

Community Group Meeting
Minutes of the meeting held on Monday 13 February 2017
At the Community Room, Gravel Hill Farm

Those present

Janet Bunker (Parish of the Ascension) (Chair)
Sarah Christensen (Lansdowne Road)
Matthew Danish (Cambridge Cycling Campaign)
Bob Dawson (Nineteen Acre Field RA)
Sue Finer (Storey's Way Residents Association)
John Hipkin (Cambridge City and County Council)
Valerie Holt (Cambridge City Council)
Morcom Lunt (North Newnham RA)
Mandy Maxwell (St Andrew's Church, Girton)
William Seale (Conduit Head Road)

University and consultant / partners

Heather Topel – NWCD Project Director
Biky Wan – NWCD PR Manager
Jamie Wilding – Hill
Michael Woodford – Alison Brooks Architects

Apologies

Christine Bromwich (Girton Baptist Church)
Cllr Douglas De Lacey
Aaron Walker (NAFRA)

1. WELCOME AND INTRODUCTIONS

The Chair welcome the group and introductions were made.

2. MINUTES OF THE LAST MEETING

Bob Dawson asked if the pinchpoint on Storey's Way had been resolved. Sue Finer reported that a meeting had been convened at the site. Heather Topel said that there were some simple solutions about the treatment of the path which the University were looking at to improve the surface and Sue Finer is continuing discussions about the pinchpoint with the authorities.

The minutes of the last meeting were accepted.

3. PROGRESS UPDATE ON THE PROJECT

Heather Topel gave an update on the progress of the project. Points included:

- The University's buildings are structurally nearly complete and the focus is on the interiors of the building
- Hill have started on site on M1 and M2 which is branded as Athena
- The operational companies have been established for the estate: Portal and Go are the most visible for community residents
- Since the last meeting, the Universal bus has made one change: it now goes along the Guided Bus from the railway station to Addenbrooke's
- The accommodation for University homes has been launched
- The Community Centre will be finished around late July and opening in September.

Community Group Meeting
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- Sainsbury's is planned to be open in September. The planning application is going in for some temporary signage for Madingley Road and Huntingdon Road this week and at that point Sainsbury's will progress with their plans to fit out.
- Significant landscaping is in place: 2500 trees have now been planted and last week the local centre had 30 year old trees planted to give some maturity across the scheme.
- Hill will start marketing in September.
- The development will be celebrating on 9 September as part of the Open Cambridge festival called Open Eddington.

Q: What is the frequency of the bus? (John Hipkin)

A: It is a 15 minute frequency and that will increase as the development progresses. (Heather Topel)

Q: What would happen if there is not enough interest in the affordable housing? (Bob Dawson)

A: We are not expecting the University housing to be under subscribed. The University receives approximately 14,000 applications for housing each year and it currently has only 360 properties. It may be that there are short term issues in the early years that will flatten out relatively quickly. There could be a provision to open up to the market if we need it as we do not want to have major void period but we would have a conversation with the local authorities about this. For the market housing, Hill have approximately 500 people registered for information and they get 10-15 people register. (Heather Topel/Jamie Wilding)

Q: Isn't the deal done with Sainsbury's? (Sarah Christensen)

A: The University has built the store, but Sainsbury's will be waiting for a decision at the Planning committee meeting before they start the fit out. (Heather Topel)

Q: Where is the parking for this supermarket (Valerie Holt)

A: Approximately 150 parking spaces in the basement of their store. (Heather Topel)

Q: What are the prices for the market homes? (John Hipkin)

A: The price list hasn't been set yet, but there is a range of homes for sale to suit different budgets. (Jamie Wilding)

Q: Will the sports fields be open by September (John Hipkin)

A: Yes, the sports fields in Phase one will be open. It's possible for events to be on there and we are planning a programme of events (Heather Topel)

Q: When can we walk on the site? (Sue Finer)

A: The network of roads and paths will be opening gradually and we will try to manage this around the occupations strategy. From around June/July pavements and roads will be open for access as we move people into the first housing and the road open by July. (Heather Topel)

Q: What are the implications and timescales for the Huntingdon Road West junction- (Bob Dawson)

A: The Huntingdon Road West junction will not be part of Phase 1, but it is likely to be part of Phase 2 because of the number of homes proposed - the timescales for Phase 2 are not determined at the moment. (Heather Topel).

Q: Is there any progress to report on S1 and S2? (Bob Dawson)

A: The agreement with Countryside on S1 and S2 has been terminated and we are in the process of identifying another developer. It will be different architects and different teams and when we are in a position to announce the partner we will and will consult with the designs. (Heather Topel)

Q: When will the Ridgeway open? (Sue Finer)

A: There is a short part of the Ridgeway that we can not provide access along when the first residents arrive so we will encourage people to go to Huntingdon Road. The Ridgeway opening is likely to be in the summer. (Heather Topel)

Community Group Meeting
Minutes of the meeting held on Monday 13 February 2017
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Q: What are the plans for the NAFRA area (John Hipkin)

A: Originally our thoughts were to develop Phase 2 in the area near NAFRA, but the infrastructure commitment does encourage the movement towards the new road heading west. We don't know where the Phase 2 will be at the moment. (Heather Topel).

