



**Love's Farm Community Association Meeting**  
**Zoom Online**  
**16th June 2021 7.30pm**

**June's LFCA Minutes**

<b>1</b>	<p><b>Welcome and apologies</b></p> <p>Present: Marcus Pickering (Chair), Ben Pitt (SNTC), Andrew, Ian Hall, Jen, Phyllis Hooper, David Wells (HDC), Lara Davenport-Ray, Trevor, Emma Lovelock, Di and I, Syam, J Boyle, Helene Tame, Jonathan Tame, Grant Morrison, Stephen Ferguson (SNTC and CCC), David Ruff, Jackie, Siriol Hogg, Cameron Paul</p> <p>Apologies: Geoffrey Seeff, Caroline Henderson</p>
<b>Main Agenda Items</b>	
<b>2</b>	<p><b>a) L&amp;Q Homes - Hooper's Green</b></p> <p>L&amp;Q Homes, the developers of Hooper's Green (the land at the front of Love's Farm, near Tesco Express) attended the meeting to give an update on the development.</p> <p>Fiona Whyte - Senior Land Manager  Tom Herlihy- Construction Manager  Kath Franklin - Project Manager</p> <p>The site will hold 41 new affordable homes. 29 houses will be shared ownership with the remaining units (based in the flats) as affordable rental properties. The developers are due to start on site in May 2021, with the first homes ready in Feb 2023 and the last finished by Sept 2023. The show home will launch in Nov 2022. The green in the north east corner and the visitor parking bays on site will remain the responsibility of L&amp;Q and will not be adopted by the council.</p> <p>L&amp;Q Homes has partnered with Stuart Milne Timber Service to use an energy efficient timber frame with excellent thermal properties to build the properties.</p> <p>Construction traffic will enter the site off Dramsell Rise using the one existing entrance to the site. There will be a traffic marshal on site to direct traffic. The three parking bays opposite the site entrance will only be suspended (for a short time), if needed. Workers have been directed not to park on local roads.</p> <p><b>Questions from residents:</b></p> <p><b>What are your energy supply plans?</b></p> <p>L&amp;Q Homes will take a fabric first approach to ensure the core building is well insulated and energy efficient.</p> <p><b>Will you offer renewable energy add-ons to buyers e.g. solar panels, electric vehicle charging?</b></p> <p>Answer provided in follow-up to meeting: Unfortunately L&amp;Q are not able to offer renewable upgrades. The energy strategy and mechanical and electrical plan for the homes is designed and fixed ahead of starting on site and therefore ahead of any purchasers registering their interest for the homes. L&amp;Q has made a commitment to delivering energy efficient homes through the fabric first approach in a closed panel timber frame with all the insulation and service voids constructed off site.</p> <p>As the timber frame is constructed off site in a factory, with the service voids included, the design of the building and the mechanics of the building are fixed early on in the project, any changes later on down the line to the services would have an impact on the integrity of the build.</p> <p>Our homes at Loves Farm are being built in line with current planning and building regulations. We are aware that The Future Homes Standard that has been announced and we will comply with the new regulations from 2023 when they come into action. L&amp;Q are working closely with architects, engineers and our supply chain to ensure that we are ready for this.</p> <p>L&amp;Q as standard offer a higher base specification that most other house builders, including a very high internal finish, good quality flooring throughout with a fully fitted kitchens with A* rated appliances, external taps, fitted aerials complete with booster, fully wired for Sky tv or cable, a fully laid to lawn garden. We are</p>

providing the infrastructure to allow for future electric vehicle charging points to homes with a 16amp trickle charge.

#### **What are your plans for off-setting carbon emissions?**

Answer provided in follow-up to meeting: As a direct result of our chosen construction method, we are also reducing the amount of concrete blocks and cement that we use, as well as the volume of waste on site. We are also part of a three year Advanced Industrialised Methods for the Construction of Homes (AIMCH) project which looks at offsite manufacturing providing a quality build, efficient production and delivery, also reducing the amount of supply deliveries to the site. Our homes are achieving the best possible EPC (energy performance certificate) ratings possible with the materials used.

