

# WELCOME



Proposed view of an Eddington community lane

Welcome to our third round of public consultation on the University of Cambridge's proposals for the future phases of Eddington, in the North West Cambridge development.

Following two rounds of consultation in September and December 2024, we've now refined our proposals further following stakeholder feedback.

Today, we are presenting our updated masterplan, which will be submitted as part of an outline planning application later this year.

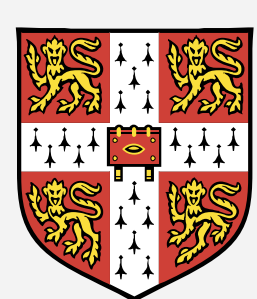


The Eddington project team

## HAVE YOUR SAY

Please take your time to read the exhibition boards. You can speak with representatives of the University and our project team, who are happy to answer any questions.

## EDDINGTON FUTURE PHASES DESIGN AND TECHNICAL PARTNERS



## UNIVERSITY OF CAMBRIDGE

The University is leading the creation of a new neighbourhood which supports long-term growth plans and enhances the Cambridge ecosystem. This initiative will provide affordable housing for staff and postgraduates, homes for the broader community, and create employment spaces.

**Hawkins\Brown**

Principal architect

**g grant associates**

Landscape architects



Planning consultants

**MAX FORDHAM**

Sustainability consultants

 **UNIVERSITY OF CAMBRIDGE**

**EDDINGTON**  
CAMBRIDGE



# OUR CONVERSATIONS SO FAR

We'd like to thank everyone who has participated in our consultation events so far and shared valuable feedback to help shape the future phases of the Eddington development at North West Cambridge.

During the two previous rounds of consultation, we have spoken with more than 700 local residents, Cambridge University students and staff members about our proposals for the future phases.

We have considered all the views and feedback we received and sought to integrate community and stakeholder input into our plans where possible.

## SO, WHAT DID WE LEARN FROM YOU?



### GREEN AND OPEN SPACE

We heard you value green, public spaces that provide places to walk, play and relax, while promoting a biodiverse, sustainable community.

Once complete, Eddington will provide over 50 hectares of informal open space, including shared gardens and community areas, with over one third of the site designated as open space.



### TRAVEL ROUTES

Many of you wanted extended walking and cycling routes and have some concerns over the impact of the future phases on traffic.

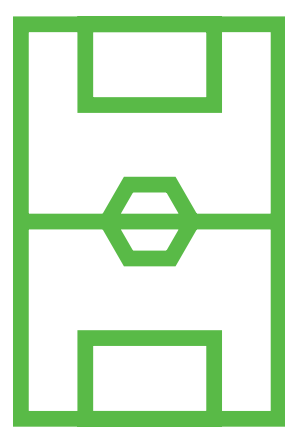
Future phases will expand the walking and cycling network to connect with the wider city alongside strategic traffic calming measures.



### HOUSING AND AFFORDABILITY

There is strong support for more homes, particularly affordable homes, in Cambridge.

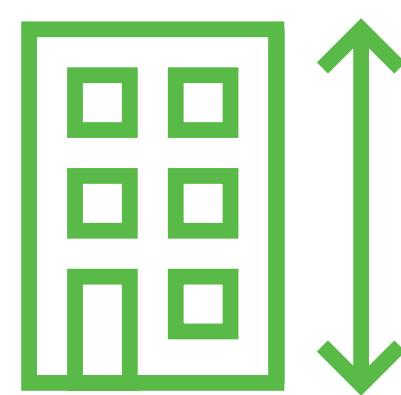
The future phases will help ease pressure on the private rental sector by maintaining our commitment to provide up to 50% affordable housing for University key workers, which also helps to maintain the University's global status.



### SPORTS AND AMENITIES

You'd like to see more diverse amenities, including sports pitches and nature trails.

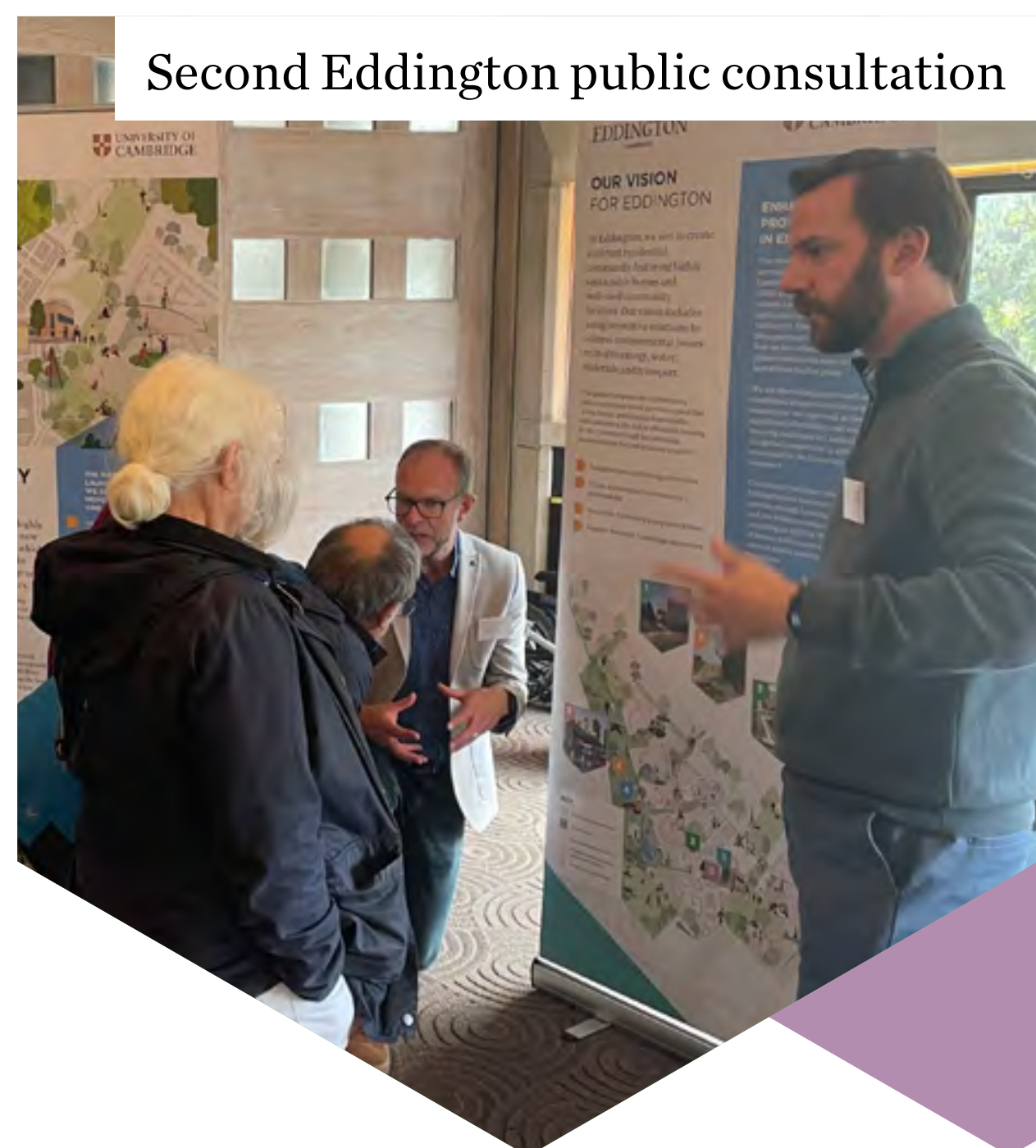
Our plans include a 3G pitch and recreational routes woven throughout the development to support a variety of community activities.



