



North West Cambridge Development - Community Group Meeting  
Minutes of the meeting held on Tuesday 4 March 6.30pm  
At Gravel Hill Farm Community Room

**Those present**

John Chaplin Storey's Way Residents Association, Chair (JC)  
Janet Bunker (JB)  
Hugh Taylor, NAFRA (HT)  
Bob Dawson, NAFRA (BD)  
Helen Hutchinson, Windsor Road RA (HH)  
Sarah Christensen, Lansdowne Road (SC)  
Eric Marland (EM)  
Cllr Thomas Bygott (TB)  
Cllr Douglas DeLacey (DL)  
Cllr Philip Tucker (PT)

**Consultants / Contractors**

Shaun Sheppard, Skanska (SS)  
Sandra Nicholls, Skanska (SN)

**Local authority**

Sally Roden (Cambridge City Council)  
Jane Green (South Cambridgeshire District Council)

**University**

Heather Topel (HTo)  
Brian Nearney (BN)  
Biky Wan (BW)

**Apologies**

Cllr John Reynolds  
Morcom Lunt  
Kate Whyte  
Belinda Brooks-Gordon  
Ann Mullinger, WIRE  
Dave Allen  
Carolyn Gohler  
Aaron Walker  
Clare Macrae  
Trevor Woollams (Cambridge City Council)

**1. Introductions were made and apologies as noted**

**2. The minutes of the meeting were agreed**

JC enquired amongst members about the proposals for the Huntingdon Road Cycleway. Members shared news that there were two options listed on the website and three public exhibitions were listed on their website with consultation on-going until 17 April. There was no option to 'do nothing'. HTo indicated that the University had only received notification of the consultation last week in the local press and said that the County's designs do not affect the development. HT indicated that cyclist access into the Avenue of Chestnut Trees may be difficult to access.

**3. HTo gave an update on the Project.**

HTo welcomed the group for the first Community Group meeting held at the Gravel Hill Farm Community Room. Since the last Community Group meeting (November 2013) a lot has happened.

Planning: the following reserved matters applications have been approved: Madingley Road West Junction, Section

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73, Primary Street, the Western Edge and Lots 5, 1. Lots 3, 7 and the Huntingdon Road East Junction have been submitted. Lots 4 and 6 will be submitted in due course.

**Construction:** The recent construction works have included: the final works on Gravel Hill Farm, the second phase of Archaeology (the bad weather has seen a delay. Post-meeting note: estimated completion date for Archaeology is the first week of May), Earthworks including sheet-piling, and we will start works on the Madingley Road Junction imminently.

**School:** The University has been given formal approval for the University Training School from the DfE. The School trust will be undertaking consultation with the general public and local schools next month.

**Three-month look ahead:** There will be consultation on the designs for lots 4 and 6 and the Primary School. Works will start on the Madingley Road West Junction and traffic management will be in place for a 12-month period. On site there will be earthworks including pile-testing. There will be public engagement opportunities such as temporary events programme to support the Public Art Strategy and a House-warming event for Gravel Hill Farm.

**Q: Are you coordinating your work with that taking place on the West Cambridge site? (HT)**

A: Yes, there has been coordination with those undertaking works on West Cambridge as well as the authorities including the Highways to coordinate and minimise disruption of traffic. (HTo)

**Q: Within the Section 73 application, which aspects were included for the height revisions? (SC)**

A: The application sought to increase the heights of buildings situated within the local centre that were as a result of working to meet the ambitious sustainability levels of the site, e.g. meeting natural levels of daylight. Lot 9 which is the closest to the Southern part of the site near Lansdowne Road is not included in the Section 73 application. The designs for Lot 9 are still being re-briefed and it is likely to be around six months' time before designs can be shared and consulted on. (HTo)

**Q: Was the flue of the energy centre increased within the Section 73 application? (PT)**

A: The width was increased to combine multiple flues into one

**4. SS from Skanska gave an overview of the Madingley Road West Junction works**

The enabling works package has been complete which included the bulk earthworks, perimeter fencing and the construction access road. The next twelve months will see traffic management on Madingley Road as works on the junction are undertaken. The traffic management will start as soon as possible and will give working space to construct the gabion walls and to undertake the road works. There will be six distinct phases of works but the road will remain open.

