

# Northstowe Phase 1 Open Space Management & Maintenance

## Steering Group Meeting

26 November 2024

Teams Meeting - Time: 12pm

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### Attendees

- (EC) Ellen Cox, SCDC
- (MS) Mihaela Stan, 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
- (MM) Cllr Majdi Mgaidia, Northstowe Town Council

### Apologies

- (TP) Tam Parry, Cambridgeshire County Council
- (AL) Adam Lewis, Greenbelt
- (RW) Robin Waddell, Greenbelt
- (LH) Lee Heykoop, Homes England
- (SS) Stephen Sage, Urban and Civic
- (SF) Stuart Field, Urban and Civic
- (JH) Joe Harper, Elite Sports
- (LH) Lee Hillam, SCDC - Principal Operations Manager, Environment Operations
- (SC) Steven Carlaw, Anglian Water
- (LH) Lucy Hodge, Anglian Water
- (AB) Andy Brading, Urban and Civic
- (MN) Mark Nokkert, Clerk

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

	Notes	Action
<b>1.0</b>	<b>Apologies received.</b>	
<b>2.0</b>	<b>Minutes and Actions of Previous Meetings</b>	
2.1	Notes of previous meeting were agreed.	
<b>3.0</b>	<b>Matters arising not picked up in later agenda items</b>	
<b>4.0</b>	<b>Escrow Like Account</b> <ul style="list-style-type: none"><li>- Escrow Account guidance – updated with Kingfisher Pond works which were approved at the last meeting.</li></ul>	

	<ul style="list-style-type: none"> <li>- The GCN survey was discussed at the last meeting but was not approved. <b>Action: EC to follow up with Greenbelt to clarify this item and seek Urban&amp;Civic's thoughts on the survey being funded.</b></li> </ul>	EC
<b>5.0</b>	<b>Maintenance and Management Update – Greenbelt</b>	
5.1	<ul style="list-style-type: none"> <li>- Greenbelt have sent out the bills for the upcoming year and held a drop-in the week before, so residents had a chance to ask questions. Many questions were related to areas Greenbelt do not manage.</li> <li>- A reminder residents can submit a planning breach further details can be found here: <a href="#">Planning Compliance</a>.)</li> <li>- <b>Ongoing Action: LM to continue to reach out to house builders signing contracts with Greenbelt</b></li> <li>- Hatton Road Ponds – although not being billed Greenbelt included them on resident's bills as likely to be included in the future. Residents are concerned they are not in Northstowe and there is also no public access.</li> <li>- LM advised that under the s106 agreement the LPA has to be notified and approve the management arrangements.</li> <li>- LM clarified that anything that is not transferred or notified will remain the landowner's responsibility. The area will have to be maintained to a suitable standard too</li> <li>- LM advised there was an option for SCDC to take on the management and maintenance, however this was just one of many options which has ruled out.</li> <li>- AWy feels there should be a clear document to state who is responsible for what.</li> <li>- MM raised a question regarding several reports of overflowing rubbish bins, which seems to be a recurrent theme on social media.</li> <li>- EC clarified that the bins around the lakes are the responsibility of Anglian Water. Since the OSSG these have now been emptied.</li> <li>- MM questioned the admin charge on the Greenbelt bills as this is vague and residents would like clarification on what this entails exactly.</li> <li>- MM feels that Urban&amp;Civic should be liable for work if trees fail within 3-5years.</li> <li>- LM informed that there is a planning condition that the trees need to be replaced/maintained but when Urban&amp;Civic transferred the management and maintenance to Greenbelt this responsibility was transferred.</li> <li>- NW advised there is a British Standard for planting which includes not just how they are planted but how they arrive to site.</li> <li>- <b>Action: EC to follow up with Greenbelt to ensure their contractors follow this standard.</b></li> </ul>	LM

	<ul style="list-style-type: none"> <li>- Sustainable Northstowe are looking to obtain a grant from natural England to plant fruit trees in Northstowe and some of these will help to replace trees that have died. Residents will also have the option to join the 'Adopt a tree' programme to help look after the tree going forward.</li> <li>- <b>Action: MS to follow up with Sustainable Northstowe and keep the group updated</b></li> <li>- MM advised that residents feel they're not getting value for money from Greenbelt.</li> <li>- AWy advised there will always be people who feel this way and compared to similar services nearby, other places pay even more for their bills.</li> <li>- EC informed that there is a discrepancy in occupations as house builders don't provide the addresses and this time there were 80 occupations short.</li> <li>- MM asked that the TC goes for the site visit with Greenbelt next time.</li> <li>- EC advised usually there is a short notice, but MN does get notified.</li> <li>- NW advised it would be good to share a map of which areas are maintained by whom.</li> <li>- EC clarified how Greenbelt bills are calculated. A set amount was initially agreed but this can increase with inflation. It also does not include non-routine maintenance</li> <li>- <b>Action: EC will re-share appendix 5 from the Greenbelt document which further explains how bills are calculated.</b></li> <li>- NW believes that in a dry summer, there should be less grass cutting and therefore it should save residents some money.</li> <li>- MM believes this hasn't been followed and the grass cutting schedule was followed, despite weather.</li> <li>- EC clarified there are standards mentioned in Appendix 5 which will be shared.</li> <li>- <b>Action: EC to pick this up with Greenbelt and asked Greenbelt to share further details on the contracts they have at the next OSSG.</b></li> </ul>	<p>EC</p> <p>MS</p> <p>EC</p> <p>EC</p>
6.0	<b>Anglian Water Update</b>	
6.1	<ul style="list-style-type: none"> <li>- Trees (Management and maintenance team to review the current trees).</li> <li>- <b>Action: EC has asked for an update to be shared at the next OSSG.</b></li> <li>- Dog poo bins have not been emptied. Anglian Water have since followed up their contractor and have apologised these bins were not emptied.</li> </ul>	EC
7.0	<b>L&amp;Q Update on Works</b>	

7.1	<ul style="list-style-type: none"> <li>- LEAP 4 – this has now been transferred to Greenbelt and it is open to the public.</li> <li>- BDW have acknowledged they are obligated to provide bird boxes. They are proposing 15 bird boxes at Kingfisher Pond and a swift tower between the northern and southern grass pitches. Given this SS sees no reason for further bird and bat boxes around Kingfisher Pond (a recommendation in the Kingfisher Pond report).</li> <li>- LM clarified BDW will need to submit their proposal to LPA for approval.</li> </ul>	
8.0	<b>Community bookings</b> <ul style="list-style-type: none"> <li>- LUN moved to Friday 29 November</li> </ul>	
9.0	<b>AOBs</b> <ul style="list-style-type: none"> <li>- NW advised Cambridge County Council has approached Homes England and they're going to cut all the vegetation on the old road (Cambridge Road) where the elephant gate is.</li> <li>- <b>Action: NW to share more details with EC once available and share with NTC/LPC.</b></li> </ul>	NW
10.0	<b>Next meeting: 17 December (moved forward due to Christmas)</b>	