offices, parcel pick-up etc.)
5. A weekend food market and events on Market Square and in the Community Hub Building
6. A community pharmacy with consultation rooms and travel clinic
7. A greened village centre, attractive through-out the seasons and after dark
8. A small restaurant with delivery service and outdoor seating onto the Market Square

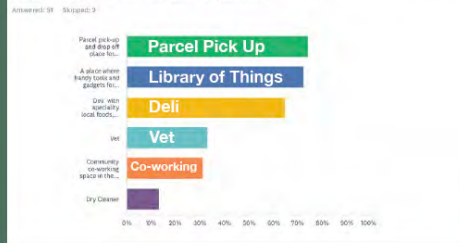
Focusing on services groups that are frequently needed and not easily purchased online, the following activities have been identified:

1. Consuming, buying, and making fresh food and produce
2. Opportunities to socialise year-round, in all weather
3. Offering accessible arts, culture, sport, learning, and DIY leisure pursuits.
4. Health provision and services.
5. Inclusive Meet-ups and co-working spaces.

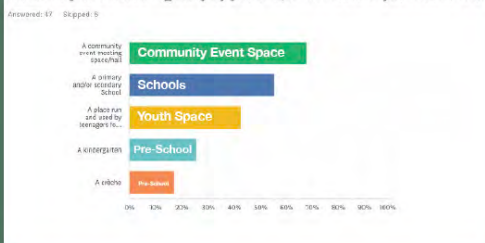
Figure 5 | Key Survey Results (3 October results)



Please select the local centre amenities that are likely to be used regularly by you and/or members of your household.



Please select local educational and community infrastructures that are most likely to be used regularly by you and/or members of your household.



We want to design the new local centre so it will meet your needs and wishes, ensuring you have many reasons to visit, use, and enjoy it. From the list below, please select all those services that are especially important to you and are likely to be used regularly by you or members of your household. Thank you!



Please select those amenities supporting healthy daily routines which are especially important to you and are likely to be used regularly by you and/or members of your household.



Springstead Village Centre Research | The makings of a busy Local Centre with a busy Community Hub Building

Angela Koch, Project Engagement and Co-Design Lead & Place-Making Advisor, ImaginePlaces / Springstead Design Team

Reflecting on the amenities and services mentioned above, please rank the following choices by importance focusing on amenities and services that you believe would make the new Springstead Village Centre a friendly, popular, and sociable place for many. Thank you.



Table 1 | Landscape & Public Art Strategy | Key moves to consider

- 1.1 A mix range of metal & timber equipment within the proposed play areas. (1)
- 1.2 Inclusive bus service Teversham, Springstead and Cherry Hinton. (2)
- 1.3 Provide food store to serve the local residents. (3)
- 1.4 Provide sensory outdoor experience through play, art, and planting design to create an inclusive and accessible environment. (4)
- 1.5 Incorporate dog walking route and dog bin facilities within the Green infrastructure. (5)
- 1.6 Explore front gardens design to allow for and encourage neighbour interaction. (6)

Figure 7c | Summary of actions to explore (Table 1)



Figure 7d | Summary of actions to explore (Table 1)



Figure 7e | Summary of actions to explore (Table 2)



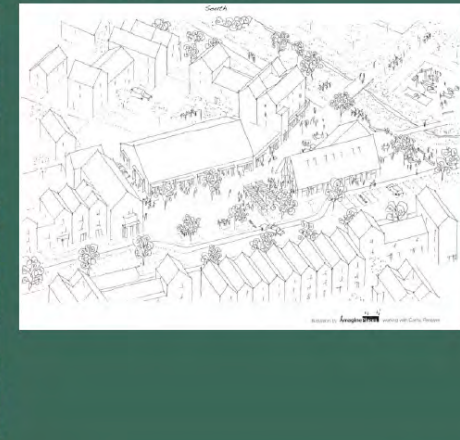
Figure 7f | Summary of actions to explore (Table 2)



Table 2 | Local Village Centre: Public Realm and Placemaking Strategies

- 2.1 Much more, secure & well overlooked bike parking at key points around the Local Centre (7)
- 2.2 Inclusive bus service Teversham, Springstead and Cherry Hinton (8)
- 2.3 Health service provision incl. GP, Dentist, Pharmacy needed to serve residents and workers (9)
- 2.4 More flowering, edible & fruiting landscape' connecting with / inviting neighbours to enjoy (10)
- 2.5 Providing a bay/zone for pick-up/drop-off zone (11)
- 2.6 A space for a taxi & shuttle/coach drop off/pick up zone (12)
- 2.7 A space for Car Club Car in the vicinity of Local Centre (13)
- 2.8 More car parking, especially in the early years of the Local Centre (14)
- 2.9 Ensuring step free, smooth surfaces & full accessibility for wheelers of commercial & community uses (15)
- 2.10 Fixed and moveable seating on & around the Square and Community Hub Building (16)
- 2.11 Water and electricity for market traders and pop-up stall /event users (17)
- 2.12 Drinking water fountain for dogs & humans, centrally located (18)
- 2.13 Just call it 'Springstead' (19)

Figure 7g | Summary of actions to explore (Table 2)



Workshop Evening | Published Documentation

Table 3 | Community Hub Building: The design and programme for the building

External spaces and functions | Key moves to consider

- 3.1 Extending roof out to provide shelter from the elements (20)
- 3.2 Outdoor seating (21)
- 3.3 Space for pram parking, potentially outside (22)
- 3.4 Explore hatches to provide something on route and connect inside and outside (23)
- 3.5 External parcel lockers and post boxes (24)

Internal spaces and function | Key moves to consider

- 3.6 A mezzanine level could be beneficial for supporting additional facilities, including a staircase and platform lift. (25)
- 3.7 Smaller internal spaces for meetings, lessons (including music), and potential workspaces are desirable. Multi-functional spaces are essential. (26)
- 3.8 Enhanced acoustic treatment is necessary to support work activities, such as video calls. (27)
- 3.9 A separate kitchen is preferable for both a commercial café and the community hub. (28)
- 3.10 There is strong support for a café service hatch along the route to the Village Green/Primary School. (29)
- 3.11 No strong preference was expressed regarding the café's location. However the café could complement and support other community activities. (30)
- 3.12 More intimate spaces, such as a foyer, would help create an inviting environment. (31)
- 3.13 Wall space for notices, presentations, and projections is considered helpful. (32)
- 3.14 For weddings or larger celebrations, the venue could accommodate medium-sized indoor gatherings (up to 75 people). (33)
- 3.16 Sharing WCs between the café, community hub, and village centre is viewed as an effective way to optimise space for other activities. (34)

