



Love's Farm Community Association Meeting
Zoom Online
17th March 2021 7.30pm

March 2021 Meeting Minutes

1	<p>Welcome and apologies</p> <p>Stuart Field (L&Q) Mark Highton (L&Q) Rosanna Metcalfe (Savills) Wes Sedman (Define)</p> <p>LFCA committee members plus over 40 residents in attendance.</p>
Building great relationships in our community	
2	<p><u>Presentation from L&Q re development of Love's Farm East</u></p> <p>Representatives from L&Q, the developers of Love's Farm East, attended this month's LFCA meeting to provide an update. Their presentation will be available to all online in due course; however, a summary of key updates is provided below:</p> <ul style="list-style-type: none"> - Archaeological work is currently underway on site. Groundwork testing will begin in April for a period of four weeks. An ecology survey will be undertaken during the summer. - L&Q, working in partnership with HDC and CCC, has completed the 'design code' phase of planning; this comes after the outline planning permission but before reserved matters (which is the detailed planning phase developers will need to present for each parcel of land on site). - Love's Farm East will include: a primary school with a co-located nursery, an area for employment use, allotments, orchard, play areas including a junior skatepark and 2 full-size sports pitches (non-lit), - Footpaths, cycle paths and a bus route will connect Love's Farm East to Love's Farm (this could be subject to change during reserved matters). - The northern area of Love's Farm East will be informal in character with less dense housing, more green areas and tree and hedge planting, whilst the southern area of Love's Farm East will be more urban in feel, with slightly more dense housing, taller buildings and more hard landscaping. - The build is scheduled to begin from Cambridge Road moving back towards the top end of the estate. Work is likely to start on Cambridge Road in 1 years' time, with the first houses being built in 2-3 years' time. <p>Answers to questions from residents:</p> <p>Environment:</p> <p>Residents enquired about what environmentally friendly energy sources are being considered for Love's Farm East.</p> <ul style="list-style-type: none"> - L&Q explained that this will be agreed during reserved matters but there are overarching environmental principles that each developer will need to demonstrate they have met. <p>Residents raised concerns about recent flooding in St Neots, the lack of maintenance of the waterways and the adverse effects that further housing will place on downstream areas in St Neots.</p> <ul style="list-style-type: none"> - L&Q has undertaken computer modelling of Fox Brook and other surrounding areas to inform their drainage strategy which is currently being updated. 'Pond 5' will be an offline flood management scheme east of Fox Brook. Anglian Water will adopt responsibility for onsite drainage. HDC will manage pond 5. All other areas will be the responsibility of an assigned management company. <p>Residents enquired whether residents of Love's Farm and Love's Farm East could be given first refusal of the allotment spaces (allotments were due to be built on Love's Farm but did not materialise).</p>

- Potentially, the allocation of these could be managed by LFCA, rather than SNTC. **Mark Highton will take this issue away for further consideration.**

Roads/Parking:

Residents highlighted the issue of maintenance of block paving and its incompatibility with road markings.

- The products used for roads are agreed in consultation with HDC; however, L&Q will raise the issue of block paving with HDC. Specific use will be agreed during reserved matters.

Residents highlighted the need for a parking strategy to be thought through early on during the development and in a coordinated way across the whole of the site (not just left to each individual developer to think about), otherwise, this responsibility is likely to fall to the community association to resolve.

- L&Q confirmed that parking restrictions do not usually form any part of the planning process but that roads should be designed so that parking restrictions are not required. **Mark Highton agreed to take this issue away, to consider whether parking restrictions (if required) could be implemented on adoption, rather than afterwards.**

Residents advised that Love's Farm East would benefit from more off-road parking than that which is available on Love's Farm.

- CCC enforces standards of parking and the number of car parking spaces required for each size of house; this will be subject to scrutiny during reserved matters. L&Q reassured LFCA, that houses on Love's Farm East will have more off-road parking than houses on Love's Farm; this is due to a change in government policy - at the time of building Love's Farm, there was a nation-wide policy to reduce reliance on car usage but this is no longer the case.

Residents raised concerns about the widths of the proposed roads on Love's Farm East, which are due to be as wide as those on Love's Farm.

