



**Love's Farm Community Association Meeting**  
**Love's Farm House**  
**16 October 2019**

**Minutes**

**Agenda Item**

<b>1</b>	<p><b>Welcome and apologies – Marcus Pickering, chair Love's Farm Community Association</b>          Apologies: Steve Briggs, Caroline Henderson, Jenny Lincoln, David Wells, Julie Wisson</p>
<b>2</b>	<p><b>Presentation - L&amp;Q Estates re Love's Farm Phase 2</b>          Guests: Glen Langham - Planning Director (L&amp;Q Estates), Mark Highton - Engineer/Technical Director (L&amp;Q Estates), Stuart Field - Associate Planning Director (L&amp;Q Estates), Rosanna Metcalf (Savills), Maria Zouroudi - Urban Designer (Define), Wes Sedman - Urban Designer (Define).</p> <p>L&amp;Q are responsible for the strategic infrastructure of the site (roads, drainage etc) and will sell off parcels of land to housebuilders.</p> <p>Outline planning permission has been granted, but Reserved Matters still to decide (appearance, landscaping etc).</p> <p>There will be detailed site investigation over the coming months - archaeology and checking that ground conditions haven't changed since initial surveys. We are likely to see the first diggers in the New Year.</p> <p>L&amp;Q with Define are drawing up the Design Code - this is a document that takes the broad principle of the outline planning permission to the next level of detail, building on the existing illustrative masterplan to give housebuilders direction on how to draw up their plans. They are keen for our input into this process and will share a draft with us at an early stage.</p> <p>Answers to questions raised:</p> <ul style="list-style-type: none"> <li>● Existing hedgerows will be retained and other landscape features. The hedge/tree line on the eastern boundary of LF will be retained - except punctuated for pathways from LF.</li> <li>● Key buildings (asterisks on the plans) - designs aren't yet finalised and are subject to further discussions</li> <li>● Links to existing Love's Farm: Bus link originally planned through Clark Drive, though this may be reviewed. Other links will be pedestrian only.</li> <li>● Most community facilities will be sited on Wintringham and L&amp;Q will be contributing to these. They will be 'oversized' to accommodate LF2 population.</li> <li>● Water supply: there may be some disruption to water supply on LF when links are installed. Foul drainage - some of the new site will use the existing pumping station (by the railway bridge). A new pumping station on site will serve the north and east.</li> <li>● Fibre will be laid as a planning requirement</li> <li>● A further balancing pond will provided to the east. The existing pond will be retained and will still serve a drainage purpose.</li> <li>● Provision will be made for electric vehicle</li> </ul> <p>There was significant discussion about parking and road widths. L&amp;Q will be adhering to national guidelines (they don't have a choice in this). Parking spaces will range from 1 space for a 1 bed flat up to 2 or more for a 4 bed house. This seems lower than the allocations discussed for Wintringham where the discussed guidelines were 1 parking space per bedroom.</p> <p>Other issues raised by those present for consideration in the Design Code included:</p> <ul style="list-style-type: none"> <li>● Lighting for walking routes</li> <li>● Ensuring walking routes are direct</li> <li>● Adequate top soil for gardens</li> </ul> <p>Finally, we raised the neglected compound next to Station Square. There are still no firm plans for how this space will be used (though car parking seems likely) but Glen will chase the contractors to get it tidied up.</p>
<b>Building great relationships in our community.</b>	
<b>3</b>	<p><b>Committee Governance and AGM</b></p>