Key management observations | Key moves to consider

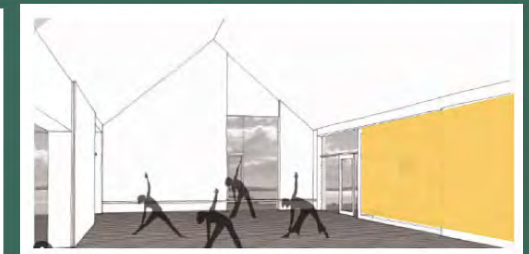
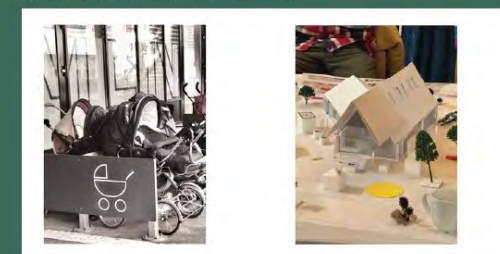
- 3.16 The long-term success of the space relies heavily on effective operational management and maintenance. (35)
- 3.17 Participants expressed interest in learning more about the operating hours, booking systems, and ensuring inclusivity for all ages and abilities. (36)



Credit | Pollard Thomas Edwards | October 2024



Figures 7e | Summary of actions to explore (Table 3)



3.4 Youth Engagement | Workshops

In Stage A of this engagement process, we identified that Springstead Village would be home to between 800 to 1,100 children and teenagers, depending on the methodology used. While engagement with young people is a core part of the Applicant's development approach - especially reflected in the ongoing co-production of the masterplan's open spaces focused public art strategy - we also recognised the opportunity to directly involve local teenagers in the Local Centre Planning Application.

The weekly Youth Café at St Andrew's Church Community Hall was identified as an ideal setting to engage with teenagers (11-16 year old boys and girls) in a creative environment while all the necessary safeguards are in place. This provided an excellent opportunity to learn about the needs and wishes of local teenagers and explore with them how the design and programming of the Springstead Local Centre, at this planning application stage and subsequent detailed design stage, including management measures, could begin to address those needs, hopes and wishes.

Rev. Karin Voth-Haman kindly agreed to host our team twice in November 2024, and we are grateful to her and her colleagues for their openness and incredible support.

The initial meeting on 6 November provided an opportunity to introduce the project and the team, focusing on the public art strategy and landscape design. It also allowed us to plan how the following week's session could be structured to engage meaningfully and positively with this group of young people. On 20 November, between 3pm and 4.30pm we set up three workshop stalls, explaining the focus of each and inviting the teenagers - about 20 in total - to join senior design team members.

The workshops aimed to explore through and aided by model building how the community hub, the local centre, the allotments, and landscapes across the application areas could become spaces teenagers would be excited to visit, use, and make their own.

In addition to design-focused conversations and model making, part of the workshop also involved discussions about the day-to-day tasks of a town planner, urban designer, architect, and landscape architect, offering the teenagers some hands-on insights into the planning process and the variety of professions involved in changing the built environment.

Workshop 1:
Teenager's feedback on a Community Hub Building and Local Centre that works for them

Uses / Activities / Opening Hours

1. Playgroups and soft play are not age-appropriate for teenagers; they might be better suited for younger children.
2. A computer gaming area and VR room would be a great addition, allowing friends to play together on the premises.
3. Creative activities like LEGO and magic clay for model-making, crafting, and art-making would be appreciated.
4. A study/reading area with soft cushions and a quiet library corner would be a nice feature.
5. A dedicated area for parties would be great.
6. Dancing lessons for all age groups, potentially with opportunities for family members to join.
7. Extending opening hours to 8p.m. on some days would be helpful.
8. Movie and music events would be popular.

Building Attributes

9. Spaces to exhibit art in both the café and community hub would enhance the atmosphere.
10. Having plenty of glazing and nice views from the buildings would be desirable.
11. Incorporating rooflights to allow natural light and views of the sky would make the space more inviting.
12. A quiet area or booth for homework and study purposes would be very helpful.
13. Adding a piano would be a great feature for music lovers.
14. Pet-friendly areas should also be integrated into the building design for added convenience.

Accessibility & Bike Parking

15. Young people stated they would like to visit with both friends and family.
16. Likely to visit by car, bus, bike, or scooter, so having a safe parking area for bikes and scooters nearby is important.

Food offerings

17. Snacks such as sandwiches, toasties, cakes, biscuits, and donuts are very popular and would appeal to young people.



Shops offers

18. Pet and sweet shops would be highly desirable.
19. A bike repair kiosk near the market square would be a useful addition.

Landscape / Sustainable Drainage Systems (SuDS)

20. Planting fruit trees would be a great addition.
21. Trees that young people can climb would provide a fun and interactive feature.
22. On hot days, water features where we can walk barefoot or cool off would be highly appreciated.
23. Outdoor seating areas, including tables, would encourage people to spend more time in the space during nice weather.
24. Creating opportunities for outdoor learning areas would be beneficial.
25. Pet-friendly areas should be included so visitors can bring their pets along.

Rev. Karin Voth-Haman, our generous host, suggested that the proposed café could greatly benefit students by offering special deals. She also highlighted the value of an indoor play space, noting the absence of such facilities in the area. Additionally, she kindly proposed the temporary community building at Springstead as a potential venue for hosting project exhibitions.

Workshop 2:
Teenager's feedback on allotments that work for them



Allotment Area Design | Making space for teenagers:

Accessibility & Inclusivity

31. Reserve specific patches for young people and schools to encourage participation
32. Ensure the network of routes and patches is accessible for wheelchair users.

Infrastructure & Layout Amenity

33. Install water pumps along the main footpath for easy access to water plants, dogs and wildlife.
34. Include shared compost hives for communal use.
35. Consider lighting around the Club House for evening use while keeping other areas unlit.
36. Create smaller meeting spaces with benches and tables under trees for relaxation and meetings.
37. Detail the layout of footpaths and fencing to balance accessibility, sociable neighbourhood, and functionality.
38. Fence or wall individual patches to protect plants, especially if pets are allowed. Pets should be allowed.

