

Love's Farm Community Association

20 February 2019

Minutes

Present:

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| Marcus Pickering (Chair) | Kishor Kamathan |
| David Wells (District & County Cllr) | Jonathan Tame |
| Phyllis Hooper | Helene Tame |
| James Lucey | Emma Lovelock |
| Sue Lucey | Ben Pitt (Town Cllr) |
| John Pay | Julie Wisson (County Cllr) |
| Barry Chapman (Town, District & County Cllr) | Stephen Ferguson (Town Cllr) |
| Martin Gorzynski | Dan Grant (PCSO) |
| Cameron Paul | Caroline Gregson (Town Cllr) |
| | Rebecca Britton (Urban&Civic) |

Apologies: Ellie Gray, Nik Johnson, Caroline Henderson, Jenny Lincoln
A representative from CALA Homes sent her apologies due to a family emergency

Actions from the 20 February Meeting

DW has a meeting scheduled with an HDC engineer to look at the possibility for a lamp on the bridge over Fox Brook.

MP went out on his bike and covered the whole of Love's Farm to check for broken lights. There are still 38 across the development that are out, even after contractors have fixed some. The repairs are still in progress. MP sent the list to L&Q Estates (formerly Gallagher). Responsibility for lights lies with a variety of organisations but hopefully L&Q can advise. MP thinks the majority belong to bpha. Contractors have done a lot of work over the last couple of weeks on these lights, particularly on spine roads.

Jessica, who has proposed a community garden, wasn't present so this item is rolled over.

MP has done some work on the website over Christmas on design and content. Holly Murdoch has offered to come onboard as content editor.

Community Plan

We will look at this at the next meeting in March.

Update from Town, District and County Councillors

SF noted that St Neots Town Council has looked into paying for a part-time PCSO who will work solely on parking control enforcement but the police don't support this idea. SF also reported that every other part of St Neots has its own village sign but not Love's Farm, and asked if we're interested. Typically, these are commissioned by local residents' associations

and then handed over to SNTC for maintenance. This would cost around £2500 for a wood carved sign. Gallagher may be willing to pay for it. L&Q has a community fund that could be applied to. There was a discussion over the location, and that the large metal Gallagher sign will need to come down at some point. The map signs will also need to come down as they are no longer accurate. The committee agreed in principle as asked SF to pursue it.

CG noted that the SNTC Speed Awareness committee wants to have a place where people can come to make a pledge, possibly at LFH on a Saturday morning.

DW reported that A428 route between the Black Cat and Caxton Gibbet roundabouts is now confirmed, with the one that comes closest to St Neots having been selected. East-West rail route consultation is open until March. DW has met Cambridgeshire mayor, who wants to bring his Metro to St Neots. This would be an extension of the Cambridge-Cambourne line, which is currently undergoing consultation.

DW is still waiting to hear on two fronts about the application to have some of the chicanes removed. There was a strange communication from Gallagher about a safety audit.

JW expressed her enthusiasm that the A428 orange route and option C for the Black Cat roundabout have been selected. The district and county councils have set their budgets. CCC includes a 2% increase for adult social care, plus a 2.99% additional increase, totalling 4.99% for the CCC precept.

Local Highway Improvement (LHI) should be on the agenda for March.

Presentation with Q&A: Urban&Civic and CALA Homes

Rebecca Britton from Urban&Civic distributed print-outs for the CALA Homes development, which will be the first parcel of land to include homes. CALA were due to present. RB can give some information about this planning application and also talk about other applications coming up.

Breheny is currently on site putting in utilities, drainage, construction routes. There are a series of milestones, obligations and commitments before housebuilders come on site: estate management strategy, biodiversity strategy.

The CALA Homes application is for 222 homes. There is also an application for Wintringham Primary Academy, which will be the first community space, and an application for green infrastructure between the primary school and CALA site to ensure it's a joined-up experience.

When looking at planning applications, it's recommend to read the Design and Access Statement to get an overview of the application. RB hopes the application addresses the comments from LFCA - particularly parking and access for emergency vehicles.

The second application will be Morris Homes - currently in pre-application discussions with HDC. They will probably be contacting us for consultation in the next 2-3 weeks. Because these are reserved matters applications, it can be quite technical but U&C wants to get genuine feedback from residents.

CALA expects to be on site at the start of summer, launch sales beginning of winter, with first residents in the new year 2020. Morris will be a little slower - 3-6 months behind CALA - and have a higher proportion of social housing.

U&C is talking to a few housebuilders for the parcel of land directly north of the school, near the community hub, health centre and commercial district. There will be a fair amount of apartments. U&C is keen to consult with LFCA about how the community spaces come online.

The percentage of social housing will increase with each parcel of land. The proposals are currently with HDC about the next parcel but RB believes it'll be 30%. U&C is talking to doctors and nurses, school academies about whether to do specific homes for key workers.

