

Community Group Meeting
Minutes of the meeting held on Wednesday 15 July 2015 6.30pm
At Gravel Hill Farm Community Room

Those present

Janet Bunker (Chair), Parish of the Ascension Church
Christine Bromwich, Girton Baptist Church
Sarah Christensen, Lansdowne Road
Bob Dawson, NAFRA
Ian Grant, Conduit Head Road
Jane Firman, Conduit Head Road
Jenny Greene, NAFRA
Helen Hutchinson, WIRE
Hester Wells, Cambridge Cycling Campaign
Valerie Holt, Castle Ward Councillor

University

Heather Topel (HT)
Biky Wan

School

James Biddulph, headteacher (JB)

Apologies

John Hipkin, Castle Ward Councillor
Marie Louise Holland, Castle Ward Councillor
Douglas DeLacey, Girton Ward Councillor
Morcom Lunt, North Newnham Residents Association
Dave Allen, Cambridge Fire Station
Aaron Walker, NAFRA

1. WELCOME INTRODUCTIONS AND APOLOGIES

Introductions were made and apologies as noted.

2. MINUTES OF THE LAST MEETING

There were no matters arising from the minutes of the last meeting.

3. UPDATE ON THE PROJECT

Heather Topel gave an update on the project. Key points included:

- The residential housing application for Hill was due to be submitted in six-eight weeks' time and Countryside's scheme would be later this year – these would be shared at the next Community Group meeting.
- Construction activity on site has increased and works on buildings is underway with the post-graduate student housing started and the energy centre structure in place.
- The first trees were planted
- By the next meeting the school will be open. After that, it will be a year before further buildings will be complete, when the Post-Graduates student accommodation will be ready for the Michaelmas 2016 term.
- Works on the road junctions and road are underway. As is the cricket pitch and Western Edge landscaping
- The Community Room is available for local groups to use. We are using Gravel Hill Farm as a venue to begin to think about events that may transfer into the new local centre to support the new community. Recently

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the foodPark event was hosted at Gravel Hill Farm. We are aware of some neighbours concerns about music type and volume which we will take on board. We welcome suggestions for future events.

- The school building is progressing well with the main hall nearly complete and the topping-out ceremony held this week. School access arrangements have been made for the first intake.

Question and Answers related to the update included:

Q: What will the energy centre burn? (Christine Bromwich)

A: The energy centre is gas-fired. (HT)

Q: Is the energy centre structure as you currently see it at its highest point (when finished)? (Sarah Christensen)

A: Yes (HT)

Q: Will the tree planting that you have done continue into the Ridge and Furrow field? (Sarah Christensen)

A: The first trees went in at the north of the site. Landscaping around the southern part of the site (around the new road from Madingley Road) will commence soon. [post-meeting note: There is no planting proposed around the Ridge and Furrow field other than to replace a section of hedge that was removed at the northern end.] (HT)

Q: What kind of trees were planted? (Jenny Greene)

A: Lime trees (BW)

Q: What type of students is the accommodation for? (Ian Grant)

A: Post-graduate students (HT)

Q: Will there be any club access to the Cricket pitch? (Ian Grant)

A: The cricket pitch will be public pitches. There will be changing facilities and if a club wants to use this pitch as its home pitch, we would be open to discussions. (HT)

Q: Why is the pitch going to be artificial? (Jane Firman)

A: The wicket will be artificial to allow for wear and tear. The rest of the pitches in the first phase will be grass pitches. There is a plan for a 3G all-weather pitch in a later phase. (HT)

Q: Will the pitches be floodlit – presumably the floodlighting will be similar to those used on the Park and Ride? (Hester Wells / Sarah Christensen)

A: The artificial pitch in a later phase that is nearer to the M11 will be floodlit but the others will not be. In addition to residential neighbours we also have the Institute of Astronomy to consider for light pollution. (HT)

Q: Who will look after the pitches? (Ian Grant)

A: The University is managing the estate and will be responsible for the sports pitches. (HT)

Q: Residents on Conduit Head Road felt offended by the noise from the foodPark event which was loud and cheap sounding as we are a quiet community. (Jane Firman)

A: We have worked with the City Council to obtain relevant permissions to hold such events. We are aware of concerns that residents raise and in the future will be looking at the range of events to suit a variety of tastes. (HT)

Q: It would be appreciated that in the future leaflets could be sent to notify Conduit Head Road residents as the nearest neighbor to Gravel Hill. (Ian Grant).