Rhoda's Patch (13) | A fantastic allotment divided into four distinct sections: a vibrant flower bed lining the main public Allotment lane near the water mill, a vegetable patch brimming with a variety of produce, a silver birch nursery, and a section of wild hedges on the eastern edge.



Noomi's Patch (14) | A calming meeting spot nestled along the main Allotment Lane, featuring a long bench with areas both in the sun and shaded beneath a tree - perfect for summer days. A water fountain adds a refreshing touch, offering a view of the allotment and passersby. Notably, the tree was created by Emilia (13)!

Aliah's Patch (13) | A delightful fruit tree forest featuring apple trees and an abundance of blueberry bushes - Aliah's favourite! The patch also includes vibrant flowers to attract bees, nestled alongside bountiful patches of strawberries, blackberries, raspberries, and other delicious fruits.

Emily's Patch (13) | A fantastic allotment featuring a thriving vegetable garden with carrots, potatoes, salads, and beetroot, conveniently located next to the public water pump. At its heart, a pond provides a haven for wildlife - including a friendly turtle. The southernmost section blooms into a vibrant wildflower meadow, attracting bees and delighting passersby with its natural beauty.

Tally's Patch (14) | A vibrant and whimsical spot featuring a dazzling psychedelic pink Sakura Cherry Blossom tree. Alongside it, a serene pond creates an exciting and playful atmosphere, perfectly positioned by the main walkway into the allotments, inviting visitors to pause and enjoy its charm.



Wildlife Support

39. Provide a birdbath to attract and support a range of birds.
40. Include rainwater collection systems to supply water for wildlife and create peaceful environments, including fountains.
41. Plant fruit trees along main routes for shade during summer.

Club House Functionality

42. Equip the Club House for meetings, tool storage, and hosting events like birthday parties.
43. Include a BBQ area for parties.

Youth Engagement | Published Documentation

Workshop 3:
Teenager's feedback and input into the design for 'Hedgerows' as outdoor meeting spaces

From the initial meeting in early November, we learned that this group of young people was especially interested in a sheltered hangout space (44), an outdoor classroom (45), cross-community exhibitions (46) showcasing the work the applicant is doing with young people, and exploring the idea of students as "community curators" (47). Tom Kendall of Wayward, leading the production of the Public Art Strategy for the masterplan areas, invited the teenagers to take part in a 'hedge drawing and writing workshop', developing a series of drawings and creative writing artworks while having a conversation about their hopes for the natural world and their relationship to outdoor space. This creative workshop prepared the ground for a co-design session at the next meeting on 20 November.

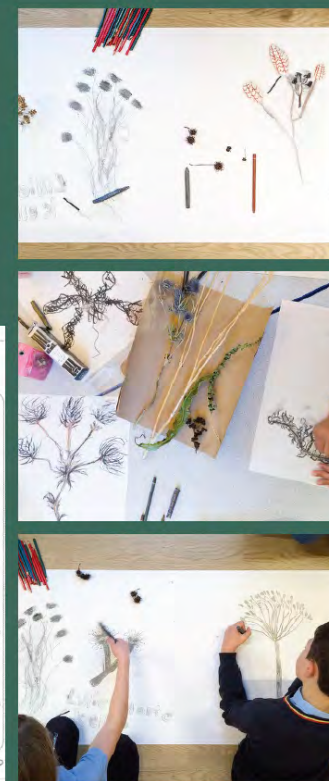
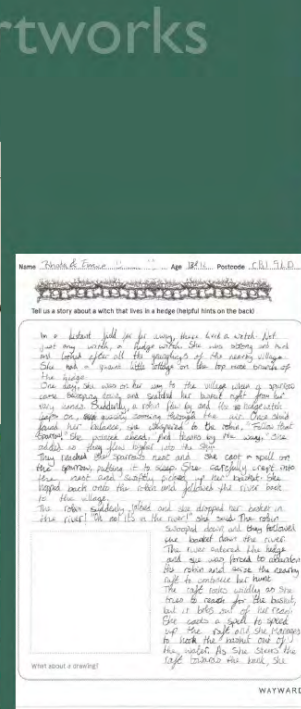
In the workshop on 20 November, aided by 3D props, our senior design lead on public art worked with an enthusiastic group of teenagers on the rapid prototyping of meeting places integrated into the design of landscape features, especially hedgerows. Questions about how the teenagers would like to use outdoor space, play, relax, and engage with a Hedge House design activity were explored. This supported a discussion around the following themes and landscape characteristics, such as:

- + How important benches/seating are
- + the difference between play and socialising outdoors
- + The need for swings, particularly from a young female perspective
- + The importance of safe spaces

Some of the specific ingredients for Springstead's hedgerow and landscape design were:

- + Swings (48)
- + Natural material den building (49)
- + Benches to sit on (50)
- + Timber stumps and logs to sit on less formally (51)
- + Trees to hide and shelter under (52)
- + Outdoor sports/physical activity (53)
- + Risky play (54)
- + Balancing opportunities (55)

This work will directly shape the design of hedgerow arts projects in the landscapes of Springstead. It also marks the beginning of a two-year, fully funded engagement and delivery programme with the local community, particularly young people, focused on co-designing and co-producing artwork within a hedgerow network across the masterplan area. The programme includes a mix of collaborative design, knowledge sharing, and practical community planting activities, all scheduled over the next 24 months.



