

Community Group Meeting
Minutes of the meeting held on Tuesday 3 March 2015 6.30pm
At Gravel Hill Farm Board Room

Those present

Janet Bunker, The Parish of the Ascension
John Chaplin, Storey's Way Residents' Association (Chair)
Helen Hutchinson, Windsor Road Residents' Association
Bob Dawson, Nineteen Acre Field Residents' Association
Hugh Taylor, Nineteen Acre Field Residents' Association
Christine Bromwich, Girton Baptist Church
Brian Walker, COPE - Cambridgeshire Older Peoples Enterprise
Cllr John Hipkin, Councillor

Local Authority

Katie Parry, SCDC Planning Officer

Consultants

Jamie Wilding, Hill
Michael Woodford, Alison Brooks Architects for the Hill scheme
Alison Brooks, Alison Brooks Architects for the Hill scheme
Robert Myers, Landscape Architect for the Hill scheme
Peter Watkins, Pollard Thomas Edwards for the Hill scheme
Jonathan Gimblett, Countryside
Andrew Matthews, Proctor and Matthews Architect for the Countryside scheme
Steve Proctor, Proctor and Matthews Architect for the Countryside scheme
Richard Bercklay, Landscape Architect for the Countryside scheme
Sam Roberts, Landscape Architect for the Countryside scheme

University

Heather Topel
Biky Wan

Apologies

Sarah Christensen, Lansdowne Road
Aaron Walker, Nineteen Acre Field Residents' Association
Cllr Douglas DeLacey, Girton Parish Council
Mark Parsons Cambridge City Council
Morcom Lunt, Federation of Cambridge Residents' Associations
Cllr Lucy Nethsingha, Newnham Ward
Ann Mullinger, Windsor Road Residents' Association

1. WELCOME INTRODUCTIONS AND APOLOGIES

John Chaplin as Chair paid tribute to Cllr John Reynolds who passed away suddenly at the end of last year. He was a member of the NWCD Community Group since its inception and a public servant in Cambridgeshire.

Introductions were made and apologies as noted.

2. MINUTES OF THE LAST MEETING

John Chaplin requested a minor amendment to be made on page 2, section 4, question 1 which was that the works will be complete permanently from Spring 2015 (not 2014), which was recorded and edited for the confirmed version of the minutes.

There were no other points raised on the minutes of the last meeting.

Community Group Meeting
Minutes of the meeting held on Tuesday 3 March 2015 6.30pm
At Gravel Hill Farm Board Room

3. UPDATE ON THE PROJECT

Heather Topel gave an update on the project. The key points were as follows:

Planning permission for Lot 2 was granted in January and a retail strategy was in development for the local centre shops.

Work on the primary school has started and the steel frame was complete. The progress is on track to open in September 2015 and the school's admissions process is being undertaken through the County. Recruitment is currently underway for Years 1 and 2.

Two developers for the market housing have been appointed: Hill and Countryside, and their teams are here this evening to start their consultation.

The competition to identify the hotel operator is near its conclusion and we hope to make an announcement soon. The ambition of the hotel is to expand the size of the hotel and for facilities on the ground floor including fitness, cinema and catering.

A printed newsletter was produced and circulated in December – feedback on this would welcome to Biky Wan.

A new NWCD website was launched today – feedback would be welcome to Biky Wan. Christine Bromwich indicated that the google map was difficult to understand.

The new temporary community room at Gravel Hill Farm would be open in mid March.

The street naming process has started and some names have gone through consultation with the University and local authorities. Another tranche of names is being sought and suggestions are welcome.

Q: Are there themes for the street naming? (John Hipkin)

A: The naming strategy principles include names from people associated with the University as well as natural naming.

The next local authorities' community forum is on Thursday 12 March, 5-7pm at St Augustine's Church

4. EMERGING DESIGN PROPOSALS FOR THE MARKET HOUSING

Hill (with Alison Brooks Architects, Pollard Thomas Edwards and Robert Myers) presented their schemes for the market housing.

Q: Can you explain what you mean by 'permeability'? (Bob Dawson)

A: Permeability is the ability to move through the site and prioritizing cycling and walking, and then car access. It is about ensuring that there are good connections from our site to the local facilities and key routes.

Q: Are there play spaces within your lot? (Bob Dawson)

A: Adjacent to the lots there is the whole neighbourhood park which is a play area and very near to the homes. There are no physical play spaces in the pedestrian walkway in front of the doors of the homes.