### HEIGHT AND DENSITY

Some raised concerns about building heights and housing density.

Most buildings in future phases will range from two to six storeys, with a small number of buildings up to eight storeys, sensitively placed towards the centre of the development. This approach both maximises housing delivery and public space, freeing up valuable land for community and recreational use.





# OUR MASTERPLAN

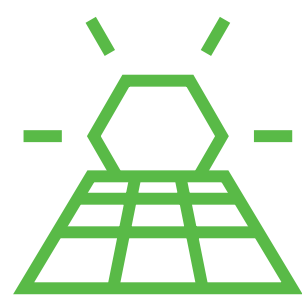
Our masterplan for North West Cambridge will deliver up to **5,650** homes within a vibrant, cohesive new community, with **1,850** delivered or under construction in Phase 1 and up to **3,800** homes to be delivered in the future phases.

Our plans will create a sustainable, ambitious and enduring place which helps address the critical need for housing across Cambridge and allow the University to preserve its reputation as a world-leading institution.

The future phases will build on Eddington’s first phase, adding homes, University buildings, flexible offices and innovative mid-tech spaces to an established neighbourhood.



## THE MASTERPLAN WE’VE DEVELOPED HAS BEEN SHAPED BY GUIDING PRINCIPLES WHICH INFORM OUR APPROACH TO NORTH WEST CAMBRIDGE:



Integrate sustainable design principles



Create an exemplar in community placemaking



Secure the University’s long-term future



Support the wider Cambridge ecosystem

## OUR MASTERPLAN WILL DELIVER:

### HOUSING AND AFFORDABILITY

- Up to **3,800** homes to be built in the future phases, bringing the total across the whole development to an estimated **5,650** homes
- Up to **50%** will be affordable housing for University key workers, aiding staff retention and community integration

### GREEN AND OPEN SPACES

- Over one third of the development will be retained as green and open spaces, promoting health, well-being and sustainability
- Enhanced sports facilities and diverse play spaces will be an integral part of Eddington, and these could include running routes and BMX circuits or skate parks

### STUDENT AND EMPLOYMENT SPACES

- Dedicated accommodation for up to **2,000** students, with **325** delivered in Phase 1
- 100,000m<sup>2</sup>** of employment space
  - 60%** of this employment space will be for University use, supporting research and innovation
  - 40%** of the space will be focused on mid-tech uses to boost economic growth and business partnerships

### MASTERPLAN SUBMISSION

We will submit an outline planing application to Cambridge City Council and South Cambridgeshire District Council.

### WHAT IS AN OUTLINE PLANNING APPLICATION?

An outline planning application defines the broad vision for a development, setting key principles like land use, scale, and access. It forms the framework for future detailed proposals, submitted as Reserved Matters Applications, with further community consultation on these details.

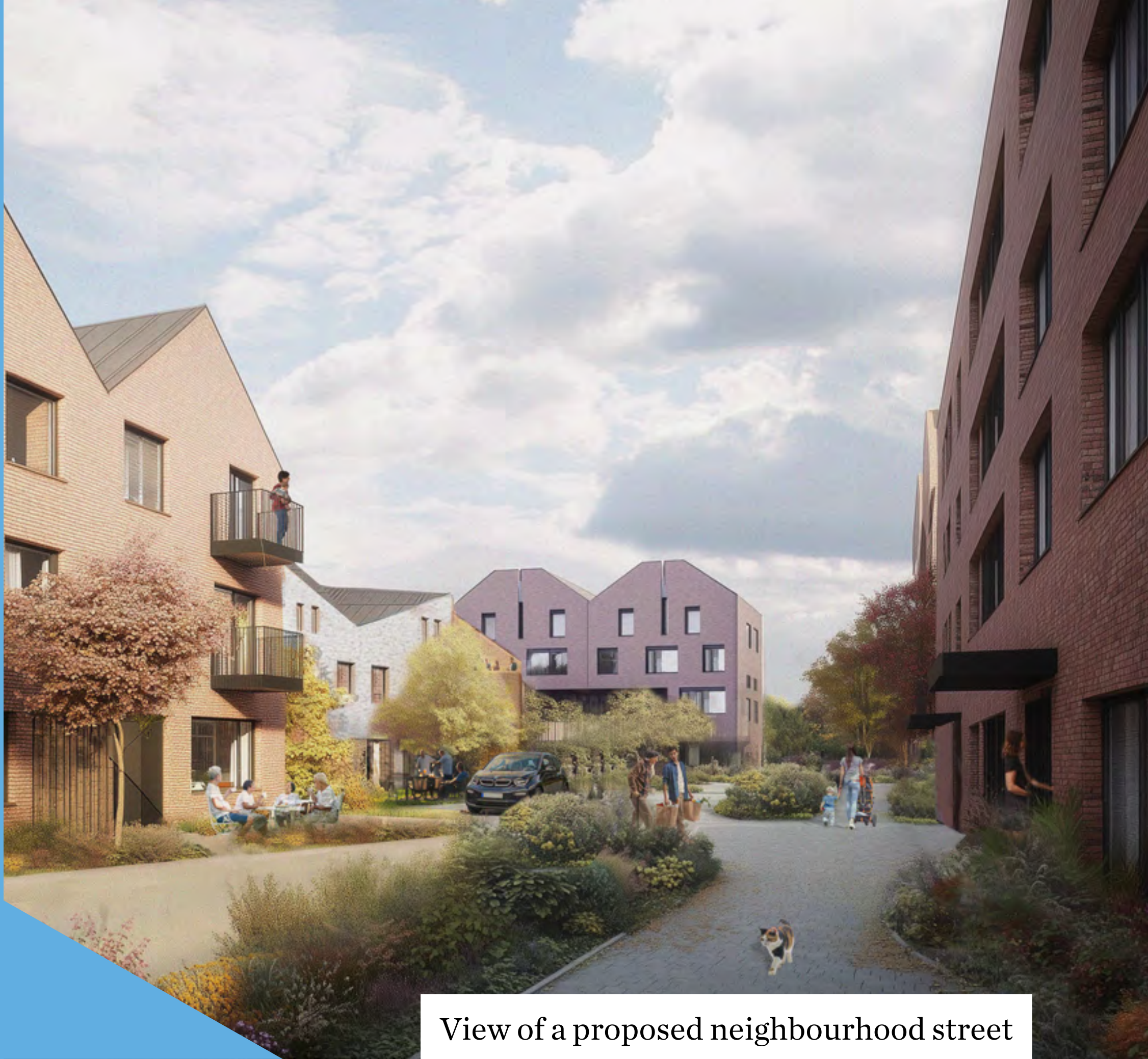


# NEW HOMES

Eddington is already a thriving community, with around 1,850 homes built or under construction.