4.2 Engagement Insights Springstead Village Centre Online Survey Public Engagement Insights #10 In summary, and based on the online survey we identified the following amenities as essential for making the new Local Centre a friendly, popular, and sociable place: ● A food store offering good fresh produce incl. bakery, butcher, fish monger, greengrocers and fresh flowers ● A cafe-bistro open every day from early morning till early evening (with sunny outdoor space to sit out) ● A mix of services in the community hub with movable partition walls accommodating a range of activities (sports, art and leisure activity programmes, co-working space, a library of things space, bike repair unit, after-school club, offices, parcel pick-up etc.) ● A weekend food market and events on Market Square and in the Community Hub Building ● A community pharmacy with consultation rooms and travel clinic ● A greened village centre, attractive through-out the seasons and after dark ● A small restaurant with delivery service and outdoor seating onto the Market Square Focusing on broader use and services themes that are frequently needed and not easily purchased online, the following activities have been identified: ● Consuming, buying, and making fresh food and produce ● Opportunities to socialise year-round, in all weather ● Offering accessible arts, culture, sport, learning, and DIY leisure pursuits. ● Health provision and services ● Inclusive Meet-ups and co-working spaces. ● Proposal Response #10 All the above-mentioned uses and amenities can be accommodated within the proposed mix of uses and quantities for the Local Centre. However, further detailed work in designing, curating and managing the spaces, including the Community Hub Building, the Cafe/Bistro is needed post-planning to fully explore the listed amenities survey participants identified as essential for making the new Local Centre a friendly, popular, and sociable place.	Public Design Evening Workshops Public Engagement Insights #11 Design Evening Landscape ● A mix range of metal & timber equipment within the proposed play areas. (1) ● Inclusive bus service Teversham, Springstead and Cherry Hinton. (2) ● Provide food store to serve the local residents. (3) ● Provide sensory outdoor experience through play, art, and planting design to create an inclusive and accessible environment. (4) ● Incorporate dog walking route and dog bin facilities within the Green Infrastructure.(5) ● Explore front gardens design to allow for and encourage neighbour interaction.(6) ● Much more, secure & well overlooked bike parking at key points around the Local Centre (7) ● Inclusive bus service Teversham, Springstead and Cherry Hinton (8) ● Heath service provision incl. GP, Dentist, Pharmacy needed to serve residents and workers (9) ● More flowering, edible & fruiting landscape' connecting with / inviting neighbours to enjoy (10) ● Providing a bay/zone for pick-up/drop-off zone. (11) ● A space for a taxi & shuttle/coach drop off/pick up zone. (12) ● A space for a Car Club car in the vicinity of Local Centre (13) ● More car parking, especially in the early years of the Local Centre (14) ● Ensuring step free, smooth surfaces & full accessibility for wheelers of commercial & community uses(15) ● Fixed and moveable seating on & around the Square and Community Hub Building (16) ● Water and electricity for market traders and pop-up stall /event users (17) ● Drinking water fountain for dogs & humans, centrally located (18) ● Just call it 'Springstead'.(19)	Public Engagement Insights #12 Design Evening Local Centre Public Realm and Placemaking Strategies External spaces and functions Key moves to consider ● Extending roof out to provide shelter from the elements (20) ● Outdoor seating (21) ● Space for pram parking, potentially outside(22) ● Explore hatches to provide something en route and connect inside and outside (23) ● External parcel lockers and post boxes (24) Internal spaces and function Key moves to consider ● A mezzanine level could be beneficial for supporting additional facilities, including a staircase and platform lift. (25) ● Smaller internal spaces for meetings, lessons (including music), and potential workspaces are desirable. (Multi-functional spaces are essential.(26) ● Enhanced acoustic treatment is necessary to support work activities, such as video calls.(27) ● A separate kitchen is preferable for both a commercial cafe and the community hub. (28) ● There is strong support for a cafe service hatch along the route to the Village Green/Primary School.(29) ● No strong preference was expressed regarding the cafe's location. However, the cafe could complement and support other community activities.(30) ● More intimate spaces, such as a foyer, would help create an inviting environment.(31) ● Wall space for notices, presentations, and projections is considered helpful.(32) ● For weddings or larger celebrations, the venue could accommodate medium-sized indoor gatherings (up to 75 people).(33) ● Sharing WCs between the cafe, community hub, and village centre is viewed as an effective way to optimise space for other activities.(34) Key management observations Key moves to consider ● The long-term success of the space relies heavily on effective operational management and maintenance.(35) ● Participants expressed interest in learning more about the operating hours, booking systems, and ensuring inclusivity for all ages and abilities. (36)	Youth Engagement Workshops Public Engagement Insights #14 Teenager's feedback on a Community Hub Building and Local Centre that works for them Uses / Activities / Opening Hours ● Playgroups and soft play for younger children. ● A computer gaming area and VR room would be a great addition, allowing friends to play together on the premises. ● Creative activities like LEGO and magic clay for model-making, crafting, and art-making would be appreciated. ● A study/reading area with soft cushions and a quiet library corner would be a nice feature. ● A dedicated area for parties would be great. ● Dancing lessons for all age groups, potentially with opportunities for family members to join. ● Extending opening hours to 8p.m. on some days would be helpful. Movie and music events would be popular. Building Attributes ● Spaces to exhibit art in both the cafe and community hub would enhance the atmosphere. ● Having plenty of glazing and nice views from the buildings would be desirable. ● Incorporating rooflights to allow natural light and views of the sky would make the space more inviting. ● A quiet area or booth for homework and study purposes would be very helpful. ● Adding a piano would be a great feature for music lovers. ● Pet-friendly areas should also be integrated into the building design for added convenience. Accessessibity & Bike Parking ● Young people stated they would like to visit with both friends and family. Likely to visit by car, bus, bike, or scooter, so having a safe parking area for bikes and scooters nearby is important. Food offerings ● Snacks such as sandwiches, toasties, cakes, biscuits, and donuts are very popular and would appeal to young people, especially if students deals are offered. Shops Offers ● Pet and sweet shops would be highly desirable. ● A bike repair kiosk near the market square would be a useful addition. Landscape / Sustainable Drainage Systems (SuDS) ● Planting fruit trees would be a great addition. ● Trees that young people can climb would provide a fun and interactive feature. ● On hot days, water features where we can walk barefoot or cool off would be highly appreciated. ● Outdoor seating areas, including tables, would en courage people to spend more time in the space during nice weather. ● Creating opportunities for outdoor learning areas would be beneficial. ● Pet-friendly areas should be included so visitors can bring their pets along.
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Youth Engagement Workshops Public Engagement Insights #15 Teenager's feedback on allotments that work for them * Accessibility & Inclusivity ● Reserve specific patches for young people and schools to enable participation. ● Ensure the network of routes and patches is accessible for wheelchair users. Infrastructure, Layout & Amenities ● Install water pumps along the main footpath for easy access to water plants, dogs and wildlife. ● Include shared compost hives for communal use. ● Consider lighting around the Club House for evening use while keeping other areas unlit. ● Create smaller meeting spaces with benches and tables under trees for relaxation and meetings. ● Detail the layout of footpaths and fencing to balance accessibility, sociable neighbourhood, and functionality. ● Fence or wall individual patches to protect plants, especially if pets are allowed. Pets should be allowed. Wildlife Support ● Provide a birdbath to attract and support a range of birds. ● Include rainwater collection systems to supply water for wildlife and create peaceful environments, including fountains. ● Plant fruit trees along main routes for shade during summer. Club House Functionality ● Equip the Club House for meetings, tool storage, and hosting events like birthday parties. ● Include a BBQ area for parties. * The emerging allotment site landscape will be managed by the Council, with specific details to be determined following application approval.	Public Engagement Insights #16 Teenager's input into the design for 'Hedgerows' as outdoor meeting spaces ● Sheltered hangout space ● An outdoor classroom ● Cross-community exhibitions ● "Community curators" ● Swings ● Natural material den building ● Benches to sit on ● Timber stumps and logs to sit on less formally ● Trees to hide and shelter under ● Outdoor sports/physical activity ● Risky play ● Balancing opportunities	In this section, we evaluate the pre-application engagement process, conducted over less than six months, against the eight principles of the Quality of Life Code of Practice for Effective Community Consultation and Engagement in Development, Planning, and Design. This self-assessment reflects on criteria for engagement and consultation practice outlined in the Code document, identifies relevant measures included in the delivered engagement plan, and evaluates the impacts of these measures on the submitted proposals. A simplified three-level, colour-coded traffic light system has been used to indicate the outcomes of this self-assessment. We can conclude, upon reflecting on the eight principles of the Quality of Life Code of Practice for effective community consultation and engagement in development, planning, and design and its criteria, that we have delivered an 'excellent' consultation process to date. Link to Code of Practice www.qolif.org/wp-content/uploads/Final_COP_141124-1.pdf	Quality of Life Code of Practice For effective community consultation and engagement in development, planning and design 2024 Standard made up of 8 Principles and our self-asessment results 01 BE ACCOUNTABLE ● Being accountable is about having a positive impact in communities and ensuring that practices are sustainable. This includes using both words and actions to engage with residents and listen to communities. 02 BE EFFECTIVE ● Being effective means having a clear purpose and routes for people to influence. This is also about collaboratively setting out the scope and limitations of the process, and gathering feedback that will genuinely shape outcomes in communities. 03 BETRANSSPARENT ● Being transparent is about sharing your (and where possible your client's) goals, ambitions and approaches, as well as learning from the invaluable community conversations that you/the project team will be having. It's a two-way process and is crucial for building trust and sustaining relationships. It's key for people to have clear routes for how they can get involved, shape the process, and have clear information to make informed decisions. 4. BE INCLUSIVE ● Being inclusive is about understanding the diversity that exists in communities and the range of perspectives that comes from lived experience, as well as respecting customs or traditions - all with the view of tapping into or unearthing what exists already. 5. BETIMELY ● Being timely is about giving people the time to get involved to have meaningful discussions and also about providing feedback and insights throughout the project lifecycle and when it can shape things ahead. 6. SUPPORT MUTUAL LEARNING ● Supporting mutual learning is about learning from each other in a respectful way, through building trust and shifting the power dynamics through having two-way conversations. 7. DEMONSTRATE IMPACT ● Demonstrating impact is about defining and refining the project goals with communities (and in some cases consultation and engagement goals) and also sharing how/if their insights and feedback has shaped things. 8. PUBLISH FEEDBACK ● Publishing feedback is about making sure that the communities being consulted or engaged have transparent and inclusive routes to learn about if and how their inputs are being taken forward, with tangible actions shared.
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The story so far...

