

Community Group Meeting
Minutes of the meeting held on Tuesday 2 September 2014 6.30pm
At Gravel Hill Farm Board Room

Those present

Janet Bunker, The Parish of the Ascension (Chair) (JB)
Sarah Christensen, Lansdowne Road (SC)
Jenny Greene, NAFRA (JG)
Helen Hutchinson, Windsor Road Residents' Association (HH)
Aaron Walker, Nineteen Acre Field Residents' Association (AW)
Brian Walker, COPE - Cambridgeshire Older Peoples Enterprise (BW)
Hester Wells, Cambridge Cycling Campaign (HW)
Cllr John Hipkin (JH)
Cllr John Reynolds (JR)
Cllr Philip Tucker (PT)

Local Authority

Sophie Pain, Senior Planning Officer (SP)
John Evans, Senior Planning Officer (JE)

Consultants

Michael Grogan, Skanska (MG)
Gavin Henderson, Stanton Williams (GH)
Henry Williams, Stanton Williams

University

Heather Topel (HT)
Biky Wan (BWa)

Apologies

Hugh Taylor, NAFRA
Bob Dawson, NAFRA
Cllr Douglas DeLacey
John Chaplin

1. Introductions were made and apologies as noted

2. The minutes of the meeting were agreed

3. HT gave an update on the Project – the main points were as follows:

The naming of strategic areas for the development site and the request ideas for street names in line with the naming strategy.

The supermarket operator will be Sainsbury's. The size of the supermarket will be 2000 sq m net – approximately the same as Waitrose in Trumpington.

Planning permission was granted for Lot 6, the primary school in July. Information will be released next week with admissions information in line with the County's timescales. Lot 4 is due for determination in September.

There have been a number of enquiries received related to cycling recently and in response to that interest, we are proposing to set up a Cycling Sub Group in the next two months that will include local stakeholders, county officers, and interested parties who will look at many cycling aspects including connectivity beyond the site, parking and facilities. We will be in touch in due course about this group. A slide showing the current cycling entry points to the site was shown in response to a request in advance.

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Q: How will you be helping connectivity towards Girton? (JR)

A: (HT) The development includes works up to Bunkers Hill, where the Ridgeway meets Huntingdon Road (opposite Girton Road). Other aspects can be discussed as part of the Cycling Sub Group.

(JR) Crossing the road (around the Girton Road junction) is difficult so suitable routes and consideration needs to be in place.

Q: Can you ban cyclists cycling through the market square? There is tension between cyclists and pedestrians. (JH)

A: (HT) There are other ways that cyclists might move through the site. (HW) if there are good alternatives to cycling then people may choose not to go through the market square. (JG/SC) road surfaces are good deterrents for cyclists, such as cobbles, though there are accessibility issues to consider.

The University expects the market housing developers to be signed at the end of September for around 400 market homes, which will mostly be in SCDC. In addition, the hotel tenders have been returned for the site.

Q: Is the hotel at the higher or lower end of the market?

A: (HT) The needs study that the local authorities have undertaken indicates that the need is for hotels at the higher end of the bracket.

Q: How big is the hotel?

A: (HT / SP) Outline planning consent is for a 130 room hotel - the size of the actual space will be determined by the model of the hotel operator. The University is looking for a hotel that also provides community or social facilities such as a restaurant or bar.

Q: Will the hotel have its own parking? (SC)

A: (HT) The hotel will have its own parking, but the details will not be available until we select the operator. Each different use on the site will have its own travel plan that will be submitted to the local authorities for planning.

Q: What is the latest on Lot 9? (SC)

A: (HT) We are rebriefing Lot 9 at present and when we have any details we will share them at the best time.

4. MG gave an update from Skanska about the construction works

Q: Will the footway on Madingley Road between Lansdowne Road and the Park and Ride be open soon? (SC)

A: (MG) Works on the footway will be ongoing for a while. Works will be complete in October 2014 in a temporary state and permanently from Spring 2015.

