

Northstowe Phase 1 Open Space Management & Maintenance

Steering Group Meeting

17 December 2024

Teams Meeting - Time: 12pm

Attendees

- (EC) Ellen Cox, SCDC
- (LM) Luke Mills, Greater Cambridge Shared Planning
- (AWy) Cllr Andrew Wycherley, Longstanton Parish Council
- (NW) Niki Wagstaff, Homes England
- (GB) Giuseppe Bernardis, Northstowe Town Council
- (JB) Cllr Jason Benedicic
- (LH) Lee Heykoop, Homes England
- (SS) Stephen Sage, Urban & Civic
- (KS) Katherine Snell, Urban & Civic
- (TP) Tam Parry, Cambridgeshire County Council
- (AL) Adam Lewis, Greenbelt
- (TH) Tom Hulme, Greenbelt

Apologies

- (LH) Lucy Hodge, Anglian Water
- (MS) Mihaela Stan, SCDC

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

	Notes	Action
1.0	Apologies received.	
2.0	Minutes and Actions of Previous Meetings	
2.1	Notes of previous meeting were agreed.	
3.0	Matters arising not picked up in later agenda items	
4.0	Escrow Like Account <ul style="list-style-type: none">- SS confirmed they are happy for Greenbelt to be reimbursed for the survey from the Escrow account. It was carried out in good faith.- Group was reminded that all future potential expenditure must be agreed first at the meeting.- LM missed the beginning of the meeting. EC has since followed up with LM and SCDC happy for Greenbelt to be reimbursed.- AWy still felt that Greenbelt should cover the costs.- Action: EC to share updated Escrow guidance and spending document	EC

5.0	<p>Anglian Water Update</p> <ul style="list-style-type: none"> - LH sent her apologies but provided the following update. - Contract for the maintenance of the bins has now been moved to another company to carry out on behalf of AW. LH waiting to hear back regarding frequency of emptying the bins. - LH apologised for the lack of upkeep with this. - EC to keep an eye on Facebook posts but if members of the group are aware of bins not being emptied, please inform EC who will follow up with AW. - LH waiting to hear back from the maintenance company regarding the maintenance of the trees. - Action: LH to attend January meeting to provide a further update. 	
6.0	<p>Maintenance and Management Update – Greenbelt</p>	
6.1	<p>Kingfisher Pond</p> <ul style="list-style-type: none"> - Kingfisher Pond works which were approved by the group should take place during February, likely to be the middle of the month. - AWy asked for clarification about who is currently responsible as on Greenbelt’s plan it is shown as light green. AL confirmed Greenbelt have taken on the management but until the works are completed in February it will remain light green on the map. This is because residents will not be paying for these works. AWy queried who carried out the works last year. TH believes it was a resident. - NH asked that as plans are updated can these be shared with the group 	
	<p>Planting Plan</p> <ul style="list-style-type: none"> - AL updated the group on Greenbelt’s plans for replanting during the next planting season. 103 trees have been recorded that need replanting. Focusing on 50 initially and have chosen species that have done elsewhere. Will aim to start in January. Also looking to work with Sustainable Northstowe to plant 50 fruit trees (end of January). - JB asked if a narrative could be added to the plan as the current document looks like this replanting has already taken place. - Action: AL/TH to update document - JB asked what Greenbelt are doing to prevent having to replant in the future? Can more mature trees be planted? - AL clarified that smaller trees have a better success rate which LH and SS both agreeing AWy confirmed LPC also have experience of smaller trees having a higher success rate. - AL also clarified that they are targeting 50 trees initially to use these as a control. The trees planted will be 8-10cm girth, 12-14 girth were previously planted. 	TH/AL

