

Community Group Meeting
Minutes of the meeting held on 21 November at 5.30pm
at the Meeting Room at Turing Locke

Those present

Janet Bunker, Parish of Ascension (Chair)
Christine Bromwich, Girton
Susie Chan, Postdoc Academy
Bob Dawson, Nineteen Acre Field Residents' Association
Jane Firman, Conduit Head Road
Cllr Corinne Garvie, South Cambridgeshire District Council, ward councillor
Cllr Richard Stobart, South Cambridgeshire District Council, ward councillor
Anne Jackson, Windsor Road Residents' Association
Cllr Edna Murphy, Cambridgeshire County Council covering Girton
Martin Newbould (MN), Hotel
Milos Popov, Hotel
Suki Mann, Huntingdon Road Girton Residents' group
James Strachan, Eddington Residents' Association (ERA)
Aaron Walker, NAFRA
George Crawley from Darwin Green Residents' Association (DGRA)
Oliver Thane – Cambs Cuisine (Astronomer)

University

Matthew Johnson, Head of Development (MJ)
Catriona Freestone
Lee Barnett

Apologies

Cllr Cheyne Payne
Cllr Antoinette Nestor
Biky Wan
Cllr Simon Smith

WELCOME

The Chair welcomed participants to the meeting. Introductions were made.

UNIVERSITY UPDATE

Matthew Johnson gave an update/presentation from the University.
The following questions were raised.

Q: Positive developments relating to the Health Centre, with information received through doors regarding the Darwin Green site. Viability surrounding the primary care facilities covering both Darwin Green and Eddington, how will this be resolved?

NHS teams dealing with both sites simultaneously, the pace of the rollout will depend on growth of the communities. Hopeful for an innovative solution to allow full occupation of Eddington Health Centre early on. There was initially some confusion over the S106 which timed out for the Eddington site, however the NHS are still moving forward with both following an offer of generous lease terms from the University.

Q: Access to existing play park at the back of S1/2?

Expecting access to be given Q1 2024, dependent on the Hill programme.

Matt Johnson gave an update on the lighting on the Ridgeway. This issue is now resolved with solar powered lighting along the top section of the Ridgeway. The lighting does become brighter upon passing, in particular around the Girton section. Noted: the section further down, towards Storey's Way does not currently have

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lighting, however most people do take the Huntingdon Road option when dark. No permanent solution to this as of yet.

Action: keep the path/current wayfinding lighting on this lower section clear, which should be sufficient in the darker months.

Q: Chestnut Avenue lighting, are there plans for any?

This has been looked at however there is a difficulty due to the tree coverage and likely ecological impact on the area. Noted: the positive outlook to preserve dark areas for wildlife across the site. Design consideration will cover this.

Update provided on the new electric buses, with acknowledgment of the improvements being made to welfare sites for the drivers.

Retail update

Positive news with Harvest, the organic grocer looking at 'fit out' of their unit, January 2024, opening Summer 2024. Dulcedo are expected to move into their larger unit early next year and the Astronomer has now opened within the Hotel. There are also plans for a fitness operator, possible pizza restaurant and a cycling operator on site.

Future activity update

The original consent for housing has now expired, therefore there will be no further residential reserved matters applications submitted under this. A new outline planning application will be made in the future, which will include the plans for Densification. This can be delivered within the existing parameter plans. Nothing formal on this is underway as of yet.

Q: Lake area, noisy from the road (M11), so area is avoided. Will anything be done to mitigate this along the Western Edge?

The only solution to this would be to block via line of sight. Bunds or large fences would be the option, however areas across the site don't allow for this. Nothing proposed at present, however landscaping along this edge and further buildings being built will mitigate the sound to some extent.

Q: UoC transient employees living within Eddington, have no centre to gravitate towards, except Sainsbury's. Post Doc centre does provide a touch point, this will also be partially resolved once there is more retail in the Square. The hope is the SFC will become something to help with this. We are exploring how to better communicate the availability of facilities and events at Eddington with all our community members.

Q: You mentioned the Masterplan re-do, will there be an impact to water in the area?

The continued development will take decades, so the current issue with water should be resolved by the time we begin to build further homes. If an application was submitted now, the Environment Agency may object. Our water recycling facility is currently being held up by DEFRA due to a number of issues and may require primary legislation to solve and activate the system, which will assist with the water issue going forward.

Additional community raised agenda items

NAFRA proposal for the future use of the Nineteen Acre Field

Bob Dawson provided the group with some background to this item. At the most recent NAFRA AGM, a paper was raised focusing on different uses for this site, one such being the planting of trees to create a new forest. Natural resource credits and how they could be used by major developers was also noted within this positive gesture and set of suggestions to the University.

MJ thanked the group for the submission to this meeting. Noting that the already released land was historically part of the green belt. There is a desperate shortage of housing in the City and we must utilise

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development land that has been released. The benefits of greening and biodiversity (including potential credits) were noted. Going forward a 20% biodiversity net gain may be possible with credits achieved via schemes in the greenbelt. University intent is to keep housing in this area and to keep as much green space as possible throughout the site. The University is supportive of greenspace, sticking to the overall 50% of the site within the current Masterplan. Density will also be much lower at 19 Acre field, with plots having a 20m garden length up to existing plot boundaries and therefore a c.50m gap between existing buildings and new ones.

Q: Lovely view of an expanse of land with no development, which is currently used by a large number of residents etc., if these large spaces were 'chopped' up people would be less likely to utilise them. *Current green space, including the cricket pitch and the site of special scientific interest are planned to be retained long term and represent public green space on a par with Parkers Piece in the centre of the City. The western edge and other linear green spaces are in addition to this. In total 50% of our site area is open green space, that doesn't factor in private greenspaces in gardens or on podiums.*

AOB

Q: To note: Eddington Avenue link road, currently too busy at peak times. This should not be the case and suggestions will be forthcoming on this.

Data showing over 50% of vehicles are not stopping at Eddington, the majority of residents do not rely on roads for vehicular transport, showing that the majority of vehicles passing through are not generated by Eddington. Ultimately most of this traffic should move to the new road and junction (Huntingdon Road West) but this would still see the traffic coming through Eddington. Following the closure of Storey's Way to through traffic there are few alternative routes.

Q: Road access, 2 from North (Huntingdon Rd) & 1 South entrance (Madingley Rd)?
Yes, correct and this will stay as proposed.

Q: Sainsbury's signage, will it remain until the store is established?
These will remain for now but will check the detail on the approval.

Q: Fencing advertising, why so many, does not help with the aesthetic of the site.
Banner signs are in place for the Hill developments which do have consent, however will check the others and remove as necessary

To note, MN from the hotel made it clear to the group that he sees the Hotel as a large part of the community and it is available for the community as well as the guests and the space can be utilised. Once the Astronomer is fully on its feet, will also be doing more for the community.