

Community Group Meeting
Minutes of the meeting held on Monday 20 November 2017 at 6.30pm
At the PostDoc Centre at Eddington

Those present

Janet Bunker, Parish of the Ascension (Chair)
Christine Bromwich, Girton Baptist Church
Cllr Tom Bygott, South Cambridgeshire Councillor
Matthew Danish, Cambridge Cycling Campaign
Bob Dawson, NAFRA
Jane Firman, Conduit Head Road
Cllr Valerie Holt, Cambridge City Councillor
Diana Johnson, Girton Church
Mandy Maxwell, Girton Church
Richard Wright, Storey's Way Residents Association

University

Heather Topel (HT)
Warren Forsyth
Biky Wan
Jamie Wilding (Hill)
Matthew Cullen (Sainsbury's)

Apologies

Sue Finer, Storey's Way Residents Association
Cllr Lynda Harford, South Cambridgeshire County Councillor
Mary Wheater, Windsor Road Residents Association

1. WELCOME

2. MINUTES OF THE LAST MEETING

There were no comments were raised from the minutes of the last meeting.

On matters arising, Christine Bromwich thanked Matt Cullen and the University team for providing paper composting bags at the Sainsbury's store because previously the only ones stocked were plastic bags which the local recycling centre does not accept as they are not deemed bio-degradable.

Janet Bunker asked about the feedback from the July meeting from the questions raised. Biky Wan gave an overview of the feedback which included that overall there were positive impressions but that the development was still a work in progress. There were comments about the closed courtyards and areas which were not accessible which were different to the expectations; this was recognised as touring at a particular point in time when access was restricted and visits to the open green spaces was not possible.

3. PROGRESS UPDATE ON THE PROJECT

Heather Topel outlined that since the last meeting, a lot had happened at Eddington. Additional residents have moved in, the roads and cycle ways have opened up and the Sainsbury's store has also opened. Swirles Court is now populated with students. In the near future, the Storey's Field Centre will be opening. More apartments will be completed before Christmas and into 2018. The parkland will be opening in Spring. The Hill marketing suite is open.

Q: How many residents are you expecting by spring 2018? (Janet Bunker)

A: The University properties should be full: 60% 2 bed and 40% 1 beds. (HT)

Q: What is the profile of people living at Swirles Court? (Bob Dawson)

A: They are post-graduate students. (HT)

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Q: Will there be a pub? (Valerie Holt)

A: We hope to make an announcement in the first half of next year for some of the retail units, which will include food & beverage (HT)

Q: Will there be a pharmacy? Residents of Girton have to go to Histon Road for their purchases (Christine Bromwich)

A: A pharmacy is on the list as a provision to be at Eddington. We will be responding to the community needs and possibly look at temporary arrangements. (HT)

Q: Is there a GP practice and when will it open? (Richard Wright)

A: Yes there will be a health centre which will be located on the side of Sainsbury's. The NHS has not yet determined the practice for this site. We would like it to open up very quickly. Residents can register at Huntingdon Road surgery in the interim (HT)

Q: How is the Hotel progress? (Bob Dawson)

A: Progress continues on the hotel. The hotel is likely to be larger than originally planned so a Section 73 application will be made for a larger hotel to the local authorities. It is possible that material could be presented to you at the next meeting or the one after depending on the progress of the design and discussions. (HT)

4. PRESENTATION ON HILL'S SCHEMES: S1, S2, LOT 4

Jamie Wilding gave a presentation on Athena, Lot 4 and S1, S2.

Jamie said that Athena launched in September. The intention is for the first residents to move into the market housing in June and 2018 will see approximately 50-60 homes to be occupied. For their current parcels (M1 and M2) there will be a 3.5 year construction programme.

HT added that all of these lots have been designed previously and been to this group but Hill are now delivering these schemes. All lots presented this evening are in South Cambridgeshire.

Jamie gave presentations on Lot 4, S1 and S2. He explained that some of the homes in S1 and S2 will be smaller than some of the larger homes on M1 and M2, targeting families and a broader range of buyers.

Comment: Tom Bygott applauded Hill for putting car parking in the basement rather than using a lot of surface space.

