



LFCA Meeting Minutes

1	<p>Welcome, apologies and introductions Lara Davenport-Ray (Chair), Cameron Paul (Chair & Treasurer via zoom), Marcus Pickering, Emma Lovelock, Caroline Henderson, Stuart Field (L&Q Estates), Mark Highton (L&Q Estates), Christine Littlewood (Urban & Civic) Becky Fowler, Ben Pitt Apologies: Jenny Street, Helene Tame, Phyllis Hooper, Siriol Hogg</p>	
Main Agenda Items		
2	<p>Open Forum - Ideas and Questions from residents and stakeholders None</p>	10 mins
3	<p>Guest Speaker - Stuart Field, Associate Planning Director, L&Q Estates</p> <ul style="list-style-type: none"> • Has the name 'Monksfield' been settled now - will we start to see that in use? Monksfields is the confirmed name for the new development and we will soon see advertising boards appearing over the summer. • What are the current plans for connections between Love's Farm and Monksfields? We are particularly keen to know how the bus/emergency access will work, and how that will impact the existing footpath on the eastern boundary of Love's Farm. Currently L&Q are looking at the road layout of Monksfields internally and a Reserve Matters Application should be made next week. L&Q are aware of the main concern regarding the link between the two developments. The link will be an 'Emergency Access Link'. Lara asked "What does an emergency access link look like?" Mark responded that the link would provide a secondary access from Monksfields to Cambridge Road in case of emergencies. Bollards will be put in place on Clark Drive so that only emergency vehicles will use it. Ben Pitt raised the issue that there is a fairly steep bank between Clark Drive and the new development - how will this be addressed? Mark responded by saying that the pathway between the two developments will be remodelled so that pedestrians continue to access it safely. Becky Fowler asked what the logic was behind the emergency access - is it a necessity? Mark replied stating that this emergency access was required as part of their planning approval. Monksfields is only really served by one main spine road so an emergency link is a highway requirement. The emergency access will be roughly between 3 and 4.5 metres wide and will look more like a footway than a road. Marcus asked "why is the requirement different to the current emergency access at the top of Loves Farm - particularly when the council denied its use as an emergency access way when they removed the bollards?" Mark said "We have to plan for every eventuality and we have to work on the proviso of 'never say never'? Marcus pointed out that emergency services haven't been able to get access via the existing emergency access on Loves Farm because they haven't had the key. Furthermore the council wanted to block that entrance way - it was only at the insistence of the residents that gated access remained. The concern is that an emergency access will link Loves Farm and Monksfields as a 'box-ticking exercise' and residents would be reassured if we had sight of what the 'emergency link' would look like. Mark said that the linkages between the two estates has not been 'looked at' as yet but will be in the next couple of weeks. Mark will be in touch with an update on this issue when it is available. (Update: Lara has requested that L&Q provide a mock-up of what the emergency access route will look like as it crosses the greenway.) 	30 mins

- Will you make any commitments to go beyond your statutory obligations for sustainability - for example with solar panels, sustainable heating, electric vehicle charging, and are you actively looking for house builders who will support these aims?

Stuart said that statutory obligations will be upheld and that every house in the new development will have an electric vehicle charging point in it. Much of this will be decided through the reserve matters applications by the house builders. Most house builders and some of the larger ones are already doing this because customers are looking for zero carbon houses. Mark said that gas boilers are being phased out of new builds by 2025 - U&C are looking at two other potential systems - one is an air source heat hub where water is circulated to houses with a heat exchange unit so that hot water can be drawn off it and the other is communal ground source heat pumping that works on a loop system which appears even greener.

Ben asked, "Will U&C seek out those house builders with green credentials - will that become part of the U&C criteria for house builders or will other criteria be in place?"

Stuart said that multiple criteria will be involved in the choice of house builders but the sustainability credentials will be taken into consideration. All house builders both large and small are regulated and must adhere to building regulations. Solar panels for example could add an extra £5,000 to the price of a house - this cost is passed onto the purchaser or the house builder may take the hit on that. Technology is changing all the time and the process of selling these plots will take some time by which time the technology will have moved on by which time we will see a lot of change. U&C are mindful of sustainability and actively encourage it throughout the development.

