

West Cambridge Community Group

22 January 2019

Studio, Gravel Hill Farm, Madingley Rise

Attendees

Harvey Bibby, Lansdowne Road resident (Chair)

Susie Wood – St Johns College

John Elphick - Clerk Maxwell Road Residents' Association

Hugh Purser - Clerk Maxwell Road Residents' Association

Bev Nicholson - Camcycle

Sue Davis – University of Cambridge Nursery

Morcom Lunt – Federation of Residents Associations

Eddie Powell, Clerk Maxwell Road Residents' Association

Henry Day, Conduit Head Road resident

Karen Wiemer, Madingley Road Residents' Association

Heather Topel, University of Cambridge, (West Cambridge)

Matt Allen, University of Cambridge, (Estate Management)

Mark Parsons, University of Cambridge, (Estate Management)

Simon Briggs – University of Cambridge, (West Cambridge)

Apologies

John Evans, Cambridge City Council

Nick Brooking University of Cambridge, Sports Service

Simon Cornish, University of Cambridge, Sports Service

Matt Danish, Camcycle and UoC Employee

Humphry Gleave, North Newnham Residents Association

Minutes

Harvey Bibby opened the meeting, welcoming all and asking for introductions before handing over to Heather Topel for the first presentation.

Heather welcomed the group and acknowledged the long time since last meeting and that a lot of activity had happened. Heather showed the outline planning that has been submitted. Projects underway included the new Cavendish Laboratory, Civil Engineering building and Shared Facilities Hub.

John Elphick – Asked on the status of the masterplan.

Heather Topel – The planning application for the wider West Cambridge site has not yet been determined by the City Council and is still under review.

Heather continued to update that conversations with City and County Councils are ongoing – influenced in part by the adoption of the new local plan. A watching brief is in place on Greater Cambridge Partnership proposals. Transport mitigation proposals including bus and cycle routes are being considered.

It was acknowledged that there are issues around service access via Clerk Maxwell Road. There is an intention to clarify the access requirement and work out better options that remove that requirement for the southernmost vehicle access until more clarity on whether it is needed is determined at some point in the future. In the meantime the University will remove this access from the current proposals.

Plans for a new car park were outlined on the current site of the park and cycle. The new proposed car park size has been reduced from 640 spaces to 540. There may be opportunities to reduce car parking demand further if more public transport provision allows.

Bev Nicholson – Asked what will happen to the cycle park provision?

Heather Topel – Confirmed park and cycle provision will be maintained across the site.

Hugh Purser – Noted the planned development on the Cocks and Hens and asked whether UoC would make comments on the proposals.

Heather Topel – The proposed development had not come up in discussions with the Council but UoC became aware in early January. It is not yet decided if the University will make a comment on the proposal.

Mark Parsons – Commented that their team was now aware of the plans and it would be looked at by Estates Management in further detail.

Heather Topel - UoC team are happy to review group members' comments on planning if they wished to share them.

John Elphick – Commented that there was no provision for a children's play area/swing park – would this be included – such as through a 106 requirement

Heather Topel – normally 106 requirement will insist on such facilities being closer to residential areas.

Sue Davis – Noted there is currently a play area in place for children who live in West Cambridge

Hugh Purser – Noted that there was more illegal parking which previously had been limited to the service road adjacent to the residencies, but is now spilling onto the pedestrian and cycle paths along the southern ecological corridor.

Matt Allen – Stated that their team had been made aware of this and are looking at the options to resolve the issue- it is likely that a physical barrier will be needed.

Heather Topel continued with her presentation outlining some work done to understand cycle priorities in collaboration with local cycling groups and the University team responsible for cycling provision.

The new Local Plan also requires testing of biodiversity gain – which is about to be undertaken.

John Elphick – commented the presentation of building height in plans could be misleading. Building heights are presented relative to sea level – but where ground levels are higher than this the resulting building would therefore be higher. This will especially have an effect on height of buildings on the outskirts in the planned area.

Heather Topel – responded that this was not deliberate and that providing presentation in this way is not uncommon and ensures that if the ground level changes, the assessment would remain the same.

Henry Day - Asked about cycle access across West Cambridge site from Madingley Road including Lime Tree Avenue.

Matt Allen – Assured that while some slight changes may take place cycle access will remain in place.

Henry Day – Asked if there were plans to develop the paddock area adjacent to Madingley Rise to the north of Madingley Road.

Matt Allen /Mark Parsons – stated there are no plans to develop on this area which is designated as protected open space in the Local Plan.

Hugh Purser – Commented about a dark area on the Coton foot/cycle path where there had been an accident - and that lighting may need looking at.

ACTION: Mark Parsons – confirmed that this would be looked at.

Harvey Bibby – Asked about the general provision for car parking across the West Cambridge site and its likely positioning.

Heather Topel – Car parking provision to be located across areas on West site with 4390 car parking spaces in total and a large part of that situated to the West area of the site. Plans were realistic about car parking demand but planners would look at opportunities to support and reduce demand via other mechanisms.

