

**Cambridgeshire County Council
Laburnum Lane, Burwell
(Temporary Prohibition Of Through Traffic)
Order 2025-2089**

NOTICE is given that Cambridgeshire County Council has made an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which is to stop any vehicle from proceeding along Laburnum Lane, Burwell as lies between numbers 4 and 6.

Access will be maintained to properties affected by this order.

The alternative route for vehicles is via Newnham Lane, Hythe Lane, Low Road and vice versa.

The Order is made to facilitate meter maintenance and associated works which are being carried out on or near this highway and it will come into operation on 3 December 2025 and continue until these works have finished or on the 2 June 2027 whichever is the earlier.

It is anticipated that these works will be carried out between 08:00hrs and 18:00hrs on 3 December 2025.

The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

**Frank Jordan, Executive Director, Place and Sustainability, New Shire Hall,
Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE**

LEASE ✓
Pm ✓

file: 201,7361
USAN: 1098

CAMBRIDGESHIRE COUNTY COUNCIL

LEASEHOLD COMPLETION MEMORANDUM

1661 NOV 10

To: Director of Property/
Director of Social Services/
~~Director of Education/~~
~~Income Assistant (John Moloney)~~
Dorothy Pugh - Property ✓

Date: 24.5.94
My Ref: 9/MGD/2359E
Your Ref:

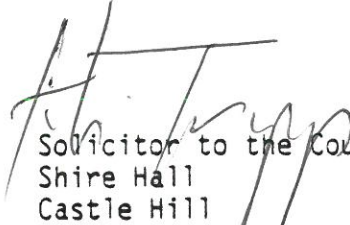
Property: The Parsonage Close Day Centre, Burwell
Lease Date: 27 April 1994 (copy attached/~~to follow~~)
Landlord/Tenant: Burwell Parish Council
Term: 21 years from 1st September 1991
Rent: £1 per annum Payable yearly in advance
Rent payable from: 1st September 1991
Rent Reviews:
Premium: Open Market Value Discounted Price

Parties Responsible

- (a) Outgoings - Landlord/Tenant
- (b) Insurance - " "
- (c) External Repairs - Landlord/Tenant
- (d) Internal Repairs - " "
- (e) External Decoration - Landlord/Tenant
- (f) Internal Decoration - " "

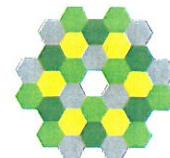
} See attached

Special Conditions:

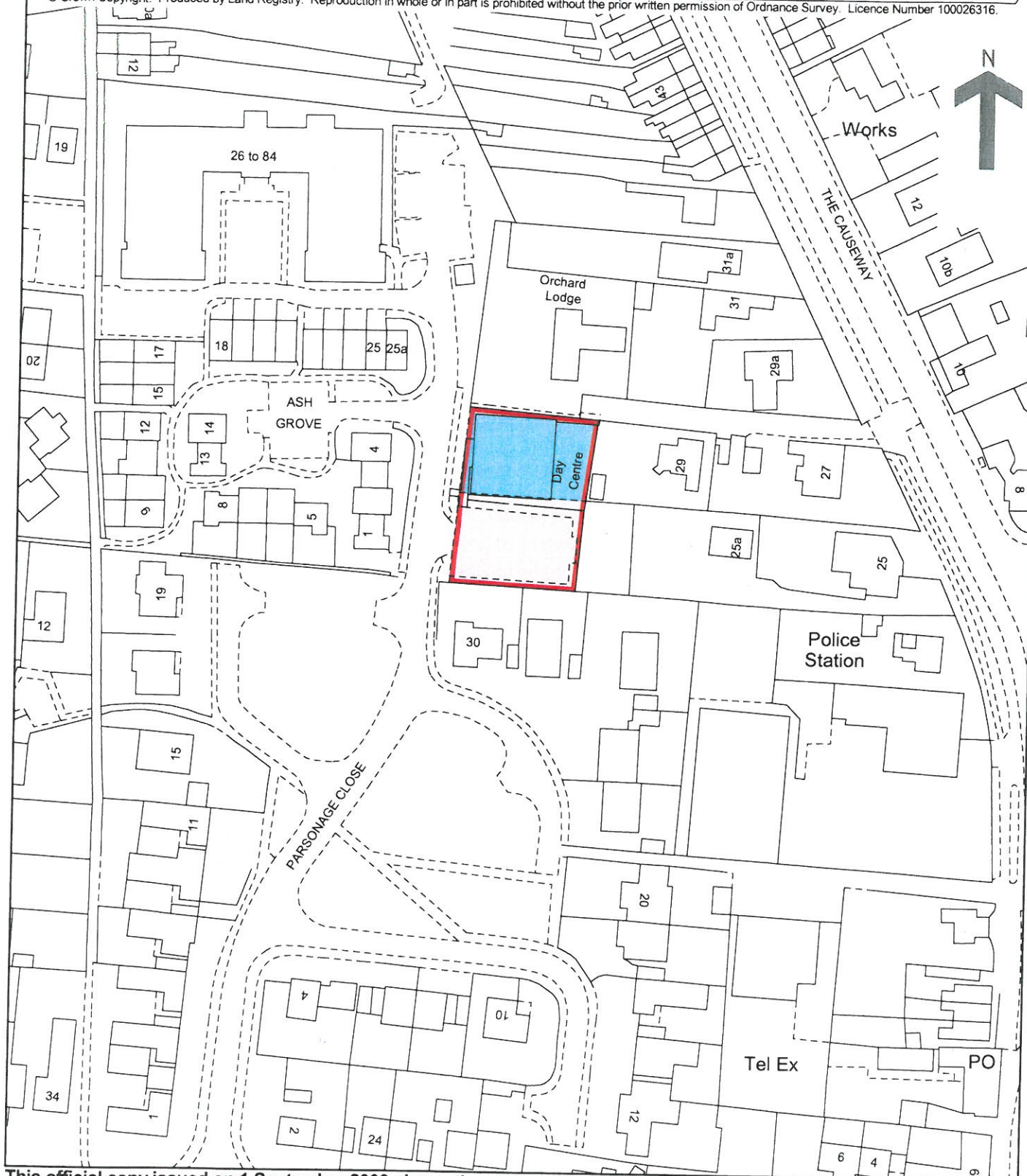

Solicitor to the Council
Shire Hall
Castle Hill
Cambridge CB3 0AP

Land Registry Official copy of title plan

Title number **CB347710**
Ordnance Survey map reference **TL5866NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Cambridgeshire: East**
Cambridgeshire



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This official copy issued on 1 September 2009 shows the state of this title plan on 1 September 2009 at 14:52:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Peterborough Office.

