

# Northstowe Phase 1 Open Space Management & Maintenance

## Steering Group Meeting

7 March 2024

Teams Meeting - Time: 10:00 am

### Attendees

- (EC) Ellen Cox – Communication and Communities (chair)
- (LM) Luke Mills, Greater Cambridge Shared Planning
- (AWy) Cllr Andrew Wycherley, Longstanton Parish Council
- (RW) Robin Waddell, Greenbelt
- (SF) Stuart Field, L&Q Estates
- (MM) Cllr Majdi Mgaidia, Northstowe Town Council
- (JH) Joe Harper Elite Sports UK

### Apologies

- (SS) Stephen Sage, L&Q Estates
- (LH) Lee Hillam, SCDC - Principal Operations Manager, Environment Operations
- (MN) Mark Nokkert, Clerk, Northstowe Town Council
- (LH) Lee Heykoop, Homes England
- (NW) Niki Wagstaff, Homes England

TC= town council PC=parish council LPA=Local Planning Authority AW = Anglian Water

	Notes	Action
1.0	<b>Apologies received.</b>	
2.0	<b>Minutes and Actions of Previous Meetings</b>	
2.1	Notes of previous meeting were agreed.	
3.0	Matters arising not picked up in later agenda items	
4.0	<b>Escrow Like Account</b> <ul style="list-style-type: none"><li>- Work to the bowls green discussed later in the meeting</li></ul>	
5.0	<b>Maintenance and Management Update – Greenbelt</b>	
5.1	Kingfisher Pond <ul style="list-style-type: none"><li>- Robin summarised the report received from Kingfisher for NTC who were not in attendance at the last meeting. The comprehensive report details recommended works.</li><li>- Robin to source some quotes for the capital works (removing alder and reedmace). Look to use the escrow account to carry</li></ul>	RW

	<p>out these works and then once these works have taken place (over a 3 year period) the ongoing maintenance will be covered by the management fee.</p> <ul style="list-style-type: none"> <li>- Report suggested undertaking a survey on Great Crested newts, installing bird and bat boxing and a water level depth gauge. Consider these once the alder/reedmace works have been commissioned. Would need to consider where the water level depth gauge is placed to ensure it provides a true reading.</li> <li>- Also a recommendation to provide an interpretation board but RW concerned this may be vandalised.</li> </ul>	
5.2	<p><b>Non-routine maintenance works</b></p> <ul style="list-style-type: none"> <li>- MM enquired about the non-routine expenditure already taken place and will this mean bills will increase again this year. RW clarified that they would.</li> <li>- EC mentioned that for some of the tree works potentially the escrow account may be able to provide a contribution but the account will not always be able to fund these works. To look at this at the end of the year. At the last meeting it was discussed Greenbelt creating a contingency fund although this would need to come from resident's contributions.</li> <li>- MM to discuss with NTC.</li> </ul> <p>MM also enquired about the maintenance of Hatton Roads Ponds. RW clarified that it has always been part of the plan for Greenbelt to take these on. The maintenance costs should be relatively low but they will come out of the management fee residents pay.</p>	
<b>6.0</b>	<b>Western Park</b>	
<b>6.1</b>	<ul style="list-style-type: none"> <li>- Joe Harper, Director of Elite Sports UK managing the Sports Pavilion gave an update.</li> <li>- Cambs FA are allowing match times to be changed to allow more games to take place on the 4G.</li> <li>- Residents are starting to book the 4G on Monday and Tuesday evenings.</li> <li>- Bookings for the MUGA will be going live Thursday 7 March, there are a few netball clubs looking to utilise the facility until a Northstowe club is established.</li> <li>- Starting to receive enquiries for the grass pitches for next season. The drainage channels have been filled and seeded. Now need to give the grass time to grow.</li> </ul>	

	<ul style="list-style-type: none"> <li>- Elite Sports speaking with residents to explain why the pitches cannot be walked on at the moment to allow the seed to grow. Residents are understanding.</li> <li>- EC apologised for the container being moved which had not been requested. As a result the grass has been severely churned up. The contractor will need to rectify this when the ground conditions improve.</li> </ul>	
<b>6.2</b>	<p><b>Bowls Green</b></p> <ul style="list-style-type: none"> <li>- Previously L&amp;Q had commissioned a contractor to carry out the bowls green maintenance. They were due to carry out the autumn works but due to weather the works never took place and then the time had passed. As the autumn works did not take place L&amp;Q were going to arrange the contractor to come back in Spring to do the final works required before Longstanton Bowls Club take on complete management and maintenance. LBC have approach a local company to carry out the works. EC asked the group to consider the Escrow account funding to cover this with the expectation that LBC will need to fund all future maintenance works. No objection from the group.</li> </ul>	
<b>6.3</b>	<p><b>Prentice Close– kissing gate</b></p> <ul style="list-style-type: none"> <li>- AWy advised that LPC have met with the police and the police have increased their patrols and incidents have reduced.</li> <li>- When AWy met with NW last month he identified an unused kissing gate (see photo) potentially this gate could be used at Prentice Close. AWy to raise with TP.</li> </ul>	AWy
<b>7.0</b>	<b>L&amp;Q Update on Works</b>	
7.1	<ul style="list-style-type: none"> <li>- Landscaping works on Hatton Roads ponds should be completed. AWy stated it looked good.</li> <li>- SF stated that the farmer still needs access so there is access off school lane. This was a discharge of one of conditions, approved in January.</li> <li>- The cycle way is still with County. AWy asked if there are any implications? <b>TP to update at the next meeting</b></li> </ul>	TP
<b>9.0</b>	<p><b>Lake</b></p> <ul style="list-style-type: none"> <li>- No update</li> </ul>	
<b>10.0</b>	<p><b>Community bookings</b></p> <ul style="list-style-type: none"> <li>- None received</li> </ul>	

<b>11.0</b>	<b>AOBs</b>	
<b>11.1</b>	<ul style="list-style-type: none"> <li>- AWy shared photos (attached) of the connection from Western Park to Magdalene Close and the changes which have taken place over the year and AWy which organisation is responsible. It is not parished land. <b>Discuss at the next meeting with TP. LM to also check planning requirements although the planning permission wouldn't have looked at other areas.</b></li> </ul>	
<b>11.2</b>	<ul style="list-style-type: none"> <li>- MM shared a question he had received from the Mayor: I've recently had a letter from Anglian Water stating that they are adding £45/yr to my water bill as a consequence of them adopting the surface water drains, over phase 1 this would equate to £67,500/yr, do Anglian Water have a breakdown of those costs - I'm assuming it's maintenance for the water park and some forward collection for maintenance of the actual sub surface sewers?</li> <li>- <b>EC to contact AW for some clarification</b></li> </ul>	EC
<b>12.0</b>	Next meeting: Thursday 4 April 2024	