

16 September 2026 JDMC Speaker Statements

#4 - 25/03746/OUT & 25/03753/OUT - Councillor Rory Clark (Cambridgeshire County Council) and Councillor Cheney Payne (Cambridge City Council)

We write jointly as councillors for Castle to set out our position on the outline planning application for Eddington Phase 2. We support this application, but we will remain critical neighbours, and we ask the committee to note the points below when considering conditions and next steps.

Cambridge desperately needs new housing. Younger people are increasingly unable to afford to live in the city, and we are seeing the effects of this in a growing brain drain of talent that Cambridge cannot afford to lose. Phase 2 has an important part to play in addressing that, and we do not want to see it delayed.

We commend Eddington's continued engagement with local residents. The recent meeting with residents of Conduit Head Road, Lansdowne Road and Bradrushe Fields to discuss concerns about water was a considered and constructive session, and it reflects well on the approach taken so far. We would like to see this standard of engagement maintained throughout Phase 2.

The community services already established at Eddington, including Dulcedo café, Sainsbury's, the bike shop and Reform Pilates, have made a real difference to the area and are a credit to the development. We also commend Eddington's willingness to make retrospective improvements where problems have been identified, including the addition of zebra crossings and the commitment to expand the playground. We are pleased to see the GP surgery finally moving forward, after more than a decade of local campaigning, and we ask that lessons from that process are carried forward so that similar delays are not repeated in Phase 2.

Alongside this support, we have two clear expectations. First, infrastructure must continue to be delivered ahead of new housing.

Second, as construction moves closer to existing homes, it must be carried out considerately. With drought conditions becoming more frequent, dust management is a particular concern, and we have seen the problems this can cause at the Darwin Green site. We ask that, if permission is granted, the planning conditions include specific controls on dust suppression and monitoring.

We look forward to continuing to work constructively with Eddington as Phase 2 progresses.

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#4 - 25/03746/OUT & 25/03753/OUT – Councillor Richard Stobart and Councillor Corinne Garvie (South Cambridgeshire District Council)

We, as Ward Members welcome the new outline proposal for “Land Between Huntingdon Road ...” (25/03753/OUT). This outline slightly modifies the trajectory set out in the original plans and looks towards a modern and sustainable community.

The vision for Eddington, as set in the original outline was outstanding. Plans for energy, water, active travel and community facilities were exemplary and were largely realised. Issues of grid connection and the legality of supplying “grey” water to homes were a drag on the original aspirations and even now have not been fully resolved. However we believe it is vital that the outline continues to hold out the promise of excellence.

We hope that the buildings that will be considered under reserved matters will reach the highest standards: that due consideration is given to both heating and cooling, and that appropriate technologies are employed. Concerning heating, we believe that the possibility of linking apartment blocks into an extended heat network has not been given full consideration. The burden of centralised plant, possibly roof mounted runs counter to the need to install solar PV and green and blue roofs. An ambient heat network and use of water to water heat pumps in dwellings

may offer particular efficiency advantages and strike a balance between central plant and locally installed equipment.

We understand that the Drinking Water Inspectorate is moving towards a governance structure that would permit the supply of grey water to homes. We believe that this is an opportune moment to re-visit a site wide solution for grey water that would enjoy an economy of scale.

We welcome the work done on the tree strategy and the condition proposed by the Tree Officer. However we feel that a clearer statement of principle is needed and that the City's recently proposed Urban Forest Strategy is now adopted for this development. A broader view of the importance of trees is needed and that might include trees for shade and cooling. We would like the use of micro-forests to be considered for water management, noise control and general aesthetics.

We note the public art projects that have come forward during the first phase of development (and covered by Part 8 of the original S106 agreement). Is it reasonable to suggest that after so much time has passed, and recognising the changed trajectory of the Eddington development, that the Public Art strategy is reviewed? As Ward Members we would like themes to be developed across Darwin Green, Girton and Eddington. The context in which the original agreement was created has changed significantly. We hope that the GCSPS Public Art Advisory Service could contribute to an alignment effort and something of a relaunch. We would like to ask that Girton Town Charity (GTC) is included in discussions. GTC has commissioned public art in the village.

For active travel, permeability is of great importance. It makes route planning straightforward and gives options. The proposals look reasonable. A few comments: the Ridgeway remains of great importance for travel between Girton Corner and the centre of Eddington. It needs to be kept safe and distinct from the new spine road. We have in the past emphasised the importance of "use cases" - and in the context of an outline plan it means instances of need. For example, someone travelling from Histon to north-west Cambridge for work; a carer dropping off children at nursery before proceeding to an academic department to work;

a PhD student, resident in Eddington headed to one of the city University sites for work. Ten to fifteen such cases may cover most eventualities and act as a vital check on whether the active travel network is keeping its integrity.

Specifically, we would like to be sure that a cycle route from Girton, following the existing footpath on the western boundary of Girton College grounds, is included in the active travel network. This route already enjoys an excellent bridge across the A14 and could handle active travel from Northstowe, Oakington and Girton to Eddington and essentially join the St Ives Greenway to Eddington.

Finally, we would to express a concern that the proposed development will stimulate additional passenger car traffic from the A428 through the villages of Dry Drayton and Madingley. Short of a major re-work of the A14 junctions there is not an obvious solution, but we would like to point out that a successful Eddington will disturb traffic patterns well beyond its immediate vicinity.

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