

Community Group Meeting
Minutes of the meeting held on Thursday, 17 September, 2020 at 5.30pm
Via MS Teams Live

Those present

Janet Bunker, Parish of Ascension (Chair)
Geoffrey Cass, Huntingdon Road resident
Matthew Danish, Cambridge Cycling Campaign
Bob Dawson, Nineteen Acre Field Residents' Association
And 6 others (unidentified)

University

Warren Forsyth, Operations Director
Mike Osbourn, Planning Manager
Tom Traynor, Infrastructure Client Representative
Alex Wynick (Acting Chair), Communications Coordinator

Apologies

Cllr Tom Bygott, South Cambridgeshire Councillor

1. WELCOME

Agreed that Alex Wynick was to act as Chair due to MS Teams. Acting Chair welcomed the group, explained Q&A functionality and introductions were made.

2. MINUTES OF THE LAST MEETING

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

3. PROGRESS UPDATE ON THE PROJECT

Warren Forsyth gave an update on the project since the last meeting which included:

- Despite COVID-19 close to all Key Worker Housing units are occupied
- All placemaking events have been postponed
- Storey's Field Centre, University of Cambridge Primary School and Eddington Nursery have all reopened in line with government guidance
- foodPark and Douce have returned to Market Square
- Sports events have resumed
- Universal Bus is running an extended timetable at weekends
- Dramatic changes with on-site working with all administrative staff currently working from home
- Dulcedo is set to open in Autumn 2020, though a firm opening date TBC
- Hotel and Athena construction continues.

Q. What facilities in the hotel will be open to the public? (Bob Dawson)

A: The hotel will have a restaurant and bar as part of its public offering which will be open to the public. Most of the other facilities will be for the hotel guests. (WF)

Further information regarding the hotel can be found on the Eddington website. (https://eddingon-cambridge.co.uk/wp-content/uploads/421_NWC_ResidentsPresentation_Rev01.pdf)

4. PHASE 2 INFRASTRUCTURE PROPOSALS

Alex Wynick played the consultation video which provides an overview of the Phase 2 Infrastructure proposals. The Phase 2 Infrastructure work does not contain any plans for the housing in Phase 2, instead looking at the necessary public realm and utility infrastructure required for housing. This includes:

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- Extensions to the main primary road networks, including a new junction with Huntingdon Road, the completion of the permanent Ridgeway connection to and from Eddington for walking and cycling and a cycleway to link between Bunker's Hill and the new Huntingdon Road Junction
- Extensions to the Brook Leys landscape along the western edge of the site, to provide informal areas for play, walking and cycling
- A further area of formal sports, including floodlit, all-weather facilities, full-size grass pitches and smaller formal sports areas, alongside a 6-team changing facility
- A significant area of allotments
- New and exciting play areas distributed across the site, with a variety of different play options
- Public art
- Extensions to the sustainable engineering features of Eddington, including the district heating network, underground bins and water recycling features

[Full details of the proposals and an FAQ on Phase 2 Infrastructure can be found here.](#)

Q: What is the plan for the farm track from the University Farm to Bunker's Hill? (Geoffrey Cass)

A: The track that runs to the rear of the properties along Huntingdon Road is not part of the Phase 2 Infrastructure project that we are bringing forward. We have not forgotten about it and at the appropriate time we will work with residents to resolve what happens with that. This proposal is very focused on infrastructure items that will link the different plots together, rather than the finer-grain details that will come later on. We are providing a cycle route along the frontage of the existing Huntingdon Road properties that links the new junction on Huntingdon Road with the Bunker's Hill. This is part of the strategic network that the Local Authorities' proposal brought forward: a non-motorised users' route that continues past our site into the A14 scheme. The Local Authorities are very keen for us to continue a cycle route that runs parallel to Huntingdon Road so we are doing that through this scheme. (MO)

Q: There is not much detail of the Huntingdon Road junction, but I can see a staggered junction that is not user friendly. Is this going to be a repeat of Phase 1 mistakes? (Matthew Danish)

A: The Huntingdon Road junction is quite complex, it ties in with a number of existing constraints. It was part of our Outline Planning Permission in 2013. Whilst it is included in this presentation, the detail of this still needs to be resolved. I am not sure the basic layout of the junction could be much different: we have queuing lanes and other issues to resolve in terms of traffic flows. (TT)

