

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

EDDINGTON

E D I T I O N

Winter 2026



Welcome to the Winter Eddington Edition, a quarterly newsletter designed to keep you informed and connected with everything happening across the development. In each edition, we share the latest updates on progress, community highlights, and news from around Eddington as the neighbourhood continues to grow and evolve.

In this winter issue, we're pleased to feature an in-depth interview with Eddington's Head of Development, Matt Johnson, who shares insights into recent milestones and what's coming next. You'll also find a recap of the much-loved Eddington Winter Warmer, celebrating the season with the local community, alongside a roundup of upcoming events and activities you won't want to miss.

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

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Interview: Matt Johnson on shaping the future of Eddington



Matt, thank you for speaking with us. Could you start by telling us about your role in developing the masterplan for Eddington?

It's a pleasure. My role as Head of Development for North West Cambridge has been to oversee the delivery of Eddington as a thoughtfully planned, sustainable, and inclusive community. Part of this has been helping to develop the masterplan for Eddington's future phases. It's been about more than just laying out buildings - it has been about creating a place where people can live, work, and connect. Everything that was good about the first phase - sustainability, active travel, shared facilities and connecting the University with the wider community - is still there. We've focused on integrating homes, academic facilities, community spaces, and green space to make this a neighbourhood that feels vibrant and connected.

The application for Eddington's future phases was submitted in September. What's in that application?

The future phases will grow Eddington by around 3,800 homes, and up to 50% of this will be affordable for University key workers. This is a core facet of Eddington - we take pressure off the wider Cambridge housing market by providing space for those University workers who may stay for two, three years and ensure they can contribute their research to the University.

The future phases will also have a fantastic amount of new green space - about one third of the whole of Eddington will be open and accessible green space. The ways people move through the development - by cycle and by

foot - will be extended and integrated. And we're also enabling innovative employment space to complement our campus at Cambridge West and support the University's research and innovation.

Community consultation has been a big part of the process. How has this shaped the masterplan?

Open and public consultation has been absolutely central. From the very start, we've engaged with local residents, University stakeholders, and future tenants through workshops, exhibitions, and one-to-one meetings. Their feedback has influenced everything from the types of housing and public spaces to transport links and landscaping. We're determined to keep that conversation going - whether through the Eddington Edition, public events or the media.

Looking ahead, what is next for Eddington and the future phases?

The future phases application will be considered by Greater Cambridge's Joint Development Management Committee later this year and we are in fruitful conversations with officers to ensure this is the very best application it can be. We're looking forward to continued engagement with members of the committee, as well as keeping open dialogue with the Eddington community and our neighbours, and we are hopeful of a positive outcome.

If we're able to reach consent in the coming months, we're eager to get on site and crack on with delivery, hopefully later this year.

Finally, what do you hope the wider community will take from the development of Eddington?

I hope people see that with careful planning, active consultation, and strong collaboration, it's possible to create a neighbourhood that is sustainable, inclusive, and exciting. It's been really important to the whole project team to keep the principles and spirit of Eddington's first phase as we developed the next steps. Eddington is designed to be more than just a place to live - it's a place to belong, work, and engage. We're excited to continue this journey and see the community flourish in the years ahead.

View the planning details online:

Cambridge City Council:
25/03746/OUT

South Cambridgeshire District
Council: 25/03753/OUT



VC Deborah Prentice and Matt Johnson with Housing Minister Matthew Pennycook

Future phases at a glance



3,800 new, sustainable homes



Up to 50% will be affordable housing for University key workers



Dedicated student accommodations for up to 1,675 students



Up to 100,000m² of employment space, for research and innovation and mid-tech uses



Over one third of the development retained as green and open space



New pedestrian and cycle ways through and out of Eddington



Sports facilities and diverse play spaces throughout the development

Eddington's Winter Welcome

Eddington's Winter Welcome event was held on 29 November and was a lively pop-up drawing more than 2,000 visitors to the neighbourhood. Full of festive energy, the event showcased the strength and diversity of the businesses and organisations that help make Eddington such a vibrant place to be.



Eddington Square was transformed into a bustling winter scene, with festive characters, local performers, community groups and a wide range of independent businesses. Families could enjoy the children's funfair alongside activities for all ages. The event encouraged visitors to explore the area, spend time together, and connect with friends and neighbours amongst Eddington's growing business community.

