Engaging with communities to create a sustainable future for the University of Cambridge and the City

EDDINGTON EDITION

Autumn 2025

Welcome to the autumn Eddington Edition – a quarterly newsletter which keeps you up to date with the development's progress, events, and more.

Since our summer edition, the Eddington Future Phases outline planning application has been submitted. This is a huge milestone and follows twelve months of engagement and three rounds of consultation with the local community.

In this edition, we'll be giving an overview of the submitted masterplan, recapping the recent Public Information Sessions, and providing an update on all the upcoming events in Eddington.

If you have any questions about Eddington, please get in touch at: **consultation@eddington-cambridge.co.uk**

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- Eddington Future Phases masterplan overview
- Housing Minister Matthew Pennycook's visit to Eddington
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UNIVERSITY OF CAMBRIDGE

Eddington's Future Phases: Planning application submitted

In September, the University of Cambridge submitted its outline planning application for the Future Phases of Eddington!

The submission follows over a year of consultation with the local community and design evolution. We have outlined the key points of our masterplan below.

- Up to **3,800** new homes, bringing to total across Eddington to **5,650**
- Up to **50%** affordable homes for University key workers
- Dedicated accommodation for up to **1,675** students, bringing the total student homes to **2,000**
- Up to **100,000 m²** of employment space, **60%** of which will be for academic research and **40%** for commercial innovation and mid-tech uses
- Over one third – **50** hectares - of the development retained as green and open space
- New pedestrian and cycleways
- Sports facilities and diverse play spaces
- Sustainable practices in place across Eddington, including water recycling, and underground waste system and low-carbon heating

Submitted masterplan

Proposed view of Brook Leys

The Future Phases of Eddington have been designed not only to provide new homes but strengthen the community that already exists. With a strong focus on green infrastructure, biodiversity, and active travel, the development continues Eddington's reputation as a forward-thinking, sustainable neighbourhood.

In addition to new housing, the plans highlight the creation of accessible, high-quality public spaces where residents can gather, exercise, and enjoy the natural environment. Sports pitches, running routes, and recreational amenities will encourage residents of all ages to be active, while parks, shared gardens and green corridors will foster wellbeing and social connection.

The housing mix has been carefully designed to meet a wide range of needs, from affordable homes for University staff to homes for the open market. Thoughtful architecture and planning ensure that new buildings complement the existing community while delivering modern, energy-efficient homes that reflect current sustainability standards.

With an emphasis on walking, cycling, and public transport, the plans aim to continue Eddington's low-car culture, support healthy lifestyles, and minimise environmental impact.

The Future Phases of Eddington represent a major step in continuing a thriving, inclusive, and connected community. The submitted masterplan is a first step in ensuring that Eddington continues to grow as a welcoming, sustainable, and vibrant place to live.

The Minister for Housing visits Eddington!

On Thursday 23rd October, Minister of State for Housing & Planning Matthew Pennycook MP visited Eddington as part of a wider tour to view innovation-supporting infrastructure in the city.

Hosted by the University's Vice-Chancellor Professor Deborah Prentice and Head of Development for North West Cambridge Matt Johnson, the Minister saw the progress that has been made since his last visit in September 2024.

The Minister walked from the Storey's Field Centre through Eddington to the Future Phases site, ending at the newly completed Present Made development.

Matt Johnson, Head of Development for North West Cambridge, said: "We were delighted to welcome the Minister back to Eddington to show him the progress that has been made in the last year. We are proud to be developing a high quality neighbourhood, with one third of the site being green and open spaces. Hundreds of homes are currently under construction as part of our first phase, meaning the University is continuing its efforts to ease housing pressures in Cambridge."

The visit coincided with the Government's announcement of a £500m investment in the Oxford-Cambridge Growth Corridor, including a £15m investment in the University's Innovation Hub in the city centre.

"It was a pleasure to welcome back the Housing Minister to Eddington to see first-hand the progress we have made since his last visit. Eddington is central to our wider plans for supporting innovation and attracting and retaining global talent. The work that has gone into creating this vibrant new community has set the foundations for continued sustainable growth in the city."

Professor Deborah Prentice Vice-Chancellor of the University of Cambridge

The University of Cambridge has been awarded the Construction Client of the Year accolade by Building Magazine! The award commends the University as it "exemplifies long-term, socially responsible client leadership through its urban extensions, most notably Eddington… directly responding to Cambridge's acute housing and transport pressures".

Public Information Sessions

Following the submission of the Outline Planning Application for the Future Phases of Eddington (North West Cambridge), the University hosted a series of Public Information Sessions in October 2025.

These sessions provided an opportunity for the local community to view and discuss the submitted masterplan for the Future Phases in more detail.

Over the course of four drop-in events at the Postdoc Centre and West Hub, along with an online community webinar, the design team met and spoke with more than **150** local residents and stakeholders.

Each event featured a summary of the submitted plans, key planning documents, and a detailed model showcasing the Future Phases, including proposed open spaces, travel routes, and connections to the surrounding area. These materials helped bring the vision for the development to life and encouraged thoughtful discussion and feedback from attendees.

It was fantastic to see such strong engagement and interest from the community. Thank you to everyone who joined one or more of the Public Information Sessions - it's always a pleasure to meet local residents, share updates, and talk about the Future Phases together.

Resident Profiles

In this series, we interview Eddington residents, learning more about their experiences of living in Eddington and how it supports their work at the University of Cambridge.

