

Community Group Meeting  
Minutes of the meeting held on Monday 15 November at 5.30pm  
Via MS Teams

**Those present**

Janet Bunker, Parish of Ascension (Chair)  
Cllr Sarah Baigent, Cambridge City Council, Castle ward  
Christine Bromwich, Thornton Road resident area, Girton  
Matthew Danish, Cambridge Cycling Campaign and resident Post Doc at Eddington  
Bob Dawson, Nineteen Acre Field Residents' Association  
Pieter Desnerck, Eddington Residents' Association  
Jane & David Firman, Conduit Head Road  
Fleur Clegg, Huntingdon Road residents group  
Cllr Corinne Garvie, South Cambridgeshire District Council, Girton ward  
Annie Jackson, Windsor Road Residents' Association  
Eric Marland, Friends of the Burial Ground  
Cllr Edna Murphy, Cambridgeshire County Council, covering Girton ward  
Suki Mann, Huntingdon Road residents group  
Cllr Cheney Payne, Cambridge City Council, Castle ward  
Alison Taylor, Friends of the Burial Ground  
Aaron Walker, Nineteen Acre Field Residents' Association

**University and Development Partners**

Brian Nearney, Commercial Director  
Mike Osbourn, Planning Manager  
Tom Traynor, Project Manager  
Biky Wan, PR Manager

Alan Penfold, Present Made  
Will Berry, Hill Residential

**Apologies**

Sarah Nicholas, Cambridge PPF

**1. WELCOME, INTRODUCTIONS & HOUSEKEEPING**

The Chair welcomed the group. Introductions were made.

**2. MINUTES OF THE LAST MEETING**

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

**3. UNIVERSITY UPDATE**

BN gave an update on Eddington. The most recent highlight has seen the opening of the Apart-hotel with restaurant and bar at Eddington. Operationally, the facilities at Eddington are getting back normal following COVID-19: Storey's Field Centre, School and Nursery are open. Placemaking activities are underway with food trucks visiting the Square, park run and other activities. The University has revisited the market for Retail and local businesses who are responding positively to Eddington, and we are also in discussion with Dulcedo to widen their offer in the Square.

TT provided a construction update: steady progress is being made on the M1 and M2 developments by Hill with approximately one year to go on those plots. M3 (lot near Cricket pitch) is paused for 3-4 years. S3 (south of Eddington, lot near the Park and Ride) is going well.

Q: Why has M3 paused? The developer feels the scheme needs to be redesigned as their proposals are not suitable for today's market: the designs will be forthcoming in the next 6-9 months (BN).

MO provided an update on Planning matters. Within the Local Plan process currently out at consultation, the University is proposing densification at Eddington and we will work with planners to assess this and bring it back to consultation. In parallel, planning policy requires planning applications to be reviewed and the Outline Planning Consent for the Development expires in February 2023 so we will look at a renewal. Phase 2 infrastructure proposals last presented at this

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group have not come through as the University is reviewing the business case and the external circumstances around development. S1 & S2 is a live planning application; Lot 4 coming forward for consultation before an application is lodged in 2022 and future plots will come forward in due course.

Q: Do you mean that you will provide smaller units when you say densify (CB)? The current Outline Planning Consent shows larger housing as part of the scheme, but the market is indicating that smaller units are in the demand. In reviewing the plans, we are looking at the change of mix to meet the market demand but it is too early to define that. We are not looking to build on different land at Eddington or make buildings taller (MO).

Q: Do you update building regulation at the same time? We have noticed that after changes, we see that lower standards have been built (CB). A review of the Planning Application will also reflect the context including issues around climate change and energy e.g. looking to Air Source Heat Pump rather than gas (MO).

Q: What are the timescales for S1 and S2 (FC)? The LPA have consulted on the Present Made proposals and received responses which the team will be responding to imminently as part of the formal planning process. (MO).

Q: Has there been development for GP surgery in collaboration with the Darwin Green site (BD)? The University has provided a building for the GP surgery to operate (near Sainsbury's and University housing) and will resurrect discussions with the NHS this month who will operate the facility (BN).

Q: Will infrastructure plans take into account the new cycling infrastructure LTN 1/20 (MD)? The Phase 2 infrastructure was designed taking into account LTN 1/20. Future proposals will be developed as per the relevant guidance at the time, including LTN 1/20 or any relevant successors (MO).

#### **4. PRESENT MADE FOR LOTS S1 AND S2**

AP gave a presentation about Present Made who are in the Build to Rent market developing parcels at S1 and S2. They have a focus on building community and will have professional management on site to help residents to build the community and retain talent in Cambridge. Their presentation included information about the context, key views through the plot, signature buildings, massing, landscape, house types, play area, energy efficient homes.