	<p>i) <u>AGM.</u> The AGM was really well attended - the hall was full and a really good atmosphere. The meeting felt the format worked well again. The following were elected. - Marcus Pickering, Chair - Cameron Paul, Treasurer The secretary role remains vacant.</p> <p>ii) <u>Town Council</u> - Stephen Ferguson informed us that PCSO Aggie Fisher is organising sessions on hate crime awareness and happy to talk with organisations like ours. Stephen will feed back that we are happy to meet with her. - As part of its zero carbon initiative, the Town Council is looking at planting trees around town. Phyllis will identify some sites on LF.</p> <p><u>HDC</u> Nik Johnson reported that parking charges in town are high on the agenda, with the message of unpopularity coming through loud and clear.</p> <p>New housing development next to Potton Road likely to go ahead, with traffic lights over the Potton Road bridge in order to provide a pavement.</p> <p>Newly adopted roads (Great High Ground, Hogsden Leys, Dramsell Rise) grass cutting is now on the Town Council's schedule.</p>	
4	<p><b>Love Your Street</b> Proposal for an initiative to encourage residents to adopt the areas of their streets close to their homes - to ensure grass is tidy, any maintenance issues are reported etc. Possibly support with funding for worthy initiatives. Defer discussion for now due to time.</p>	
5	<p><b>Working Groups</b></p> <p><u>Events</u> Hallowe'en Quiz, Chocolate Bingo coming up</p> <p><u>Street Reps</u> Efforts ongoing to pick locations for signs. Signups are open on the website - details were communicated in this month's newsletter.</p>	
<b>Developing and managing shared resources and spaces</b>		
6	<p><b>Working Groups</b></p> <p><u>SMART</u> Next one Saturday 16th November</p> <p><u>Love's Farm Blooms</u> Phyllis has some narcissus bulbs to plant and will pass an update to Emma for Facebook advertising some planting sessions and asking where people would like the bulbs to be planted</p> <p><u>Finance</u> We have some money from the TC to distribute to other groups. Emma will push again on Facebook.</p>	
7	<p><b>Community action area updates</b></p> <p><u>Chicanes</u> County Highways are looking to take the chicanes project forward and asked which we want to focus on, especially now that the parking restrictions are in place. We agreed to focus on the following: - Dramsell Rise bridge - Hogsden Leys / Cockrells junction - Station Square approach from south - Great High Ground by Day Close junction</p> <p><u>Parking</u> Significant concerns have been raised by some residents of Hogsden Leys concerning parking immediately adjacent to the crossing between the Village Green and the pedestrian path down beside Wood Ridge Crescent. Another HL resident present argued strongly that no further restrictions should</p>	

	<p>be placed on Hogsden Leys as the existing restrictions were already onerous. There is clearly a conflict here.</p> <p>The council are adamant that no further restrictions can be introduced without revisiting the delegate decision (which must take place within 2 years of the original decision) but that the problems can already be dealt with by the Police using existing Highway Code / legislation.</p> <p>The chair committed to ensuring that any process that took place would be transparent and give clear voice to all residents involved.</p>	
	<p><b>Next Meeting</b> The next meeting is on Wednesday 20th November, 7.30pm at Love's Farm House. There is NO meeting in December.</p>	

## Actions from previous meetings and updates

	Action	Update
1.	Memorial to Marissa Aldrich to reviewed in June by LFB and HDC to ensure planting is in place – noted funds and location have been agreed via Love's Farm Blooms	June agenda
2.	Incredible Edible project to be developed and supported – Ben Pitt supporting via LFH	June agenda
3.	Great Get Together – email working group to be developed and save the date shared	April agenda
4.	HDC considering street lighting for Fox Brook Future agenda to consider road safety and speeding – bid for funding Street lighting audit to be followed up with developers and BPHA  Removal of benches on Belland Hill being pursued by Street Reps	June agenda May agenda May agenda  Street reps to update future agenda
5.	Eleanor Gray to be published .	May agenda
6.	Marcus to update on policing and crime in liaison with PCSO Dan Grant Neighbourhood watch scheme to be supported by LFCA through street reps and grants	On going On going
7.	David Wells to keep LFCA updated on parking restriction plans	On going
8.	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. 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 taken place.	On going
9.	Marcus and Cameron to follow up with BPHA, Gallagher's and U&C re funding contribution to LFCA.	On going
10.	Ben Pitt to update on Cambridge Road crossing development and bus bay – revisit when planning comes out.	On going
11.	Love's Farm Blooms Permanent site for northern Christmas tree to be sought.	Future agenda item