Dr Eva Namusoke

I am Senior Curator for African Collections Futures at The Fitzwilliam Museum for the University of Cambridge. I research and work with African and African-related materials, and specialise in moving the research produced by institutions like the University of Cambridge into the public realm.

Why did you move to Eddington?
I've been here since August 2023, after I was offered my job with the University. I was a PhD student in Cambridge a few years ago, and was moving back from Uganda for my research and curation job and needed a place to live. I heard about Eddington as part of a recruitment pack and applied.

What was your experience of moving to Eddington?
Housing was actually my biggest worry – I moved back to this country by myself, and looking in Cambridge was my first experience of just how bad the market can be. It was terrifying! It was so much money for short term lets and I also had the worries of being an international tenant. I applied for Eddington – being accepted meant I could be properly excited about this great new job.

You mentioned that you lived in central Cambridge as a PhD student – what have been the differences now you are a researcher living in Eddington?
My place in Eddington doesn't feel like a student flat – it feels like a real, grown-up neighbourhood. When I was a student in Cambridge, I was surrounded by students, and now it's great to be in a place that has differing ages. There are children and young families around, young working professionals – the demographic is broad and although it feels familiar, it's a real progression from my life ten years ago.

How do you move around, to and from Eddington?
I'm a bus girly! Cycling has been my annual goal since I moved here but I mostly take the bus to and from work. 90% of the time I take the U bus, sometimes the Park and Ride. Luckily my commute is pretty much door to door, because the U stops at the Fitzwilliam Museum where I work. The bus isn't quite as predictable as it could be, but it is so useful. I am trying to get more comfortable cycling, and it's great to live in a neighbourhood that is built to be cycle friendly.

How do you feel about the open space and greenery in Eddington?
I like a neighbourhood to feel like there are people living in it and doing things in an unstructured way. On a nice summer's day, the square is full of families, and it feels really natural. It feels like a community – you feel like you're part of something. I recently took a picnic by the lake, it was lovely – it's close enough to home that if you forget a fork you can cycle back, but it feels like you're connected to nature. I'm trying to get back into running, and having the walking routes is great.

How long do you see yourself in Eddington?
I'd like to stay the full five years, as long as I can. This apartment is the first time that I've been able to decorate a place, myself. I feel like I've been able to build a little home for myself. My house is full of patterns and print and textures and plants! It's really nice to be able to entertain and have people round – it feels like a small thing, but it's so important.

The Winter Welcome returns to Eddington

A festive market, community entertainment, and a children's funfair are lined up in this one-day pop-up event.

Come along to Eddington Square on **Saturday 29th November** to kick off the festive season alongside fellow residents, neighbours and visitors for a day of seasonal fun.

From 12pm - 8pm, the square will be transformed into a vibrant event space filled with lights, music and festive cheer.

As part of celebrations, **Knights Park Festive Market will run at Turing Locke and Hyatt Centric from 12noon – 4pm**, with over 20 stalls offering handcrafted gifts, local produce and artisanal gifts – the perfect opportunity to start your holiday shopping. Douce's popular monthly Flea market and curated stalls will also feature!

Throughout the day, enjoy live entertainment including samba bands, swing dancing, brass ensembles, and dazzling LED light performances.

Indulge in delicious winter food and drinks provided by foodPark, featuring gourmet burgers, bao buns, Yorkshire pudding wraps, and sweet churros. Warm up with mulled wine, spiced cider, or hot chocolate served from the charming double-decker bus bar.

Everyone is welcome and entry is free! Come together with friends and family to celebrate the warmth of community as we welcome winter at Eddington.

Please register for the Winter Welcome **here**.

What's Next

As Eddington grows and develops so does the number of events available to the community. Over the next few months we are hosting regular sessions available to all Eddington residents and the wider community. See below for more detail.

Eddie's Community Café

Every Monday

Next event: Monday 17th November 9:30am – 11:00am

Location: Storey's Field Centre

Come along to New Life Church's weekly community café meeting for cake, tea and chats.

Lego Club

Every Tuesday

Next event: Tuesday 11th November 4:00pm - 5:00pm

Location: Storey's Field Centre

Come along to get creative and make your favourite inventions at Lego Club! Family-friendly and open to all.

Flea Market

Last Saturday of the month

Location: Douce

With a variety of handmade crafts, homewares and vintage clothing, Douce's monthly flea market is a brilliant place to browse.

Teddington Play Group

Every Tuesday

Next event: Tuesday 11th November 10am - 11:30am

Location: Storey's Field Centre

Weekly community parent-child playgroup.

Healthy Nudge

Every second Thursday of the month

Next event: Thursday 13th November

Location: Eddington Square

Healthy Nudge – in collaboration with the University of Cambridge's Sports Service – are offering health checks to give you invaluable insights into your body.

Book here.

Eddington Community Orchestra Christmas Concert

Next event: Saturday 13th December 3:00pm - 3:45pm

Location: Storey's Field Centre

Join the Eddington Community Orchestra for a magical Christmas concert, featuring sections from Tchaikovsky's The Nutcracker.

Have your say

Do you enjoy the Eddington Edition?

What have you liked reading?

What would you like to hear more about?

Do you have any suggestions for content in a future edition?

Do you know any local heroes or great businesses you think we should showcase?

Contact Us

For more information about what is happening on site, the latest news, or to sign up to our quarterly community update newsletter please visit:

www.eddington-cambridge.co.uk

For any questions regarding Eddington please email the team on:
consultation@eddington-cambridge.co.uk