Harvey Bibby – Asked whether the car parks could be iconic buildings.

Heather Topel – While the University may not be able to develop iconic car parks it will work to ensure they are designed in a way that is sensitive to the surroundings.

John Elphick – Asked about the options that were available when considering the access route to the planned new car park.

Heather Topel – The outline planning has left open options and ongoing planning will consider those available options.

Eddie Powell – Commented if further planned development goes ahead in the area there are concerns about exiting Clerk Maxwell Road and especially the difficulty for cars wishing to right turn on to Madingley Road. In addition to a potential large volume of traffic travelling east on Madingley Road turning right into Clerk Maxwell Road. This could be a strong argument for access to car park to come from JJ Thompson Ave.

Heather Topel – Noted any further new development will have to show consideration of access issues if and when those developments come about. The City and County Council will be involved in any plans and approval.

Heather handed over to Matt Allen to provide an update on Cav III and Shared Facilities Hub – delivered as one project

Matt Allen – Talked through a brief update on development of the Cavendish laboratory and showed a number of time lapse images showing the progress including the outline footprint of the basement.

He gave details of the communications and engagement work on the part of the construction contractors Bouygues including a regular newsletter. Those wishing to receive it could sign up. In addition coffee mornings and some afternoon events are being run to engage with the local community.

ACTION: Group members wishing to receive the newsletter and/or to be included on the invite list for the coffee mornings/community engagement events pass on your details to Simon Briggs who can share with Matt.

Eddie Powell – Highlighted issues with site workers parking on Clerk Maxwell Road.

ACTION: Matt Allen – Said the situation would be monitored with spot checks.

Henry Day – Asked about low frequency noise from the construction site.

Matt Allen – We have strict noise thresholds we have to work within and follow these closely

Harvey Bibby – There had been generator noise at night times but this had now stopped.

ACTION: Matt Allen – Acknowledged this information and assured the group that would look at issues.

Harvey Bibby – Highlighted the difficulty in getting to construction engagement meetings – need to have more accessible times – such as early evenings.

ACTION: Matt Allen – Times of engagement meetings will be looked at to try to make more accessible. Along with potential for a site visit.

Karen Weimer – Asked for an update on cranes and worker numbers.

Matt Allen – Explained there will likely be one crane arriving per month for the next five months. Currently there are around 150 workers and at peak there will be around 500.

Harvey Bibby – Enquired about sound related experimentation likely at the new Cavendish Lab and potential effect on people.

Mark Parsons / Matt Allen – high level of mitigation built into the building fabric to ensure noise breakout is not an issue. Conditions in place that demands the quality of building will ensure noise is deadened.

Henry Day – Enquired about tree loss in the area.

Mark Parsons – There is a requirement to put in place tree/woodland maintenance management plans. An arboriculturalist has being brought in to assess and design a plan to look at trees. In some areas may mean thinning out to enable more woodland to be planted, grow and become stronger.

Bev Nicholson – Asked what the library in shared facilities will cover.

Matt Allen/Mark Parsons – Content will be mainly sciences and technology based linked to the academic needs of the local area. Shared Facilities Hub will be designed in a way that is open and welcoming.

John Elphick/Hugh Purser – Highlighted on Clerk Maxwell Road there are issues with an over-grown area of brambles and rubbish dumping.

ACTION: Matt Allen – UoC to look into.

Harvey Bibby – Asked about the plans for a cycle way on Madingley Road.

Heather Topel – The Greater Cambridge Partnership have a number of plans some of which include a cycle way on Madingley Road. The detail is not yet known or decided. There will likely be a Council led consultation but unclear what the timescales are.

Harvey Bibby – Asked about the plans for further transport provision in the area such as busway or underground.

Heather Topel – discussions with council have mainly been around a busway. The Greater Cambridge Partnership is to put forward preferred plan. If a busway is proposed UoC will request a stop on site and a 20 mph limit. The plan for Metro is a Combined Authority Proposal. Plans for each do not preclude the other. Discussions are in the early stages and not yet detailed.

Harvey Bibby – Requested the next meeting to cover more on transport plans.

Heather Topel – Agreed but suggested the need for an external speaker to come and talk about scheme as it is not run by UoC. In addition there is usually a community forum run by the Council that may be an opportunity for group members to find out more.

ACTION: UoC to highlight when there is another appropriate council meeting

Harvey Bibby – Asked about the possibility for reducing speed limit on Madingley Road.

Heather Topel – this is part of West Cambridge outline – a number of elements will need to be addressed before any decision can be made.

Henry Day – Highlighted the high cross traffic lights need to be looked at.

ACTION: UoC/Heather Topel – We will direct this to the relevant County Council contact.

Heather Topel – Highlighted that FoodPark will be in Eddington on Friday lunchtimes in February and encouraged the group to visit – and that permanent retailers to come in late spring.

Harvey Bibby – thanked all for attending and their input.

Next meeting – to be scheduled after Easter potentially April or May depending on availability.

Meeting closed.