#### **What are your drainage plans for the site?**

Answer provided in follow-up to meeting: The planning approved drainage strategy has been designed to mimic the "green field" flow of rainwater. Our engineer has designed a system which will control the flow of rainwater with the use of temporary rainwater storage in underground storage tanks and oversized pipework. We will also be providing lined porous paving and this assists with the absorption of the rain, as well as the water quality that will be discharged back into the network. The rainwater that is held in the underground crates and oversized pipes will then have a controlled discharge into the brook away from the low point in Cambridge Road. This is in line with the outline planning application and has been designed in coordination with the wider drainage system across Love's Farm. I have attached our detailed drawing which shows what we will be building.

As part of our Reserved Matters Application we also submitted a flood risk review. This concluded that there would be no loss of floodplain storage as a result of the development and based on the proposed flood mitigation measures that we will be delivering, the site will be safe from flooding over its expected lifetime and will not lead to an increase in flood risk elsewhere.

#### **What is your rationale for building 100% affordable housing and how will this process work?**

L&Q had available grant funding to be able to make more of the homes affordable than originally planned. For shared ownership houses, the sales office will be open by appointment only - interested individuals can register their interest for an appointment on the L&Q Homes Website. After an initial viewing, affordability checks will be completed and if eligible, applications can be progressed.

#### **How will the L&Q placemakers fund be used to help the local community?**

Answer provided in follow-up to meeting: Place Maker Counties is still available and can fund projects up to £10,000. More details about criteria etc can be found here: [The Place Makers Fund | L&Q Group \(lqgroup.org.uk\)](http://ThePlaceMakersFund|L&QGroup(lqgroup.org.uk))

#### **What are the benefits of a wood frame construction?**

Answer provided in follow-up to meeting: Please see the attached Living in a timber frame documents. Please also see following link to the Stuart Milne Sigma 2 website [Closed Panel Timber Frames | Sigma@ Fully Insulated Wall Panels \(stewartmilnetimbersystems.com\)](http://ClosedPanelTimberFrames|Sigma@FullyInsulatedWallPanels(stewartmilnetimbersystems.com))

#### **b) Kelly Grunnill - Sensus Architecture - Development of car park by Tesco Express**

Kelly Grunnill from Sensus Architecture attended the meeting to provide an update about the future development of the land adjacent to Tesco Express and Station Square. The plan is to turn this into a car park.

When determining what to utilise the land for, they had to consider several factors: i) a restrictive covenant on site outlining no retail or housing and ii) the constraints of the site; main utilities run under the site, so it would not be feasible to house a building on this site. Given its location next to the train station, a car park seemed the best use of the space.

The aims of the project are to:

Provide 45 car parking spaces

Provide safe and accessible links to the train station

Improve appearance of the site and to be cohesive with surroundings

Conceal electric box

Offer electric vehicle charging in phases (4 spaces initially for 7 kilowatt chargers). Infrastructure will be present to install faster charging in the future.

Install a solar powered pay machine.