Broadband: Fibre to the premises (FTTP) broadband will be included for all homes. U&C is finalising a broadband strategy; its preference is to have both Virgin and BT options. U&C is paying for the fibre infrastructure.

Timings for community buildings: the school has to open in Sep 2020 - that means also the district square and surrounding landscaping. The health centre doesn't have to be delivered until later but U&C had good meeting with the Clinical Commissioning Group about bringing it forward. The S106 planning agreement says land must be put aside for health centre; this requires an NHS investment to build it but U&C may put money in to bring it forwards.

The S106 agreement specifies that a temporary community building must be available by the time 100 homes are occupied. This will be in the school but using a separate entrance so it's available from day one.

The strategy for a permanent community building is required by 50 occupations but delivery much later. U&C is talking to communities teams at county and district about whether the permanent community building is delivered early, possibility to bring EDGE jobs brokerage to St Neots. RB wants to set up a community working group with statutory bodies plus LFCA representation.

Faith space: there have been discussions but this hasn't been resolved. Discussion with diocese about whether there is a separate faith space, multi-faith building or shared use of community space. There will be a further community building as part of the second primary school, to be delivered in 7-8 years. BC commented that this may compete with a potential Eynesbury Community Centre. Most interest is from Christian faith. Hugh McCurdy from Ely Diocese has recommended including HT in any conversation. U&C's view is that it's important to have faith space early. U&C will appoint a community development officer, who will have a role in faith.

Secondary school capacity: All work done on projections says there is capacity in St Neots. Ernulf and Longsands will be invited to an Education Working Group - meeting every quarter - to monitor numbers, impact. Money will accrue to CCC for a new secondary school. BC noted that catchment for secondary schools may change. U&C recognises it needs to work with Ernulf to boost its reputation, perhaps with engineering qualifications... ecology, geography, history.

DG is the schools and youth officer for St Neots. He confirmed that Longsands is over-subscribed, Ernulf is under. Both schools are old and need investment. U&C have done

tours of both schools, and agree that they need investment. It's possible the Academy Trust might sell sites and rebuild elsewhere.

Social housing provider: U&C is talking to a number of providers. A decision is due in March. There will be one provider for the whole development, to work closely with community development officer.

Security for the site: there are mobile patrols in place, CCTV. RB would welcome a sit-down with police and project manager.

Bus stops on Cambridge Road: U&C is spending £0.5m on bus infrastructure, which has to be in before first occupation. £80k to be spent on real-time information. This might be done at the same time as roadworks. Gallagher will do the same for the other part of Cambridge Road.

Access to Wintringham on the SE side of development: a roundabout and two junctions are in the plans but are dependent on the A428 being finalised.

Phase 1 commercial space: U&C is focusing on office, R&D, light industrial, incubator and start-up, creative industries, software development. There is a reasonable amount of interest from companies interested in moving into the area. Heavier industry will be in phase 2.

Parking restrictions coming soon to LF. and displacement to Wintringham: U&C wants to raise the subject of visitor spaces with SNTC. Home builders hope to get the mix of parking right to avoid streets being an ad hoc station car park. It's a challenge to get the balance for on-plot and visitor bays. U&C is working hard on it. DW commented that with hindsight having lines from the start would have made it so much easier than to retrospectively fit something.

District centre: U&C with working with a retail strategist to bring the right shops at the right time. The high street is changing. Healthy New Towns approach... fresh food available rather than fried food. Looking at providers of community shops, farm shops, non-chain providers, but no one wants them to fail. Alconbury Weald had a shop from day one that works really well as a community meeting space, with U&C part-funding the fit-out. Pubs are harder to make a success of. U&C is talking to a couple of Cambridge-based companies about starting small with room to grow. There'll be a small-trolley supermarket in year 3-5. All in top-left part of the development.

BC commented that he doesn't want to see charity shops leasing units and blocking them from other purposes. U&C is looking at relatively short-term lease, small units. They don't want a nice local business that gets kicked out by a chain.

Building great relationships in our community

4. Remembering Marissa Aldrich

A group has raised some funds for a memorial and has asked LFCA to administer the funds. Marissa's aunt has been in contact since the last LFCA meeting. Her family likes the idea of doing something in Station Square - perhaps a tree or bench. There is currently a snapped tree - ie a space. It needs to be a focal point for the community. An initial suggestion from the family is for a fruit tree that would blossom.

The District Council has recognised its obligation to pay for a new tree to replace the broken one, and there has been talk of a Christmas tree. Marissa's family like the idea of a Christmas Tree. Money from the fund would only be required for the plaque.

PH noted that HDC needs to be careful get it right to ensure the tree survives. Moving big conifers is very difficult and drainage of the soil is poor. Existing trees on Station Square are already a second attempt. Judith at HDC is keen to get it right.

