



Love's Farm Community Association Meeting
Love's Farm House
16 January 2019

Minutes

Agenda Item

1	<p>Welcome and apologies – Marcus Pickering, chair Love's Farm Community Association Apologies were received from Phyllis Hooper and Erika De Jager</p>	
2	<p>Presentation with Q&A: reserve site development by L&Q</p> <p>Fiona Whyte, Land Manager at L&Q was welcomed to the meeting. L&Q is a charitable Housing Association based in London and South East who are expanding their portfolio of 100,000 homes in London and the South East to include areas such as St Neots.</p> <p>Their aim is to deliver affordable homes outside of London. L&Q outlined their plans to develop the reserve site on Love's Farm situated to the south of the estate at Dramsell Rise/Cambridge Road. The access point is off Dramsell Rise with no site entry points from Cambridge Road. The site would include affordable housing which is at L&Q affordable rent policy levels. L&Q will hold the lease for the site properties.</p> <p>Outline planning given for 41 homes with 40% affordable last year. The proposal is for three story dwellings along the perimeter to Cambridge Road with two story homes in the central area of the site. The frontage of the properties along Cambridge Road show connected buildings with no through access. There are two parking spaces per property including visitor spaces which total over 80 spaces across the site. Each house will have bin stores and access for refuse collections has been modelled. The design of the buildings will be sympathetic to the other properties in Love's Farm.</p> <p>It is hoped that building work will commence in September. The construction process will be outlined to LFCA at a future meeting including timeline and what residents can expect.</p> <p><u>Site design</u> It was noted that there were two 'feature' buildings – the large multiple dwelling flats at either end of the Cambridge Road. One will boarder the roundabout and the other will overlook the waterworks and industrial units. It was asked what consideration had been given to the environment around the site which higher density housing would overlook e.g. the water works. L&Q advised that they considered the existing green space to provide a buffer to this. Residents suggested L&Q may like to look at other 'feature' buildings on each of the other developers parcels of land e.g. the 'blue house' on the side opposite and consider something similar to ensure the site was desirable.</p> <p><u>Parking</u> Residents advised that rear car parking hasn't worked on Loves Farm and asked what mitigations are in place to stop parking on the Cambridge Road grass verges. L&Q advised that they were in discussion with Highways about how to add bollards but the land to the south of the site is managed by Highways and not part of the L&Q development.</p> <p>Residents asked if the site is included in the CCC Highways consultation on resident parking and if plans will be in place to include the site from it's inception. L&Q advised wooden bollards will be in place to help manage parking and inclusion of the reserve site in the residents parking plans has been agreed in principle but it won't be confirmed until plans are formally submitted. It is proposed that the restrictions are in place for the first residents.</p> <p><u>Site management</u> Residents asked how will L&Q link with BPHA link and other affordable housing management schemes on Love's Farm and Wintringham and how will the site be managed and maintained. L&Q said they were committed to managing the homes directly from the start. There is a further L&Q development in Cambridge and this site will manage the Love's Farm site from September 2020. L&Q added they hoped there was a possibility for sites on Love's Farm East and Wintringham to be taken by L&Q too</p> <p><u>People flow, maintaining the landscape and lighting</u></p>	

It was noted that the reserve site has a un documented footpath through the site and across Love's Farm where developers have tried to 'force' pedestrian traffic around sites people have reclaimed shortest walking lines, particularly for schools and commuter footfall. Residents asked if the proposed footpath and south west boundary and north west boundary needed to be reconsidered. For example so that pedestrians do not cut across landscaped areas or through private parking courtyards. – footpath need to consider flow of residents.

Residents also advised that lighting also needed to be considered in the north west corner of the site.

It was also suggested that L&Q should look at the access to and width of pavements which commuters were likely to use towards train station. Residents suggested that access from homes and along paths should maximise walking space between houses and the path.

L&Q reiterated that the perimeter path is managed by Highways and a balance was needed between access and safe movement of people. Furthermore there was on going Highways discussion about how to link the pathway with the boundary of the site.

Safe crossings for our community

It was noted that there were two 'sister' schools – the existing Round House school on Love's Farm and the new Wintringham School opposite the reserve site L&Q is developing. Residents asked for clarification about who's responsibility was to ensure that there were safe crossing points for residents. L&Q advised that school crossing points had not yet been considered. Cllr Ben Pitt advised here are already plans for a toucan crossing and that he believed discussions will take place between Urban and Civic and Highways about how the road can be safe for children and families. It was confirmed by L&Q that in their view it was not L&Qs responsibility but it is in their interest.