Q: What is a brown roof? (Christine Bromwich)

A: Brown roofs include rubble and provide attenuation for rainfall which works as part of the water management strategy. A brown roof under solar panels will help achieve this attenuation (Jamie Wilding).

Q: Will the perimeter housing be as expected? (Bob Dawson)

A: Yes, the perimeter housing will be detached homes. (Jamie Wilding)

Q: What is happening with the big mounds of spoil? (Tom Bygott)

A: The mounds referred to are further west to S1 and S2 so they won't affect this construction work. The mounds will move as part of Phase 2 works to build the bunds along the western edge. (HT)

Q: What is the pricing policy for these homes?

A: We are target families for these homes and they will be a number of 3 bed homes.

Q: What is the density of the housing? (Valerie Holt)

A: Post-meeting note: Lot S1 is 29 homes per hectare and Lot S2 is 120 homes per hectare. (Jamie Wilding)

Q: What about parking? (Christine Bromwich)

A: Parking is on-plot to try and the intention is to keep parking off the street. Parking for apartments is in the basement and follows the footprint of the building (Jamie Wilding)

Q: Is there space for cargo bikes and other larger bikes? (Matthew Danish)

A: Yes (Jamie Wilding)

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Q: Several slides in the presentation show that the footway ends near pavements. Continuous footways were adopted at Eddington and have a priority. We will be looking at this for the application. (Matthew Danish)

A: We will make sure that the plans show the context as architectural images don't show the paths in front as they want to highlight the architecture. (HT)

Q: The Athena homes are denser than I thought it would be. Have there been significant changes about density in recent years? (Bob Dawson)

A: There are different scales in Athena and at the heart of Eddington is the area that is most dense. What is being built is dense, and then there will be breathing space away from the main road. Where houses are more of urban typology, they will have generous spaces including roof spaces (Jamie Wilding). The brief have not changed for Hill. Nothing has changed in Planning for these. These designs for S1 and S2 will be going through formal consultation in 2018 (HT). In development planning generally, they had imposed minimum dwellings per hectare – this can be either uniform or a range across the development; lower densities are provided along the perimeter edge. (Tom Bygott). The residential blocks vary and are taller at five storeys at Eddington, and they gradually get to lower density as you get further back. The same strategy will hold as we move to the nineteen acre field area (HT).

5. ANY OTHER BUSINESS

Christine Bromwich is concerned that people are using Eddington as a rat run which is noticeable at the lights coming onto Huntingdon Road.

A: It is difficult for the University to stop this. The circuitous route is an obligation to provide connectivity for vehicles and public transport and Eddington Avenue is not meant to be a direct connection which will soon be bollard controlled. In development planning, the University has to strike a balance and we will watch this. It is in policy when we have to provide this route. In the future there will be another junction off Huntingdon Road. (HT)

Richard Wright enquired if a toll system is being imposed.

A: This is not planned being planned.

Matthew Danish asked where the new junction will be?

A: HT pointed that there will be another junction on Huntingdon Road (generally opposite Girton College), but there will not be another junction on Madingley Road.

Matthew Danish asked about access from the Ridgeway to get to West Cambridge / Madingley Rise area.

A: HT said there are two options: one via Gravel Hill Farm as well as an official footpath around the cottages. The proper cycle connection will happen when academic development takes place. We will look into this.

Matthew Danish said that it was difficult to turn from HorseChestnut Avenue onto the Ridgeway.

A: HT said that things around there are temporary because the detail design for the nineteen acre field are not ready.

Matthew Danish said that the gates near the Ridgeway do not appear on the planning application. People find them to be strange and they should be removed. Ridgeway end to be replaced by properly spaced bollards for all types of cycles.

A: HT said that this is an inconsistency: The University has planning permission for chicanes at the end of the Ridgeway but not for near the Horse Chestnut Avenue. We have been reviewing them with the local authorities and our contractor and if we feel they are necessary we will apply for planning permission retrospectively.

Bob Dawson thanked the team for clearing the fields. Warren Forsyth confirmed that the maintenance regime was in place for cutting the fields.

Christine Bromwich asked if there will be grazing along the Ridge and Furrow field as it changes the flora.

A: Warren Forsyth said it was not part of the regime now.

The next meeting is likely to be in Spring 2018 in the Storey's Field Centre and the topic will be the hotel, subject to design and development progress.