DATED

27th

April

1994

CAMBRIDGESHIRE COUNTY COUNCIL

- to -

BURWELL PARISH COUNCIL

LEASE

-of-

The Parsonage Close Day Centre
Burwell Cambridgeshire

Term	:	21 years
Term commences	:	1 st 5 th 1971
Term ends	:	31 st 12 th 1991
Rent	:	£1 per annum

K L TRIPP
Solicitor to the Council
Shire Hall
Castle Hill
Cambridge
CB3 0AP
Legal 18905

THIS LEASE dated 27th April 1994 is made between:-

- 1 "the Landlord" - CAMBRIDGESHIRE COUNTY COUNCIL of Shire Hall, Castle Hill, Cambridge CB3 0AP
- 2 "the Tenant" - BURWELL PARISH COUNCIL its Chairman DAVID GEORGE PITTS of 19 Mason Road Burwell Cambridgeshire and its Clerk MYRTLE ANN FULLER of 89 North Street Burwell aforesaid

Definitions and interpretation

1.1 In this lease unless the context otherwise requires:-

- 1.1.1 "the Commencement Date" means the date hereof
- 1.1.2 "the Term" means a term of 21 years from the 1st September 1991
- 1.1.3 "the Yearly Rent" means a yearly rent of One Pound per annum
- 1.1.4 "the Authorised Use" means use as a voluntary day centre only in accordance with Specifications received from the Social Services Department of the Cambridgeshire County Council
- 1.1.5 "the Surveyor" means the Surveyor for the time being of the Landlord.
- 1.1.6 "the Landlord" includes the person presently entitled to the reversion immediately expectant on the determination of the Term
- 1.1.7 "the Tenant" includes (without prejudice to the application of section 79 of the Law of Property Act 1925) the person in whom the Term is presently vested and whenever the expressions "the Tenant" (whether the original tenant or the tenant by devolution of title) (if any) includes

more than one person

1.1.7.1 the covenants on the part of the Tenant contained in this lease are given jointly and severally

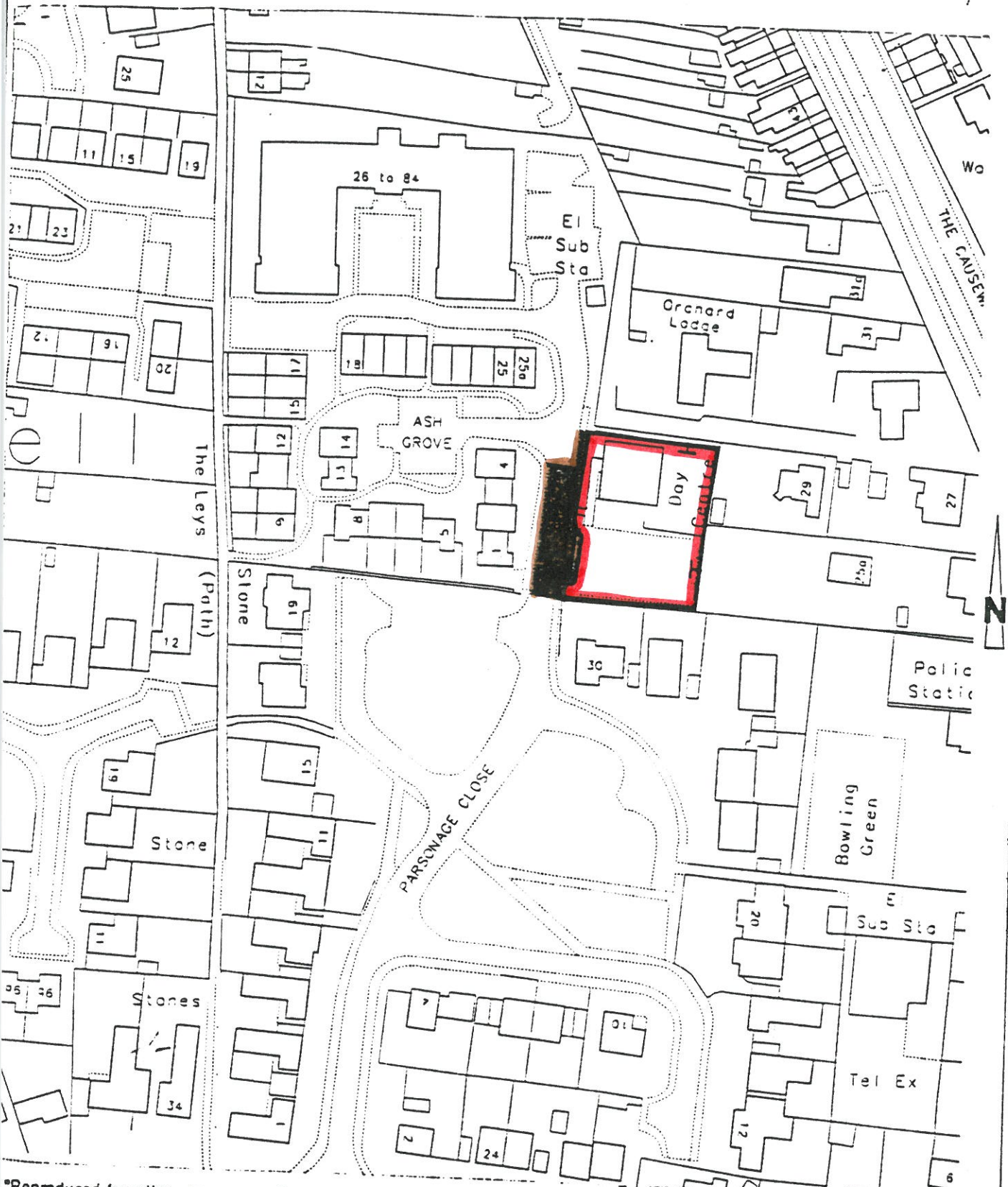
1.1.7.2 reference to "the Tenant" shall be deemed to be references to each and every party comprising the Tenant (as the case may be)

1.1.8 "the premises" means The Parsonage Close Day Centre, Burwell in the County of Cambridgeshire shown for identification edged red on the plan number E/V 3917 attached hereto TOGETHER with a right of way at all times and for all purposes with or without vehicles over and along that part of Ash Grove shown coloured brown for the benefit of the use and enjoyment of the premises on the plan annexed hereto

EXCEPT and RESERVING to the Landlord and all others authorised by the Landlord

(a) the right in case of an emergency to pass through the property demised by this Lease in accordance with the regulations and requirements of any competent Authority having jurisdiction in the matter

(b) the right at all reasonable times (and at any time in case of emergency) to enter the property demised by this Lease whether or not with machinery and accompanied by workmen or others in exercise of any of the Landlord's rights under this Lease and to carry out inspections or work pursuant to those rights or for any other



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DGP
 MAP
 M.A. Fuller

 Cambridgeshire County Council Department of Property Portfolio Management Division	BURWELL & DISTRICT DAY CENTRE ASH GROVE, BURWELL		This plan is for Identification purposes only	
			PREPARED BY: NJC	DATE: 14.2.94
	SCALE: 1:2500		Map No TL5866	
	PLAN NO: E/V3917			

reasonable purpose the Landlord making good all damage to the property caused by the exercise of the right

