

University of Cambridge

West Cambridge Community Group

Minutes of the Meeting

19 July 2017 in the Hauser Forum Seminar Room on the West Cambridge site.

Attendees:

Harvey Bibby, Lansdowne Road resident (Chair)
Cllr Rod Cantrill (Newnham ward councillor)
Matthew Danish (Cambridge Cycling Campaign)
Henry Day, Conduit Head Road
Simon Cornish, University Sports Centre
Hugh Purser, Clerk Maxwell Road Residents' Association
Tom Ridgman, IFM

Heather Topel, University
James Tatham, Jestico + Whiles
Gail Ross, Jestico + Whiles
Ailve McCormack, Contemporary Art Society
Luigi Scalera, University (Estate Management)
Biky Wan, University

Apologies:

Nicky Blanning, University Accommodation Service - West Cambridge Apartments
Angela Chadwyck-Healey, Madingley Road Residents Association
Dai Davies, North Newnham Residents' Association
John Evans, Cambridge City Council
Humphrey Gleave, North Newnham Residents' Association
Stuart Hawkins, Madingley Parish Council
Will Hudson, West Cambridge Safety Committee
Morcum Lunt, North Newnham Residents Association and FECRA
Eddie Powell, Clerk Maxwell Road Residents' Association
Hugh Purser, Clerk Maxwell Road Residents' Association
Karen Wiemer, Madingley Road Residents' Association

1. WELCOME

The chair welcomed the group.

2. INTRODUCTIONS AND APOLOGIES

Introductions and apologies were made.

3. MINUTES FROM THE LAST MEETING

On spot heights along Madingley Road, Heather Topel reported that the spot height near to Lansdowne Road is +19.2m AOD, near to Conduit Head Road is +18.4m AOD.

ACTION: Visuals to be provided from Madingley Road that show the context for neighbours on plans and from the Cavendish. (University with project team)

On the junction of Madingley Road with Clerk Maxwell Road it was asked if the junction could be replicated from JJ Thomson. Heather Topel said that the road width will not accommodate the same type of junction that

is at JJ Thomson because the south side has the woodland edge which provides the constraints for junction design. The woodland edge has been an important point of discussion with the local authorities in the planning stages.

ACTION: the drawing and commentary to be shared with residents of Clerk Maxwell Road. (University with project team)

There were no other comments to the minutes from the last meeting.

4. UPDATE ON THE WEST CAMBRIDGE OUTLINE PLANNING APPLICATION

Heather Topel gave an update on the submitted Outline Planning Application, which is still in with the local planning authority. Major changes have been made since the group last met and these include:

- The development edge has been pushed back to protect the woodland edge buffer.
- Heights have been reduced – towers that were one or two levels higher have been removed.
- The Schlumberger building has been listed and changes have been made to the development proposals to protect the views, particularly from the south.
- Nearly every technical subject has been addressed (air quality, environmental).
- There are agreed transport measures until 2021. There is uncertainty beyond this with the strategic routes and initiatives being discussed (Greater Cambridge Partnership) and planned concurrently so the framework allows flexibility to 2031.
- The Cambridgeshire Quality Panel have reviewed and raised detailed points about the changes that have been made but are broadly supportive of the changes.
- This feedback becomes amendments to the planning application and the planning authorities will consult on this.
- The Public Art strategy will be discussed later – we hope that will enhance the ambitions to activate and create liveliness about spaces within the site.

Matthew Danish asked about the woodland edge and if the pavement will be reduced on Madingley Road? He mentioned that the footpath disappears to nothing and there is no cycleway and hopes this will not preclude the pavement/cycleway between Clerk Maxwell Road and JJ Thomson. Harvey Bibby said that the area on the south side of Madingley Road is going to be used more and is narrow. Heather Topel explained that the pavements have not been affected or shrunk– the protected area is the building line down from the edge. Heather Topel agreed to review the stretch between Clerk Maxwell Road and JJ Thomson. She explained that the County Council has had difficulties in looking at the north side because of the utilities beneath the surface and level differences along the shared path.

Hugh Purser asked about the timescales for the revised planning application. Heather Topel said that the revisions will be submitted in August, the local authorities will register this and then consider the appropriateness of the timing. We can notify residents of when it goes in.

Action: University to notify the Group when the application information is submitted.

Hugh Purser asked about building work within the fence near Clerk Maxwell Road. Heather Topel said that we can look at the detail and provide that.

Rod Cantrill asked what the update for the transport plans for the site. Heather Topel said that the transport assessments have been submitted as part of the Outline Planning Application. There have been changes since then. The plans to 2021 have not changed. Beyond this (to 2031), there have been changes to this. There is no commitment to deliver specific items, but there is a financial commitment per phase. The intention is that this adaptive phased approach to transport planning will respond well to the circumstances overtime. The modelling has been agreed and the transport principle has been agreed with the County Council.

5. PRESENTATION ON THE SHARED FACILITIES HUB

James Tatham and Gail Ross gave a presentation on the shared facilities hub.

Henry Day asked if the lime avenue is staying in the plans. James Tatham confirmed the trees will be staying and they are key specimens for the site.

Matthew Danish raised notes from the Outline Planning Application which were that an uninterrupted route between Clerk Maxwell Road and the gardens should be provided with clear segregation. He said that at the poster boards, the display material doesn't show the main path and route and the material presented was not clear. James Tatham said that the landscape plan is work in progress and the visual on screen is a diagram. There will be a route but there is a landscape architect team working on this. A soft landscape area is north of the park and then a harder edge near the hub building, which will have seating and a cycle area near that zone. Heather Topel said that AECOM are the landscape architects (as well as masterplan consultant), so the University has confidence that it will be delivered. The feedback will be delivered back to the landscape architects.