Springstead Village was known as Land North of Cherry Hinton for some time. In 2021, Bellway Latimer Cherry Hinton LLP bought the land with Outline Planning consent for up to 1200 homes, a mix of uses and associated landscape works from the Marshall Group Properties. Historically, it was used as agricultural land and part of the Airport. The site is approximately 56 hectares in size, is located south of Cambridge Airport and north of Cherry Hinton.

We are a joint venture partnership between Bellway, one of the UK's largest house builders, and Latimer Homes, the UK's largest provider of affordable housing.

Since 2021, we have been busy and the local planning authorities have awarded detailed planning approval for four parts of the site including nearly 500 homes of which 40% will be affordable as per our agreement with the Planning Authority.

The first two phases of construction are well under way and homes are being reserved and sold and rented out, with new families moving in every month. The current population of Springstead Village stands at about 200.

We now warmly invite you to review our fifth 'Reserved Matters Planning Application', which focuses on the Village Centre Application Area. See details inside this newsletter.

Our ambition for Springstead Village 2035

By 2035, we want Springstead Village to be a healthy, active, and well-connected community of around 3,500 residents, with hundreds more working in local shops, community facilities, and the village centre - including the two schools* and associated pre-school provision. For comparison Springstead Village will then, and once fully built out and occupied, be about 2/3 of the population of Fulbourn in 2021 (5045).

The population will be culturally diverse, from many backgrounds and all age groups. Applying a range of estimation methods, we believe there will be then between 800 and 1200 children and teenagers living in Springstead, with their parents, alongside young professionals, and a good number of residents aged 55 and older.

We are future-proofing our homes and streets by preparing them for the impacts of climate change and directly addressing biodiversity loss.

As a team, our ambition is to support the creating of a neighbourhood where all generations feel welcome, have opportunities to socialise, and enjoy healthy outdoor and indoor activities daily, supporting a strong sense of belonging and community. We further hope our current neighbours will fully 'adopt' Springstead Village, use all it will have to offer, enjoy its amenities and make new connections and friends.

Ultimately, our success will be measured by our ability to support all our residents in living their best lives - healthy, content, active, and socially connected - in beautiful energy efficient homes and an environment that allows people to enjoy nature through-out the seasons.

* Please note: Schools fall under Cambridgeshire County Council's delivery schedule.

Here are a few of our important building blocks in support of achieving our ambitious masterplan with the current Village Centre Application Area making important contributions:

+ A mix of well-built and generously spaced homes for all income groups | A minimum of 40% (480) of the 1,200 homes will be affordable homes. 350 or 73% for Social and Affordable Rent and the remainder for Shared Ownership (130, 27%).