- 1.1.9 "the Planning Acts" means the Town and Country Planning Acts 1984 and 1990 the Planning (Hazardous Substances) Act 1990 the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Government, Planning and Land Act 1980 and the Public Health Acts 1875 to 1969
- 1.1.10 "enactments" shall include all present and future Acts of Parliament (including but not limited to the Public Health Acts 1875 to 1969 the Factories Act 1961 the Offices Shops and Railway Premises Act 1963 the Fire Precautions Act 1971 the Defective Premises Act 1972 the Health and Safety at work etc. Act 1974 and the Planning Acts) and all notices directions orders regulations bye-laws rules and conditions under or in pursuance of or deriving effect therefrom and any reference herein to a specific enactment or enactments (whether by reference to its or their short title or otherwise) shall include a reference to any enactment amending or replacing the same and any future legislation of a like nature
- 1.1.11 "Arbitration" means arbitration under the Arbitration Acts 1950 to 1979 by a single arbitrator to be agreed between the parties (or in default of agreement to be appointed on the

application of either party by the president of the Law Society)

1.1.12 "Insured Risks" means fire lightning explosion storm tempest flood bursting and overflowing of water tanks apparatus or pipes impact aircraft and other aerial devices and any article dropped from aircraft earthquake riot civil commotion and malicious damage and any other risks that the landlord from time to time considers necessary to insure against subject in every case to the availability of insurance cover against the risk and to the extent and subject to the conditions that insurance cover against each risk is generally available in relation to demised property

1.1.13 any reference to a statute or order shall be deemed to include reference to any further statute or order for the time being in force amending replacing or supplementing such statute or order and to any regulations instruments schemes plans directions or orders made thereunder

1.1.14 references to the singular include the plural and vice versa and any reference to a person includes a reference to a body corporate

1.2 This instrument is executed as a deed and by its execution the parties authorise their respective solicitors to deliver it for them on the date it is completed

Demise and payment of rent

- 2 The Landlord demises the Premises to the Tenant TO HOLD for the Term YIELDING AND PAYING throughout the Term the annual rent of One Pound payable in advance the first of such rental payments being paid on the signing of this lease

Tenant's covenants

- 3 The Tenant covenants with the Landlord throughout the Term to observe and perform the covenants set out in the First Schedule

Landlord's covenants

- 4 The Tenant paying the rent reserved and performing and observing the covenants on the Tenant's part contained in this lease the Landlord covenants with the Tenant to observe and perform the covenants set out in the Second Schedule

Provisos

- 5 It is agreed that:-

Re-entry

- 5.1 If at any time during the term there is any breach of any of the tenants covenants or the tenant enters into an arrangement or composition for the benefit of the tenant's creditors or has any distress or execution levied on the tenant's goods or the tenant (if an individual has a bankruptcy order made against the tenant or an interim receiver appointed in respect of the tenant's property or the tenant (if a company enters into liquidation whether compulsory or voluntary) other than for amalgamation or reconstruction of a solvent company) or has an administration order made in respect of the tenant or has a receiver (administrative or otherwise) appointed of any of

the tenants undertaking or assets then it shall be lawful for the landlord or any person authorised by the landlord at any time thereafter, notwithstanding the waiver of any previous breach of covenant to re-enter the premises or any part of them in the name of the whole whereupon the term will determine but without prejudice to any remedy of the landlord for breach of covenant

Illegality of authorised use

5.2 If performance of any covenants or stipulations in this lease becomes impossible or illegal under the Planning Act the Term and the liability of the Tenant to pay rent shall not determine but no liability will attach to either party for failure to perform the relevant covenants and stipulations

Exclusion of liability

5.3 So far it is lawful to exclude liability the Landlord is not liable to any person entering or using the premises or any other part of the Day Centre for accidents happening injuries sustained or for loss or damage to goods or chattels in the Premises or any other part of the Day Centre

Arbitration

5.4 All disputes which arise concerning this lease will be referred to Arbitration (unless the lease otherwise provides)

Rights of light and air

5.5 The Landlord may at any time without compensating or obtaining any consent from the Tenant deal as the Landlord thinks fit with the premises even if the development causes inconvenience or a nuisance or interferes with the light or

air enjoyed by the premises

Service of notice

5.6 Section 196 of the Law of Property Act applies to any notice served under or pursuant to this lease

Exclusion of use warranty

5.7 The Landlord does not by the granting of this lease or any provision contained in it warrant that the Premises may lawfully be used for any purpose

Option for Renewal

5.8 If the Tenant shall be desirous of taking a Lease of the demised premises for a further term of 21 years from the expiration of the term hereby granted and shall not more than twelve months nor less than six months before the expiration of the term hereby granted give to the Landlord notice in writing of such desire and if the Tenants have paid the rents hereby reserved and shall have performed and observed the covenant contained and on its part to be performed and observed upto the termination of the term hereby created then the Landlord will grant to the Tenant a further Lease of the premises for a term of 21 years from the expiration of the term hereby granted at a rent to be agreed otherwise on the same terms and conditions of this Lease

THE FIRST SCHEDULE

Covenants by the Tenant

Rent and outgoings

- 1.1 To pay the rent on demand without any deduction.
- 1.2. To pay all outgoings on demand

Costs of notices etc

- 2 To pay on demand and to indemnify the Landlord against all expenses incurred by the Landlord (including professional fees) in connection with any steps taken or contemplated by the Landlord consequent upon a breach of covenant by the Tenant (even if forfeiture is avoided other than by relief granted by the court)

Costs of Landlord's consents

- 3 To pay on demand and to indemnify the Landlord against all expenses incurred by the Landlord in connection with any consent sought under the terms of this lease whether or not consent is granted

Repair and decoration

- 4.1 To keep the premises including the drains sanitary and water electrical gas and central heating apparatus and all fixtures and additions thereto in good and tenantable repair and decorative order and condition throughout the term and to yield up the same in such repair and condition at the determination of the tenancy
- 4.2 To clean windows of the Premises as often as necessary and at least once every calendar month
- 4.3 To repair and maintain and keep in good order and condition the external amenities of the premises including all garden and landscape areas paved areas garden walls car parks and fencing along those boundaries marked with a "T" inwards on the said plan annexed hereto
- 5 To comply at all times with the Planning Acts ~~and any requirements by the landlord deemed necessary under the terms of the Management Agreement between the Landlord and~~

M.A.F.

Tenant dated the _____ day of _____
19____

M.A.F.