The return of the Knights Park Festive Market hosted in the hotel courtyard was a highlight, where independent traders offered seasonal food, gifts and handmade crafts. The Douce Heights Flea Market added even more variety, drawing visitors eager to discover unique finds. Present Made sponsored the popular Snowconut Shy as a colourful addition to Eddington Square, and R3FORM hosted a community open day for people to try something new.



Events like the Winter Welcome play a vital role in shaping Eddington as a place, supporting local businesses while bringing people together. By opening doors, sharing spaces and collaborating, the University is building a vibrant, lively and inclusive community filled with opportunity all year round.

Design spotlight: A neighbourhood steered by healthy living



At Eddington, our commitment to sustainability and the health and wellbeing of residents is part of the design ethos for the new masterplan. We have undertaken a research-driven, community-first masterplan which challenged some familiar assumptions about how neighbourhoods are planned.

Working alongside Hawkins\Brown, Max Fordham and researchers at the University of Cambridge, the future phases of Eddington were shaped around a simple but powerful idea: if we want healthier, more connected communities, we need to design for people before vehicles.

Research from environmental psychology, neuroscience and social science helped reframe priorities. Health, wellbeing and social connection were treated not as secondary benefits of good design, but as core performance criteria. The masterplan moved beyond nature corridors that simply break up development, towards a network of connected public spaces that actively bring people together.

Sustainability followed the same logic. Walking and cycling were designed in from the outset, making low-carbon choices the easiest choices, embedded into daily life rather than added as policy compliance.

One of the most impactful design moves was also one of the simplest: removing through-traffic and separating streets from communal gardens. This small shift changed how spaces felt and how they were used - quieter edges, safer shared areas, and environments that invite people to linger, talk and connect.

Eddington demonstrates that when we rethink what belongs at the front door, we don't just reduce traffic. We reshape behaviour, strengthen social life, and create neighbourhoods that work better for the people who will live here as the future phases are realised.



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.



ARUSHI GARG

Arushi Garg is an Assistant Professor at the Institute of Criminology. She is currently completing a manuscript based on her work in relation to criminal justice, to be published as part of OUP's Clarendon Studies in Criminology Series. Arushi is on the editorial board of the Indian Law Review, and a Fellow at Wolfson College.

How long have you lived in Eddington?

I've been a proud Eddington resident since September 2022!

What do you love most about Eddington?

What I love most is all the water bodies we can go around - I love walking, I love running, I love just sitting and meditating around there.

How do you find the community at Eddington?

For me, the community is like family away

from home - all the times that I feel isolated, or lonely, or a little bit down, it's always nice to know that I have friends and neighbours who will envelop me in their warmth.

What parts of Eddington work best for you?

Eddington has all the things I love and enjoy in one place. Whether that's music at the beer festival, or the coffee from Dulcedo - it's just an amalgamation of everything I love about Cambridge.