- CCC has provided L&Q with the requirements for the road widths on Love's Farm East.

Residents raised concerns about the proposed bus route from Love's Farm East to Love's Farm, which is planned to cut across the largest green corridor on the estate.

- L&Q explained that the bus route has been included in the design phase, as it was agreed in the outline planning permission; however, objections to this can and should be raised during consultation.

Residents raised concerns that approximately 2/3rds of houses on Love's Farm East can only be accessed from the main spine road, meaning that if this road is blocked, residents will have no way to exit the estate (this has caused similar issues on Love's Farm).

- L&Q acknowledged this to be the case. They stated they have detailed construction management plans to deal with construction vehicles to ensure these do not block spine roads and access is always maintained. However, this does not resolve the issue of non-construction related blockages on the spine road. L&Q explained that unlike Love's Farm, there will be no direct access to private parking off the spine road.

Residents enquired about what will happen to traffic and access to the farm track.

- More traffic is expected on the farm track over the course of this year whilst the archeological work is underway on site; however, this track will not be used for construction traffic. Construction vehicles will use accesses on Cambridge Road. Once Love's Farm East is built, residents will still be able to access the farm track via existing access paths.

Schools:

Residents asked when the primary school is scheduled to be built and commented that if the school on Love's Farm East is to be built after a large number of residents have already moved onto the estate, that this could put extra pressure on spaces at Round House school.

- The primary school won't be built until Wintringham is at full capacity.

Community:

Residents enquired about what support to the community L&Q intends to provide.

- L&Q explained they are committed to work with the community throughout construction and in the longer-term. Money from the section 106 pot will be allocated towards community initiatives e.g. recruiting a community development officer.

LFCA Community Plan

Marcus explained that a small working group has been set up to re-launch the community plan which will be used to drive the work of LFCA. Please contact Marcus if you'd like to be involved.

There are 2 key areas of focus:

i) The next 6 months: focus on community activities LFCA can be engaged with/promote to help the community, particularly those who are vulnerable, to recover from the negative effects of COVID-19. Focus on finding a new LFCA chair for when Marcus will resign in October.

ii) Longer-term community plan: focus on how we engage the whole community in the plan, so it truly represents our community. LFCA will be issuing a special newsletter after Easter to showcase all of the community events and groups on offer. The Newsletter will also be used to launch this project and explain the work of LFCA.

LFCA will be undertaking a short 3 question survey to find out what residents like about Love's Farm, what they would improve, and whether they'd like to be involved in the change. The survey will be conducted via a number methods e.g. door knocking, facebook, the LFCA website and at local community groups to help engage as much of the community as possible.

LFCA are seeking ways of enticing more residents to become involved with LFCA and/or attend meetings, including changing the format of our monthly meeting to garner more interest.

Marcus asked the group whether they had any ideas to help with phase i):

- LFH is undertaking a survey to understand our community better, which may help feed into the community plan. **New Action: Marcus/Ben to engage with LFH to understand the focus and scope of their survey.**
- Street Parties e.g. like on VE day, to encourage neighbourly relations
- Seek to identify those who are lonely/vulnerable - connect them with the right services to help; offer one-to-one telephone support/friendships
- Community mentoring
- Community skills swap
- Ensure youth voice is represented in the community plan
- Launch a friendship club (e.g. tea in the Community Garden)
- New parent walking groups

Rewarding Local Retailers

Helene explained LFCA had recently sent employees at the Round House school a gift to show our appreciation of all of their hard work during the pandemic. The group also agreed to send a small token of appreciation to the retailers on Love's Farm (at the row of shops).

Developing and managing shared resources and spaces

3 Community action area updates

a) Station Square and Maintenance of Cream-Coloured Gravel Paths- update from Marcus

Marcus explained that he's been in consultation with HDC to improve the appearance of Station Square. Raised beds will replace the trees (which always die due to inadequate drainage) and additional seating will be put in place.

HDC has also agreed to improve the cream coloured gravel paths around Love's Farm which are prone to flooding.

4 Any Other Business

- a) The next LFCA meeting will be held virtually on Wednesday 21st April 2021 at 1930. Urban and Civic, the developers of Wintringham will be presenting.