+ Energy and carbon efficient | All homes and buildings will be highly energy-efficient, low carbon in operation, and cheaper to run using Air Source Heat Pumps with insulation and airtightness exceeding 2021 Building Regulations, reducing grid and carbon dependency and bills. They are designed producing about 65% less regulated carbon emissions.

+ Space for building community | A village green with a huge play zone and a centre with a range of shops, a community hub, a market square, bus stops, community allotments, and schools* at the heart of the community. The village centre is centrally located to a network of neighbourhood play spaces, walking, cycling and running routes as well as seating to rest along the way.

+ Community ownership | It's early days, but inspired by the new Cherry Hinton Hub, we see value in exploring community ownership and management models for the hub. This approach could allow profits to be reinvested back into the local community.

+ Biodiverse landscapes | Inviting, seasonally changing and biodiverse landscapes for year-round play and a broad range of outdoor activities, in streets, parks, and sustainable water management landscapes.

+ Greening and growing initiatives | We will plant at least 900 trees and establish new biodiverse hedgerows, including species such as Hawthorn and Blackthorn. In addition, two parcels of land will be set aside for community allotments, supporting local and affordable food growing.

+ An active travel and low car development | Every street will be designed to prioritise walkers, wheelers and cyclists of all abilities, especially children, by reducing speeds and incorporating an abundance of seasonal bloom nourishing local wildlife populations. An average of less than 1.2 car parking spaces and at least 2.3 weather protected cycle parking spaces per home (that's 2760 in total) underpin this ambition. Every home, as well as the parks, allotments, and village centre offer visitor parking and blue badge spaces. Further, every home has an electric vehicle charger.

+ Connected | Maintaining the Public Rights of Way and creating new walking, cycling and wheeling routes through and beyond the neighbourhood and open countryside. Bus stops on the Village Green and by the secondary school as well as good access to the wider local bus and cycle network supports active travel and mobility for all age and income groups.

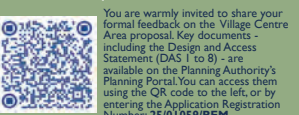
+ 2.3 bikes storage spaces per home

Springstead Village Centre Area | Planning Application

Planning Application Consultation | OPEN NOW



Statutory Planning Application Consultation | OPEN NOW



You are warmly invited to share your formal feedback on the Village Centre Area proposal. Key documents - including the Design and Access Statement (DAS 1 to 8) - are available on the Planning Authority's Planning Portal. You can access them using the QR code to the left, or by entering the Application Registration Number: 25/01059/REIM

How to comment?

You can comment on a planning application online or in writing. Your comment can be neutral, in support or an objection. You must register before you can submit via the Online Planning Portal.

or comment by:

Sending your comment in writing to: Planning Department South Cambridgeshire Hall, Camboorne Business Park, Camboorne, Cambridgeshire, CB23 6EA.

In your comment, you should include:

a. the application registration number or site address, b. your name and address, c. the date of your comment.

Thank you in advance for your feedback and taking part in the statutory consultation by the Local Planning Authority.

Springstead Village Centre Area | Planning Application



MASTERPLAN | APRIL 2025

What's proposed for the Village Centre Area?

The plan on the right sets out the Village Centre Area's layout, including the placement of buildings, gardens, streets, public spaces, play and other landscapes. As landowners, our ambition is to facilitate a strong sense of place, pride, and community by creating an inviting village centre that serves residents of all ages and means, offering plenty of good reasons to visit, stay, and socialise - both during the day and into the evening.

At the heart of our commitment are well-made, energy-efficient homes with access to attractive, well-used day-to-day amenities in the local centre and wider neighbourhood. With your input and local expertise, we have designed the Springstead Village Centre Area to serve both new and existing communities while also considering the growing residential and employment population of Cambridge East. As the population increases, there will be opportunities to expand community amenities around the Village Green.

We now propose the following:

- + 292 homes (49% houses, 51% apartments, including new Custom Build houses);
- + 117 of the 292 homes are affordable homes (40 %); of which 85 are for Social Rent (29%) & 32 for Shared Ownership tenures (11%); 6 M4 (3) Wheelchair user dwellings;
- + 958 sqm of community and commercial spaces, including a community hub (250 sqm), a cafe/eatery (100 sqm), a foodstore (420 sqm) and two shop premises (152 sqm). We also make provision for the servicing and storage of market stalls, meanwhile uses and range of equipment (23sqm);
- + 0.6ha of community allotments with a Club House of 45 sqm, outdoor seating and wheelchair accessible raised beds;
- + 0.76ha of public open spaces and landscapes, including a network of traffic-calmed streets and three open spaces providing for neighbourhood amenity and meeting spaces, play and public art enjoyment, integral to our mission to provide for children, teenagers, and active lives for all residents and visitors throughout the seasons;
- + We will plant 100+ new trees and install bird and bat boxes;
- + A total of 925 cycle parking spaces of which 69 are visitor cycle /e-scooter parking spaces at key destinations;
- + A total of 343 car parking spaces including 46 public visitor spaces /drop-off spots. Five of the public car parking spaces are for blue badge holders only;
- + Public seating incl. picnic and group seating in all public spaces and play areas, and co-designed public art;

How have we engaged with neighbours?

Over the past eight months, we have invited neighbours and other key stakeholder to participate in our design development process through various formats. They include:

- + A Local Needs Online Survey | 60+ responses
- + A Newsletter #1 | Information on proposals and with invitation to the Design Evening, reaching 4,000+ local households, organisations and businesses
- + A Public Design Evening & Online Feedback Session | 30+ participants in interactive workshops
- + Youth Workshops | 20+ participants
- + A Newsletter #2 (May 2025) | Informing and inviting feedback on submitted Planning Application, reaching 4,000+ local households, organisations and businesses.

We sincerely thank the residents of Cherry Hinton and Teversham for their invaluable contributions to date. Whether you attended meetings, completed the survey, joined workshops, shared invitations, or hosted us, your input has significantly shaped, refined, and strengthened the design proposals. We hope this encourages you to stay engaged as the project moves forward.

How public engagement shaped the proposal...