The future phases will build on this success with 3,800 more homes, totalling around 5,650 homes. This will help address critical housing needs across Cambridge. Alongside this, Eddington will deliver up to 2,000 student homes.

The homes in Eddington will be designed to reflect and build upon the first phase, to create a wholly cohesive neighbourhood.

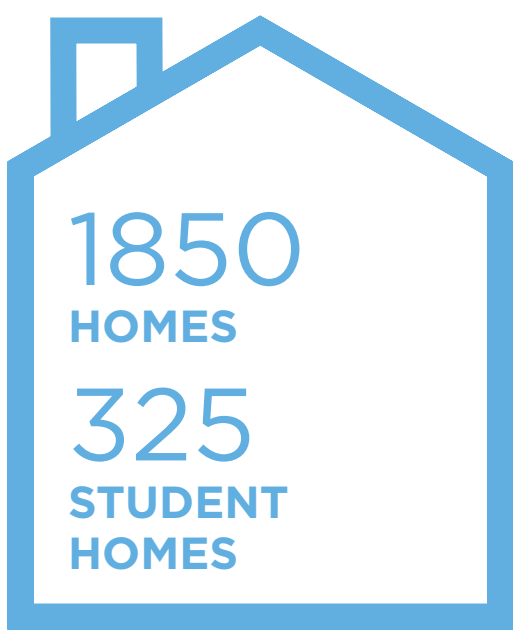


View of a proposed neighbourhood street

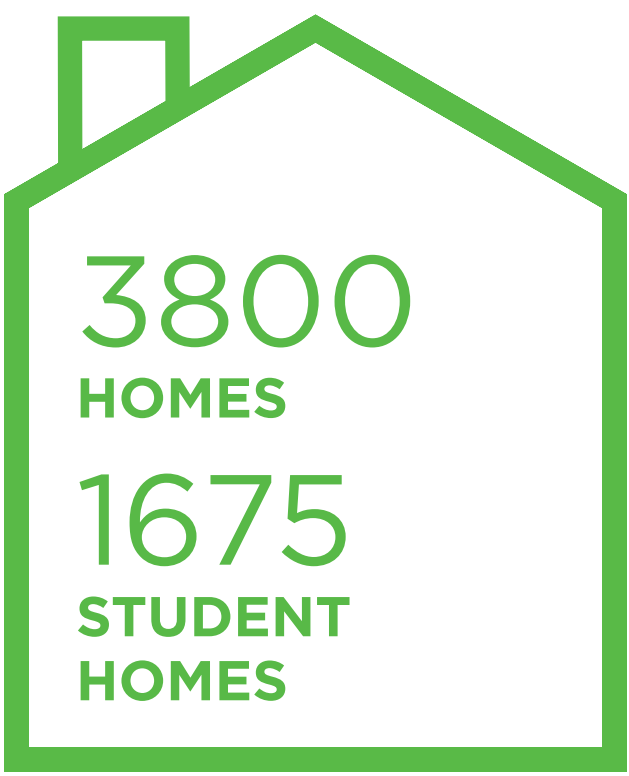
Many of those who live in Eddington would have otherwise struggled to find suitable accommodation in Cambridge’s private rental market, especially those looking to make the city their home for a few years. New homes at Eddington will allow even more talented individuals to bring their expertise to the city, strengthening both the University and the wider Cambridge economy.

Attracting top research talent is crucial for maintaining the University of Cambridge’s world leading position. By supporting the University, Eddington is also supporting the city, ensuring its success as a centre for education, innovation, and opportunity.

## PHASE 1



## FUTURE PHASES



## A RECENT HOUSING NEEDS SURVEY CARRIED OUT BY THE UNIVERSITY HIGHLIGHTED THE ONGOING DEMAND FOR AFFORDABLE HOMES:

- Over 88% of researchers struggle to find suitable housing in the private rental market
- Nearly 75% of researchers are interested in living at Eddington

As Eddington grows, the future phases will continue to provide affordable rental homes to University employees, alleviating pressure on the Cambridge housing market, while also providing homes for the wider community.

## THIS MEANS:

- Market homes will make up 50% of Eddington, and will range from one-bed to four-bed homes
- Up to 50% of all homes will be affordable for University key workers
- Predictable and fair rent increases for tenants
- Space for co-living and senior living

## ARCHITECTURE

The design of the future phases will continue the look and feel of the first phase. We want the future phases to be developed through the established design, to create a cohesive neighbourhood that builds upon what already works in Eddington, while also looking to introduce more variety where appropriate. This outline proposal will look to continue the character and identity of Eddington, focusing on sustainability, varied tone and materiality, carefully considered massing and complementing shared community spaces and gardens.



# HEIGHT AND DENSITY

Our designs have been carefully considered to ensure Cambridge and the University's housing need is aligned with a cohesive, well-designed development.



Proposed view of the Common

## HOUSING DENSITY

At earlier consultations, we said we were looking to deliver up to 6,000 homes. As we develop our proposals, we have refined this to approximately 5,650 homes across Phase 1 and the future phases of Eddington. This includes a mix of University key worker housing and open market homes to meet the diverse needs of Cambridge's residents.