Future needs of the community

L&Q were asked if they would include electric car charging points in the build. L&Q said this issue had been raised and it was their wish to ensure that houses have access to a charging point. L&Q policy is to provide opportunity for the future but not install functioning charging points.

Funding and integration with Love's Farm

It was asked what contribution L&Q would make to the existing development and how it would align with Wintringham site, for example the site is situated opposite the new school and civic center site. L&Q advised SIL money will be paid to Gallagher and there has been no approach yet to L&Q for funding for community amenities. This would need to be made by St Neots Town Council and Huntingdonshire District Council.

L&Q were asked if they would support activities the LFCA and other community groups wished to take forward. L&Q advised the L&Q Foundation deals with community investment and programmes for residents and there is £4m available each year. It was suggested once work starts on the site the L&C community manager would come to a future meeting to talk to residents about how to access the fund.

Site name

L&Q confirmed there was no name yet for the development. Residents put forward ideas including Hooper to recognise Max Hooper and the work Phylliss Hooper undertakes for Love's Farm Blooms and in maintaining an improving the area around the reserve site. Other suggestions included Phylliss Court and Hooper Close. L&Q welcomed these and other suggestions.

Action: L&Q to respond to residents questions and attend a future meeting to outline more developed plans and timetable for works. L&Q community manager to be invited to a future meeting too.

Building great relationships in our community.

3 Committee Governance

- i) Notes of the last meeting and updates on actions not covered elsewhere on the agenda were received:
 - a) Lighting – noted there were still a number of lights out including by the school. Progress was being made in replacing lights with new ones across the estate by contractors but this was slow. Residents were encouraged to report street lights to HDC.
 - b) Community garden – noted that Jessica Sanchez will be invited to a future meeting
- ii) Community Plan will be considered at the March meeting
- iii) Updates from Town, District and County Councillors in attendance were received:

	<p>Cllr Julie Wisson and Cllr David Wells updated residents on the proposed increases to the proportion of residents Council tax which would go towards town, district and county.</p> <p>Cllr Nik Johnson updated on progress with improving the Cambridge Road link with Love's Farm and St Neots. He advised he met with Urban and Civic to discuss the safety of Cambridge Road. Options included sinking the road and building a wide boulevard across the road. There was discussion about funding for the options and how this could be funded – it was thought this might be through loss of affordable housing which was a concern. Nik also said he wanted to work with Hinchingsbrooke Hospital and Nuffield Health to build in public health element to the site and opportunities for the health and wellbeing of residents.</p> <p>Cllr Ben Pitt advised the travel plan for Wintringham school now included 2 toucan crossings for pedestrians and bikes. The site of the crossings was not clear. Concerns about flow of people and also about traffic being stopped where again raised by residents.</p> <p>Cllr David Wells advised that the St Neots Master Plan may have money available to do a traffic survey of all the spine roads in St Neots. It's a feasibility survey which LFCA could benefit from in campaigns for improved access to Love's Farm.</p>	
<p>4</p>	<p>Remembering Marissa Aldrich The LFCA and residents in attendance recorded their sadness and condolences to the family and friends of Marissa Aldrich following her tragic loss of life just before Christmas.</p> <p>Marcus Pickering and Helene Tame advised that a fundraising site had been set up by friends of Marissa to fund a memorial. Helene and Marcus had discussed options for a permanent memorial on Love's Farm with family and friends. It was noted the LFCA had been asked to administer the fund accrued via GoFundMe site and support the work needed to establish a memorial. The proposal was to site a bench and tree, secured through the Huntingdon District Council scheme, on Love's Farm and for any money left over to go to Marissa's children.</p> <p>It was agreed to consider the proposal once further information had been sought from HDC and arrangements were in place for LFCA to administer the GoFundMe page.</p> <p>Action: Consider proposal for the community to remember Marissa Aldrich at February meeting.</p>	
<p>5</p>	<p>Policing and crime update Marcus Pickering and PCSO Daniel Grant provided an update on policing and crime and actions undertaken following community meeting.</p> <p>PCSO Dan Grant advised that there was a new Police Sargent for St Neots, including Love's Farm which residents welcomed.</p> <p>It was noted that overall since before Christmas antisocial behaviour across the estate had decreased. There had been a number of targeted responses to intelligence which had resulted in removal of a vehicle being used to commit drugs crime. In addition a number of cars near Tesco had been towed as they were causing obstructions to traffic.</p> <p>Cllr Ben Pitt advised that St Neots Town Council had written to the police crime commissioner. The letter of response was disappointing as whilst it reported crime was low it did not recognise the experiences and feelings of residents.</p> <p>Residents said recent engagement by the police and the Commissioner was reassuring however there was a need to ensure community policing and intelligence gathered through joined up neighbourhood policing was maintained.</p> <p>Action: PCSO Daniel Grant to discuss with Marcus Pickering further policing updates.</p>	
<p>6</p>	<p>Working Groups action to note (no discussion/comments by exception)</p> <p>i) Events Emma Lovelock said that chocolate bingo and the quiz was really well attended over Christmas. A quiz night was taking place in January.</p> <p>ii) Street reps and neighbourhood watch scheme set up Caroline Henderson was leading on neighbourhood watch and discussions were ongoing. There were still plans to get the Neighbourhood watch scheme up and running. Sian requested support to do this. It was noted there have been a number of requests to ensure the street lights across the estate are working properly. Marcus advised the school street</p>	