- 6 Not without the Landlord's prior consent to assign underlet or part with possession of the demised premises or any part thereof
- 7 To keep the premises insured at all times throughout the term against insured risks and against all Third party public and occupiers liability risks with a reputable insurance company first approved by the Landlord in a sum equal at least to the full reinstatement value thereof from time to time throughout the term together with Architect's and Surveyor's professional fees and to make all payments necessary for the above purposes within seven days after the same shall respectively become due and to produce to the Landlord or its agents on demand the policy or policies of such insurance and the receipt for each such payment and to cause all monies received by virtue of any such insurance other than monies received in respect of rent to be forthwith laid out in rebuilding and reinstating the premises or any part thereof in respect of which such monies shall have become payable or been received to the satisfaction in all respects of the surveyor for the time being of the landlord PROVIDED ALWAYS that if the tenant shall at any time fail to keep the premises insured as aforesaid the landlord may do all things necessary to effect and maintain such insurance and monies expended by them for that purpose shall be repayable by the tenant on demand and be recoverable forthwith by action

8. To yield up the premises to the landlord at the end of the term (however determined) in a state consistent with proper performance by the tenant of the covenants contained in this lease

Landlord Rights of entry

9. To allow the Landlord and other authorised by the Landlord at all reasonable times (and at any time in case of emergency) to enter the Premises
- 9.1 to exercise any of the rights reserved by this lease
- 9.2 to examine the condition of the premises (and the tenant will remedy all defects notified in writing for which the Tenant is liable under the terms of this lease and if the Tenant does not diligently proceed to remedy the defects within one calendar month after the notification (or immediately in case of emergency) it shall be lawful for the Landlord to enter and remedy the defects at the expense of the Tenant (without prejudice to any other right of the Landlord) and the costs incurred by the Landlord will be a debt recoverable immediately as rent in arrear even if the carrying out of the works in a reasonable manner causes temporary obstruction or inconvenience to the Tenant or other occupiers of the the Premises)

Alterations

- 10 Not without the prior written consent of the Landlord (and then only in accordance with plans first approved by the Landlord and to the satisfaction of the Landlord's surveyor) erect any building on the demised Premises or alter or add to any building erected on the demised Premises

Planning consents

- 11.1 If the Landlord gives a consent under this lease for anything for which the consent of any other person is required immediately at the tenant's expense to apply for that consent
- 11.2 Not to carry out any work or implement any change of use of the subject of any consent obtained by the tenant without first obtaining the landlord's written approval of the terms of the consent

User

- 12.1 Not to use any part of the Premises other than for the Authorised Use
- 12.2 Not to place any goods or materials outside the Premises
- 12.3 Not to do anything on the premises which is or may become a nuisance or which is an annoyance or causes damage to the landlord or any neighbouring owners or occupiers
- 12.4 Not to allow to pass into the drains or sewers serving the Premises any harmful substance which may obstruct or damage the sewers or drains and if any obstruction or damage occurs immediately to remove the obstruction and make good the damage to the satisfaction of the landlords surveyors.
- 12.5 Not to subject any part of the premises to any load or stress above that which the premises are calculated to bear with due margin of safety
- 12.6 Not to overload the electric wires and cables
- 12.7 To supervise at all times all persons using the Premises

Statutory and other obligations

- 13.1 To carry out and maintain all works required to be carried out and maintained at the Premises by the owner or occupier pursuant to any Act of Parliament or direction of any local

or public authority

Sale Boards

14. To permit the Landlord to enter the Premises at any reasonable time and to display on them a notice board for reletting or selling the Building or any part of it and not to remove or obscure the notice board and to permit all persons authorised by the Landlord or the Landlord's agents to view the Premises at reasonable times without interference

Indemnities

- 15.1 To indemnify the Landlord against all costs and liability incurred or suffered as a consequence of the breach of any of the Tenant's covenants in this lease
- 15.2 To indemnify the Landlord against all damage caused to any neighbouring premises or injury caused to any person by any act or default of the Tenant or by any person on the Premises with the express or implied authority of the Tenant.

Not to cause taxes to be imposed

16. Not to do anything relating to the premises which renders the Landlord liable to any tax or other financial liability (save for income corporation or value added tax on payments made by the Tenant to the Landlord under this lease)

THE SECOND SCHEDULE

Covenants by the Landlord

1. That the tenant may (subject to either provisions to this Lease) quietly enjoy the premises for the term without any lawful interruption by the Landlord or any person lawfully claiming through the Landlord

2. To maintain in good order and condition the area shown
coloured brown on the said plan

SIGNED AS A DEED
by the said DAVID GEORGE PITTS
in the presence of:

L. Barber
118, NEW ROAD
BURNELL

CAMBRIDGE CBS ODA

SIGNED AS A DEED
by the said MYRTLE ANN FULLER
in the presence of:

Roger A. C. Fuller x *M. A. Fuller*
89, NORTH STREET

BURNELL

Cambridge. CBS ODA.

THE COMMON SEAL of the
CAMBRIDGESHIRE COUNTY COUNCIL
was hereunto affixed
in the presence of:-

DATED

29 April

2013

CAMBRIDGESHIRE COUNTY COUNCIL

and

BURWELL PARISH COUNCIL

COUNTERPART LEASE

of the Burwell Day Centre off
Parsonage Close Burwell Cambridgeshire



LGSS Directorate of Legal Services
Director: Quentin Baker

LGSS Law, Box RES 1001, Shire Hall, Cambridge CB3 0AP

THIS LEASE is made the *twenty ninth* day of *April* 2013

BETWEEN CAMBRIDGESHIRE COUNTY COUNCIL of Shire Hall Castle Hill Cambridge CB3 0AP (hereinafter called "the Landlord" which expression shall where the context so admits include the person for the time being entitled to the reversion immediately expectant on the term hereby created) of the one part and BURWELL PARISH COUNCIL acting by its Chairman PATRICIA ANNE KILBEY of 30 Buntings Path Burwell Cambridgeshire and its Clerk LESLEY JOYCE READER of Coquet House Heath Road Burwell aforesaid (hereinafter called "the Tenant" which expression shall where the context so admits include its successors in title) of the other part

SUPPLEMENTAL TO:

a Lease dated 27th April 1994 and made between the same parties as are the parties hereto (hereinafter called "the Lease")

WITNESSETH as follows:-

1. The Landlord hereby demises unto the Tenant ALL THAT property known as the Burwell Day Centre (formerly called the Parsonage Close Day Centre) off Parsonage Close Burwell in the County of Cambridgeshire as was contained in the Lease (hereinafter called "the Premises) TOGETHER WITH the rights granted by but EXCEPT AND RESERVING the rights as set out in the Lease TO HOLD the same unto the Tenant from the date hereof for the term of 21 years paying therefor during the said term the rent of a peppercorn (if demanded)
2. Except as mentioned in the Schedule hereto this demise is made upon the same terms and subject to the same reservations and to the same covenants on the parts of the Landlord and Tenant respectively and to the same stipulations and conditions as were expressed and contained in the Lease as if the same were herein set forth at length with such modifications only as are necessary to make the

same applicable to the present demise but subject to the modifications as are set out in the said Schedule

3. The Tenant hereby covenants with the Landlord to observe and perform such of the covenants subject to which this demise is made as aforesaid as ought on its part to be observed and performed
4. The Landlord hereby covenants with the Tenant to observe and perform such of the covenants subject to which this demise is made as aforesaid as ought on its part to be observed and performed