Conversations and insights shared between the design team, residents, and other key stakeholders have played a crucial role in shaping design and investment decisions, resulting in significant improvements to the proposals, including:

- + A weather-protected outdoor lobby, flexibly sized as well as 'upstairs' rooms in the Community Hub building;
- + A year-round Allotment Clubhouse open to the whole community;
- + Greater clarity on the mix of uses and essential services needed in an attractive and inclusive Local Centre;
- + Safe, well-lit, and attractive routes year-round for pedestrians, wheelers and cyclists into the Local Centre;
- + More cycle and car parking in the Local Centre, and drop-off taxi area in the Market Square;
- + Hang-out spaces designed together with young people;

Findings, ideas and insights are documented and published on the Planning Portal to guide future project detail and delivery, including community hub and allotment programming, aimed at meeting the needs of residents of all ages, abilities, and backgrounds.

What's happening next?

We encourage you to review the application and share your feedback using the links provided overleaf.

If planning consent is secured before the summer, we aim to progress with the detailed design process, begin site preparation, and start construction of the Village Centre in the late autumn, with completion expected by the end of 2027.

To stay updated, please join our mailing list by emailing SpringsteadVillageSales@Bellway.co.uk

Many thanks. Yours sincerely,

Ulrich van Eck,
Development Director
Springstead Village



SPRINGSTEAD VILLAGE CENTRE PROPOSAL

IP Toolbox |

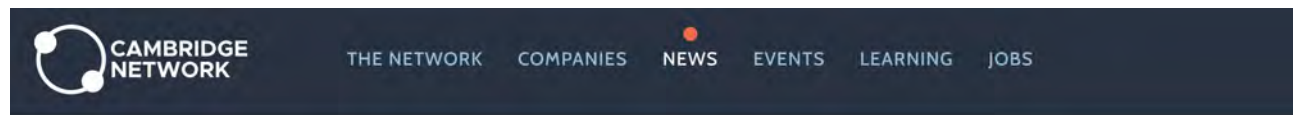
Reporting on Impact and Providing Feedback

Neighbourhood-wide Newsletter incl. Landowner's Design Statement + Co-Design Impacts and 3D sketches



Credit | PTE Architects | Springstead Village V Bellway/Latimer

In the local news...
the work of learning together and making better places continues!



Waitrose announced for local centre at Springstead Village

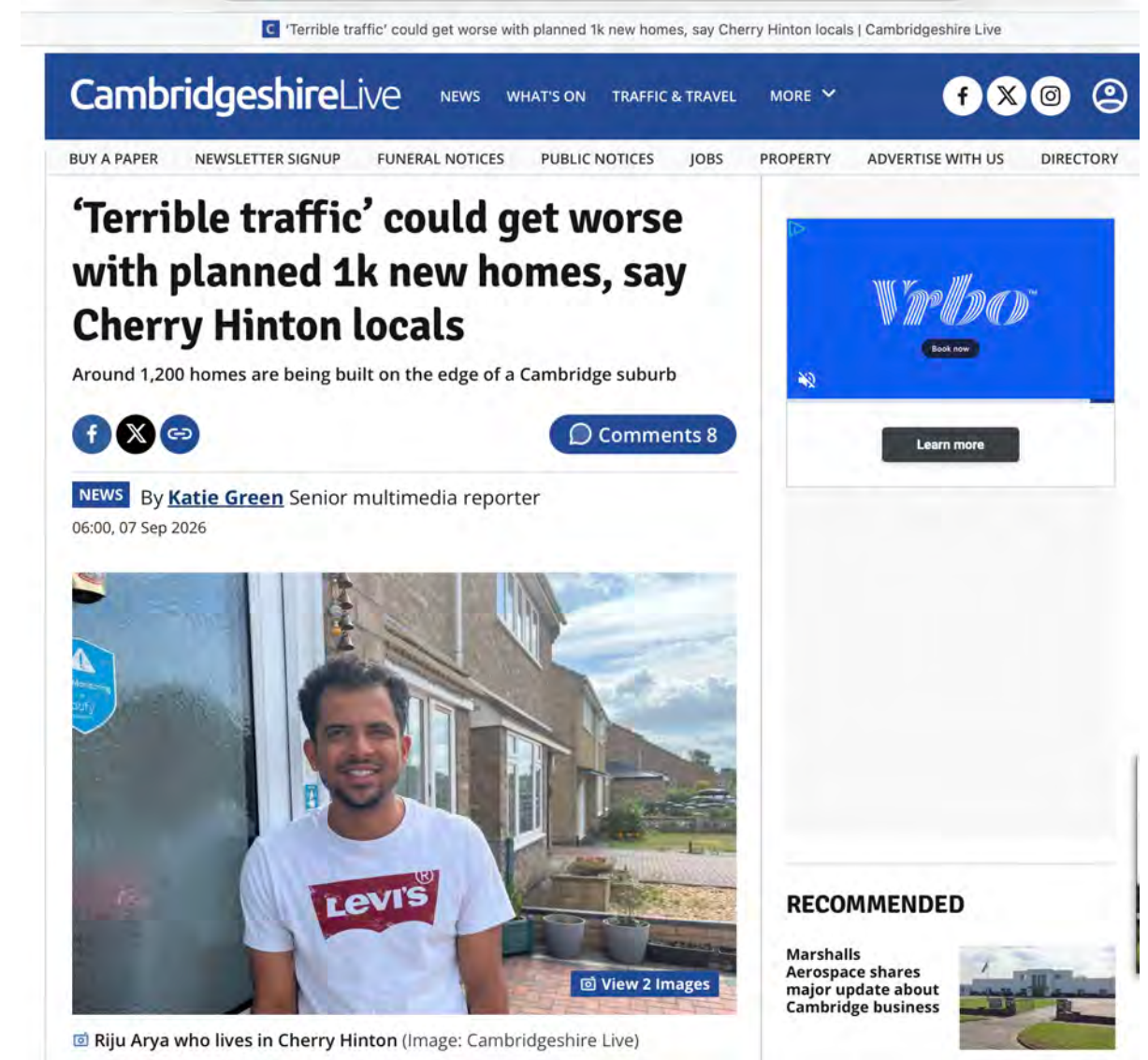


A Waitrose convenience store is coming to Springstead Village in Cherry Hinton, on the eastern fringe of Cambridge.

“ Jamie said: “We are proud of the collaborative approach we have taken to the design process at Springstead Village which has helped shape the local centre here.

