



Love's Farm Community Association Meeting
Love's Farm House
19th July 2017
19.30

Meeting notes

Agenda Item

1	<p>Attendees</p> <p>Rebecca Britton -guest from Urban &Civic. Marcus Pickering Emma Stevens Danielle Parkin James Catmur Ben Pitt Helene Tame Peter Slaby Jason Allen Phyllis Hooper Di Briggs</p> <p>Apologies</p> <p>Barry Chapman</p>	<p>Steve Briggs David Wells Lynn Wells Ian Gardener Romana Kandziora Emma Lovelock Julie Wisson Penny Norton Ellie Gray George Yazigi Jenny Parris</p>
2	<p>Notes/Actions from last meeting</p> <p>There were two actions from the last meeting – Marcus to liaise with Caroline re village green and with Emma re inventory – both carried over until the next meeting.</p>	
3	<p>Wintringham Park.</p> <p>Rebecca gave a brief introduction to Urban & Civic 's vision and objectives in the Wintringham Park project which will be 2.5 times the size of Love's Farm. Building is expected to start by end of 2018. She explained that running alongside the physical infrastructure such as roads pipes and utilities, it was a priority for the company to take early ownership of community relationships. They undertook to work with partners such as the NHS and councils to ensure milestones and their organisation also enabled developers to be pushed to ensure quality.</p> <p><i>She said "As a company we always go beyond our red line, so i'm really interested in lessons learned, current issues, people's aspirations for their local area, and if there are things we can support or help to deliver whether on Wintringham or across the wider area. We're in this for the long haul, so starting to build good relationships with our neighbours and partners is fundamental part of that."</i></p> <p>(The rest of the discussion took place at the end of the meeting but in the interests of continuity is minuted here)</p> <p>There have been a number of consultations undertaken on such topics such as green space and traffic. It is intended that the development will not only complement what's on Love's Farm but also pick up any identified gaps The development wants to achieve an integration with neighbours – an example of this was the traffic calming measures provided for a nearby village to the Alconbury Weald development to reduce the flow of traffic resulting from the increase of housing.</p> <p>The company also have a commitment to job brokerage which will provide increased local employment and apprenticeships. Other priorities include safety, providing what residents want and services from the first instance. (Example community shop open in Alconbury when there were only 40 residents)</p> <p>LFCA welcomed plans to ensure that infrastructure was completed ahead of or alongside the development of the site which was not the approach on Love's Farm. It was also noted that facilities such as a community centre would benefit from being planned and built by developers and construction not left for third parties. The benefit of onsite support in setting up and developing infrastructure services like community centre was noted and the great work BPHA did on site to develop the LFCA and sense of community initially. The need for the support to be over a long period of time and recognising delays to build e.g the housing market downturn should be considered. It was also noted that connection to</p>	