Q: What is the car parking ratio?

A: There is one car parking space per unit for apartments and three-bedroom homes, two spaces for a four or more-bedroom homes. Apartments include underground car parking to maximise the public realm.

Q: Are there details for the chimneys? (Bob Dawson)

A: The homes will be built to Code for Sustainable Homes level 5 and therefore the fabric of the homes will be

Community Group Meeting
Minutes of the meeting held on Tuesday 3 March 2015 6.30pm
At Gravel Hill Farm Board Room

designed to be well insulated so they may be too warm for use fireplaces and wood-burning stoves. Instead the design may make use of outdoor fireplaces to create outdoor rooms.

Q: How will the projecting windows work - is it usable space? (John Hipkin)

A: There will be construction insulated panels and the spaces are generous so will be useable areas.

Q: What is available for visitor parking? (Helen Hutchinson)

A: Visitor parking is integrated on the site and there is also parking on the secondary streets.

Q: Is there anything you are doing to increase the ambition to reduce car parking on the street? (John Hipkin)

A: The proposals include underground car parking. The University is managing the estate so will have to deal with fly parking. (Heather Topel)

Q: There are lots of trees and open grounds on this scheme – what is the consequential impact on the University's management plans given that the University is managing the estate – were you prepared for this amount of green space? (Hugh Taylor)

A: The University is in dialogue with Hill and Countryside about their schemes so will have a good understanding of the proposals and approve them before they are submitted for planning. It is an issue that will be monitored and we see the extended public realm as an opportunity. (Heather Topel)

Q: The estate / service charges for the apartments will mean additional charges for residents which will test the affordability and potentially exclude some residents – what are your thoughts on that? (Bob Dawson)

A: The University will consider the overall costs for residents when looking at the maintenance and service charges across the site and in line with the market. (Heather Topel)

Q: Swales can get clogged up with leaves when gravel is used over clay meaning that the SuDS is not efficient. (Christine Bromwich)

A: The University has undertaken extensive work on the SuDS and the officers have supported the use of swales throughout the scheme.

Countryside (with Proctor and Matthews and landscape architects) then presented their schemes

Q: How are the streets lit? Will they be on 24 hours a day? (Janet Bunker)

A: As part of the street lighting there will be a palette of lighting solutions. (Jonathan Gimblett)

Q: How do the 20m back gardens relate to the properties on Huntingdon Road – can you marry the two without creating an abrupt relationship? (John Hipkin)

A: Existing hedgerows will be retained along the existing boundaries and we want to emphasise a natural landscape boundary. (Jonathan Gimblett)

Q: Will there be a possibility to negotiate the boundary treatments? (John Hipkin)

A: The boundary treatments will go in before the residents arrive. There is a dialogue with residents on Huntingdon Road near our lots already between the University to discuss the nature of the boundary treatment. (Jonathan Gimblett and Heather Topel).

Q: Is that conversation taking place in the future for a potentially more corporate approach to the boundary treatment? Are you talking to home owners along the road, not just individually – enhancing the current boundary treatment seems like a good idea? (Bob Dawson)

A: Backing onto the current market lots, there are just a few home owners whose properties back onto the site so we are in discussion with those people. Discussions about the boundary treatment could be discussed as a group

Community Group Meeting
Minutes of the meeting held on Tuesday 3 March 2015 6.30pm
At Gravel Hill Farm Board Room

however some of the boundaries do not align and achieving consensus across many residents may be difficult to reach as people's tastes differ.

Q: When will the houses be released for sale and at what price points? (Janet Bunker)

A: Hill will submit designs for planning this summer and look to start on site early 2016 and homes available from Spring 2016. The completion is a four-year build out period. There will be a broad range of homes available from studios at 400sq ft to homes that are 3,000 sq ft (Jamie Wilding). Countryside will be later with planning submitted at the end of 2015, works starting in Spring 2017 and build completion 2020. (Jonathan Gimblett).

Q: The flats across the road have had a problem with overseas investors - is there anything you can do to deter this? (Christine Bromwich)

A: We have not experienced this at Countryside and we don't oversell to investors. We haven't noticed a large sale of homes that then remain empty. (Jonathan Gimblett)

5. NEXT MEETING

The next meeting could be held in June.

Janet Bunker suggested that a school update from the Headteacher and its community access would be good. Biky Wan suggested that the hotel may be a good topic for discussion.

6. ANY OTHER BUSINESS

There was no other business raised.