

Community Group Meeting  
Minutes of the meeting held on Tuesday 11 February, 2020 at 6pm  
At Gravel Hill Farm, Madingley Rise

**Those present**

Janet Bunker, Parish of Ascension (Chair)  
Christine Bromwich, Girton Baptist Church  
Richard Brown, Storey's Field Centre  
Catalina Brumann, Eddington Residents' Association  
Cllr Greg Chadwick, Castle Ward, Cambridge City Council  
Matthew Danish, Cambridge Cycling Campaign  
Bob Dawson, Nineteen Acre Field Residents' Association  
Pieter Desnerck, Eddington Residents' Association  
David Firman, Conduit Head Road  
Jane Firman, Conduit Head Road  
Suki Mann, Huntingdon Road Girton residents  
Cllr Claire Richards, Castle Ward, Cambridgeshire County Council  
Caroline Stoddart, Lansdowne Road resident  
Aaron Walker, Nineteen Acre Field Residents' Association  
Brian Walker, Windsor Road Residents' Association

**University**

Heather Topel  
Biky Wan  
Alex Wynick

**Apologies**

James Biddulph, University of Cambridge Primary School  
Cllr Tom Bygott, Girton Ward, South Cambridgeshire Council  
Cllr Douglas De Lacey, Girton Ward, South Cambridgeshire District Council  
Warren Forsyth, University  
Cllr Cheney Payne, Castle Ward City Council

**1. WELCOME**

The Chair welcomed the group and introductions were made.

**2. MINUTES OF THE LAST MEETING**

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

**3. PROGRESS UPDATE ON THE PROJECT**

Heather Topel gave an update on the project since the last meeting which included:

- All Key Worker Housing units are complete and occupied and Post Occupancy Evaluation surveys show a high level of satisfaction from residents; the hotel is under construction due to complete in 2021; further Hill properties are under construction or planned in three locations across the site; Eddington Nursery saw its official opening in 2019.
- Phase 2 infrastructure design is in progress, with the University expected to make a decision about Phase 2 go-ahead in late 2020. Lessons are being learned from Phase 1, including providing more one-bed properties and having bedrooms of equal size in two-bedroom properties to better meet the demand from University staff, and reducing the car parking provision across the University housing because the take-up has been less than expected.

Q: It would be interesting to know in more detail what resident feedback was from the annual survey. (Clare Richards)

A: We have produced a leaflet with a broad overview of the feedback, with hard copies here or available online on the Eddington website. ([https://eddington-cambridge.co.uk/wp-content/uploads/NWCD-Eddington-POE-report\\_WEB.pdf](https://eddington-cambridge.co.uk/wp-content/uploads/NWCD-Eddington-POE-report_WEB.pdf)) (HT)

Q: There have been a lot of issues with subsidence elsewhere in the area, have these big buildings being constructed considered this when looking at their foundations? (Christine Bromwich)

Community Group Meeting  
Minutes of the meeting held on Tuesday 11 February, 2020 at 6pm  
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A: Yes – we did ground conditions surveys and we know a lot about the archaeology of the area. Further ground investigations will be conducted before we develop the solutions necessary for each building. There are different solutions for different buildings depending on where they are on the site and their specific circumstances. (HT)

Q: At the Cavendish they are using a Ground Source Heat Pump, we must move away from diesel technology. Are there any plans to use something similar in Eddington? (Christine Bromwich)

A: We had grand ambitions for a Combined Heat and Power (CHP) source and District Heating Network to send hot water from a central resource. This has been installed and no properties at Eddington have gas-powered boilers. However, the Grid has been decarbonized at a far greater rate than we could have predicted, so using a gas-fired CHP does not deliver the result we expected. Therefore we are looking at alternatives, though I do not think it would be a Ground Source Heat Pump. Watch this space. (HT)

Q: You mentioned there were surveys of residents outside of Eddington – did that include immediate neighbours? (Caroline Stoddart)

A: We have done online surveys, but I have not received the results yet so I do not yet know whether immediate neighbours completed that. (HT) **[ACTION: Review whether neighbours can be surveyed about Eddington as part of future surveys]**