	<p>wider St Neots was important e.g open spaces, commuter parking, schooling provision and transport links to the rest of the town. The LFCA offered to share information collected from residents on Love's Farm about what makes Love's Farm a great place to live and what could be improved - noting the clear identity of each part of St Neots including Love's Farm.</p> <p>LFCA hoped that Urban and Civic would have a good working relationship with the LFCA to learn lessons and ensure that the development is well connected and well received by the town Rebecca agreed to return to a future meeting for further discussion and exchange of information once more detailed plans become available. Any further comments can be passed to Marcus.</p>
<p>4</p>	<p>Working group updates.</p> <ul style="list-style-type: none"> ○ Dogs – no update. ○ SMART – SMART day last Saturday, low turnout in the morning more in the afternoon. Next day 2nd September. ○ Events – Big Lunch 3rd September – Where's Wally or similar in August. Discussion re scarecrow competition in August – theme ideas to Emma. August quiz completely music. ○ Parking – LFCA has submitted a suggested scheme for the spine roads as a start to the process and is awaiting the County Council's response. The Longsands scheme is now more or less complete, so we may start to see some impact on Love's Farm. ○ Street Reps – The recent street rep meeting achieved low numbers but three actions had been agreed – printed flyers, an online survey and regular street by street meetings at LFH. ○ Finance – no update.
<p>5</p>	<p>Farm House update.</p> <p>Ben reported that bookings are up, with an increased variety of events for young people. Some forward costing had been undertaken which projected a small but manageable deficit. Schools Out – LFH major fund raising event to take place on Saturday. The Memorandum of Understanding between LFCA and LFH (previously distributed) including the Fee Policy is now confirmed. There will a Jam session on Friday – all welcome.</p>
<p>6</p>	<p>Community plan.</p> <p>LFCA received the draft Community Plan and were asked to accept the document. The community plan represents a refresh of the plan originally developed in 2012/13 and incorporates views from workshops, events and engagement with the community. It represents a point in time but will be reviewed and refreshed regularly by the LFCA to ensure that actions are delivered.</p> <p>It was noted the plan is a document which outlines the values of our community and our priorities for enabling our community to continue to grow and develop by working together to deliver positive outcomes for all our residents. The values underpin the actions which are focused in two priorities for 2017/18. The first is to build great relationships in our community and the second to develop and manage our shared resources and spaces.</p> <p>It was noted that the community plan can be used to influence people and help with funding and campaigning issues. Ian Gardner, CCC Cllr advised that such documents are helpful as they enable Councils to take note of what matters to a community.</p> <p>The LFCA agreed the community plan and thanked everyone for participating in the development of the document which was facilitated by Eleanor Gray.</p> <p>Action Community plan to be shared on Love's Farm community website and article in newsletter (Eleanor) Community plan to be shared with CCC Cllrs and others (Eleanor/Marcus) Making progress on our updated community plan.</p>
<p>7</p>	<p>Round House Capacity Campaign update.</p> <p>Emma Stevens advised that the campaign to increase school capacity for children on Love's Farm wishing to attend the Round House school continued.</p> <p>Appeals took place in June and as anticipated no children were successful as the criteria for infant class size appeal was so narrow.</p> <p>Julie Wisson advised that following presentation of a petition to the children and young people's committee in May that officers were working on a solution to create additional school places for children from Love's Farm in time for September 2018. Emma added that officers had also committed to ensuring that the solution would benefit 2017 intake and this was confirmed by Julie who said she was confident that this was being worked into the solution. It was noted that St Neots more widely may not have enough school places in September 2018 which was why the Council were looking to act now.</p> <p>Julie Wisson advised that there was only a Plan A being considered by officers for 2018 intake and when she was able to share this she would do so with the campaign and LFCA which she expected to be within a few weeks. She said that expansion of the current school site had been ruled out. It was not known by the campaign</p>