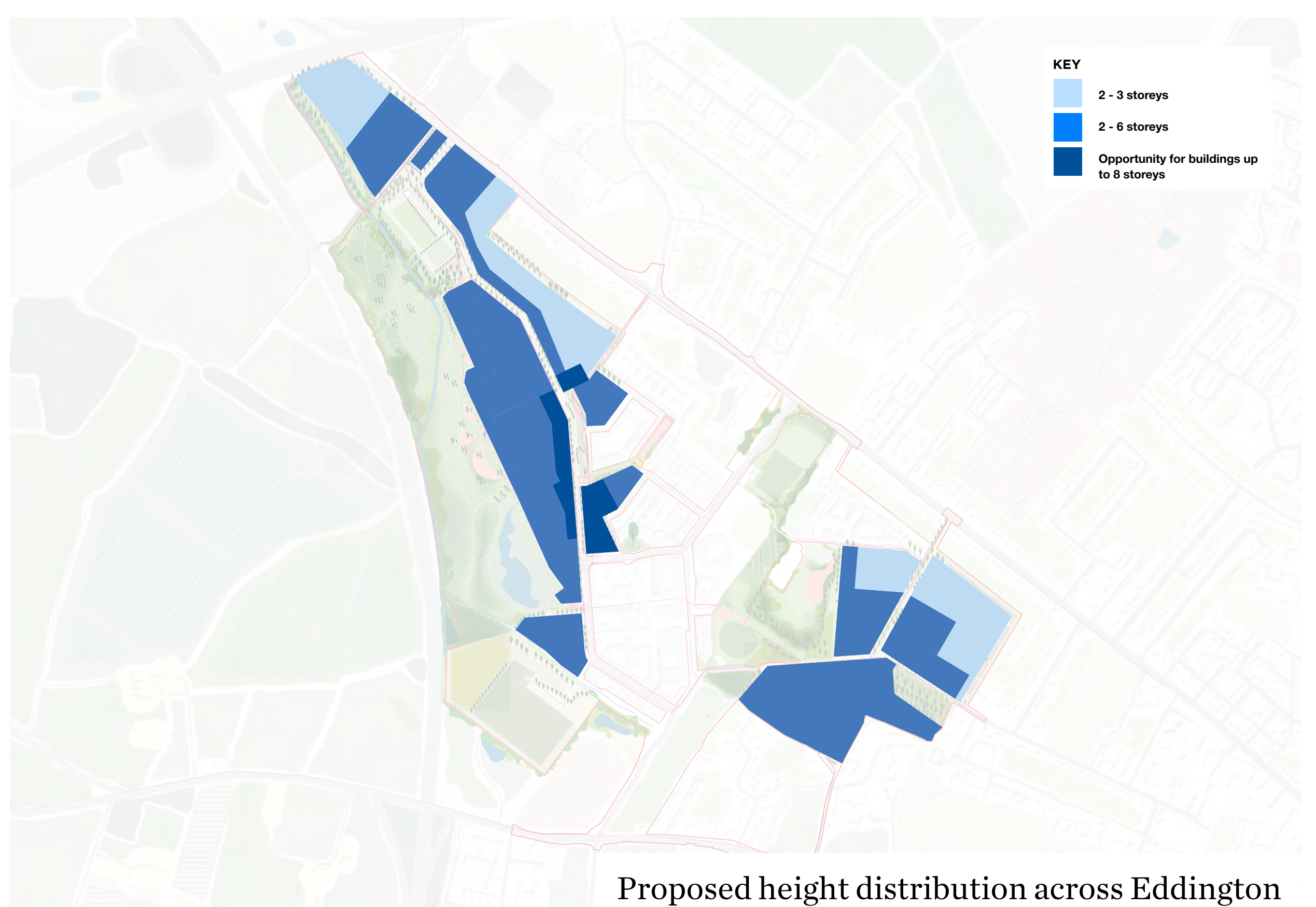
Future phases will follow the design principles set in phase one, ensuring a cohesive and integrated community, maintaining unity throughout the development.

The original consented masterplan included a maximum housing density parameter of 150 homes per hectare. Phase 1 followed a density of 90 homes per hectare, and the future phases will have a density of 108 homes per hectare. The look and feel of this density in the future phases will be similar to that of Phase 1, with a similar experience throughout the development. No new buildings will be within 20m of our site neighbours, while marker buildings will frame key destinations within the site.

## HEIGHT

Thoughtful height distribution is fundamental to our future phases. Reflecting similar heights to phase one, our plans mean that the majority of buildings will range from two to six storeys, with a small number of buildings up to eight storeys. These taller buildings will create a dynamic skyline with differing roofscapes across the development.

The tallest structures will be positioned centrally to create landmark features and maximise green space. The development's height will gradually decrease from the new, central Cartwright Avenue towards the edge of the site, allowing the development to fit well into its surroundings.



Proposed height distribution across Eddington



# EMPLOYMENT SPACE

At the north end of Eddington, we've allocated over 100,000m<sup>2</sup> for commercial purposes, blending office spaces, research and development (R&D) facilities, mid-tech units, and University faculty buildings. This area is designed to foster innovation and business growth while preserving the peaceful character of the surrounding residential areas.



Precedent employment spaces

The University is shaping a dynamic environment where academia and commercial innovation can thrive side-by-side. The northern area will serve as a key commercial hub, featuring office spaces, R&D facilities, and mid-tech units to drive innovation and job creation.



## WHAT IS MID-TECH?

Mid-tech focuses on the light manufacturing and prototyping of new technologies, with an emphasis on innovation.



Indicative map of Eddington's north end

Our state-of-the-art mid-tech spaces will support high-growth businesses carrying out research, making prototypes, and developing technology. Around **40%** of the space will be for commercial activity with flexible, well-equipped spaces to attract research engineers and tech companies, fostering collaboration and cutting-edge development.

The remaining **60%** of the space will house University buildings, such as laboratories, flexible office space and research facilities. Designed for accessibility, it prioritises sustainable commuting, reducing car dependency and enhancing connectivity.



# SUSTAINABILITY

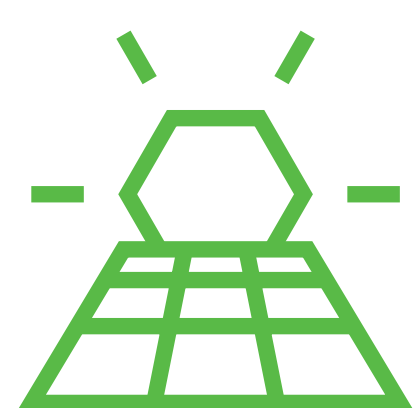
At our last consultation, we heard that sustainability in Eddington is as important to you as it is to us.

We will create an ambitious, sustainable development in a beautifully designed neighbourhood, with green and shared spaces throughout the site.



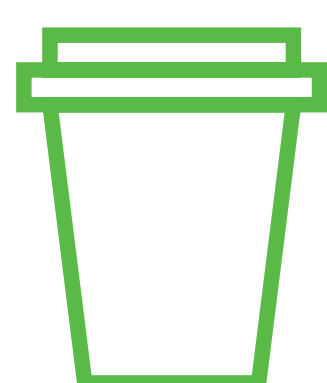
Proposed view of an Eddington community lane

## HOW WILL SUSTAINABILITY BE A PART OF EDDINGTON'S FUTURE PHASES?



### ENERGY AND EFFICIENCY

All homes in Eddington will be informed by the principles of Passivhaus, a housebuilding solution that looks to create energy-efficient homes that are grounded in occupants' wellbeing.