	<ul style="list-style-type: none"> - Greenbelt will be using a contractor to plant them and TH planning on being on site during this. EC stated this is important as how trees arrive to site/how they are planted also impacts their success rate. - JB asked for Greenbelt to provide to details on how they are going to minimise lose and for Greenbelt to give some assurance. If trees do not survive the first year will their contractor replace them? Greenbelt do not currently have this contract in place, and it would be more costly. JB challenged that it could be cheaper than residents having to routinely pay for the replanting of trees? - Action: Greenbelt to discuss with contractor what the cost implications would be if the contractor watered the trees during any hot spells and replanted any trees which failed. Group to then review these. Greenbelt to also share details on how the trees will be managed. All to be made publicly available for residents to see. - SS stated that in their original contract the contractor was responsible for the trees during the first year and were required to replant any that failed. - LM/SS reminded Greenbelt there is a tree specification and a management and maintenance strategy both planning approved which need to be followed. AL acknowledged they are aware there is a planting specification which they will be following. 	AL/TH
7.0	L&Q Update on Works	
7.1	<p>Hatton Road Ponds</p> <ul style="list-style-type: none"> - U&C are currently maintaining the area through their contractor. Inspected the area with Greenbelt and a small amount of replanting was required which has now taken place. - Any agreement with Greenbelt needs to be formalised and LM reminded U&C that any arrangement needs to be approved by planning. - U&C also clarified that their contractor is also maintaining the water body. Aware that the outflows have recently been blocked and the contractor was asked to remove the blockage. U&C need to come to a specific agreement with their contractor over the frequency of visits over the winter to ensure the outflows remained cleared. - U&C are also looking into the wording of some residents' TP1 in relation to maintenance of Hatton Road Ponds. 	
7.2	<p>Map of responsibilities</p> <ul style="list-style-type: none"> - At the forum it was asked if a map could be produced to easily identify who is responsible for which areas. - SS happy to produce a map and NTC also happy to look into it. 	

	<ul style="list-style-type: none"> - NW has shared bin maps with EC which have been forwarded to SS. Action: EC to also share these with NTC. 	
7.3	<p>Works to the old golf course entrance</p> <ul style="list-style-type: none"> - Now that the finishing works contract has been awarded AWy enquired if there is now an update on when these works may take place. - SS reminded the group that there is no obligation for U&C to complete these works, but it is their intention. Currently have no date as some discussions with highways still need to take place. 	
7.4	<p>DBW Bird Boxes</p> <ul style="list-style-type: none"> - BDW have previously suggested some locations around Kingfisher Pond for the bird boxes which were not installed previously on their parcel. SS happy with their suggestion, Greenbelt will manage them as part of Kingfisher Pond. - LM reminded SS that a formal application may need to be required. - Action: LM & SS to liaise with BDW. - Group in agreement that these bird boxes will complete the recommendation to install bird boxes around Kingfisher Pond so further bird boxes will not need be installed. 	
8.0	<p>Community bookings</p> <ul style="list-style-type: none"> - N/A 	
9.0	<p>AOBs</p> <p>Faith Land</p> <ul style="list-style-type: none"> - EC updated the group that as part of the first parcel of faith land coming forward, adjacent to H13, it has been proposed within the Heads of Terms that a contribution towards open space £1sqm is provided a year. It is likely the building will be 600 – 700 sqm. The proposal is for SCDC to hold an account similar to the escrow account and requests for funds could be brought to this group. - Awy thought it was a sensible proposal but currently it reads that this may go towards the lakes which are operated by AW. Need clarity on how the funds will be used. - Action: EC to share feedback <p>Homes England</p> <ul style="list-style-type: none"> - NW apologised for the amount of mud on the roads within Phase 2. On Friday a deep sweep is taking place and contractors will not return until 6 January. 	EC

	<ul style="list-style-type: none"> - Aware of lorries parking in cycle lanes, if you notice this please do take a photograph and send it to NW. - Will be carrying out some planting at the end of Phase 2 Northern Greenway in February. - Concerned about how parking will be managed when Little Flames officially opens in January. Claire Mills, Principle of Northstowe Community, has confirmed parents of the nursery and primary school can use the car park at the back of the secondary college but this is quite far. JB confirmed parking around the residential areas is already a problem. Many pupils are coming from outside of Northstowe. However, of Secondary College pupils 70% arrive on bike. - Claire Mills, has also asked HE when they may get their school zone signage, flashing amber lights etc. TP hasn't seen any plans. Action: TP and NW to discuss offline. Also need to consider a permanent solution to the red and white bollards keeping the cycle lanes clear. <p>Halcyon Mere Lake</p> <ul style="list-style-type: none"> - Awy asked about the path that leads down to the lakes beside the school which floods. NW confirmed a drain has been installed across the T junction as that path joins the one that circles the lakes (photo included). - Once the Eastern Sports Hub (ESH) drainage has been installed HE hope that will take the water currently finding its way to the lakeside footpaths away from the area. Keeping this area under a watching brief and if there is no improvement after the completion of the ESH, HE will need to look at some additional drainage measures. 	TP/NW
10.0	Next meeting: 28 January	