We have some questions around timescales:

- When do you anticipate breaking ground?
Archaeology will begin on 3rd May for 40 weeks in both Northern and Southern areas of the site. No major work will take place until April 2023 because the Archaeology needs to take place beforehand. Jen asked how builders will access the site? Mark stated that builders will access via the construction entrance which will be located to the east of the new roundabout on Cambridge Road.
- Do you have any further details about phasing - and when we might see amenities, civic spaces etc? Phasing plan was approved earlier this month - Stuart shared the phasing map. This is also available on the HDC planning application website.
- When will the work be done to change the road layout on Cambridge Road?
Mark said that there will be a roundabout providing the main access into the new development, linking it with Pelham Road. On the phasing plan, the main blue spine road will be 6m wide. This will be the bus route and will go all the way to the top of the development where the football pitches are with a turning square a bit further south. There will be a commercial access (which will be the construction access) further east. The layout is the same as the planning drawings. We are trying to maintain the green corridor. There will be a bus stop on the western edge and a central reservation. There will be a change of speed limit (to a 30mph section of road) on Cambridge Road and some lighting will go in on Cambridge Road running up past Wintringham.
Ben asked why can't the speed limit reduction be brought forward as soon as possible? Christine replied saying that lighting has been installed and foliage has been cut back as per the safety considerations. She encouraged Ben to bring this up with the Highways Agency.
- Have any plots been sold/allocated to builders?
No - not yet. The first sale is anticipated to be completed in September 2023.
- Can you say any more about the allotments - when will they be available and how/to whom will they be allocated?
Stuart commented that it was too early to answer this question at this time - further planning applications need to be made but he is happy to answer that question at future meetings.
- Will there be any future in-person events where residents can see the plans and put their questions directly to you?
Stuart said that there will be more updates in the future via this forum. U&C are happy to meet in person in the future particularly when the discharge of conditions

	<p>applications and more importantly when the reserve matters applications go in for approval. U&C are happy to answer any questions. Mark also reiterated that they will be providing updates of any archeology updates too. (Update: Lara has asked U&C to host a public drop-in session at Love's Farm House).</p> <p>Lara asked "What are your plans for foul water management? Are you already liaising with Anglian Water? What route will foul water removal take?"</p> <p>Mark said "The drainage strategy is currently with HDC for approval at the moment. Work will be done to ascertain the depth of the gas main and the foul drainage. Connections into these sewers have been agreed and will be made at Stone Hill and Whiston Way. The Northern end of the site will be served by a new pumping station and L&Q are currently liaising with Anglian Water following changes to their overall strategy for Wintringham as well.</p> <p>Ben asked "Will the green spaces be adopted by HDC? I'm aware that the green spaces on Wintringham will remain with U&C/private management.</p> <p>Stuart said "As part of the section 106 agreement L&Q have to offer the adoption of the green spaces initially to HDC - they need to be given first refusal. If they decide not to adopt those spaces, it may well stay with U&C and a management company where residents will be charged to manage those spaces.</p> <p>Jen asked: "Is that another access going off from Stone Hill? [The green road]"</p> <p>Stuart shared the map and Mark replied: There are 4 linkages which are bounded by the red planning line. It shows the roads to the boundary - the approved design code has linkages through those areas there will be one emergency access. The rest will be cycle/footway links. These plans will not be submitted for another 4 months yet.</p>	
4	<p>Updates and Announcements (only if necessary - please email the Secretary in advance with details of your update/announcement)</p> <p>Caroline Henderson - Chris Jones has been updated as the street rep for The Warren.</p> <p>Marcus provided an update from Phyllis: The hedge maze is now scheduled to restart again in the Autumn.</p> <p>Emma Lovelock - Chocolate Bingo was a great success with every chair in LFH taken. The film night held @ LFH recently had 8-10 families in attendance. The quiz night is due to be held on 29th April and is TV and Film theme.</p> <p>Lara - Update re supporting Ukrainian refugees - There are approx 20 refugees on their way here (combination of adults and children). LFH Trustees have set aside Fridays 9am-3pm in the meeting room at LFH to provide a space to offer support to refugees or socialisation with one another as they need.</p>	15 mins
5	<p>Finance Update - Treasurer</p> <p>a) Bank balance General funds stand at £4,750. Restricted funds stands at £146 for St Neots in Bloom and £428.70 for the printing fund from Arnold Clark for the next few newsletters. Emma requested more money for petty cash. Cam is moving house to Brampton and is giving notice on his role as Treasurer effective late 2022.</p> <p>b) Substantial Incomings Cam has had confirmation from the Town Council regarding the annual £1,400 grant which has been issued and will be received shortly.</p> <p>c) Grant Requests- none Emma asked if we should advertise the Grant Scheme? Cam replied that the information regarding grants is on the LFCA website. So far, we have supported the Scouts, Little Loves, the Book Club and Wintringham Residents Association.</p>	5 mins
6	<p>Matters arising</p> <p>a) Future Guest Invitations - Lara Davenport-Ray - Lara asked for suggestions for future guests to be sent to her directly. Ben suggested the Town Clerk as a possible guest so he knows what LFCA does.</p> <p>b) Plans for the Queen's Jubilee - Helene Tame - Lara updated on Helene's behalf. Helene has secured electricity from the school. She needs a bit of time to sort out the logistics of setting up the PA system etc. Both schools have agreed that children will design portraits of the Queen and these will appear on the red boards outside Wintringham School. The WI and a local family are going to provide cakes to sell. The local superstar lemonade seller has agreed to sell some lemonade to help support Ukraine. Lyn and Chris are organising music and dancing. Helene has a lead on hay bales for people to sit on and these will be donated to Round House school for the chickens after the event.</p> <p>c) Community Library #2 Construction Update - Helene Tame - no update</p> <p>d) Highways Officer Visit - Lara Davenport-Ray - The new HO had a quick tour of the area. The cobbles on Stone Hill that are buckling were highlights to him and he will be working to</p>	20 mins