### REUSING AND RECYCLING

Recycling is a core part of Eddington's waste function: to continue this into the future phases, the underground bin system will be extended. We are aiming to maximise the re-use of soil on site and during construction will minimise waste as far as possible.



### BIODIVERSITY

The future phases of Eddington will deliver at least a 10% biodiversity net gain (BNG), in line with policy requirements. We are working to increase the biodiversity levels as far as possible to deliver a sustainable and biodiverse development.



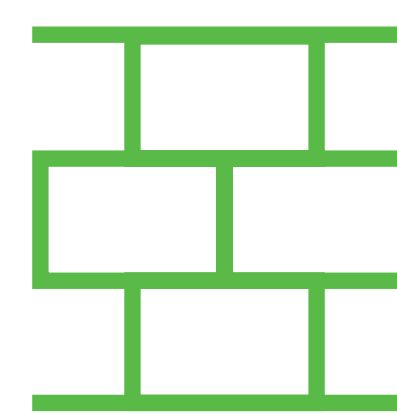
### WATER CONSUMPTION

We are targeting a water usage of 80 litres per person per day (l/p/d) across Eddington, significantly reducing the average household use in Cambridge of 150 l/p/d. Such a reduction can be achieved through water efficient fittings and water recycling.



### DRAINAGE AND FLOODING

Flood risk in Eddington will be managed through sustainable urban drainage systems (SuDS). SuDS are sustainable water management systems that mitigate developments against future climate impacts, and align new drainage needs with natural water systems.



### MATERIALS IN EDDINGTON

We are aiming to minimise embodied carbon across the development, including infrastructure, landscape and building design, through the efficient use of materials, and the careful consideration of material choices. This includes the retention of top soil, which will save the equivalent of 7200 vehicle movements in CO<sub>2</sub>.



# GREEN AND OPEN SPACES

As part of our masterplan for the future phases, we aim for over a third of the development to be retained as public open space. It will mean more than 50 hectares of open spaces, which builds on the safe and accessible areas established in the first phase.

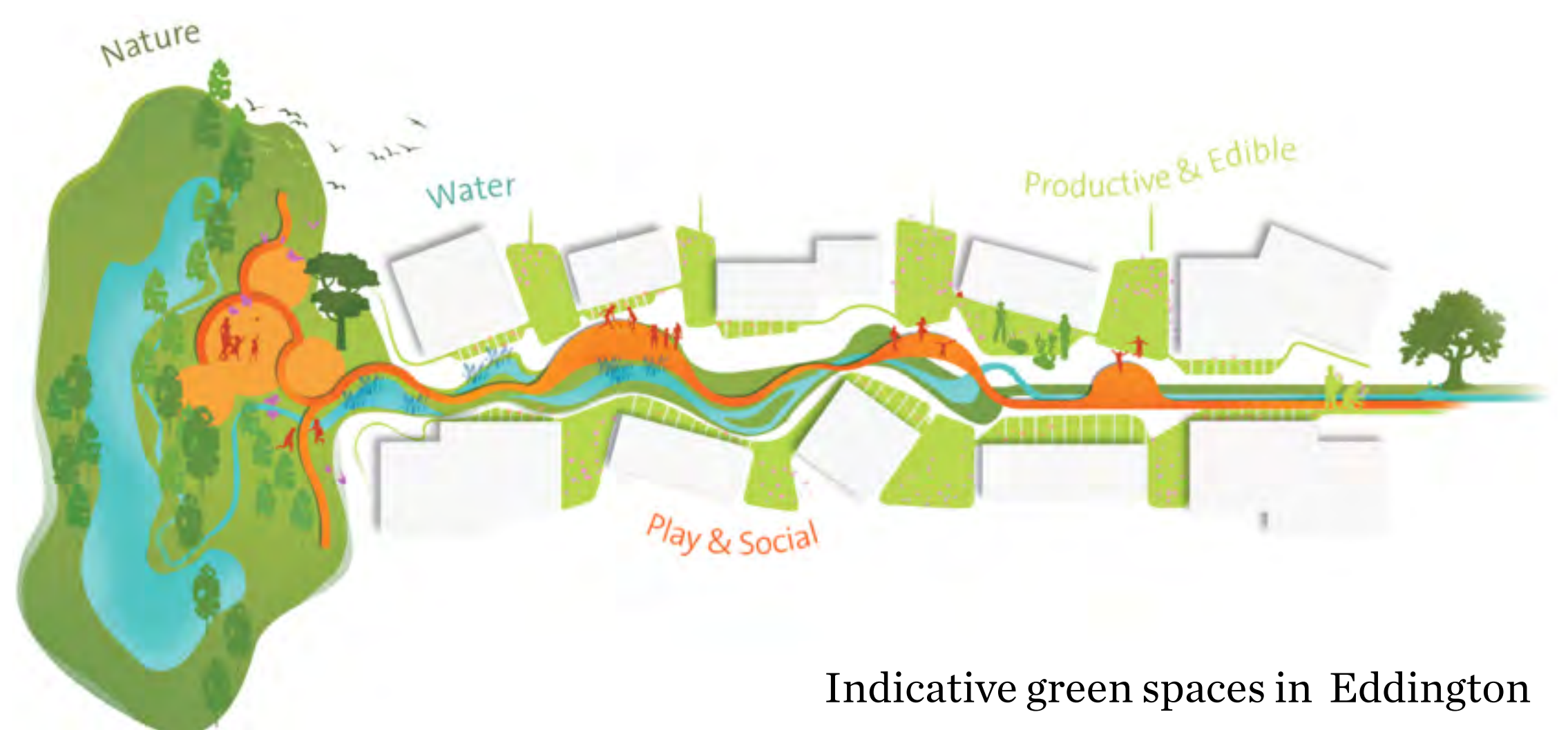
By working with the site's natural topography, ecology, and water systems, we will develop a network of interconnected green spaces which support both people and nature, integrating open areas, new areas of planting, and spaces for sports and play.



Proposed view of the western edge

## THESE GREEN AND PUBLIC SPACES WILL INCLUDE:

- Over **50** hectares of informal open spaces
- Shared community gardens, with over **four** hectares of growing space across the development
- Over **three** hectares of allotments
- Over **15** hectares of sports pitches
- 3.5** hectares of space allocated for play



Indicative green spaces in Eddington

## BROOK LEYS

Brook Leys will be defined by a newly landscaped western edge, forming a natural buffer between the M11 and the future phases and enhancing the existing landscape.