Q: Could the District Heating Network at Eddington be opened up so neighbouring properties could also use the central heat source? (Aaron Walker)

A: It will be a little while before we get to the Nineteen Acre Field area of the site, and we would need to look at the practicalities in quite some detail. (HT) **[ACTION: Review the concept of extending DHN beyond Eddington to Core Board at appropriate time]**

Q: The current housing is for Key Workers – what does that term mean? (Pieter Desnerck)

A: It's a planning and policy definition used specifically for Eddington – there may be other definitions of Key Workers out there. Our definition is that residents must be employed by the University, Colleges or one of the Affiliated Institutions. They must have a contract of at least 18 hours per week and an original minimum contract length of 12 months. They must earn below a certain salary and have a household income no greater than £80,000. (HT)

Q: You mentioned allotments coming in the future, residents are really interested in that. Is there any more information? (Pieter Desnerck)

A: These will be in the area west of the Madingley Road Park & Ride as part of Phase 2. (HT)

Q: What is the status of the fixes for the cycle/pedestrian infrastructure? Over two years ago we did a walk-around and there was a plan published and a road safety audit – what happened to that? (Matthew Danish)

A: As a general point we are learning lessons all the way through this process and want to take those lessons learned from Phase 1 into Phase 2 and beyond. I'm going to need to come back to you on where those actions are. We undertook the road safety audit and there are adjustments we are planning to make but I can't tell you the timeline or schedule for those. (HT) **[ACTION: Review the status of amendments to cycle/pedestrian areas and inform Matthew Danish]**

Q: Is there any way to reduce the noise from the M11, specifically with a fence? (Catalina Brumann)

A: We talked about this a lot in the planning of Eddington, but part of the problem is the level of the M11 compared to the level of our site, which means any fencing would need to be very high to create a baffle. The land between us and the M11 is Green Belt, which is the highest level of protection planning authorities can provide, so even if we were to apply to build a fence we would not be allowed to, because it's not only the land that's protected but views of the land as well. Also people would not want to see a wall from their window. By using the spoil from creating the Brook Leys lakes we have created earth mounds by the lakes, which offer some protection from the noise. As you move away from the M11 into the site the land rises and noise comes over the edge into the site. Buildings that will be coming in future phases will offer further protection from noise, but that won't be for a while. (HT)

Q: Why didn't you plant trees to provide a noise barrier? (Caroline Stoddart)

Community Group Meeting  
Minutes of the meeting held on Tuesday 11 February, 2020 at 6pm  
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A: We have planted over 2,500 trees across Eddington, but trees would not actually provide an acoustic barrier to protect from the M11 noise. In addition we need to wait for those trees to grow and establish over the years. (HT)

Q: There is a bus review happening, is there any way that the Eddington Residents' Association can be involved in this? (Pieter Desnerck)

A: We will put you in touch with the correct team to facilitate this. (HT) **[ACTION: Ask UoC Travel team to contact ERA to coordinate engagement]**

Q: Are there any plans to have self-build housing in the triangle of land in the north-west of Storey's Field? (David Firman)

A: No – that parcel is for market housing. (HT)

Q: The University of Cambridge Primary School was originally intended to have a very small catchment area, but there are families coming in from far further afield for the school. How are you going to manage the potential demand from the site if these spaces are taken up by those outside? (Bob Dawson)

A: You are correct, the UCPS catchment area was originally intended to be very tight, just the Eddington site itself and West Cambridge. But because the site was not occupied when the school opened, the County Council (who manages the school admissions) permitted those from outside the catchment area to take up places. Those people have benefitted from us not being occupied at the very beginning. Going forward, as there are more children on site, they will be priority to enter UCPS. But we cannot remove children who are already in the school, so it is a careful balance to be struck between us, the school and the County Council. (HT)

#### **4. PLACEMAKING AT EDDINGTON**

Biky Wan gave a presentation on the Placemaking Strategy at Eddington which included:

- An explanation of the Placemaking Strategy which aims to enable active engagement for all, supporting a contemporary and lively neighbourhood of Cambridge.
- This is supported by governance workstreams, community engagement, events and interim retail and marketing and communications.
- The team are targeting four events in 2020: Eddington Beer Garden in March, Get Active Day in April, Open Eddington in September and a craft/winter market in November.
- There will also be pop-up retail focusing on food and beverage, with Dulcedo permanent retail coming in summer 2020.