	<p>what the solution was but correspondence suggested that meetings were taking place with planners and developers. Urban and Civic who were in attendance for another agenda item advised they were meeting education and planning officers w/c 23 July and that although not impossible it was unlikely provision on the Wintringham site would be ready for 2018.</p> <p>The committee was advised of the frustrations the campaign had with engaging with CCC officers about the future education provision on Loves Farm. There was disappointment from the campaign group and committee that the community was not being engaged as part of the solution or involved in the development of options for future provision, particularly given the support for the campaign by residents the school and councillors and the options set out in the business case.</p> <p>Cllr David Wells and Cllr Ian Gardener advised that they had also requested a meeting with officers to understand the current situation and to ensure progress towards a suitable solution.</p> <p>Emma advised that although families had accepted that 2017 intake children would not have a place at The Round House this year she hoped they would in future years. She added that momentum was growing among 2018 intake parents with the campaign continuing to ensure capacity for future years so that children on the estate can attend their local school if they wish.</p> <p>Action RHCC to continue to update LFCA. J Wisson to update RHCC and LFCA as soon as the proposed solution can be shared.</p>
<p>8</p>	<p>Site/environment update.</p> <ul style="list-style-type: none"> • BPHA contractors.A contractor doing some routine maintenance work on BPHA properties has asked if they can contribute more widely to communal spaces on Love's Farm and we will discuss a number of ideas with them including painting over the graffiti by the balancing pond and removing weeds from block paving. They had suggested some revamping of play areas but we felt there was no point asking them to do work that is already the responsibility of others (in this case, HDC)." • Redrow bins. These are to be replaced by a HDC bin which they will then empty. Phyllis asked that consideration be given to placing a bin at the corner of Fox Brook. <p>Action - Phyllis is to follow this up with Helene who is going to put the request to HDC.</p> <ul style="list-style-type: none"> • Loves Farm Blooms. Phyllis asked for addition feedback/input on this
<p>9</p>	<p>Northern access.</p> <p>LFCA were concerned that Cambridge Council Highways department had issued a notice in the Hunts Post (19 July) which would see the bus gate permanently closed to all vehicles, including emergency services, at the northern end of Loves Farm. After six months the Council could then apply to permanently close the gate. There was concern that the community association had been advised by CCC Cllr Julie Wisson that they would be engaged in discussions about the gate and that there would be a pause in Highways proposal to seek to close access while other options were explored. It was also noted that local residents, led by John Gerrard, had asked the LFCA to explore opening access given it had been open for six weeks without incident while road surfacing works were carried out on Loves Farm and the northern access provided the only access to and from the estate for residents north of the road closures.</p> <p>LFCA agreed it was necessary to write to Highways to express dissatisfaction with CCC recent action to close the gate and request that residents and the LFCA are informed of actions which will impact them going forward. It was also agreed that a request would be made for the decision on northern access by CCC to be delayed until funding is secured for implementing actions highlighted in the safety audit which had recently been shared with the LFCA to enable the gate to be open. Julie Wisson advised that funding for improvements to be made to the northern access would need to be via a business case to the Mayor of Peterborough and Cambridgeshire who has responsibility for the transport budget. The funds were likely to be small to make the improvements in the safety audit which the committee was lead to believe was the reason CCC were looking to close access permanently. Julie Wisson advised the access could not be opened permanently as it was.</p> <p>James Catmur advised that in his capacity as a transport safety consultant working on major national programmes the reasons for permanently closing the access were not justified and he would support John Gerrard, a local resident, in building the case for opening access. It was noted the safety audit shared by Highways was primarily a document for improving access for buses and was predicated on old census data. It also did not connect with the master plan for Loves Farm or the additional planning approval for more homes on the estate than were originally planned for.</p> <p>Ian Gardner CCC Cllr advised he sits on the Highways and Community Infrastructure Committee and would take back the committees concerns that the council are undertaking action which will impact the Loves Farm</p>

	<p>community without proper consultation or engagement with the LFCA.</p> <p>It was agreed that LFCA would support exploring options for the Northern access and would ensure that CCC and Highways were aware that there was wide support for access to be available at the north of the estate. It was agreed that an informal meeting would take place with Highways to fact find before opening up the conversation on access with the wider community.</p> <p>Urban and Civic master planners who were in attendance for the agenda item on Wintringham park development advised they would discuss the possibility of their organisation having a view on northern access recognising it could alleviate pressure on Cambridge Road as Wintringham Park is built (due to strike ground in winter 2018).</p> <p>It was noted</p> <ul style="list-style-type: none"> - closure of northern access cuts off 1/3 of the estate if great high ground is closed for any reason. - emergency service response times will increase as vehicles will have to travel further to reach the north of the estate - CCC are not engaging the community which will be impacted by changes to the estate access - having a north access for vehicles will alleviate pressure on Cambridge road as Wintringham Park and Eastern expansion are built. - across Cambridgeshire rising bollards are being replaced with cctv number plate recognition cameras to reduce Maintenance costs (and bring in revenue) <p>Safety of residents had been discussed at a previous meeting on northern access. Julie Wisson said that she understood all emergency services had advised they were in support of the gate being permanently closed. Eleanor Gray advised she had received responses to FOI requests from emergency services from fire and ambulance but not police. Fire said they support closure however response times would increase to the north of the estate and ambulance said they are unable to respond to the FOI as they have no written documentation or position on northern access. Police were being chased for response.</p> <p>Actions</p> <p>Eleanor to chase FOI response and ask CCC/Highways for documentation on emergency services view on access to Loves Farm.</p> <p>LFCA to write to CCC and Highways noting dissatisfaction with engagement and requesting a pause to actions to close the access.</p> <p>Meeting with Highways to take place to informally discuss northern access.</p> <p>James Catmur and John Gerrard to discuss safety audit and options for progressing with CCC and Highways.</p> <p>Ian Gardner to represent LFCA views at HCIC meeting.</p> <p>Urban and Civic to be asked for their view on supporting northern access given consequential impact on transport flows.</p>
10	<p>AGM</p> <p>It was agreed that this will be combined again with the LFH AGM. Further thought on format to Marcus for next meeting.</p>
11	<p>AOB</p>