	<p>provide a fix. The HO gave advice on how to approach Highways regarding the junction at Station Square and Kester Way and the pedestrian crossing on Hogsden Leys. Marcus highlighted that it is important to report any issues via the portal as they will be seen but there is a backlog so it will take some time. If anyone has reported something a long time ago, it is worth replying to the email via the portal so that the HO can pick it up.</p> <p>e) Station Square Car Park Update - Marcus Pickering - Station Square planning application is still waiting to go through. Marcus to go back to them for further updates.</p> <p>f) HDC & Paths Maintenance - Marcus Pickering - Both Marcus and Lara had a meeting with HDC who are in agreement that something needs to be done regarding the maintenance of the pathways. Marcus will chase updates on this. Ben said that HDC has allocated approx £500,000 to improve footpaths in Riverside Park and Regatta Meadow. This is one avenue that HDC could decide to resolve this issue. He also mentioned to Marcus that the path near where he lives has almost disappeared now so when a decision is made, it would be good to encourage HDC to look back at original plans to ensure that pathways are restored accordingly. Ben also highlighted that there is a broken piece of equipment at the Pirate Ship park. It appears that young people are removing bolts from play equipment. Ben encouraged a social media post to raise awareness that this is happening.</p> <p>g) Foul Water Update - Lara Davenport-Ray - Lara has contacted Urban & Civic who have said that there is a draft plan in place to have the Wintringham foul water pumped north through Monksfield up to the High ground at the top. Anglian Water is trying to figure out where it will go after that to take some pressure off the pumping station on Cambridge Road.</p> <p>h) Social Housing Engagement - Emma Lovelock & Helene Tame - Emma has tried to get in touch with BPHA but is awaiting a response.</p>	
7	<p>AOB - Cam has noticed a big volumetric concrete lorry that parks on the Station Square car park. Emma said that the owner lives on Loves Farm and is paid to bring it home but doesn't want to park it outside his house. Emma suggested that Marcus perhaps reports it via his contacts.</p> <p>Emma raised that there has been a lot of misbehaviour in the parks over the holidays. There have been incidents of raised voices, bullying and threats made with knives - PC Dan has been made aware and has spoken to victims involved and some families.</p> <p>Ben asked what is LFCA's role in the upcoming election? Emma said that all candidates have been allowed 2 posts on the LFCA page - Marcus has sent his introductory post and Emma encouraged Lara to send hers in too. Lara suggested a social media post with reminders of dates for people.</p> <p>The new town councillors are Ben Pitt, Anna Crompton, Katie Dundas-Todorov and Jai Deep. Emma suggested doing a post explaining how the system works regarding the uncontested seats. It would be good for those 4 people now representing the Town Council to introduce themselves.</p>	10 mins
8	Confirm details of the next meeting - Look out for a poll regarding the date of the next meeting!	1 mins
9	Close meeting	