IN WITNESS whereof this Lease has been executed as a Deed the day and year first before written

THE SCHEDULE

hereinbefore referred to

1. Clause 5.8 headed "Option for Renewal" shall be deleted from this Lease
2. A new clause 5.8 shall be inserted to read as follows:-

"Agreement and Declaration

The parties hereto hereby agree and declare that the market rent for the Premises as at the date hereof is in the sum of Fourteen Thousand pounds (£14,000) per annum"

3. There shall be inserted a new clause 5.9 to read as follows:-

"Declaration as to Landlords Covenants

The covenants on the part of the Landlord contained in or obligations on its part implied by this Lease shall be binding in full upon the owner of the reversion expectant upon the termination of the said term but shall not be enforceable against any person who has owned such reversion after such person shall have parted with all interest therein"

SIGNED as a Deed by the said)
LESLEY JOYCE READER for and)
on behalf of BURWELL PARISH)
COUNCIL in the presence of:)

x  x

Full names of witness -

Signature of witness

Address

Occupation

Joan Lonsdale



23 NORTH ST.
BURWELL CB25 0BA

Retired Bank Manager.

SIGNED as a Deed by the said)
PATRICIA ANNE KILBEY for and)
on behalf of BURWELL PARISH)
COUNCIL in the presence of:)

x  x

Full names of witness

MICHAEL ROBERT SEARF

Signature of witness



Address

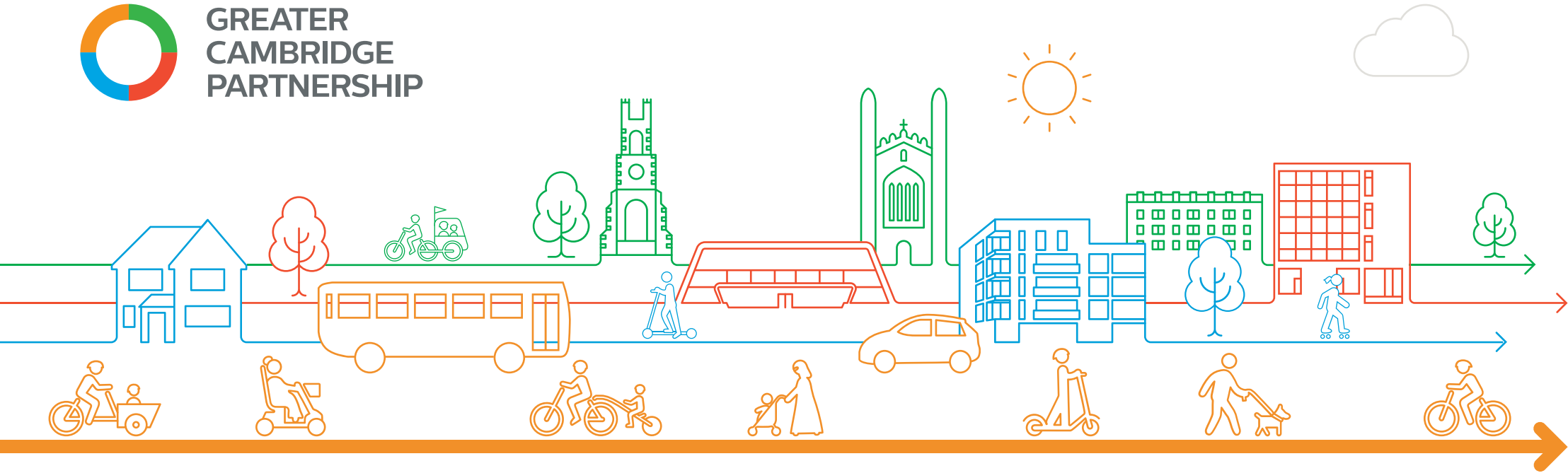
17 PARSONAGE LANE, BURWELL, CAMBRIDGE
CB25 0EN.

Occupation

RETIRED



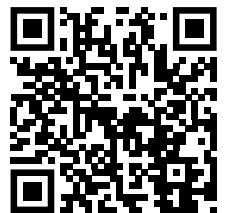
GREATER
CAMBRIDGE
PARTNERSHIP



Newmarket Road travel hub consultation 2025

We want your views to shape our new travel hub
Monday 8 September – Monday 3 November 2025

www.greatercambridge.org.uk/cea-travelhub





How did we get here?

We want your views on the facilities and features our travel hub should offer to best serve the community.

In 2023, we consulted on location options for relocating the existing Park and Ride to a new site. Based on feedback, our Executive Board approved progressing with a new site off Airport Way (site P1).

This project is part of the Cambridge Eastern Access programme – one of four corridor schemes improving connectivity across Greater Cambridge.

In October 2024, our Executive Board agreed to move forward with the design and planning application.

More information on the site selection process is available on our website.

Why do we need it?

A larger travel hub is needed to support Cambridge’s sustainable growth and rising travel demand; its increased capacity will help people complete journeys by bus, bike, or on foot.

The new site, near the Newmarket Road and Airport Way junction, offers easier access from the A14 and potential for new bus links to the Cambridge Biomedical Campus and city centre.

The existing Newmarket Road Park and Ride is on leased land within the Marleigh development, which is safeguarded for future development in the adopted and emerging Local Plans.

If the proposed airport redevelopment goes ahead, buses could also use a new busway through the site to reach key destinations.

What are we proposing?

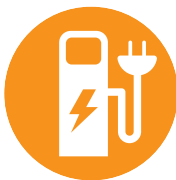
What is a travel hub?

A travel hub is a central place where people can easily connect between different ways of getting around, including buses, cycles, and walking. The hub is designed to make everyday travel smoother and more accessible for all users.



Double the car parking

Our proposed new travel hub would have approx 1800 parking spaces, double the number at the current site.



Sustainability

There will be charging facilities for electric vehicles, and the site has been designed to provide flexibility.



New cycle parking

The new site will have approximately 200 cycle parking and storage facilities, and space for cycle/scooter hire schemes.



Buses and coaches

The site will provide a bus interchange with sufficient bus stops to accommodate future demand as well as facilities for coach parking.