There was a suggestion to plant bulbs in the area around Fox Brook - this was well received by the family. It would need to be done in Autumn. PH also suggested we could put some buddleias in the area to encourage butterflies.

5. Police and crime update

PCSO Dan Grant reported that crime has been reasonably low on Love's Farm recently. A car was broken into on Oliver Way, a digger stolen from the Wintringham site. He has conducted a walkaround with bpha, and has made 4 or 5 arrests recently. He and his colleagues continue to lobby for more resources for St Neots.

EL relayed messages she has received via Facebook that many more cars have been broken into, particularly keyless cars, BMW, with perpetrators just going through contents rather than stealing vehicles.

DW relayed that a couple of residents have raised concerns about drug dealing at a property on Love's Farm. DW is following up with police and bpha. DG commented that dealers will often use vulnerable users' addresses to deal drugs. The resident in question has been issued with a warning. Sometimes there are covert measures going on in order to catch perpetrators. A car that was being used to deal drugs has been towed.

6. Working Groups

Events The March Quiz is the day we're due to leave the EU. Raymon Gompelman is going to host a quiz celebrating everything European. Comic Relief in March, with a theme of coming together. EL is considering running a joke competition, to read out at Choc Bingo in Easter. Other ideas welcome - something to do at home and submit. There is £57 that never got sent from last Comic Relief Dance-a-thon.

MP has been talking to Mick at the Fish and Chip shop, who says they're struggling, getting rave reviews but not covering costs. All agreed that we need to support our local businesses. We can do this with a news story in the newsletter and sharing via Facebook.

Street Reps Caroline Henderson sends apologies but is getting up and running with Street Reps and Neighbourhood Watch. Caroline will take this forward, splitting Love's Farm into three areas: north of the green strip, SE area (Stone Hill, Fox Brook), SW (Dramsell Rise etc). CG has done a pilot on Field Gate Close... the two Carolines will look after the Northern part. David Lancet will take on central/eastern. Need someone to oversee SW corner.

Stickers are available now. Metal signs are only allowed after roads are adopted. We should be able to use the street reps to gather support. Street reps do move on so we don't want

the Neighbourhood Watch scheme to rely too much on individuals so they don't fall into disrepair. CG commented that Neighbourhood Watch is having a revamp to include modern slavery and other types of crime rather than just burglary. DG wants to support Street Reps fully. Love's Farm is the only part of St Neots that has this kind of scheme.

Great Get Together HT is thinking about how to take things forward. Rather than one central event, her suggestion is to have a weekend where we do what we do as a community but bring it under the Great Get Together banner. We can use the weekend to showcase various things across the community. If you've never attended Lazy Breakfast, ParkRun, SMART, host a barbecue? Or lots of barbecues? Street Party pack. The official dates are 21-23 June. This coincides with Armed Forces Day in St Neots.

Developing and managing shared resources and spaces

7. Working Groups

SMART We had a SMART day a couple of weeks ago. Volunteers were slightly down but so was the amount of rubbish. One family from Eynesbury, part of Beavers pack, got completely into it. March 23rd is the next one.

Love's Farm Blooms The next bit on the schedule is the SW corner. There is a volunteer who is keen - PH needs to get back to him. He's done a lot of clearing up. PH put 10 letters through letterboxes and only he answered. PH is to suggestions for elsewhere on Love's Farm that needs attention.

Finance Nothing to report. CP just needs some signatories for cheques.

8. Community action area updates

Northern Access JW has heard nothing from Steve Count although she understands he is aware now. MP noted that Matthew Shuter promised a fair amount that wasn't delivered but LFCA will wait until parking restrictions are completed before pursuing this.

Parking restrictions There is a review meeting with local councillors and officers to approve or otherwise, scheduled for 4 March. Love's Farm be looked at in conjunction with modifications in Longsands. JW and DW will be at the meeting - delegated decision means officers decide in conjunction with the local member.

Chicanes DW is waiting to hear whether LHI bid has been successful - goes to Highways Committee in March. Gallagher is now querying whether a safety audit has been done. Highways says it'd only be done after approval.

School Crossing BP commented that an additional Toucan crossing is included between Love's Way and Belland Hill as part of the Wintringham school travel plan. There was a discussion about the effects of A428 on traffic movements.

L&Q LFCA hasn't heard back from L&Q after the presentation at the last meeting. They have been in touch with PH about naming something after Max Hooper, which she very much appreciated.

9. Farm House Update

New blinds are being installed in the hall this week, and the foyer is being redecorated. LFH is holding a Faces of St Neots portrait event, where all local residents are encouraged to submit portraits of each other. The deadline for submissions is 29 March.

10. AOB

None.