Brook Leys will be a unique landscape that enhances the area's garden character. By utilising existing natural features, we aim to improve the transition between built and natural environments. This will include various walking and cycling loops, including a 5km running route that connects into current trails.

Our updated landscaping plan uses locally sourced soil and combines woodlands with open meadows, creating scenic views to and from Eddington's western edge while reinforcing its green identity.

## NOISE IMPACT ASSESSMENTS

To ensure a comfortable living environment, we've also conducted noise impact assessments for homes along the western edge and explored design solutions to minimise noise from the M11.

By incorporating extensive landscaping and dual aspect units, we've successfully reduced noise levels to an acceptable range.



# SHARED GARDENS

One of our key placemaking strategies for Eddington is the creation of shared gardens.

These are communal outdoor spaces designed to be enjoyed by all residents, providing areas where nature, social interaction, and community can flourish right outside your doorstep.



Proposed shared gardens

Feedback from previous consultations revealed a strong desire for areas that foster community spirit, and we are excited to bring these ideas to life.

Each garden will have a sense of enclosure, creating an intimate atmosphere that invites residents to dwell. Inspired by the idea of ‘drawing nature in,’ these gardens will act as green gateways, seamlessly linking

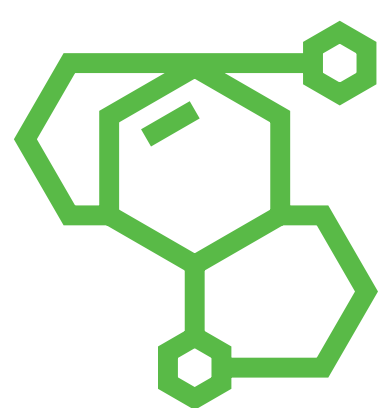
the community with the surrounding landscape and strengthening the bond between people and nature.

By incorporating the principles set out below, Eddington’s shared gardens will become vibrant, multifunctional spaces that enhance everyday life, promoting well-being, sustainability, and a deep connection to nature.



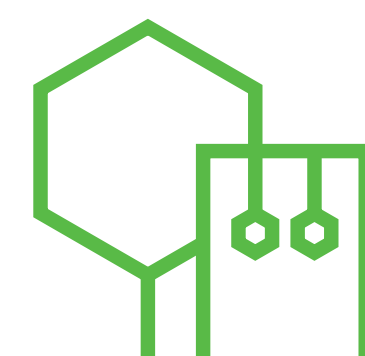
## RAIN GARDENS

Sustainable drainage (SuDS) to enhance biodiversity and play.



## NATURE-RICH SPACES AND FORAGING TRAILS

Diverse planting which encourages discovery and wildlife.



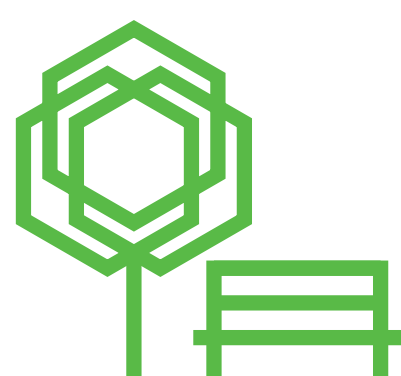
## PLAY ON THE WAY

Integrated play elements creating engaging, family-friendly routes.



## PUBLIC ART & COMMUNITY PROJECTS

Community projects will help shape the space, adding personality and a sense of belonging.



## SOCIAL SPACES & GATHERING POINTS

Designed for interaction, reflection, and community events.



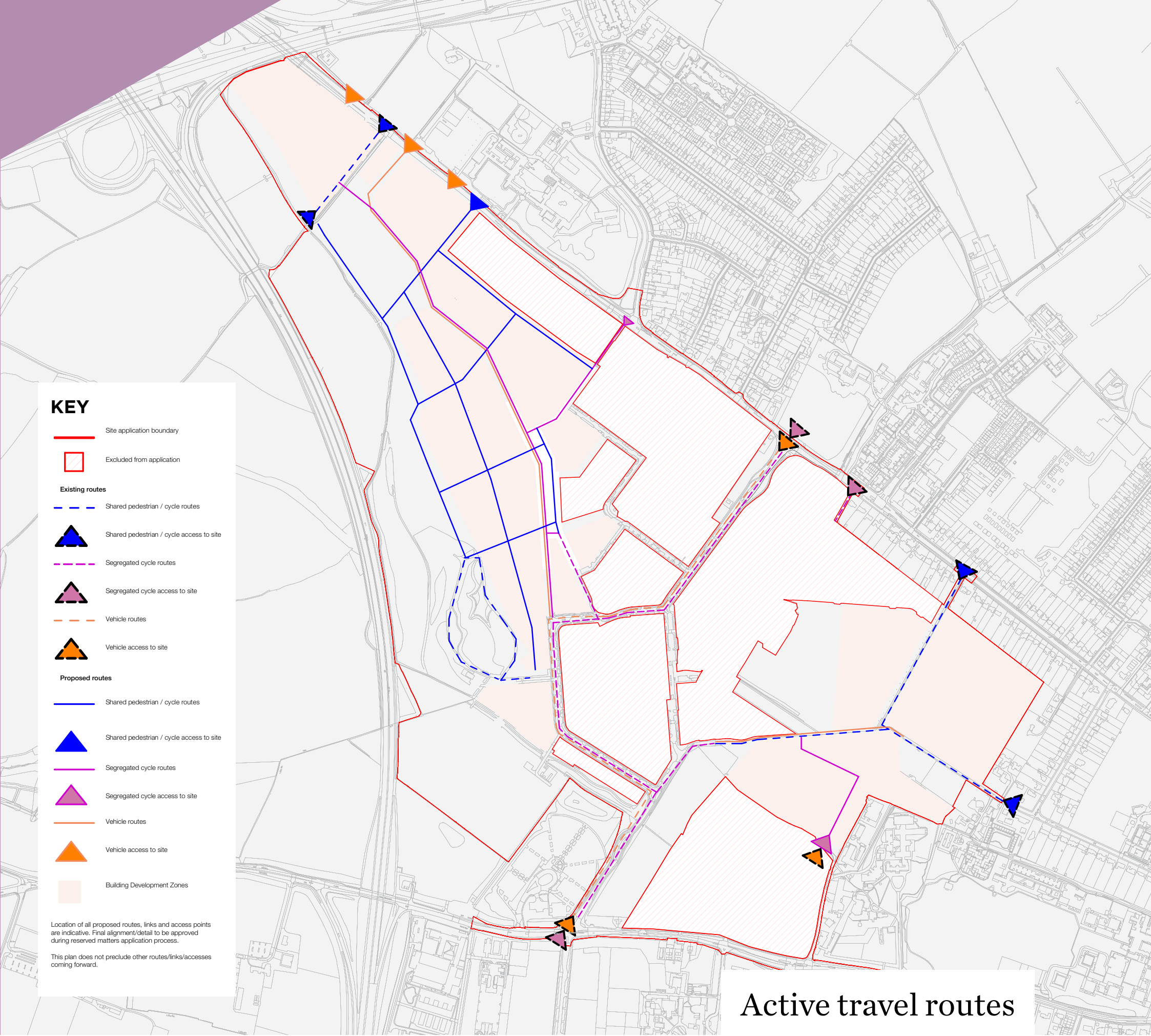
## GROWING

Our ambition is for Eddington’s shared gardens to be spaces that encourage community growing.