ACTION: More detail on the green to be presented at the next meeting and electronically when information provided as part of the submission. (University with Project team)

Hugh Purser asked if the elevated cycle paths could be considered which are practical and could be considered. Heather Topel said that a grade separated path is being considered elsewhere in the site.

Rod Cantrill asked about the need for catering provision at the site and the scale of catering offer for the future population of the site. Heather Topel explained there are few facilities on site. The plans try and change the catering offer relative to variety and opening hours. Gail Ross explained that the cafeteria has 200 seats, over a 2.5hour lunch period – this can cater for 600-800 people. There is also the café for more catering, plus a grab and go service. The park can also be used for foodPark. It is the first of a few hubs and there will be future ones to be included. The next large hub could be in the location around the current Cavendish location. Heather Topel explained that there are changes to the North West Cambridge Development which are underway and Sainsbury's is opening in September which will all help to provide food and beverage options to this area.

Tom Ridgman said that occupancy on site is lower than you think. The number of people served is not that great as people bring their own food or work elsewhere for parts of the day/week. Heather Topel said that residents have different amenity requirements. Rod Cantrill said that the shop is a good idea. Simon Cornish explained that the setting and quantum of employees and staff members meant that different factors contributed to the viability of the café within the Sports Centre.

Hugh Purser said that a centralized service should be more beneficial. Tom Ridgman questioned if the University would operate the catering function. Heather Topel said that there will be economies of scale to a centralised provision, but said that there are no definitive route for who will run the facilities. James Tatham said that the kitchens have been designed to be able to operate separately.

Hugh Purser said it was important for spaces to be created for cross-disciplinary spaces for academics and research, which all agreed. Harvey Bibby asked if the outdoor spaces could include activities e.g. volleyball. Luigi Scalera said that there is active landscape being designed in. Heather Topel said that there are some suggestions in the Public Art plan as well which is in the next presentation.

Harvey Bibby asked about opening times for the pub. James Tatham said that as long as it's viable, it could be open and spaces can be separate so certain parts of the building can stay open longer.

Matthew Danish commented that there are a lot of steps in the proposals and it can never be too soon to design for accessibility – please design for mobility. James Tatham agreed and said that spaces will be accessible.

Simon Cornish commented that the sports services interested in running classes outdoors and needs more community members so happy to be part of those discussions.

6. PUBLIC ART STRATEGY PRESENTATION

Ailve McCormack gave a presentation on the Public Art strategy for the development.

Rod Cantrill asked if there is going to be a Public Art Panel for West Cambridge as there is for the North West Cambridge Development. He commented that that is a good mechanism to ensure it maintains its standards. Heather Topel agreed and said that it was being discussed and explored to maintain the selection process for the artists to meet the brief of the Public Art strategy.

Tom Ridgman commented that the strategy doesn't use the word 'fun', but there are lots of worthy words. Worthy people will admire and look at Artwork, but if you want a vibrant community, why don't you inject some fun into the brief, where people interact with the artworks? Ailve McCormack said that fun and worthy can be combined.

Hugh Purser asked who funds the art. Ailve McCormack commented that the University will fund this as part of the Section 106.

Hugh Purser commented that a consideration for local artist is a good idea. Ailve McCormack agreed. Hugh said that existing buildings could be a backdrop e.g illuminate and the sports centre. He also mentioned Open Studios in Cambridge and enquired if local activity could be offered in a centralized location at West Cambridge. Heather Topel said there will still be activities within buildings.

Harvey Bibby asked if the event planners will be funded from the Art programme. Heather Topel confirmed that there is budget for programming the space. From previous experience at North West Cambridge Development, the highly participative arts strands have been most rewarding and we will be learning from that for this strategy about participation and engagement.

7. NEXT MEETING

The University will be in touch about the next meeting, around Autumn 2017 time.

8. ANY OTHER BUSINESS

Hugh Purser said that development on St John's land has been launched. The plans include access to the site from Clerk Maxwell Road to the new development site. Strong opinions will be made from residents. Rod Cantrill said that 550 homes and 100 cars would be part of the plan and it is difficult for the local authority to impose restrictions on parking. Rod Cantrill said that St John's access will meet Sustrains' standards. Rod Cantrill also said that if the University says it is important to move people from the City to West Cambridge then conversations should be integrated. Heather Topel said that the development site is an objection site and separate from the West Cambridge proposals. Rod Cantrill confirmed this. On Monday at the Greater Cambridge Partnership (CityDeal) slides were shown on where the A428 route would go and this would include through the West Cambridge site and leaving the site near the Cavendish II. The route with Greater Cambridge Partnership is still for discussion. The mechanics of this are being discussed. Heather agreed to invite someone from St John's to attend the group but not to take over what the group was originally conceived as [a consultative group for the masterplan review].

ACTION: An invitation to a St John's representative to be sent to attend the group.

Rod Cantrill said the Cambridgeshire and Peterborough Mayor is keen on light rail and this could come from St Neots along the A428 to the west.

Harvey Bibby asked if the Local Liaison Forum (LLF) have been engaging with the University on this. Heather Topel said that discussions with LLF haven't been taking place but discussions with the County have been made. Rod Cantrill confirmed that the plans are diagrammatical, not showing a route. When the consultation comes out the University will publish a view.

Harvey Bibby mentioned the blue hoardings are unsightly. Luigi Scalera said that plans to relocate quite quickly are underway as well as a nice façade.