Q: With no more housing at this stage is there an issue with viability of shops? (Janet Bunker)

A: No, there no viability question with regards to shops. We have always had a staggered retail strategy and that is going to go a little slower than anticipated due to the COVID-19 pandemic and a stop in the retail market. As soon as we have Dulcedo up and running we will take a view of how the retail strategy is going and monitor it closely. (WF)

Q: Which earth mounds from Phase 1 are you intending to use in Phase 2 Infrastructure? (Unknown)

A: The vast majority of the earth mounds that are behind properties on Huntingdon Road will be moved as part of Phase 2 Infrastructure. It's part of a large plan to use earth all over the development as part of Phase 2 Infrastructure. We have worked very hard with the engineering, landscape and environmental team to maximise and reuse virtually all of the soil that we currently have on site. (TT)

Q: Where exactly is the new junction on Huntingdon Road? (Bob Dawson)

A: The new junction is broadly offset from the footpath that crosses Huntingdon Road behind Girton College and across the A14. There are some redundant farm buildings in that current location. (MO)

Q: The new Huntingdon Road cycle path, is that going to replace the existing University Farm track or be separate? (Geoffrey Cass)

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A: The new cycle path, what we are calling the Ridgeway, will replace the existing temporary Ridgeway that currently connects Bunker's Hill to Eddington. The new Huntingdon Road cycleway is brand new and will run in parallel to Huntingdon Road. (MO)

Q: Will there be a connection from the new cycleway to the Highway's England cycleway on Huntingdon Road leading to the new A14 local road? (Matthew Danish)

A: The intention is yes. There is design coordination that we are doing with the A14 team at the moment. The plans for our junction have existed since we were granted Outline Planning Permission in 2013, despite our prompting there is still an inconsistency between what they have planned and what we have approval for. So we are trying to resolve that at the moment. Ultimately this will be part of the wider strategic network. (MO)

5. AOB

Q: When are you going to take action to restore the right of way behind Huntingdon Road houses which has been blocked for some time without access? (Unknown)

A: As we outlined earlier, we are aware of this issue but it does not relate to this particular Phase 2 Infrastructure proposal. It would be difficult to comment right now on the legal questions and queries that have come from individuals. (TT)

Q: What impact will the pause on housing have on the school catchment area? (Janet Bunker)

A: There is not much of a pause on housing. Our housing development is where we expected it to be at this stage given we are still delivering market housing on Phase 1. The University of Cambridge Primary School catchment is working effectively at the moment and the school does not have any difficulty filling all the spaces that it has. There is no worry from our perspective to develop any faster to fill the spaces in the school. (WF)

Q: What impact has the Storey's Way blockage had on traffic at Eddington? (Bob Dawson)

A: The closure of Storey's Way is not by us or connected with the North West Cambridge Development estate in any way. We do not have much knowledge on this as we are all working from home but trips to Eddington have not shown a huge impact. Clearly there might be some users who used that shortcut who might choose to come through Eddington but we do not have any current traffic survey information of that. (TT)

Q: Is there any update on the GP surgery? (Bob Dawson)

A: There is no update on the medical centre, we continue to wait for further information from NHS England about when they will be ready to implement this. COVID-19 has been another delay to this. (WF)

Q: Are there plans for a pharmacy? (Janet Bunker)

A: The pharmacy is linked to the opening of the medical centre, as they support each other and there are contractual links between the two. So at the moment we do not have any kind of date, but it is still very much on our list for the retail provision for Eddington. (WF)

Q: I understand the Nineteen Acre Fields will not be cut this year as in the previous few years? (Bob Dawson)

A: Yes that is correct. In working with our environmental team and ecology specialists we are retaining the ecology in as many of the fields as possible and striking a balance between mowing the fields and encouraging biodiversity. (WF)

Q: How does the Phase 2 Infrastructure tie into the housing that will come later? (Unknown)

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A: The actual road plans within each of the housing plots will come in their own planning proposals. What the Phase 2 Infrastructure proposal includes is the main Cartwright Avenue and Milne Avenue which is the secondary street that was already started in Phase 1. We will be keeping in close contact with each of the plot developers as they come forward to make sure the design is consistent. (MO)

6. NEXT MEETING

It was agreed that the date of the next meeting should be in January 2021.