lighting is Gallagher Estates responsibility and he had been advised by Gallaghers that their contractors have not fulfilled their brief. Julie Wisson has offered help identify who is responsible for which roads through the adoption process. Residents were asked to link to street lights via Highways CCC website.

Developing and managing shared resources and spaces

7 Working Group action to note (no discussion/comments by exception):

- i) SMART
Helene Tame advised there was a good community session on 12 January. The next date is February 9 then March 23.
- ii) Love's Farm Blooms
In the absence of Phyllis Hooper it was noted that the community Christmas Tree had been planted to the north of the estate in a temporary location. The cost of the tree was £42 which Phyllis would provide Cameron with an invoice for.
- iii) Finance
Cameron Paul provided an update and said that the cheque book was now available and cards too. It was agreed that Cam, Emma and Marcus would be signatories.

8 Community action area updates to note (no discussion/comments by exception):

i) Northern access update

The matter of Cambridgeshire County Council's decision on 9 November, in a closed meeting, to implement the permanent closure of the Love's Farm Northern Access (Hogsden Leys) through a prohibition of driving order remained a concern to LFCA.

Cllr Julie Wisson was in attendance at the meeting and advised that she felt the decision had been imposed and she did not agree to it. She said a meeting took place between 2 Highways officers, Cllr Matthew Schuter, Chair of Highways and Infrastructure Committee and herself. Where Julie was tol as the chair agreed to the decision he trumped Julies vote.

Julie advised that she had queried the process to make the decision but heard nothing back. It was unclear if an appeal could be made.

LFCA reiterated the access should be in place for emergency vehicles which it was not. Residents again highlighted that lives were being put at risk with the closure of the northern access to emergency vehicles. The dependency with parking and traffic flow on the estate was also made.

Marcus Pickering reiterated that the feasibility study was promised by the chair of the Highways' committee, Cllr Shutter and the offer to meet residents and visit the site had not happened. chair of committee promised to visit the site.

Action: Cllr David Wells to advise if an appeal can be made on the decision to permanently close the northern access.

ii) Parking Scheme for Love's Farm

It was noted that Cambridgeshire County Council's consultation on parking on Love's Farm closed on 30 November [consultation ref PR0427]. Cllr David Wells advised that Karen Lunn at CCC had been looking at the responses to the parking consultation. David had also discussed with Highways options for the roll out and approval requirements given the size of the scheme. CCC will publicise the plans shortly.

It was noted that CCC had undertaken a review of the chicanes on Love's Farm following feedback from residents on the safety and the number of bollards which had been knocked down following collisions with vehicles. It was noted that the chicanse on Dramsell Rise, Hogsden Leys and Cockrells were likely to be the first to be addressed.

iii) Wintringham and Love's Farm East developments/Cambridge Road safe crossing points

It was noted that work had commenced on the Wintringham site, to the south of Cambridge Road. Urban and Civic will join the February meeting with Cala Homes. Cala homes have just submitted a planning application for the first homes. Residents were invited to consider questions for the February meeting

9 Farm House update

Ben Pitt provided an update on behalf of the Love's Farmhouse trustees. He said that new blinds had been purchased and would be installed. There were two part time roles available which were being advertised.