Passenger facilities

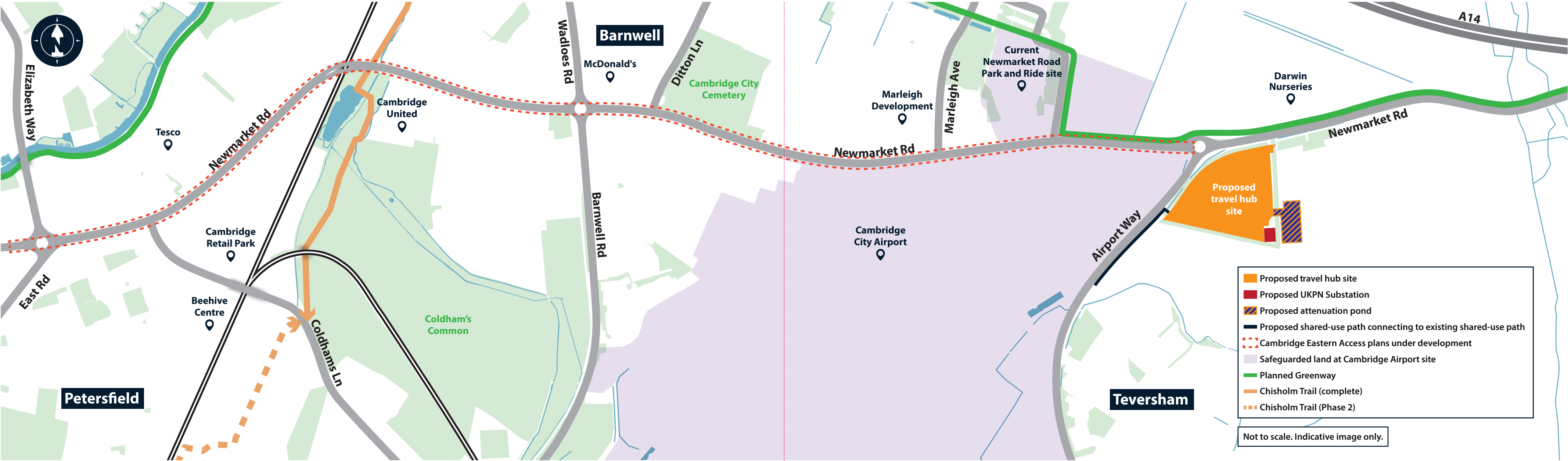
Our travel hub building will have a designated waiting area, toilet facilities, and real time travel information.



Connectivity

Access to the site walking and wheeling will be provided by crossings on Airport Way and Newmarket Road and an extended shared-use path to Teversham.

Newmarket Road – proposed travel hub location





Travel hub benefits

- **Better travel choices** – attractive options for walking, wheeling, cycling, and bus travel.
- **Improved connectivity** – links to greenways, the Chisholm Trail, Newmarket Road, and better access from the east.
- **Stronger bus connections** – potential new services to key destinations such as the Cambridge Biomedical Campus, city centre, and railway station.
- **Supporting growth** – increasing transport capacity to meet the rising travel demand and support Cambridge's economy.

Travel hub access

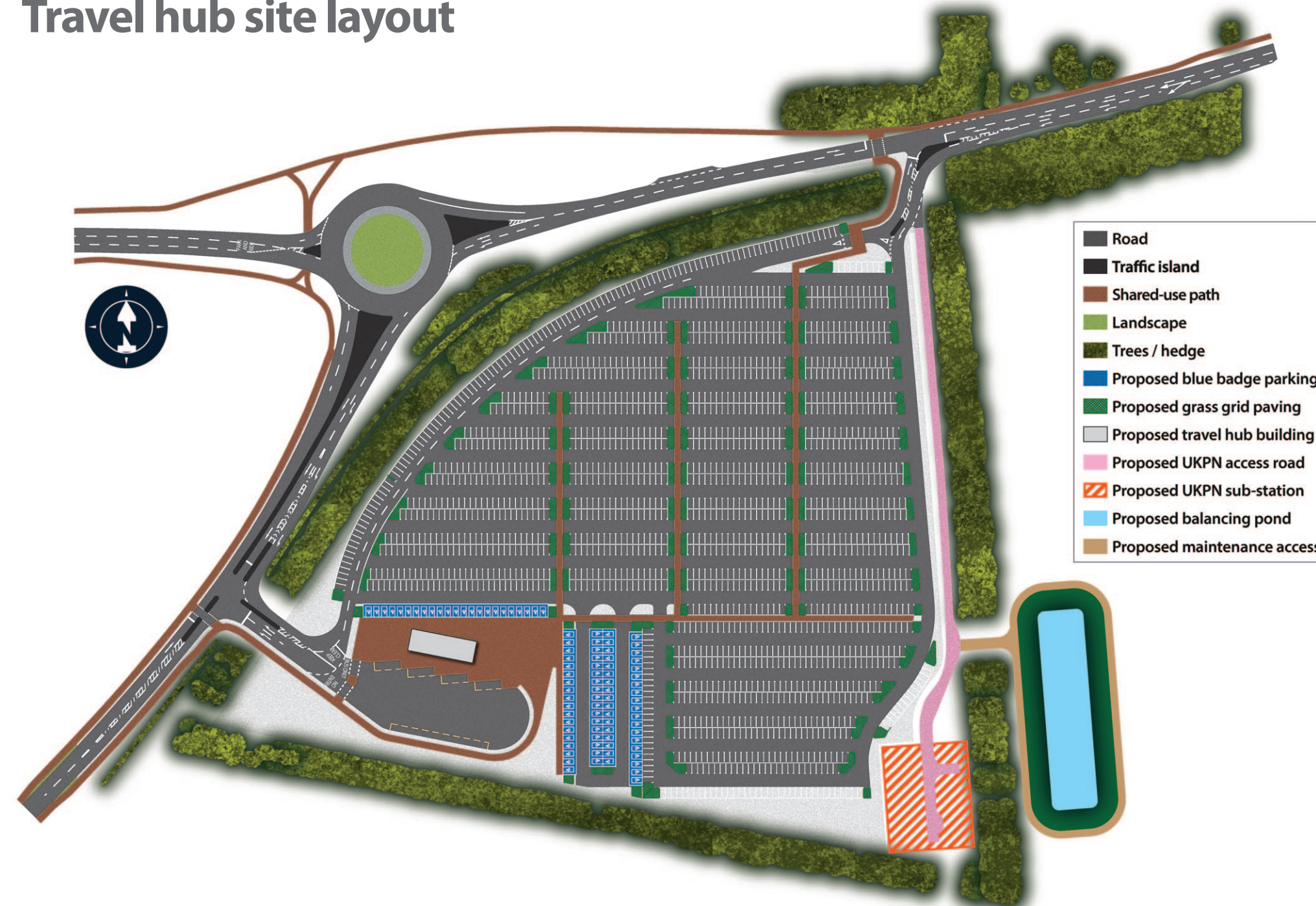
A new signal-controlled junction is proposed on Newmarket Road, allowing vehicles from the east to turn left into the site and right when leaving. It would also provide a pedestrian and cycle crossing for safer walking and cycling.

Another signal-controlled junction with a pedestrian and cycle crossing is planned on Airport Way, with two access options:

- Option A** All movements permitted except turning right into the site. Northbound drivers would need to use the Airport Way / Newmarket Road roundabout to access the site.
- Option B** All movements permitted: northbound drivers could turn right directly into the travel hub.

The site is screened by mature trees and hedgerows, reducing visual impact.