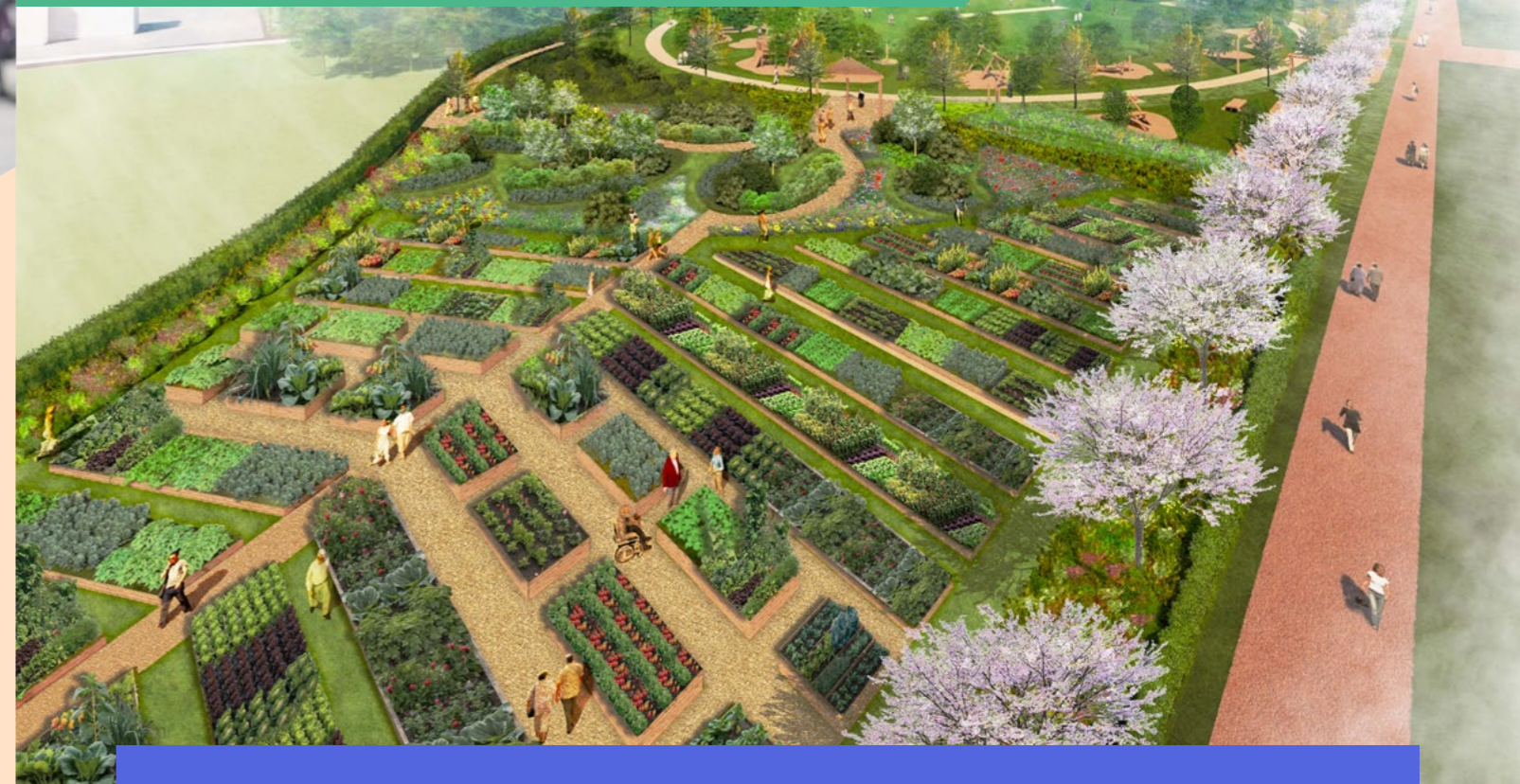
The Mayor of Cambridgeshire visits Eddington



On Thursday 8th January, Mayor of Cambridgeshire and Peterborough Combined Authority Paul Bristow visited Eddington as part of a wider engagement with the University. The visit offered an opportunity to see first-hand the progress being made at Eddington and Cambridge West and to hear directly from those involved in shaping the neighbourhood.

Hosted by the University's Head of North West Cambridge development, Matt Johnson, Mr Bristow toured key areas of the site, including the Storey's Field Centre, which serves as the community and cultural heart of Eddington, and Eddington Square, now a vibrant hub supporting local businesses. His walk through the neighbourhood also highlighted the range of homes delivered in the first phase, including student accommodation, affordable housing, and market homes, as well as the areas designated for future phases of development.

Sports and Amenities at Eddington



Exciting things are happening in Eddington! The Phase 1 Sports and Amenity improvements are moving forward, with plans submitted for the Eddington Community Gardens (formerly the central cricket pitch) and Eddington Avenue Recreation Ground near Huntingdon Road. Subject to approval, construction is expected in 2026, with the new sports facilities ready to use in 2027.

The designs reflect extensive community input, from reducing visual impact to improving landscaping, and even include new community grow spaces, inspired by the successful Grow Club initiative that's been cultivating flowers, herbs, and veggies since 2025.

View the planning details online:

Cambridge City Council:
25/04742/REM

South Cambridgeshire District
Council: 25/04741/REM

We are planning various sports and fitness events in the spring and summer months around Eddington: keep an eye on our news feeds for the latest news.



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.



Brook Leys Parkrun

Every Saturday

Next event: Saturday 31st January
9:00am

Location: Brook Leys

Community 5km run around Eddington's open space.



Teddington Play Group

Every Tuesday

Next event: Tuesday 3rd February,
10am - 11:30am

Location: Storey's Field Centre

Weekly community parent-child playgroup open to all.



Holiday Lunch

Next event: Thursday 19th February,
11:00am - 1:00pm

Location: Storey's Field Centre

Supporting families in need and helping residents to connect with others; join us for crafts and activities followed by a free lunch for the community.



foodPark

Every second Wednesday of the month

Next event: Wednesday 11th
February
5:00pm - 8:00pm

Location: Eddington Square

foodPark bring twice monthly mini-street food events to Eddington.

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

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