

Community Group Meeting
Minutes of the meeting held on Monday 16 April, 2018 at 6.30pm
At the Storey's Field Centre at Eddington

Those present

Janet Bunker, Parish of Ascension (Chair)
Christine Bromwich, Girton Baptist Church
Richard Brown, Storey's Field Centre
Tom Bygott, South Cambridgeshire Councillor
Susie Chan, Office for Postdoctoral Affairs
Sarah Christensen, Lansdowne Road
Matthew Danish, Cambridge Cycling Campaign
Bob Dawson, Nineteen Acre Field Residents' Association
Sue Finer, Storey's Way Residents Association
Lynda Harford, Cambridgeshire County Councillor
Cllr Valerie Holt, Cambridge City Councillor
Suki Mann, Huntingdon Road Girton Residents Association
Claire Richards, Cambridgeshire County Councillor
Brian Walker, Windsor Road Residents' Association

University

Warren Forsyth
Heather Topel
Biky Wan
Alex Wynick
Charles Cresser, SACO

Apologies

Steve Archer, Sainsbury's
Jane Firman, Conduit Head Road
Harriet Gillett, Storey's Way Residents' Association
Ann Mullinger, Windsor Road Residents' Association
Mary Wheater, Windsor Road Residents' Association

1. WELCOME

The Chair welcomed the group and introductions were made.

2. MINUTES OF THE LAST MEETING

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

3. PROGRESS UPDATE ON THE PROJECT

Heather Topel gave an update on the project since the last meeting which included:

- There are now about 150 occupied properties, and the team have finished many more units, with the Eddington population set to considerably increase over the next couple of months.
- The first retailers are expected to open towards the end of the summer.
- Storey's Field Centre is open and has been hosting lots of events already, with more to come.
- Hill's show flat has been open for a while and the show home set to open in May. People will move into the market housing later this year.
- OPDA are at Eddington to assist the post doc community and are based at the Postdoc Centre.
- Eddington events are planned for throughout the year – Open Eddington and cycle festival are currently being planned.

Sue Finer asked:

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Q: When will the cut-through for cyclists and pedestrians by Storey's Field Centre open?

A: The route between the market square in front of the Storey's Field Centre joining the Ridgeway will be opening soon – end of May, early June. The space is needed at the moment to complete the landscaping outside the Storey's Field Centre. (HT)

Bob Dawson asked:

Q: When will ANPR/bollards along Eddington Avenue come in?

A: There have been a number of holdups, but they have been tested last week and we hope they will be commissioned soon. (WF)

Bob Dawson asked:

Q: Are there plans to change the wooden gates on the Ridgeway?

A: There has been a lot of discussion about them, including with planners. We will make some adjustments on the cycleway but the gates will not be changed. (HT)

Bob Dawson asked:

Q: What about the large sandbags?

A: They are not permanent and other measures are going to be coming in to replace them which require a design to be generated. (HT)

Janet Bunker asked:

Q: Can we get some Eddington residents in the next meeting?

A: Yes, we can invite some for the next meeting. (HT) **(ACTION – WF/AW)**

4. PRESENTATION ON HOTEL

HT introduced Charles Cresser from SACO/Hyatt. There is not only a hotel need but a broader need for longer-stay hotels (90 day max) as well as short-stay hotel rooms. The project is in the very early stages of design, with the team having met the planners twice and hoping to have a full planning application later in 2018 and construction starting in 2019.

CC explained the hotel will be Hyatt Centric and the apart-hotel will be Cambridge Locke. There are not many Hyatt Centric hotels in Europe. The team are really keen to be involved in the community. There will be landscaping around the edge and centre of the building, but the team are not extending the boundaries of the site at all, except for a small terrace onto Eddington Avenue. It will be a 330 rooms total (150 hotel rooms and 180 aparthotel rooms). The hotel will have a gym, restaurant and retail spaces on the ground floor. The hotel will encourage shared working spaces for free for those in the community. It will also have parking for 50 vehicles. There will be four floors above ground. The idea is to make it very permeable so people can come in and out, the team do not want it to be corporate or dark. There are plans for twisted brick columns in front and glazed cladding behind. The colour brick is very different from the rest of the development, to provide a different type of texture.

Claire Richards asked:

Q: What about the 50 parking spaces? I don't want to see more on-street parking.

CC: Yes for the short-stay hotel that will be needed. We very rarely introduce parking spaces with our aparthotels. We do not want the street to become full of parking. We have spoken to Madingley Road Park & Ride and they may be willing to lease us a large portion of the spaces. We can then run a concierge service or shuttle service, or people can walk.

HT: We are working on the travel plan for the hotel already.

CR: I'd be grateful to be kept up to date with that travel plan.

Sue Finer asked:

Q: Will the bus begin operate on Sundays and/or later in the day?

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HT: Yes we are hoping for that to happen in the future, though I don't know when because it relies on the viability of the service. In terms of funding it we need to think about the timing of it.

Christine Bromwich asked:

Q: What about hiring bikes? Will there be a bike repair shop in Eddington?