Q: The Astronomy route is overused, could you open the cycle route from Storey's Way to Madingley Rise? (Matthew Danish)

A: We can look at this but at the moment it has not been surfaced, it is programmed in for works in April. (Heather Topel)

Q: There is a problem with the bus stop designs in that they are not accessible for wheelchairs - they are not long enough so the bus ramp cannot be used and the shelters are located in a way that makes them difficult to maneuver around with a wheelchair (Matthew Danish)

A: We will need to review the designs and see what the issues are (Heather Topel). [Post-meeting note: the University Transport Manager with Whippet, the bus provider of the Universal, visited the site and confirmed that in their professional opinion the bus stops are fit for purpose. There is plenty of room for ramps and the stop is long enough. Wheelchair users will have to go around the shelter due to the side panels, but it is possible to enter the shelter and there is adequate space for this to be done. The design of the shelter is positioned to provide segregation between those waiting for a bus and those using the cycle path. It allows for the bus to stop at any point along the raised kerb to allow passengers to board and alight using the ramp. If the shelter were reversed there would still be maneuverability issues getting out of the shelter and onto the bus which would also restrict access opportunities.]

Q: Will the Citi 5 be re-routed?

A: Routes from Huntingdon Road will not be diverted into the site at the moment. Once the future route comes in, it may come through the new junction either as a diversion or new route. The City Deal Western Orbital is intended to come through the development and the infrastructure is in place but we can only control parts within the site. The City Deal is consulting on the Western Orbital. (Heather Topel).

4. EDDINGTON RETAIL STRATEGY

Heather welcomed input and feedback on the retail strategy for the local centre. There are 8-10 units in the local centre.

Q: Are you encouraging people from offsite into the site? If you are there will be parking issues and the impacts are important to consider (Mandy Maxwell)

A: The supermarket has 150 car parking spaces for Sainsbury's and the local centre. There will be parking demand and we have tried to accommodate that around the local centre. We principally think the development retail is for this part of the City and part of the wider area. We hope that the community facilities are a resource for the local community. (Heather Topel)

Feedback from the questions about the retail included:

- When will Sainsbury's open? The opening hours of Sainsbury's may supplement the other shops and offering. Interesting restaurants would be good for people. Consider what the hotel offers to complement this. (Bob Dawson)
- A cycle store is important given the emphasis for cycling as a mode of transport. A book store is important for this community. A local market selling organic foodstuffs would have the advantage to entice local people in. An IT store like Maplins may be appropriate for the clientele (John Hipkin)
- A local bakery would be an ideal addition and there is a local chain near Huntingdon that has extended into Cambridge - Tom's (Valerie Holt).
- A pharmacy would be good if there is a GP surgery and an old person's facility. (Sue Finer)

Community Group Meeting
Minutes of the meeting held on Monday 13 February 2017
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- A Pub – (Matthew Danish)
- Fast / convenience food offerings (Morcum Lunt)

Q: Do you have plans for a market in the market square? (John Hipkin)

A: We don't have permanent stalls in the market square but we hope to have occasional markets in the square. (Heather Topel)

Q: Are there washing facilities in the student accommodation and homes?

A: The student accommodation and flats have laundry facilities. (Heather Topel)

Q: How are you charging and choosing retailers? It would be good to include a variety and some cultural offering. Have you considered a student run space? (Matthew Danish)

A: We are looking for a blend of retailers – some tenants who are long term and others more flexible. Student run parts are not something we've considered properly but the Office of Post-Doctoral Affairs will have a presence. (Heather Topel)

Q: In a transient community, it might be useful for a swap shop type area. (Janet Bunker). John Hipkin reinforced this as a good idea.

A: There are facilities for the Office of Post-Doctoral Affairs and they could offer something for staff needs. We can raise this. (Heather Topel)

Q: What controls are there for on-street parking? (John Hipkin) We don't want it to be commuter parking on the development (Matthew Danish)

A: There is time restrictions and controlled parking on the site. There is funding for consultation to support controlled parking zones for roads around the development if there is fly-parking as a result of this development (Heather Topel).

Q: Are the sports facilities open for the community? Are there plans for a swimming pool (Mandy Maxwell)

A: There is a sports pitch and cricket pitch - they are open to the communities to book. There are plans for a swimming pool in the Sports Centre on West Cambridge in future phases. (Heather Topel).