	<p>ANPR managed site. Potentially create a welcome sign for the whole square Use recycled material for surface and subsurface and use locally sourced materials</p> <p>The owner is happy to install CCTV if this is required (strong feedback suggests that this would be welcomed) and wants to ensure the design is per resident's requirements. If possible, and subject to costs, the developer may consider using their trades to carry out works needed to improve the Station Square. Marcus is in liaison about this.</p> <p>Residents asked for the site to be made more visually attractive. Kelly promised to share with LFCA, ideas for shrubs that could be used on site (taking into account drainage issues), for further agreement with HDC.</p> <p>Residents raised some concerns that the car park would encourage more traffic through a busy residential area and suggested that the owner may wish to consider offering season tickets, so users of the car park are guaranteed a parking space which may head off any capacity issues and decrease potential traffic.</p> <p>Residents' preference was for a low-level wall or kick-fence to be installed at the front of the car park, to ensure it is a wide, open space to help discourage anti-social behaviour in the area.</p> <p>Residents raised concerns that too many car parking spaces are being squeezed onto the site.</p> <p>Residents suggested that a rain canopy could be installed on site to house extra solar panels to help carbon off-setting.</p> <p><b>c) Love's Farm East - Coordination of response to Hunts District Council re Design Code</b></p> <p>Ben has kindly offered to collate feedback for HDC in response to the Love's Farm East design code (by 23rd June).</p> <p>Link to document for response: <a href="https://drive.google.com/file/d/1OdLh2WUJ75LGPEVbhXV9Eh49I7C6rsvBs/view?usp=sharing">https://drive.google.com/file/d/1OdLh2WUJ75LGPEVbhXV9Eh49I7C6rsvBs/view?usp=sharing</a></p>	
<b>Building great relationships in our community</b>		
3	<p><b>Committee Governance</b></p> <p><b>Receive notes of the last meetings and update on actions not covered elsewhere on the agenda (9 incomplete).</b></p> <p>See attached updated x minutes.</p>	
4	<p><b>Police/Crime</b></p> <p><b>Updates from our Police Community Support Officer or other crime news</b></p> <p>Update from PCSO Dan Grant provided after the meeting:</p> <p>'Over the last month we have been actively targeting street drug dealing on the Estate after concerns raised by local residents. We have had some success and there are ongoing investigations. I along with PC Jack Priestman who is now supporting me on Loves Farm/Wintringham Fields have also carried out a joint walk about in partnership with BPHA targeting reports of ASB on some parts of the estate which has been well received by residents. As always anything that myself and Jack can support the association with do not hesitate to contact me.'</p>	
5	<p><b>Councillor updates</b></p> <p><b>a) Receive updates from our Town, District and County Councillors</b></p> <p><b>Stephen Ferguson (CCC)</b> - The first committee meetings are due to start soon. CCC has responded to the EWR Consultation and in their response has chosen not to opt for a preferred route as they are unsure what housing developments are due to be built along the proposed routes. Stephen considers there has been little regard for the residents of St Neots in their response. CCC has proposed the option of a train station at Wintringham but it's unclear whether this would be viable.</p>	

	<p>There is a project plan going ahead to resurface Cambridge Street. Stephen has raised issues of potholes and cracked block paving on Love's Farm; however, these won't be dealt with unless they are causing an actual issue (i.e. a preventative approach will not be taken).</p> <p><b>David Wells (HDC)</b> - David is keeping abreast of the council's plans to decriminalise parking offences in St Neots.</p> <p><b>Ben Pitt (SNTC)</b> - The Priory Centre has now reverted back to a community centre and the cafe is reopening soon.</p> <p>With the upcoming St Neots' Masterplan there is an opportunity to spend money to benefit the town e.g. incubator units and supporting new businesses. HDC is looking to set up a jobs hub.</p> <p>The new parliamentary constituency plans being drawn up would mean that there could be an MP for St Neots.</p> <p><b>Stephen Ferguson (SNTC)</b> - Meetings are due to start in the next week or so. The first job will be to respond to the development plans for Denny Brook (West of the Eatons).</p> <p>The first Youth Council took place with 14 attendees. Some of the key issues arising are: female safety and mental health issues. The Youth Council will assist Wintringham developers in designing facilities for older youths on the estate.</p> <p><b>New Action: Stephen to ask the Youth Council whether they'd like someone from LFCA to attend their meetings.</b></p> <p><b>b) Plan to hold a hustings for the upcoming District Council by-election</b></p> <p>On 8th July, LFCA will host a hustings for residents to hear from candidates to replace Nik Johnson's post in HDC.</p>	
6	<p><b>Working Groups</b></p> <p><b>a) <u>Events</u> – update from Emma Lovelock</b></p> <p>The yard sale was a success.</p> <p>The Moving on Group are encouraging residents to use the Great Get Together weekend to connect with their neighbours in a COVID-secure way.</p> <p><b>b) <u>Neighbourhood Watch</u> – update from Caroline Henderson</b></p> <p>No update.</p> <p><b>c) <u>Street Reps</u> - update from Caroline Henderson</b></p> <p>No update.</p>	
<b>Developing and managing shared resources and spaces</b>		
7	<p><b>Working Groups</b></p> <p><b>a) <u>SMART</u> – update from Helene Tame</b></p> <p><b>b) <u>Love's Farm Blooms</u> - update from Phyllis Hooper</b></p> <p>There is still some money left in the Love's Farm Bloom pot - please contact Phyllis if you have any ideas for how to use this.</p> <p>Money is available for a new hedging development on Love's Farm. Bids need to be in by August. A potential site is at the top of Love's Farm along the concrete path - consideration to be given to who owns the fence and on-going maintenance of the hedge.</p> <p><b>New Action: Phyllis to coordinate bid for new hedging development on Love's Farm.</b></p> <p><b>c) <u>Community Garden</u> – update from Helene Tame</b></p> <p>The community garden continues to be well used.</p>	