Q: Will there be anything for teenagers such as a skate park or table tennis facilities? (CP). There will be the games court and organised events and clubs to support sporting activity. The signature building will have table tennis, gaming, table-football, film screening to support the whole demographic of their residential community (AP).

Q: This is the first time that this kind of development has been presented: are the rental properties of this size and nature affordable and is this an increase in the number of rental properties (BD)? The Present Made scheme is part of the market housing allocation and supports the development to bring community interaction across a cohesive site: it reflects a blending approach to how the community and housing community comes together as a set piece (MO). The homes will be linked to average earnings in the area and Present Made will look at ensuring the broad mix to meet the average earnings although it will be in line with private market rental levels. The rents will be more affordable to allow people to save up for a home, and there is an emphasis on the fact that there are no fee or deposit to get into their homes.

Q: Can you explain the forest that is north west of the housing CGIs? It is not an accurate representation of the area in that you can't see the existing houses and the Ridgeway or Bunkers Hill (FC). Plots D7-D10 are earmarked for housing so the image is a misrepresentation of what you are trying to achieve (SM). The trees are along the buffer and we were also asked by some residents not to include the detail on their homes. We have tried to deliver it in a setting and apologise if there is some missing detail in the CGI and all the future housing proposals. The planning applications shows the context (AP).

Q: How many houses have private gardens (AT)? All house have back gardens and all apartments have balcony (AP).

#### **5. HILL RESIDENTIAL FOR LOT 4**

WB gave a presentation on Lot 4 including site context, massing, accommodation types, materials, key perspectives, landscaping, amenity space, parking, sustainability.

Q: It would be a shame to lose the front cycle parking as it encourages use. Where there is a passageway access can be a problem (MD). Cycle parking will be provided by sheffield stands as well as some in the podium courtyard area and

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basement. There is also visitor cycle parking outside and at ground level cycling under canopy. The buildings have oversized lifts for bike access and ramps (WB).

Q: Where is this lot in planning process (JB)? The planning application is expected to be submitted in late Q4/early 1 submit which would see a determination at Committee in Q2/3 and start on-site in Q3 for 2022 (WB).

**6. COMMUNITY RAISED MATTER: BURIAL GROUND AND NINETEEN ACRE FIELD**

CP raised a matter from residents in Castle ward about the fencing that was installed between Burial Ground and Fields as some residents are keen for access through the two sites, acknowledging that there had been some erosion of the ground over graves. Now that grass has time to re-grow; is there possibility to remove the fencing so people can use that route?

JB declared an interest in that she is the Team Leader of the Parish of the Ascension and the Burial Ground is within the Parish's responsibility but Council are responsible for the maintenance. During lockdown people discovered this as a route so the ground was heavily eroded due to the footfall.

BD thanked the people who put up the fence as it was distressing to see a parade of individuals who walked across graves. Many walkers have stopped but some have resisted and it is distressing to continue to witness the impact of those graves and the anguish it causes. It is a shame that people have to witness this deprivation to the graves and burial ground. The fencing is good but not perfect and needs to be strengthened. It would be better for fencing to be screwed into the fence and joined. I can't support the removal of the fence but I can support the strengthening of it. There are easy walking routes to the Field from Chestnut Avenue and Storey's Way.

MO provided context from his tenure at the local authorities working on the Outline Planning Application and stated that there are sensitivities around the burial ground which was the reason why there is no provision for the access point to Eddington here, but there are other site entrances nearby. Any decisions should not be made short-term based on weather changes because if it becomes a desire line for one group of residents then it may be the same for the future residents which would see significant long term impact.

AT commented that the Friends of the Burial Ground want people to visit but they do not want it to be a short cut for thousands. In the medium/long term, planting could be used with brambles to provide protection and security whilst also benefitting wildlife which would be looking at the matter in a positive way. Their ambition is to protect the Grounds and try and provide open days in a controlled manner for visitors, rather than provided a short cut for dog walkers.

Q: When will development happen in the nineteen acre field (EM)? There are no timescales as we are reviewing the overall development and phasing. If we develop in the nineteen acre field next then housing could come in the next 2 years. If it is elsewhere it might be 5 years plus. The phasing plans at the moment look to be developing west, but that may be changed (BN).

**Action: consider what is done constructively on this site given the views provided.**

**7. AOB**

No AOB was raised.

**8. NEXT MEETING**

JB suggested that the next meeting would be in Spring 2022, subject to the University's plans for development.