Parked Topics:

- Conversion of green space for parking on Love's Farm

Action	Who?	Update
<u>Committee Governance</u>		
1) Marcus, Helene, Becky and Ben to arrange to meet to discuss the LFCA community plan.	Marcus, Helen, Ben, Becky	on-going
2) Ben to confirm arrangements with the wider St Neots Community Support Group about how to refer our volunteers and residents to their scheme.	Ben	
3) Marcus to liaise with Holly to make the list of volunteer roles available on the website.	Marcus	
<u>Police/Crime</u>		
4) Marcus to look into using Microsoft Teams for future LFCA meetings, so PCSO Daniel Grant can attend future meetings (he is not allowed to access meetings hosted on Zoom).	Marcus	on-going
5) At the next quarterly meeting, Stephen to ask Councillor Ryan Fuller for the outcome/progress of the review into decriminalising parking.	Stephen	
6) Helene to report the discovery of the knife to PCSO Daniel Grant.	Helene	
<u>Councillor Updates</u>		
7) Julie to advise LFCA when the report into secondary school provision in St Neots will be available	Julie	
<u>Working Groups - Relationships</u>		
8) Ben to send Emma details of the national campaign asking people to display their art work in their windows.	Ben/Emma	
9) Emma to send the details of the three new Street Reps to Helene/Marcus to coordinate, as Helene is searching for new Street Reps.	Emma	
10) Marcus/Emma to post on the website/facebook page, asking residents to report if they are not receiving the Love's Farm Newsletter.	Marcus/Emma	
11) Phyllis and Marcus to follow up on any reports of residents not receiving the Love's Farm newsletter.	Phyllis/Marcus	
<u>LFCA Communication</u>		
12) Cam will speak to Alex Hughes about advertising in the LF Directory.	Cam	
13) Ben to send Emma wording for a post to be published on facebook asking for advertisers for the Directory.	Ben/Emma	
14) Marcus to begin designing content for the LFCA noticeboard, with help from Ben.	Marcus/Ben	

<p><u>Working Groups - Shared Spaces</u></p> <p>15) Phyllis to inform Emma when HDC is likely to prune the willow trees, so a facebook post can be published informing residents about his activity.</p> <p>16) Helene to follow up with local Mens' Sheds to see if any would like to assist with building the community library box.</p> <p>17) Cam to check how much of the remaining £1000 HDC grant has been spent in 6 months time (July).</p>	<p>Phyllis/Emma</p> <p>Helene</p> <p>Cam</p>	<p>For July's Mtg</p>
<p><u>Community Action</u></p> <p>18) Camilla to check whether the parking on the green on Cambridge Street is occurring near BPHA properties.</p> <p>19) Becky to ask the BPHA resident who reported issues with dog poo, whether they'd be happy to discuss this directly with Camilla.</p> <p>20) Camilla to check whether BPHA could fund (or part-fund) a scheme for the council to remove resident's bulky waste.</p> <p>21) Camilla to inform LFCA if an appropriate area of BPHA owned land is available for planting.</p> <p>22) Camilla to inform LFCA of her engagement plans for BPHA residents on Love's Farm.</p> <p>23) Helene to ask Christine Littlewood, the Community Development Lead to attend the LFCA meetings with developers.</p> <p>24) Marcus to chase HDC about what action they will take to fix the footpaths on LF.</p> <p>25) Stephen to chase St Neots Town Ops Team re whether flower beds could be installed in Station Square with on-going maintenance from St Neots Town Council. Carry over.</p> <p>26) David to chase the planning department at the District Council, asking for a progress report on what L&Q intend to do with the disused space on Station Square to improve it (we understand the land was recently up for sale again).</p> <p>27) Marcus to ask if we can get permission from Network Rail to showcase local artwork on the bridge.</p> <p>28) Marcus/Ben to engage with LFH to understand the focus and scope of their survey.</p>	<p>Camilla</p> <p>Becky</p> <p>Camilla</p> <p>Camilla</p> <p>Camilla</p> <p>Helene</p> <p>Marcus</p> <p>Stephen</p> <p>David</p> <p>Marcus</p> <p>Marcus</p> <p>Marcus/Ben</p>	