“Work is progressing well across the development, with parkland, cycleways, a community centre and nature-inspired public art already in place, and around 200 private and affordable homes now occupied.

“The opening of the local centre at Springstead Village will be a significant moment for residents here, providing an important focal point which will further help bring the new community together.”



A QUALITY OF LIFE CODE OF PRACTICE

**For effective community
consultation and engagement
in development, planning
and design**

**ImaginePlaces drafted for and with
the team at the Quality of Life
Foundation this Code of Practice in
2023 | Published 2024**

This new industry standard - which we are proud to have co-authored as ImaginePlaces working with the Quality of Life Foundation - provides a robust framework for delivering meaningful, inclusive and accountable place-based engagement.

The Code intends to enable organisations to implement engagement processes that are inclusive, transparent, and collaborative.

It articulates the benchmarks for good and excellent practice across a series of standards and establishes a structured framework for both a structured internal self-assessment and independent external evaluation. The Code is underpinned by the following eight core principles, which collectively define the foundations of effective, equitable, and accountable practice. It consists of the following eight principles:

BE
ACCOUNTABLE

BE
EFFECTIVE

BE
TRANSPARENT

BE INCLUSIVE

BE TIMELY

SUPPORT
MUTUAL
LEARNING

DEMONSTRATE
IMPACT

PUBLISH
FEEDBACK



Eight Code of Practice readiness questions for excellent engagement and collaborative design working | V 1.1

The Quality of Life Code of Practice describes excellent practice as going beyond listening and considering people's views: community voices should be integrated into decision-making.

The following reframes its eight principles as a practical readiness check for clients and project teams.



EXCELLENT ENGAGEMENT & COLLABORATION

Project and client readiness checklist — Quality of Life Code of Practice

RATE EACH QUESTION

1 Not in place 5 Partly in place 10 Fully in place

Circle one score for each principle.

01 BE ACCOUNTABLE

Is the client prepared to take responsibility for the project's impacts, agree shared quality-of-life objectives with local communities, and be held accountable for delivering them?

1 2 3 4 5 6 7 8 9 10

02 BE EFFECTIVE

Is there a clear purpose, sufficient authority and resources, and genuine scope for people to influence the project brief, design and decisions—not simply comment on proposals that are already fixed?

1 2 3 4 5 6 7 8 9 10

03 BE TRANSPARENT

Is the client willing to communicate openly about the project's ambitions, evidence, constraints, uncertainties and decision-making process, including what communities can and cannot influence?

1 2 3 4 5 6 7 8 9 10

04 BE INCLUSIVE

Does the project have the knowledge, time, budget, methods and partnerships needed to involve the full diversity of affected communities and remove barriers faced by underrepresented people?

1 2 3 4 5 6 7 8 9 10

05 BE TIMELY

Will engagement begin early enough—and continue at the right stages—for people to understand, discuss and meaningfully shape decisions before they are made?

1 2 3 4 5 6 7 8 9 10

06 SUPPORT MUTUAL LEARNING

Are the client and project team ready to value lived experience alongside professional expertise, share knowledge openly, learn from communities and appropriately support or compensate people for their contributions?

1 2 3 4 5 6 7 8 9 10

07 DEMONSTRATE IMPACT

Are there agreed outcomes and measures for showing how engagement has influenced the brief, design and decisions—and for explaining clearly when community recommendations cannot be taken forward?

1 2 3 4 5 6 7 8 9 10

08 PUBLISH FEEDBACK

Is there a clear and properly resourced plan to close the feedback loop by publishing who participated, what was learned, what changed, what did not change, why, and what will happen next?

1 2 3 4 5 6 7 8 9 10

TOTAL SCORE / 80

Overall readiness

8–31 NOT READY

Fundamentals are not yet in place.

32–47 PREPARATION NEEDED

Significant preparation is required.

48–63 READY WITH CONDITIONS

Proceed with agreed actions.

64–80 STRONG FOUNDATION

Well placed to begin and sustain engagement.

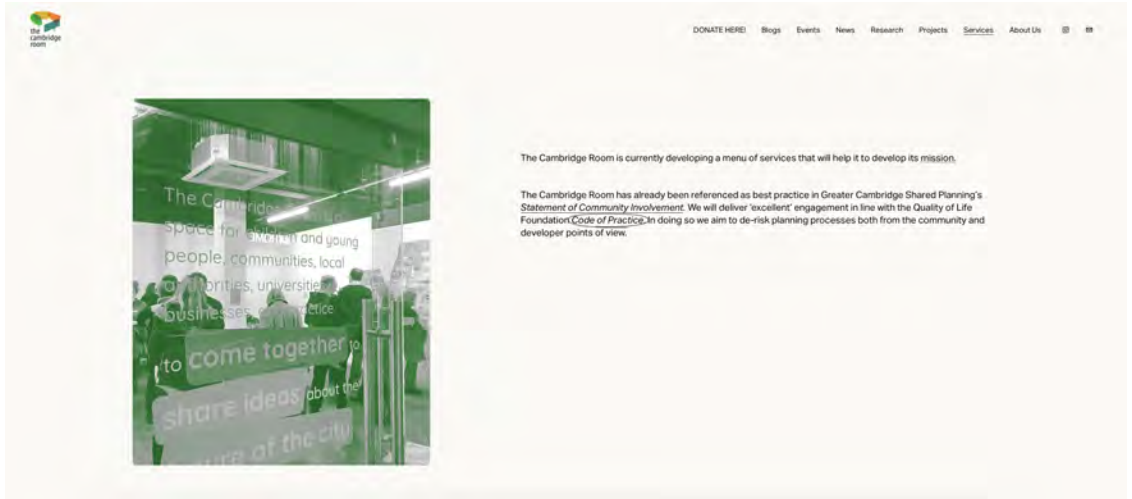
Use the score as a conversation starter, not a pass/fail test. Revisit it at key project stages.

QUALITY OF LIFE CODE OF PRACTICE



The Cambridge Room

A 'one-stop-shop' for community consultation / A 'shared space' for various activities / A 'collective memory' for Cambridge



The Cambridge Room

A 'one-stop-shop' for community consultation / A 'shared space' for various activities / A 'collective memory' for Cambridge



The Cambridge Room

A 'one-stop-shop' for community consultation / A 'shared space' for various activities / A 'collective memory' for Cambridge



Thank you!