Travel hub site layout



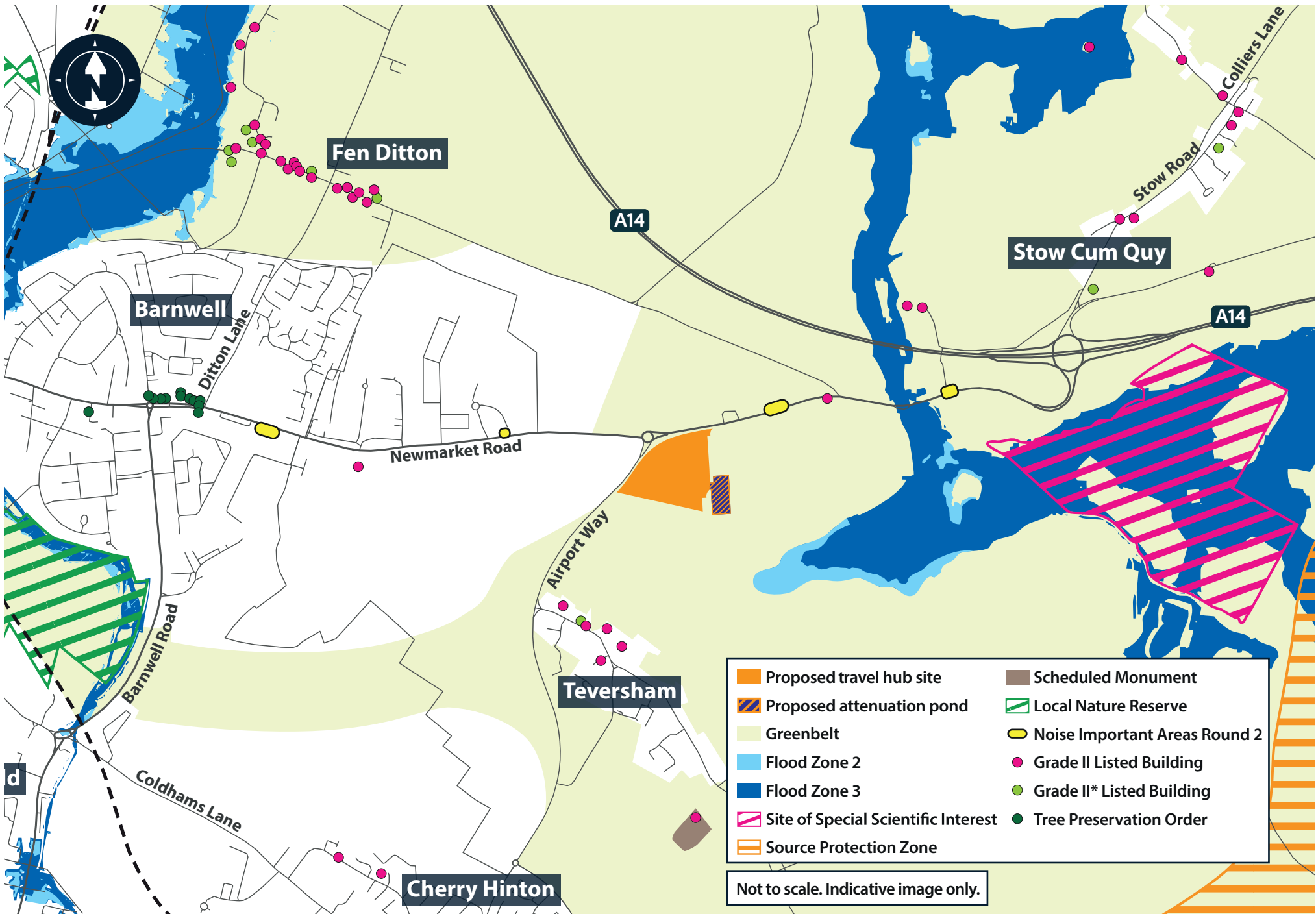
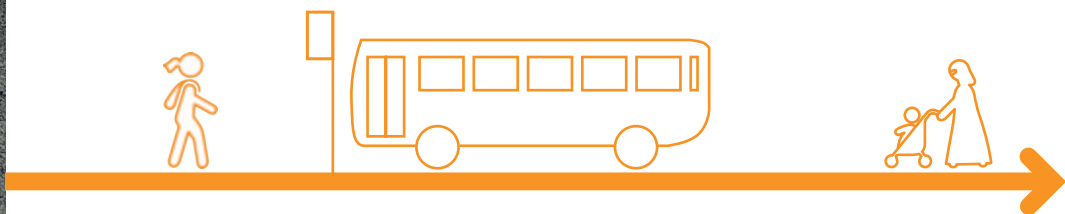


Environmental impact

An Environmental Impact Assessment (EIA) will be carried out for the proposed scheme to provide a clear and structured way of identifying and assessing any likely significant environmental effects - both positive and negative.

The EIA is an ongoing process that runs alongside the design of the proposals, so that environmental considerations can help shape the design as it develops. This approach helps make sure that chances to avoid, reduce, or offset environmental impacts are spotted early and, where possible, built into the design of the new travel hub. Topics covered will include ecology, heritage, carbon, and greenhouse gases.

The map to the right outlines the environmental features found surrounding the site. The features identified include Grade II and Grade II* listed buildings located within Teversham village to the south of the site and Wilbraham Fens Site of Special Scientific Interest to the east.



Links to other projects

GCP greenways

A network of safer routes connecting local villages, schools, and green spaces to Cambridge by bike or on foot:

Bottisham Greenway – Links Bottisham Village College, Fen Ditton Primary School, the Marleigh development, and the travel hub to Ditton Meadows, Stourbridge Common, and the Riverside.

Fulbourn Greenway – Provides a route between Fulbourn, Cherry Hinton, and the city’s shops and facilities.

Horningsea Greenway – Improves access to Fen Ditton, local businesses, leisure, and the river.

Swaffhams Greenway – Connects Stow-cum-Quy to Bottisham and the city via key green spaces and the Newmarket Road Park and Ride.

Learn more: www.greatercambridge.org.uk/greenways



Chisholm Trail

A mostly off-road, traffic-free route linking Cambridge and Cambridge North railway stations. It connects key sites including business parks, Addenbrooke’s Hospital, and the Cambridge Biomedical Campus, with links to Hills Road via Station Road.