Q: Will there be a pharmacy coming? (Caroline Stoddart)

A: There is a pharmacy who is very keen, but wants the GP to open before coming to Eddington. We have the GP surgery built, but we are waiting for the NHS to decide on what form they want the healthcare to take before it opens. (HT)

Q: The timeline for Dulcedo keeps changing – from autumn 2019, to winter, to early 2020, to spring and now summer. (Pieter Desnerck)

A: We do our best to achieve the timelines that we set out, but they sometimes have to change. We are working with Dulcedo on their interiors and they will be in situ as soon as possible. I accept your criticism of the slipping timeline, but I cannot accelerate it. (HT)

#### **5. AOB**

Q: Can we have a workshop about the lessons learned before Phase 2 design goes on? (Matthew Danish)

A: Yes, we can look at arranging that. (HT) **[ACTION: Arrange a lessons learned workshop]**

Q: Will the U Bus eventually connect to Huntingdon Road? (Christine Bromwich)

Community Group Meeting  
Minutes of the meeting held on Tuesday 11 February, 2020 at 6pm  
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A: It was not intended for the U Bus route to extend that far. However the plan is for the Citi 5 bus to extend its route to do a loop through Eddington from Huntingdon Road once the Phase 2 road has been opened. However we are a few years away from that happening. (HT)

Q: When will there be engagement with the Huntingdon Road neighbours about Phase 2 and specifically about the area immediately behind the properties on Huntingdon Road (in South Cambridgeshire)? (Suki Mann)

A: Very soon – we can start to arrange meetings. I'd also like your thoughts on whether it would be best to engage with residents as individuals or as a group. (HT) **[ACTION: Arrange engagement with Huntingdon Road neighbours regarding this part of the site]**

Q: There are only three rubbish bins on site, and in the summer I often see litter in the hedgerows. There need to be more bins across the site. (Caroline Stoddart)

A: There are plans to put in more dog-foul bins, but that might not help with that sort of litter. We can take that suggestion to the Operations Team. (HT) **[ACTION: Ask Operations team to review public bins across site]**

Q: There are traffic jams that build up when the U Bus drivers change over on Eddington Avenue by the Park & Ride. Any time between 8am and 10am there are queues. (Caroline Stoddart)

A: We have no interest in seeing that happen and have an ongoing discussion with Whippet to prevent this. Drivers were originally intended to change over elsewhere, not by the Park & Ride. It would be really helpful if you could provide the timings when you see this happen and send it in to us so we can raise this with Whippet. There are no plans to build a layby in the area to allow drivers to change over. (HT)

Q: When is the large Sainsbury's sign on Madingley Road coming down? (Jane Firman)

A: I would need to come back to you on that. (HT) **[ACTION: Confirm timing of original signage planning permission & review with Sainsburys]**

Q: The lighting and surfacing on the Horsechestnut Avenue are really terrible, so it is very unequal across the site. Can more be done? (Bob Dawson)

A: Solar studs will only mark the edge of the path, it won't help with lighting up cyclists or pedestrians who do not have lights. **[ACTION: Ask Operations team to review Horsechestnut Avenue]**

Q: There is a lot of standing water on Nineteen Acre Field, quite a lot more this year than previously. Where are we on improving this? (Bob Dawson)

A: We will be doing detailed ground investigations in due course and it might be that we can use the outcomes of that to inform a future plan. (HT)

Q: Are the University responsible for the verges of Horsechestnut Avenue? (Aaron Walker)

A: Yes. (HT)

Q: Do we have any timelines for Phase 3 works? (Aaron Walker)

A: No. (HT)

## 6. NEXT MEETING

It was agreed that the date of the next meeting should be in the Summer once Phase 2 design has progressed.