	<p>d) <b><u>Community Library</u> - update from Emma/Helene</b></p> <p>The first community library box has been installed in the community garden.</p> <p>e) <b><u>Finance</u> – update from Cameron Paul</b></p> <p>No update.</p>	
8	<p><b>Community action area updates</b></p> <p>a) <b><u>Engagement with developers</u> - updates from Ben/Helene/Marcus</b></p> <p>Action: Stephen to liaise with Urban &amp; Civic and Marcus to liaise with L&amp;Q to seek their funding for defibrillators to be sited on Hooper's Green and Love's Farm East.</p> <p>c) <b><u>Condition of footpaths</u> - update from Marcus</b></p> <p>None - David and Marcus are chasing HDC for a response.</p>	
9	<p><b>Farm House update</b></p> <p>LFH is pending a decision about when to open the bar.</p>	
10	<p><b>Any Other Business</b></p> <p>a) The next LFCA meeting will be held on Wednesday 21st July 2021.</p> <p>b) Some residents have raised concerns about dogs off leads, particularly near the play areas.</p> <p>Action: Emma to publish HDC guidance about dog control in open spaces on the LFCA facebook page.</p> <p>c) Some residents have raised concerns about the anti-social use of electric scooters on Love's Farm. Residents should report any incidents to PCSO Dan Grant. Emma is awaiting guidance from HDC about their use.</p> <p>Action: Emma to publish HDC guidance on use of electric scooters on the LFCA facebook page.</p>	

## Outstanding Actions not on Agenda

Action	Who?	Update
<p><b><u>Committee Governance</u></b></p> <p>1) Ben to confirm arrangements with the wider St Neots Community Support Group about how to refer our volunteers and residents to their scheme.</p> <p>2) Marcus to liaise with Holly to make the list of volunteer roles available on the website.</p>	<p>Ben</p> <p>Marcus</p>	
<p><b><u>Working Groups - Relationships</u></b></p> <p>3) Marcus/Emma to post on the website/facebook page, asking residents to report if they are not receiving the Love's Farm Newsletter.</p> <p>4) Phyllis and Marcus to follow up on any reports of residents not receiving the Love's Farm newsletter.</p>	<p>Marcus/Emma</p> <p>Phyllis/Marcus</p>	

<p><b><u>LFCA Communication</u></b></p> <p>5) Marcus to begin designing content for the LFCA noticeboard, with help from Ben.</p>	<p>Marcus/Ben</p>	
<p><b><u>Working Groups - Shared Spaces</u></b></p> <p>6) Cam to check how much of the remaining £1000 HDC grant has been spent in 6 months time (July).</p>	<p>Cam</p>	<p>For July's Mtg</p>
<p><b><u>Community Action</u></b></p> <p>7) Lara to draft LFCA response to the consultation and Marcus to publish on LFCA website for resident's comments before submitting by 9th June.</p> <p>8) Camilla to check whether BPHA could fund (or part-fund) a scheme for the council to remove resident's bulky waste.</p> <p>9) Camilla to inform LFCA if an appropriate area of BPHA owned land is available for planting wildflowers.</p> <p>10) Camilla to inform LFCA of her engagement plans for BPHA residents on Love's Farm.</p>	<p>Lara/Marcus</p> <p>Camilla</p> <p>Camilla</p> <p>Camilla</p>	<p>Complete</p> <p>Complete - this will not be funded.</p> <p>Complete - area identified but seeds yet to be sown.</p> <p>Complete.</p>