HT: Yes we are expecting that there will be a bike shop/café in our retail units in the market square. We already have a bike loan scheme for our residents and we might expand that to the longer-term visitors at the hotel.

Christine Bromwich asked:

Q: It is very windy around here, if people want to cycle from here to town they have to take it into account.

HT: The hotel might offer electric bikes to help with that.

Matthew Danish commented:

Even for the short-stay guests there are bike schemes you can make easy. There's a lot of autonomous systems that can be used, such as donkey bikes, or subsidised use of the U-Bus.

Tom Bygott commented:

In general the more dark/rainy place is the warmer the bricks need to be. I think the red bricks are good, not like the grey bricks in other Cambridge developments.

CC: This is something we need to get right, especially as the facades are very long. We need to go back to City Council with our plans or suggestions.

Bob Dawson asked:

Q: What end of the market are you looking in terms of the restaurant?

CC: We're really conscious of the local demographic, so don't want to provide something too exclusive. It needs to be successful for everyone. The large restaurant will possibly something that we design and concept ourselves, something that will go from breakfast to dinner. It will be locally sourced and a decent price point. We want people to feel that they can come back, not just a one-off. It's a real balance between that and getting it to feel like a destination. There is also the flexibility of another type of offering further up the site which might be less formal, more grab-and-go, without stepping on other retailers here.

Bob Dawson asked:

Q: What about the gym, what's the strategy for that?

CC: We wouldn't charge a membership but we would charge an entry fee. It would probably be predominantly for hotel guests, it will be a lot smaller than the West Cambridge sporting facilities.

HT: For residents we would encourage them to go to West Cambridge for a membership-type gym.

Richard Brown asked:

Q: Will there be conferencing space?

CC: No, maybe a meeting room like this one [the small room at the Storey's Field Centre], but there are no formal conferencing spaces.

RB: Excellent, I see potential for partnership.

Janet Bunker asked:

Q: You mentioned retailers?

CC: Yes, but something very small, maybe a florist or something similar. We have to zone the areas properly and then bottom out exactly who our tenants and operators will be.

HT: Hopefully by then we will have our own retailers in place which will provide a steer for you.

Richard Brown asked:

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Q: What are your timescales?

CC: We'll be submitting the full planning application this year, ideally, and hope to be starting construction next year.

Christine Bromwich asked:

Q: What sort of prices are you looking at? The Felix is very expensive and then there's Premier Inn which is more budget. Would you be in between?

CC: It's a four-star product, but prices fluctuate so we cannot say exactly. We control the products so we control the rates entirely.

5. ANY OTHER BUSINESS

Tom Bygott asked:

Q: Can we please have a project plan or timetable for moving the two soil piles near the back of Huntingdon Road?

HT: They are not part of the first phase so we don't have that yet.

Bob Dawson asked:

Q: In relation to Phase 2 there's a budget of £600m identified through one of the University's processes, which was mentioned during the pensions debate. Can you say more about this?

HT: We have not had a budget set for Phase 2. What we have done is agreed with the University to start on designing the infrastructure, but not to implement anything. Phase 2 will likely go westwards from here towards Girton. I'm sure many things are being drawn into the pension debate I don't think it's directly related. We hope that the University will have approved further steps early next year.

Matthew Danish asked:

Q: What about the cycleway issues we have previously raised, like the random give way markings and so on?

HT: There are a range of issues which we need to come back to you on. Following our discussion we have spoken to the local authorities and we will make some changes.

Suki Mann asked:

Q: What about Phase 2? You must have a rough idea of what the design for Phase 2 is.

HT: We have a masterplan to work within, so we will put another road link from Huntingdon Road to join Turing Way. There will be some earthworks to do with that, so design work will be needed to do that. The masterplan sets out broadly where the road will be. The works connected with that will be involve earthworks and utilities to support the development.

Bob Dawson asked:

Q: Is there any progress on the GP?

HT: No, unfortunately. We've finished the space, but we are in the NHS's hands and we do not know the timescales or surgery yet. Huntingdon Road surgery is available for residents at the moment.

Christine Bromwich asked:

Q: On a related note, what about a pharmacy?

HT: Yes, we are looking at it being one of the first retail units to be filled.

Bob Dawson asked:

Q: What about the care home?

HT: We are in discussion with operators with this and have been considering what 'senior care' means for Eddington. Initially we were looking at it being a care home, but now maybe a care village for a broader range of care needs. Who that is going to be or when it will be I don't know.

Lynda Harford asked:

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Q: What about day care? So other residents can come in and mix and mingle and still stay in their own homes. Really good day care is a good supportive industry for that.

HT: We will consider that.

Bob Dawson commented: You say you have been having conversations with the market but you also need to talk to commissioners.

HT: Yes, we have also been working with Public Health and trying to develop an academic link. Though it is not just for University staff.

Richard Brown commented that an open event for Storey's Field Centre will be taking place on July 20, 2018.

The next meeting is likely to be in September 2018 in the Storey's Field Centre.