5. PRESENTATION ON S3 by Hill

Jamie Wilding gave a presentation on S3 was formerly known as Lot 9. It offers a prominent position in the development local centre.

Bicycle lofts was the key concept for these homes and they are building on the trend of home working, co-working spaces and living in apartment buildings. There is permeability through the buildings. There are views over the green corridor for the development and good connectivity to the cycle routes. In this lot there are five buildings. The architects are looking at various double height spaces for people to work in. The levels are tied along Turing Way and because of the slope you see some of the basement parking. The car park goes along most of the block mostly in basement or undercroft. We will build a show flat on the eastern side. There will be 9-10 homes will be within each block and near the co-working block and stair core. Cycle storage is in the basement and also dedicated stores for bikes. The lifts will be 1.85x1.3m (car size) this was checked with the Cambridge Cycle guide. We can check this with the Cycle officer (Michael Woodford). Salt glazed bricks and tones of greens and greys will be used so the building will shimmer and achieve the quality of the brickwork but something a bit different. The landscape design works with trees and benches to try and encourage people to use the spaces. The buildings meets Code for Sustainable Homes Level 5 and links into the site-wide initiatives. Overheating is one of the biggest challenges that we have to deal with. The intention is to submit the planning application in the Summer.

Q: There were 5 storeys last time and there was a problem with this last time (Sarah Christensen)

A: This scheme is 4 storeys high and we are within the parameter plan for the development (Jamie Wilding)

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Q: Who will take care for the communal area? (Bob Dawson)

A: There will be a block management firm who would look after this and the basement parking in addition to the estate charge (Jamie Wilding)

Q: How will sound suppression between floors be dealt with? (Morcum Lunt)

A: As part of the Code for Sustainable Homes strategy, the acoustic design is being developed to exceed building regulation required by over 5 decibels. This will be achieved through additional sound insulation. . (Jamie Wilding)

Q: In the event of a fire, is there only one way of egress? (Matthew Danish)

A: In general a fire strategy on an apartment block is to stay in the apartment and the apartment has fire restricted infrastructure to contain a fire - the fire brigade come to rescue you. (Jamie Wilding)

Q: Are there no play areas in the development? There are small play parks at 200 yard intervals are seen in Moscow (Morcum Lunt)

A: The University is delivering play areas as part of the wider scheme and these spaces are for different ages. There is one near the Nursery, another near the neighbourhood (M1) and also near S3. The whole scheme is designed to be child friendly also. The principles are in the strategy which we can share. (Heather Topel)

Q: Have you thought about larger bicycles e.g. family type bike. If they are going in the underground – have you thought about access and maneuverability? (Matthew Danish)

A: The basement with stair cores will cater for larger cycles and items. The ramp will be designed to be accessible. In courtyards, there are spaces for larger bikes that you don't have to deal with underground storage. (Michael Woodford)

Q: Does the capacity plan assuming that people put their bikes downstairs? (Bob Dawson)

A: Sometimes people don't want to park their expensive bikes in the downstairs unit. We are trying to create dedicated space for people to bring bikes as they want to store it in the homes. (Michael Woodford).

Q: Is there security for cycles in underground lots? (Matthew Danish)

A: On some, but not all. (Michael Woodford)

Q: If you are living in an apartment then you don't have anywhere to clean and sort out your bike– is there anywhere you can clean it and sort it out yourself? (Matthew Danish)

A: This is a good idea (Michael Woodford). The cycle store in the local centre might offer this facility. (Heather Topel)

Q: You can give cyclists all the provision for parking and people will still park their bikes on the street – can you control how people park their bikes e.g. registering the bikes? (John Hipkin)

A: We are investing in travel planning with Dr Bike sessions in the local centre and training sessions and personalized travel planning to try and educate people. We won't be able to start a bike registration scheme exclusive to NWCD but we will explain and educate people. (Heather Topel)

Q: Are you going to have a security gate to the car park? (Valerie Holt)

A: Yes (Jamie Wilding)

Q: What is the number of units on this per hectare (Morcum Lunt)

A: We can check this. (Jamie Wilding)

Q: There is light spill from the new junction beyond 30m into the Ridge and Furrow field at the junction of Eddington Avenue and Madingley Road – have the lights on the new road been finalised? (William Seale)

A: The street lights are a responsibility of the County Council. The light head will enable the light to be directed away from the Ridge and Furrow Field. There are lower ones elsewhere in the site with the tops on. (Heather Topel)

Community Group Meeting
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At the Community Room, Gravel Hill Farm

Q: What is the speed limit? How will it be enforced? (William Seale)

A: The primary street has been designed to 20 mph and some areas it will be 10 mph. Enforcement is difficult so it has been designed to that speed with raised tables, narrow streets, parking, entry ways to work that level down.

6. ANY OTHER BUSINESS

No other business was raised.