LFCA members and residents were invited to join the social evenings. Ben proposed an evening for LFCA members and street reps which was supported.

10 AOB

Great get together - Helene Tame introduced a proposal for another Great Get Together event. It was noted the national weekend co-insides with St Neots Armed Forces day. Helene said she hoped the event can engage with the wider community. It was suggested not to have the event on the same day as other events and to work with the football club to develop plans. Emma Lovelock proposed a Love's Farm carnival theme.

Action: future agenda item

Transport links – David Wells advised that the route of the East-West railway would be published in a consultation on the 11 February. Residents were encouraged to respond.

Wintringham School temporary site – Di Briggs raised concerns on behalf of parents and carers of children at Wintringham School. She advised that children were still not in the temporary building and being taught in corridors. Helen Tame, who is a school governor advised the site is very close to being occupied.

Actions from previous meetings and updates

	Action	Update	LFCA lead
1.	Memorial to Marissa Aldrich to be discussed at February meeting.	Feb agenda	Marcus Pickering
2.	L&Q to be invited to future meeting – note of meeting and response to be shared with LFCA members	Circulated – future agenda item	Marcus Pickering
3.	David Wells to ask HDC to consider Fox Brook Bridge lighting via Chris Stopford.	Cllr Wells to report back	David Wells
4.	Eleanor Gray to update community plan following engagement events and work with Ben Pitt on presentation to update 2017/18 plan.	Receive at Feb meeting	Eleanor Gray
5.	Marcus to update on policing and crime at next meeting including taking forward actions around expanding the neighbourhood watch scheme. Sargent Bagulay to be invited to future meetings. Neighbourhood watch scheme to be supported by LFCA through street reps and grants	Agenda for November. Q&A on the website. Group set up to work on neighbourhood watch On going	Marcus Pickering Marcus Pickering/Caroline Henderson
6.	CCC to be invited to present parking consultation results to LFCA and community meeting (date tbc)	Consultation out – closed 30 November. CCC have not taken up offer to engage	David Wells
7.	a) Julie Wisson to keep LFCA update on access issues and discussions with CCC Highways. b) Residents to be encouraged to complain to East of England Ambulance service if they have concerns about traffic blocking the roads on the estate or the northern access gate not being used to access them in an emergency. Examples of impact of northern access being closed to be shared with Cllr Julie Wisson, Cllr Mathew Shutter, Head of Highways and Infrastructure Committee and Graham Hughes, Chair of Economy and Growth Committee at Cambridgeshire County Council. c) David Wells and Julie Wisson to advise if process has been followed re decision to close the access permanently. No feasibility study, meeting with cllr Shutter or public meeting has take place.	Noted – decision made in November 2018 outside of committee governance to impose permanent prohibition of driving at northern access. Julie Wisson to update LFCA at January meeting on next steps – due process not believed to have been followed.	Julie Wisson
8.	Infrastructure issues: Share list with Gallagher lights not sure about. Form on website to identify location of lights. Marcus to get in touch with Breheny (contractors) re lack of visibility at junction of Stone Hill and Pirate Ship.	On going – noted HDC rolling plan to replace/ Included in Street reps update and newsletter	Marcus Pickering/Ben Pitt/Caroline Henderson
9.	Marcus and Cameron to follow up with BPHA, Gallagher's and U&C re funding contribution to LFCA.	On going	Marcus/Cameron
10.	Ben Pitt to update on Cambridge Road crossing development Stephen Ferguson to discuss with Town Council options for bus bay on Cambridge Road. Barry Chapman to update LFCA following conversations with Graham Bull District Council Leader on 23 July to discuss Cambridge Road and Ben Pitt to share info with Barry Chapman on meeting with HDC and CCC Highways	<u>Update at January meeting</u>	Ben Pitt
11.	Love's Farm Blooms Permanent site for northern Christmas tree to be sought. Nightingale scheme for community garden to be invited to present at a future meeting	Future agenda item Future agenda item	Phyllis Hooper
12.	Love's Farm community association becoming a Parish Council to be discussed at a future meeting based on information Julie Wisson provides	Future agenda item	Julie Wisson/ Helene Tame
13.	Views on LFCA support of Round House School fireworks – future agenda item.	Future agenda item.	Marcus Pickering
14.	Views on website development to be sought including editor for content	Request at November meeting	Marcus Pickering