

Home Farm Residents' Protest

On Monday 2nd January, over 100 residents on the Home Farm development here in Longstanton came together to protest about the lack of progress in completing their roads and paths. They united to send a very clear message to Barratt Homes, Taylor Wimpey and Persimmon (their developers) and their local politicians, local authorities, planning authorities and Councils, that "you've all let us down and we won't tolerate this any longer."

It has been over five years since residents first started purchasing homes on Home Farm, which currently has around two hundred or more houses on the development. The developers left the site in 2009, but without completing the roads and infrastructure that they had been paid to do.

The worst of the problem is evident on Stevensons Road and Duddle Drive where the roads and paths have not even been completed, and are now showing obvious signs of deterioration, and as a result trip hazards are increasing daily. It is only a matter of time before there is a serious accident.



"You've let us down and we won't tolerate this any longer!"



As things currently stand, the Councils have no responsibility for the roads and paths, although we are paying a portion of our Council tax towards our street maintenance.



Petition signing (83 signatures were captured on the day)

As a consequence of this, our homes are becoming harder to sell as prospective buyers are advised against purchasing on this site.



One example of broken promises

While the roads remain unadopted, the developers are responsible for maintaining the development as stated in residents' contracts.

Let's not forget that our contracts and deeds state quite clearly that the developers will, as a condition of our purchase, bring the roads, sewers and footpaths up to an adoptable standard (top coat) and not just to a base coat level. They will also maintain the roads, footpaths, sewers, open spaces and local play areas (LAPS) until such time as the roads, sewers and open spaces are adopted by the appropriate body or Council.



Another broken promise



Yet another example of broken promises!

The residents have been concerned about the number of prospective buyers that have been put off from buying houses on the development. We are well aware of residents who have had to drop thousands of pounds off the value of their homes or have seen contracts fall through at the very last moment. What is happening is really upsetting, because this is a really close, proud community that can't quite believe this has been allowed to happen.

The show of support on Monday was a strong message to the developers, councillors and local authorities, that this problem needs to be resolved very quickly. People need to be aware of the potential issues of buying new homes, or recently developed houses where the roads are incomplete or have not been adopted as this is happening on a local and national scale.

For residents of Longstanton, who are unfamiliar with the current road adoption situation on Home Farm, here are some of the key facts as we understand them:

- The ground works across all of the Home Farm Development have not been adopted. Arguably residents are therefore paying council tax for services they do not receive (such as road maintenance, street lighting, general upkeep of the area, etc.) which seems very unfair.
- Cofton's were subcontracted and paid by Barratt Homes and Taylor Wimpey to complete the roads several years ago on Duddle Drive & Stevensons Road, but the company went into administration.
- Barratt Homes and Taylor Wimpey are contractually bound to complete the roads as continually reminded by residents' solicitors. It is the developers' problem that they paid Cofton's and this is something they shouldn't be using as an excuse not to complete the roads in Home Farm.

- Unfortunately, no bond or guarantee (referred to as a Section 38) was requested by South Cambridgeshire District Council as a condition of development, which is why the Council is unable to complete the "ground works" in the advent of a developer going into administration. However, Cambridge County Council would waive the inspection charges to facilitate adoption, as we understand it, to make the process less costly for the developer.
- As of 1st October 2011, the sewers are now the responsibility of Anglian Water, which was originally another key issue as to why the roads could not be adopted. This will now also reduce costs to complete the adoption of the roads.



Home Farm Forum committee members l to r: Phil Coldrick, Patrick Combes, Steve Creamer, Alison Herrtage, Chris Mee

The residents formed the Home Farm Forum to act as a collective voice to raise awareness of the issues we are facing as well as coordinate a clear plan of action to resolve them. For more information and regular email updates about this campaign, or to get involved go to:

<http://homefarmforum.wordpress.com>

For those on facebook join the "Home Farm Forum" group also to discuss and react to the developments as they happen.

We really hope that Barratt Homes, Taylor Wimpey and Persimmon, the local politicians, local authorities, planning authorities and Councils understand now how important this issue is to us as they continue to develop in our area. There really can be no more excuses. The roads need to be adopted as soon as possible. **People are fed up with the talking and are demanding action now!**

Home Farm Forum

ECOPS Extracts the period

14/11/11 – 06/01/12

101 Non Emergency number for contacting the Police.

You can now contact Cambridgeshire Constabulary on 101 for all non-emergency calls. The 0345 456 456 4 number will remain in use alongside 101 for several months to allow people time to get used to the new number. The change comes part of a national programme to make 101 the single non-emergency number in England and Wales, giving residents an easy-to-remember number to contact local police wherever they are. The call system is designed to recognise where you are calling from and



connect you with the local police service. If you did not want to speak to your local force, or the force area you are in, you will be given the option to be connected to different one. The number change does not affect the way that calls are handled and we will continue to take non-emergency calls 24 hours a day, seven days a week. **Please continue to call 999 when an immediate response is needed because a crime is happening, someone suspected of a crime is nearby, or someone is in danger.**

On 15/12/11, the Village Vet in the High Street, Longstanton was broken into. It is unknown if anything was taken at this time, Police enquiries are ongoing and I have spoken to staff there.

On 16/12/11, a cycle was stolen from the Longstanton guided bus stop, this cycle is described as a blue male mountain cycle with yellow writing on it. The cycle was from Tesco's and it had a green light on the front and a red light on the rear.

Between 26-27/12/11, a red trials style motor cycle was stolen from Haden Way in Willingham, I simply mention this as the motorcycle has been reported as sighted in nearby villages including Longstanton since it was stolen. FOR INFORMATION it is a MOTO ROMA, MRX 125A INDEX plate is OU06 DXR.

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