Q: Will there be any road closures on Huntingdon Road? (PT)

A: (MG) There will be no road closures.

Q: Will the road works around the M11 junction improve safety as it is a sharp turn off the motorway into Cambridge? (JH).

A: (MG) I imagine that the improvements have been made in response to the safety feedback received from the County Council.

Q: There was a query about the Huntingdon Road Junction which questioned if the junction would question their aesthetics

A: Action: JH to send details to HT to reply.

Q: Can you confirm that the construction communications is sent to all residents? (JR)

A: Yes, Skanska send details to a distribution area local to the site through a distributor and resultantly this has raised questions and enquiries.

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Q: In the update, what does the running lane for cyclists mean? (PT)

A: There will be a single 4m width lane for both vehicles and cyclists. Signage will be put in place to promote awareness of cyclists.

Q: Are there any planned closures for the A14 which will affect construction traffic? (JG)

A: MG: We are not aware of any planned closures but will investigate.

Q: I have heard that the Huntingdon Road junction will be narrowed to 1.5m – do you have any more details? (HW)

A: (HT) This is related to the space available. We had another enquiry on the same topic and will forward the rationale to you.

Q: I am concerned that the works on your junction and the Huntingdon Road cycleway improvements will not be coordinated (JG).

A: (MG) Another area of Skanska are undertaking the works and already in dialogue to coordinate.

Q: Part of the footpath near Lansdowne and Conduit Head Road is cracked – will the works be continued beyond the current Skanska working area?

A: (SP) I will take this back to the Cycling and Walking Officer

**5. GH and HW from Stanton Williams Architects gave a presentation on the proposals for the local centre.
(Presentation available on website)**

Q: How does wind flow through the square? (BW)

A: (HW) The University's engineers have done an assessment on wind flows through the market square and Stanton Williams will be making use of that information. (GH) The prevailing wind comes from the south west.

Q: How does licensing work for the outlets?

A: (HT) The University retains the land but will apply for licensing.

Q: What is your commitment to bringing independent outlets here? (JH)

A: (HT): We are developing a retail strategy and will encourage smaller chains and independent retailers to occupy the units. We will try to be flexible and there will be a period that is rent-free. The University recognises the need to find the right kind of tenants.

Q: Who should we approach for anyone who is interested in renting a unit? (SC)

A: (HT) Rental interest should come to Heather in the first instance.

Q: What is the car parking like here? (JG)

A: (HT): Lot 2 has an underground car park. The University wants to persuade its key workers that there will be better not to have a car and the car parking allocation will be separate to the housing allocation. The key worker parking ratio about one in four homes will have a car parking space.

Q: Would Boris Bikes scheme be a good idea at NWCD? (SC)

A: (HT) This could be a discussion for the cycling sub group but would need to be addressed City-wide, not just at NWCD.

Q: How close is the supermarket delivery bay to the residential homes? (JH)

A: (HT) There is a service yard management plan for the supermarket. Deliveries will be between 7am-11pm which is a planning condition. Sainsbury's would like a couple of additional deliveries outside of those hours which will enable them to have a store that is prepared before the store opens. There will be key worker apartments overlooking the service yard and the homes will have sealed windows to minimise disruption.

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Q: If the delivery vehicles can't get in they will wait in the yard with the engine on or park in the Park and Ride. (SC)

A: (HT) We will review the Sainsbury's management plan to ensure this is addressed.

6. AOB.

HT told the group that the NWCD had plans to extend the number of key worker homes that would be built as part of Phase One within Lot 2 (but within the overall key worker allocation of the masterplan), which would see approximately 700 homes built instead of the originally stated 530 in phase one.

JH raised the fact that the Joint Venture for the Community Centre is established and was a charitable Community Trust with trustees from the City Council and University. There would be extended opportunities for residents in the area to have access to the sports fields and Community Centre. The meetings are held every other month and in the near future they will be looking to employ a centre manager.

7. Date of the next meeting.

November / December and hopefully the residential developers will present their scheme.