A: We will do this. (HT)

4. UNIVERSITY OF CAMBRIDGE PRIMARY SCHOOL PRESENTATION

James Biddulph gave a presentation on the school. The school will be opening on 7 September 2015 to approximately 100 children. The Headteacher has been working with local education clusters including the CB4 and Anglian group plus Swavesey school. The curriculum will be 70% National Curriculum and 30% Local Curriculum which will allow children to think about sustainability in Cambridge. From speaking with parents of the identified

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pupils, the feedback has been that children will cycle and walk as a preference before driving, and they come from around 1 – 1.5miles distance.

Q: Can children from Conduit Head Road and Lansdowne Road attend the school? (Jane Firman)

A: Conduit Head Road is not in the catchment for the school. The County Council defined the catchment area, which is the North West Cambridge Development and the West Cambridge site. As there are currently no homes on the site (although there are some apartments on the West Cambridge site), there is a higher chance in the early years of the school that families applying could obtain a place at the school when there is under subscription as the criteria includes families out of catchment but near to the school as the crow flies. The County administers the School's application process. (HT)

Q: It seems contradictory that the development promotes sustainable travel and connections with neighbours but the catchment for the school does not include immediate neighbours to the site. Is there any influence that you can use on this matter? (Ian Grant) Individuals from the existing community have played a part in the development process and not providing preference for access to the school seems counter intuitive – can the politicians assist to influence the County Council to provide this preference? (Bob Dawson) Who should we go to represent us on this? (Jane Firman)

A: We have followed the process that the County Council has outlined. (JB) Neighbours will need to take this up with the LEA. (Helen Hutchinson). The University was required to deliver a 2.3 form entry primary school as part of the development and is delivering more spaces through a 3 form entry school to accommodate more than what was originally required. (HT). Coordination between the County and the new Communities team could perhaps look at the catchment change given the desire for an integrated community (Bob Dawson) We support that idea and it is different to a lot of concerns that have been voiced where school leaders and the County Council have been against overlapping catchments in case it causes other local schools problems on recruitment. (HT). Parents have written to the school as they are worried that siblings of existing pupils will not get into the school so the admissions policy is being reviewed to respond to this. (JB). You should approach your County Councillors on this matter (HT).

Q: How will the phasing and build-up of the school work? Will you keep spaces to accommodate the new residents when they move in to the school? (Helen Hutchinson)

A: In the first year there will be two classes of 30 and then in the following year that will become 3 classes of 20 which will enable people to join a class that has space. We do not expect lots of children to join the school at one point as the market housing will be occupied gradually. University staff accommodation in the first phase is mostly one and two bedroom flats so are unlikely to have lots of children who will need school places. We will be working closely with the school to manage that.

Q: How many people are from the West Cambridge site? (Helen Hutchinson)

A: At the moment there are seven children from West Cambridge (JB).

Q: Is the access road open? (Hester Wells)

A: Eventually the road will be open to the public but for September the road will be open to the school users only. There will be a barrier controlled for safety to restrict access because of the on-going construction works. Construction traffic near the school will be prevented during the school access times. (JB)

Q: Can visitors come during the day? (Hester Wells)

A: All visitors are required to be pre-arranged and report into security.