A Skanska hotline for emergencies, complaints and compliments has been established: 0800 066 5006

**Q: Where does the water go from the balancing ponds? (DDL)**

A: The water has been cleaned and attenuated before it goes into the brook. (SS)

**Q: Do you receive Environment Agency alerts to see how the levels of the brook currently stand?**

A: We can look into this to monitor the flood warning levels. (SS)

**Q: Will the footpath be a good standard for cyclists? (PT)**

A: Post-meeting note (HTo) For the temporary condition, we are providing a similar provision to that already in place - relocating the existing footway (which is not currently designated as a primary cycle route and is not the width of a combined cycleway/footway) up on to the carriageway with appropriate segregation from the traffic, in order to construct the works which will widen the road in this area up to the new junction and ultimately provide a cycleway on carriageway. This is part of the approved traffic management scheme.

Unfortunately due to the road corridor constraints it is not possible to make separate and dedicated provision for cyclists at this time - this will only come on completion, however we are providing the equivalent width of footway (if cyclists choose to not cycle on the road) and also of safe pedestrian crossing points which cyclists could dismount



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and use if required, which don't currently exist. In the permanent condition, the north side cycleway is on carriageway, with the ability to go off carriageway to a combined footway/cycleway at the site entrance traffic lights.

**Q: How will the new junction be controlled?**

A: The new junction will be controlled by traffic lights.

**Q: Will the transport authorities open up the north side of the M11 and open a new slip road? (JC)**

A: This is not part of the plans. (SS)

**Q: When will the temporary construction access road be decommissioned? (HT)**

A: The road has permission to stay for 10 years. The main construction access is to the west and will be used for as long as possible. When residents arrive, consideration will need to be taken to keep residents from construction.

**5 HT and BN gave a presentation on the approach to naming for the development site.**

A brand and naming development process has been undertaken by the University. The development body will be called the "North West Cambridge Development". The overall site will not be named, but strategic areas will be named such as the local centre, large green spaces, market square, residential neighbourhood plots and the direction of travel includes looking at 'natural' naming for the site. In the future, the naming policy will incorporate streets and buildings in line with the local authorities' and University naming policies and practice.

**Q: On the logo, can 'Cambridge' be aligned to 'North West' and 'Development' so they are the same width? (EM)**

A: A variety of configurations was looked at and we can take that feedback to the designers.

**A list of names was shared that indicated the approach to natural naming and the following comments / advice was shared:**

It is disappointing that the Girton Gap is not listed as an area for naming (DDL); "Howe" would be confusing for the post office. (DDL); Washpit Meadows as a suggestion (JC); Gravel Hill (reference to the Gravel and Clay lands) (DDL); Veteran Oak for the nearby vicinity (SN) – this will be looked at the next level of naming spaces.

**Other comments included:**

If you have limited, simple criteria that you are comfortable with then that will help to name the aspects and quickly identify names that do not work (BD)

In real estate terms houses that have a higher subliminal message will equate to higher values and be more attractive to purchasers – e.g. 'Girton Reach' or 'Heights' (TB)

Traditionally 'Villages' have a Parish Church (a city has a cathedral etc) so that would be problematic if 'Village' was adopted as it suggests a separate ownership from Girton. (TB)

Keeping 'Cambridge' and links to the city has a cache. (BD)

There is also the opportunity to provide a 'countryside' option – housing located near to the urban part and therefore appeal to two demographic groups and thereby developing the value to the site (BD). Estate agents use names and road to add value to the market.

**Q: Is the naming approach short term to get homes sold or a long-term process? Orchard Park has gone through three name changes. (HT)**

A: We are trying to create a framework that fits for the long term.

**Q: Have you thought about using the same naming approach from the West Cambridge site? E.g. JJ Thompson (SC)**



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A: We will look at the local authorities and University approaches to street naming. Theming would be good but without it sounding clichéd.

**6. Next meeting**

The date of the next meeting will be confirmed – May / June.