# ACTIVE TRAVEL ROUTES

Our vision is for Eddington to be a connected, cohesive community that promotes sustainable modes of travel both through the development and into wider Cambridge.



Eddington already has exceptionally high levels of cycling, walking and public transport use: 79% of trips are made sustainably via these modes. We want the future phases to allow for the continuation of this trend, with more walking and cycling routes through, into and out of Eddington.

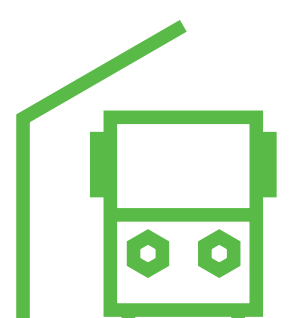
## OUR PLANS FOR ACTIVE TRAVEL ROUTES INCLUDE:



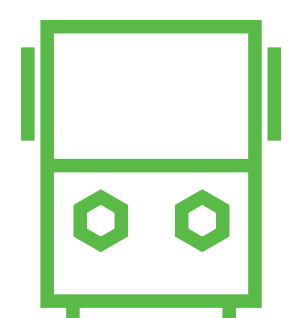
Pedestrian priority on the road network throughout Eddington, including walking routes, raised crossings and direct access to public transport.



Bicycle infrastructure that provides convenient, secure places to park.



Covered, comfortable places to wait for public transport.



Continued subsidisation of the Universal ('U') bus, connecting Eddington to vital employment sites.

## OUR ROAD NETWORK

We are focused on ensuring smooth vehicle movement throughout the development. Vehicular access to Eddington builds on the original planning consent, with adaptations that allow for seamless coexistence between vehicle traffic and active travel options.

Traffic calming measures will be utilised to ensure roads can accommodate all vehicles, and streets within future phases will be based upon a design speed of 20mph, following on from Phase 1.

Where necessary, the road network for future phases is designed to safely accommodate larger vehicles, including buses, emergency vehicles, and refuse trucks. The layout ensures these essential vehicles can move safely alongside pedestrians and cyclists, allowing for smooth and accessible movement for everyone within Eddington.



Proposed mobility hub

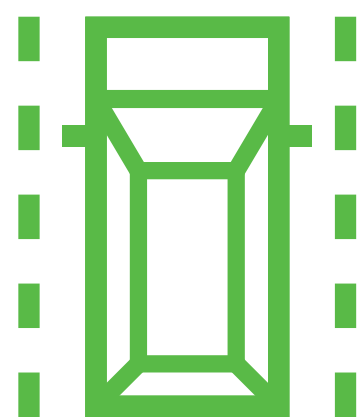
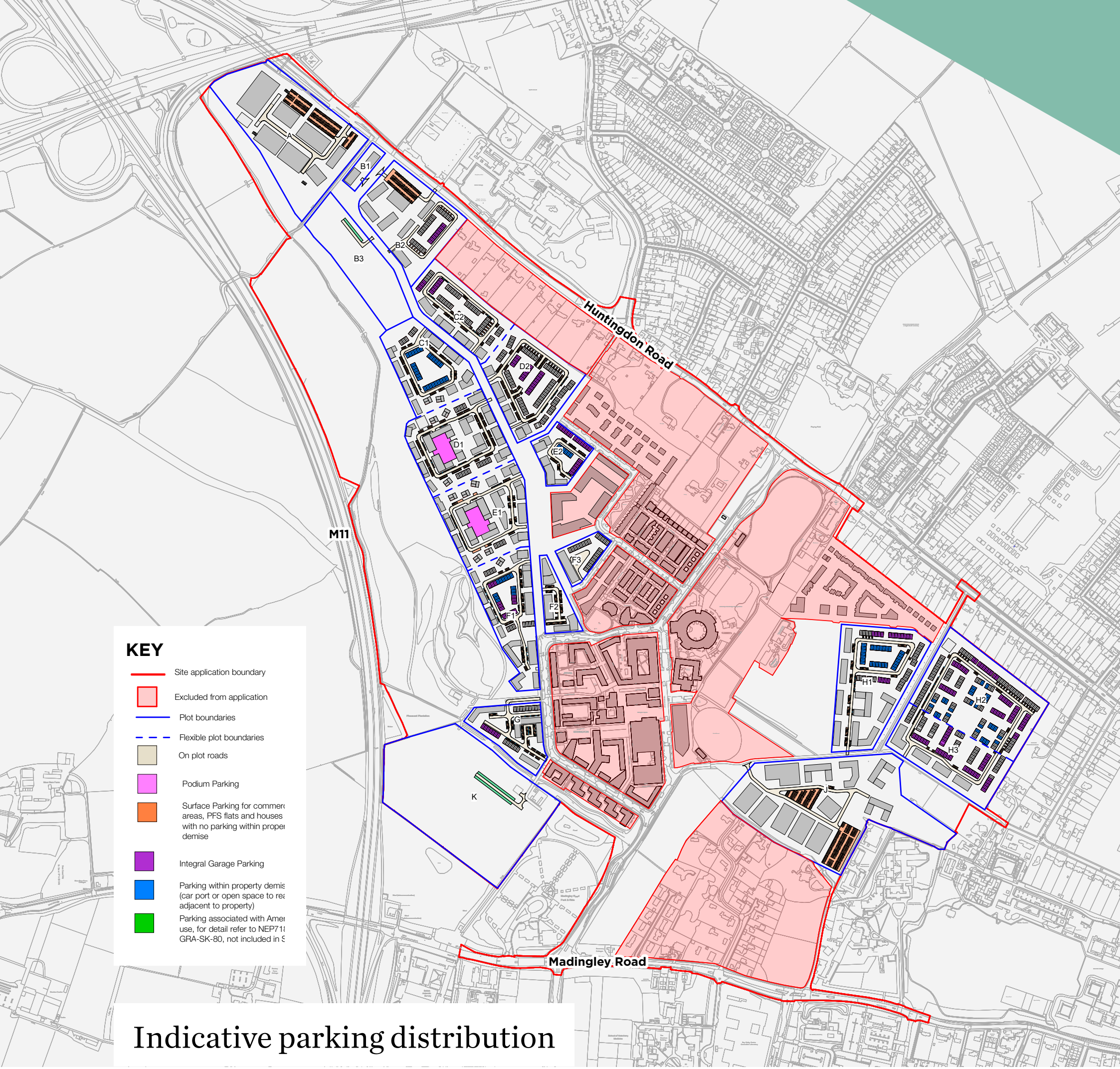
A series of mobility hubs – recognisable places with an offer of different and connected transport modes – will be provided as part of the future phases. These hubs will make active travel through Eddington easy and accessible, as well as providing information that allows for journeys to be easily and fully considered.