Q: What provision is there for cycle parking (Hester Wells)

A: There are c400 sheffield cycle stands across the school site and there are three entry points to the school. There is a range of provision including covered cycle stands, as well as for Cargo bikes and small bikes for children. (JB)

Q: Will there be a through route from the West Cambridge site? (Helen Hutchinson)

A: People can travel by bike and foot along Madingley Rise and the Chestnut Avenue to Huntingdon Road. We have been helping families with travel planning. (HT)

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Q: Will families have to cross the 40 mph road to get across Madingley Road? (Ian Grant)

A: Yes. A crossing points is coming soon at JJ Thomson to reach Madingley Rise (HT)

Q: Is this the bridge? (Sarah Christensen)

A: No, the crossing is on the road. (HT)

There was the opportunity for general questions about the development.

Q: NAFRA has raised concerns about the perimeter of the development and written to the Chair of the Syndicate for clarifications. Can an update on the nature of the house types of the market housing and in particular the homes on the perimeter as the implementation of the Design Code. (Bob Dawson)

A: Hill's market housing proposals will be submitted before the next meeting so opportunities to comment after that will be through the local authorities' formal consultation. Countryside's proposals will be going in later so these can be share at the next meeting in advance of submission. (HT)

Q: On Conduit Head Road, the water levels in the ponds are higher than they have ever been and causing flooding. Is this caused by the construction works? Can the flood assessment paper be made available? The trees are falling down and dying which is a huge concern (Jane Firman / Ian Grant)

A: We have looked into the west side of the ditch to see if works caused flooding on Conduit Head Road but the contractor's reports have indicated that the issue is on the east side of the ditch. This is an Award Drain under the City Council and they should be addressed with your concerns. The flood assessment paper can be found online at: http://www.nwcambridge.co.uk/files/o2_7_1_environmental_statement.pdf (section 15 plus relevant appendices) (HT) Conduit Head Road residents think it could be more associative; residents do not feel reassured because of the lack of information.

Q: We have raised a number of questions from a meeting recently and not received information about issues including the footpath, the drift, the Ridge and Furrow field, lane and meadow-like planting and vegetation. We also heard that Sainsbury's is no longer the supermarket but Tesco - We welcome involvement as residents from Conduit Head Road (Jane Firman)

A: We welcome your involvement and will respond to those matters through the email that you have just sent. Sainsbury's is the supermarket operator. (HT) [Post-meeting note: responses have been made and meeting notes sent on 30 July.]

Q: When will the Ridge and Furrow field be cut? (Sarah Christensen)

A: The annual cut took place in August last year so it is likely to take place around the same time to avoid ground-nesting birds. (HT)

Q: Will there be grazing in the Ridge and Furrow field? (Sarah Christensen)

A: Grazing is an option for the Ridge and Furrow field. An Operations Director is currently being appointed and will be in the position to consider this. (HT)

Q: What is the Operations Director's Mission Statement? (Ian Grant)

A: The development's mission statement is to create a part of Cambridge that is long-lasting, ambitious and sustainable – the roleholder will be delivering the development's mission, looking at managing the estate and building the community. (HT)

Q: Please take care of the rooks – previously there were hares and they are no longer there. (Jane Firman)

A: The University has a Project Ecologist who ensures the care of the wildlife on site. (HT)

Q: Is the name of the hotel operator confirmed? What type of offering will the hotel have? (Jenny Greene)

A: Unfortunately the contract has not yet been signed so we cannot disclose the name of the hotel operator yet. We are negotiating with the council for the hotel to have a range of leisure facilities which may include restaurants, fitness and conferencing.

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Q: What type of hotel will it be? (Ian Grant)

A: 4/4+ star (HT)

Q: Is there a pub? (Helen Hutchinson)

A: We hope to have a balanced offering and there is space in the market square. (HT)

Q: Will there be a pharmacy? (Helen Hutchinson)

A: We would like to support a pharmacy on site and starting to think about the retail offering in the local centre.
(HT)

5. NEXT MEETING

Topics suggested by the group from the discussions indicated that housing update relative to the boundary treatment and the Countryside scheme would be ideal, in addition to an overview of the ecology of the site.

It was suggested that a future meeting could take place at the school later in the year, and agreed that giving time for the school's early operation would be wise.

6. ANY OTHER BUSINESS

No other business was raised.