More info: www.greatercambridge.org.uk/chisholm-trail

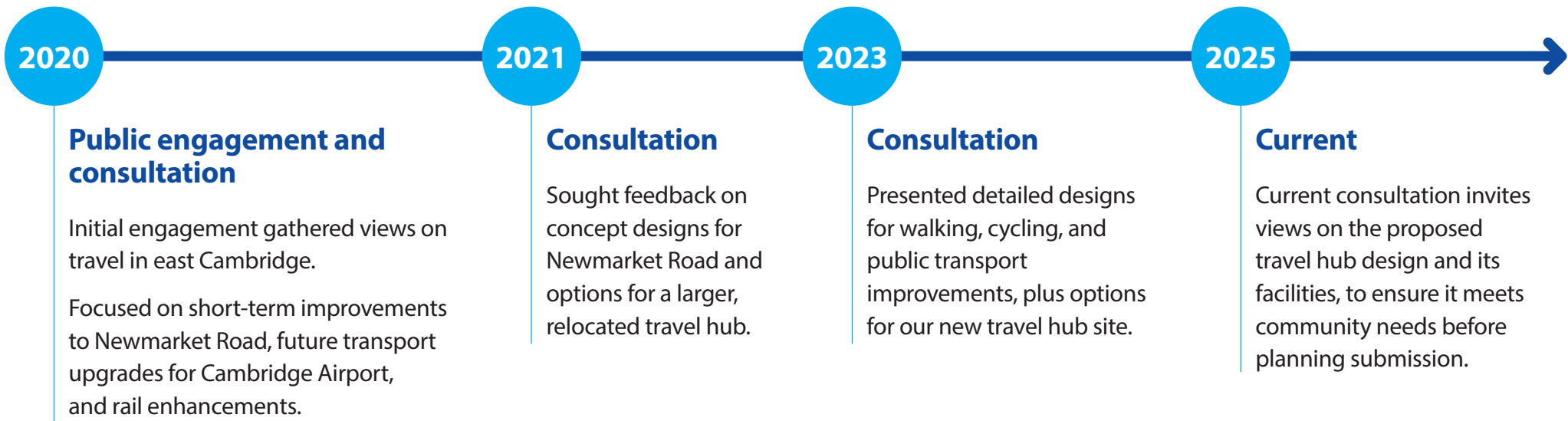
Electricity substation at travel hub

Part of the site has consent for a new substation, which UK Power Networks will build ahead of travel hub construction. This supports Cambridge’s transition to cleaner energy and future demand by strengthening the local power supply.

Greater Cambridge Local Plan

Cambridge City Council and South Cambridgeshire District Council have committed to work together to prepare a new local plan for Greater Cambridge. The Greater Cambridge Local Plan is due to be adopted by December 2026.

How did we get here?



Next steps

Your feedback is essential in helping us refine our designs to ensure they best suit the needs of our community.

The construction phase is due to start in 2027 following submission of a planning application, completion of the detailed design and appointment of a contractor. However, this is subject to approvals.



Tell us your views

The consultation will run until midday on
Monday 3 November 2025.

There are a number of ways to respond and provide feedback:



Fill out the online questionnaire at:
www.greatercambridge.org.uk/cea-travelhub

Request a paper questionnaire and return to:

Greater Cambridge Partnership
PO Box 1493
Mandela House
4 Regent Street
Cambridge CB1 0YR

Events

We will be holding two consultation events:



Virtual Teams event

Date: 9 October 2025
Time: 5:30pm – 7:30pm



In person drop-in event

Venue: Newmarket Road Park and Ride,
Newmarket Road, Cambridge CB5 8AA
Date: 14 October 2025
Time: 3pm – 8pm

Please register online for the virtual Teams event at:
www.greatercambridge.org.uk/cea-travelhub

Get in touch



hello@greatercambridge.org.uk



01223 699906



@greatercambs
#CEA2025



@greatercambs

If you require a hard copy of any documentation in large print, Braille, audio tape or in another language please email hello@greatercambridge.org.uk or call 01223 699906.



Comments on GCP Newmarket Road Park & Ride Consultation

Deadline for Consultation Responses: 03 November 2025

See end of document for link to GCP Consultation Website

Released 18th October 2025

The AtoB1102 group met to discuss GCP's proposals on the relocation of the Newmarket Road park and ride and the consultation material made available. Views were collected from members from the villages and parishes served by the group including Bottisham, Burwell, Fordham, Greater and Little Wilbraham, Lode & Longmeadow, Reach, Swaffham Bulbeck, Swaffham Prior and Stow cum Quy. This note summarises the views expressed.

1. There are major concerns about the **impact** of the scheme as proposed **on traffic coming South on the Newmarket Road from the Quy interchange and the A14 junction 35**. There is nothing in the consultation material that addresses these issues.
2. **Traffic already backs up in rush hour periods** where Newmarket Road moves from two lanes to one above High Ditch Road, **locking up the roundabout and causes tailbacks through Stow-cum-Quy on the B1102 and on the A1303, often stretching back to Dunsley Corner**.
3. **Increasing the volume of traffic to reach the Park & Ride and adding a traffic light control** to enable right turns from the Newmarket Road entrance **can only increase this congestion in the absence of any ameliorating measures** (for example dualling the southbound Newmarket Road to the P&R entrance) creating unacceptable peak times congestion and possibly leading to tailbacks onto the Westbound A14 at junction 35.
4. **The option of no right turn into the P&R from Airport Way** and expecting traffic to circle the Airport Way roundabout **would only exacerbate this congestion and tailback**.
5. More generally, there was a view that a **fuller exploration of traffic flows and congestion is needed**: for example had there been any consideration of a one-way gyratory system through the P&R as a travel hub with the existing Airport Way / Newmarket Road or other similar flow enhancing solutions?
6. The proposals **do not include the provision of a bus lane inbound from the A14 junction**, something which is essential to enable reliable bus services timings especially in peak periods. Such a bus lane needs to be integrated into the design / layout of the Travel Hub along with access to the inbound bus lane along Newmarket Road.



7. There were **concerns about cycle paths and access to the P&R**. Safe crossings were needed but light controlled crossing of the road would create further barriers to flow. Should GCP not consider underpasses or bridging the road to facilitate cycle and pedestrian access?
8. There is a **need to ensure that there is a proper interchange between the regular buses servicing the B1102 corridor** (both public buses such as the 12 and the T5 and, potentially, school buses) and the P&R. This needs to be built into scheme plans.
9. The **P&R needs to be future-proofed for the impact of further development and sustainable travel**. It should be a full transport hub with provision for, *inter alia*, safe cycle storage, a café / retail offering, safe waiting areas, delivery pick up etc. to meet current and future needs and to act as a magnet, encouraging the use of public transport and more sustainable solutions.
10. There were **concerns to ensure that there was sustainable access to the P&R from the Wilbrahams** (which appeared not to be mentioned in the consultation) and that the balancing pools and substation might block such access.
11. There was some **concern that the P&R might become an access point for excess public use of Wilbraham Fen** and a need to consider the ecological impacts of any such increase in usage.

Given the above, the Group has serious concerns that what is proposed will lead to a detrimental situation as regards traffic flow and congestion, especially at peak times, rather than improving the current situation and creating additional capacity to help buffer the huge increase in vehicle and people movement that will arise as the Cambridge East development becomes a reality. We believe that the GCP should be held to account to demonstrate that their proposals will not cause detriment, through peer-reviewed modelling of their proposals against current and projected traffic flows over the coming 10 years.

The Consultation Documents / Information can be found at:

<https://yourvoice.cambridgeshire.gov.uk/gcp/cea-travelhub/>