# INFRASTRUCTURE

We are committed to enhancing and expanding the supporting infrastructure established in Eddington’s first phase.

We have carefully considered the feedback from previous consultations, ensuring our plans reflect the priorities of the local community. Input on green spaces, sports pitches, and outdoor amenities has played a key role in shaping these updated designs.

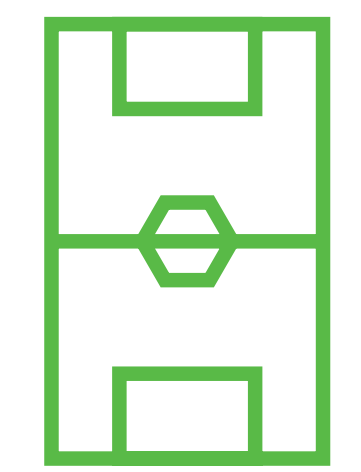


## PARKING

In Phase 1, Eddington achieved high levels of sustainable travel, with most work trips made using sustainable transport.

Survey data shows low car ownership in Eddington, especially among key worker housing, which has no allocated parking and minimal demand for permits.

Future phases will continue this sustainable focus, with no dedicated parking for key worker housing, and an emphasis on shared transport options - such as Car Clubs - as well as electric vehicle charging. Private, open market residences will have dedicated parking with managed visitor spaces throughout the development. Additionally, 5% of parking will be accessible.



## SPORTS FACILITIES

In response to feedback, future phases will include a variety of sports provision. This will include a 3G sports pitch and a dedicated 5k running loop, providing a variety of options for fitness and recreation.

We’re also focused on individual activities to allow residents to enjoy sports at their own pace. A diverse range of facilities will be provided to cater to a wide range of active lifestyles, ensuring something for everyone in the community.



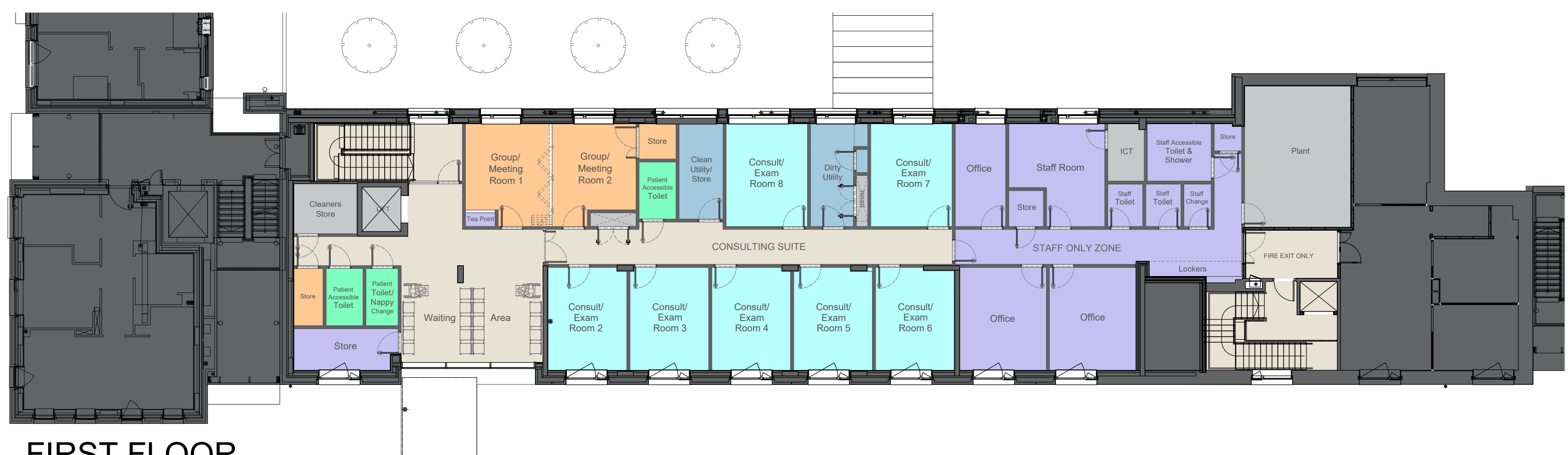
## EDUCATION

We understand the importance of education and nurturing the next generation. As part of our future phases, we will provide space for a new nursery in the northwest area of the site, ensuring local childcare options continue to grow. The University of Cambridge Primary School was built with capacity to accomodate for the future phases and can expand as Eddington grows.

Additionally, we remain committed to supporting education in Eddington by making financial contributions to the secondary school in Darwin Green, helping to strengthen the educational foundation for the community.



# HEALTHCARE



FIRST FLOOR



GROUND FLOOR

Proposed healthcare centre floorplan

Local NHS teams are working closely together with the University of Cambridge to plan for the opening of the new health centre in Eddington. This includes fitting out the health centre so that it has all the facilities health and care teams will need to look after local residents, and speaking to healthcare providers including local GP practices who may want to offer services from the centre.

We currently expect the health centre to open its doors to residents in 2026.



Indicative centre interior



Phase 1 Healthcare centre location





Proposed view of the Common

# NEXT STEPS

Thank you for taking the time to attend our public exhibition on our updated masterplan for the future phases of Eddington.

## PROJECT TIMELINE

**SPRING 2025**

Updated masterplan consultation

**Q3 2025**

Submission of outline planning application

**Q3 2025**

Public information sessions

**WE WANT TO HEAR FROM YOU**

Let us know what you think about our masterplan by completing a feedback form provided at this consultation, or by filling out a form on our website.

## GET IN TOUCH

If you have any questions, or would like the information displayed in an alternative format, please get in touch with the project team using the details below:

-  [consultation@eddington-cambridge.co.uk](mailto:consultation@eddington-cambridge.co.uk)
-  **0207 096 7733**
-  [www.eddington-cambridge.co.uk](http://www.eddington-cambridge.co.uk)

