

Beddington Farmlands CAMC AGM meeting – 15th October 2024 12.30-13.15 – London borough of Sutton Civic Offices

Attendees:

<p>CAMC members: Cllr Tim Foster (Chair) Cllr Dave Tchil (Vice Chair) Cllr Isabel Araujo</p> <p>Norman Jones (Hackbridge) Lysanne Horrox (Hackbridge) Derek Coleman (BFBG) Tony Burton (Wandle Valley Forum)</p>	<p>London Borough of Sutton officers: Andy Webber Simon Chalcraft David Warburton Charlie Owens</p> <p>Thames Water: Vincent Bartlett</p>	<p>Valencia: Andy Stokes Rick Kevan (Egniol) Sacha Rogers (Penny Anderson Associates)</p> <p>Secretariat: Andrew Turner</p>
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Item		Action
1.0	Introductions & Apologies	
<p>1.1</p> <p>1.2</p>	<p>Cllr Foster welcomed members the London Borough of Sutton (LBS) Civic Centre for the Annual General Meeting. Copies of the 2023 minutes were available in the room.</p> <p>A number of apologies were issued from the following members:</p> <ul style="list-style-type: none"> • Karen Williams (Beddington) • Mathew Frith (London Wildlife Trust) • Ian Ruffell (Thames Water) 	
2.0	Outgoing chair’s report	
2.1	<p>Cllr Foster delivered his outgoing Chair’s report:</p> <p>“Another year has seen modest progress on the Farmlands. It continues to be a core focus of mine on behalf of residents in Beddington, and Hackbridge. I would like to thank the CAMC for its patience.</p> <p>In this report I set out three core elements that we should reflect upon:</p> <ul style="list-style-type: none"> - Disappointment at the lack of meaningful restoration progress - The planning application - Instability and future management <p>It is greatly disappointing that we have not seen the turnaround so often spoken about in terms of restoration progress. At CAMC meetings we heard the London Borough of Sutton be very clear that any planning variation to the restoration scheme must be taken in unison with a commitment to tangibly advancing elements of the scheme that would not</p>	

	<p>be varied. This has not occurred and saw LBS resort to taking the initial steps of enforcement action. Something they have always been clear has to be a last resort.</p> <p>On behalf of my fellow CAMC members, I would like to express exasperation at the lack of commitment and tangible delivery, or even a progress planner from Valencia Waste Management. In the strongest possible terms I call on you to find the resources and deploy them sensibly to deliver this site.</p> <p>I would like the Valencia Waste Management team present today to listen, and ask them to relay the message to senior management that this is not good enough. Whilst time and again we cannot fault the commitment you show in attending these CAMC meetings – this does not translate into meaningful restoration activity. I must underline this in the strongest possible terms.</p> <p>Whilst we have seen some activity, and witnessed this on a site walkover, a few new bird hides, and footpaths does not mask over the more structural issues that the London Borough of Sutton officers that support the CAMC continue to highlight. Activity is not resourced, or completed to the appropriate quality. The shame shortcomings – and this record must not continue into the next year.</p> <p>The planning application has seen significant consultant time, and effort poured into its development and I would like to thank Valencia for this, however we have heard from the planning department that there is still significant work to be conducted before this can come forward for determination. We cannot let this be the reason for another year of inaction.</p> <p>The consultation was undertaken, and we should recognise that this is progress, whilst there has been criticism of its timing, this is a step forward and should be seen as a positive. I appreciate that Valencia has made clear efforts to involve the CAMC in the development of the planning application and this extended engagement and consultation has helped shape the proposals, into something in my view, that are acceptable to the diverse stakeholder landscape. However, there is always more to do.</p> <p>This brings me onto the final section of my report – concern in uncertain times. We have seen great change at Thames Water, following national headlines, with the departure of stakeholders that had been part of the Farmlands journey for a number of years, incoming representatives sadly are not at the same level of seniority and we have seen actions that seem to bring forward a desire for external funding to finish the job – something that must be addressed if we are to see a successful and holistic approach to managing the site in the long term.</p> <p>Alongside this the approach by Valencia to deliver the restoration and manage the site long term is also far from certain. We must collectively support the site, as we have done so, to ensure that as Valencia makes progress on restoring the site – the foundations for the future can be laid.</p> <p>Looking into 2025, a planning application, an uncertain future for lapwings – we must be clear and hold Valencia, Thames Water and others to account. May I thank you for your time, effort and commitment – we look forward to a year of changes.”</p> <p>Tim.</p>	
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3.0	Appointment of chair	
3.1	<p>There was a discussion noting that Cllr Foster had served as Chair for the two year period outlined in the Terms of Reference. Cllr Foster indicated that he would be happy to serve for a further year. Cllr Tchil was in agreement. Cllr Araujo noted that she had been briefed on the project and would be happy to step in.</p> <p>Cllr Foster was confirmed as Chair, this was seconded by Lysanne Horrox.</p>	
4.0	Appointment of Vice-Chair	
4.1	<p>Cllr Tchil was nominated for continuation of the role of Vice-Chair acknowledging that Cllr Araujo did not directly represent the communities of Beddington or Hackbridge. Cllr Araujo seconded this.</p>	
5.0	Review of terms of reference	
5.1	<p>It was agreed that the CAMC Terms of Reference and ways of working should be updated with the new planning application. This should include specific milestones. Tony Burton explained that there was the need to 'reboot' how the CAMC operated – its independence, resourcing, and the ability to hold the project plan to account through clear governance.</p> <p>Andy Webber explained that without prejudicing the future planning application there would be the opportunity to reframe the restoration and updated legal agreement. It was accepted that the current permissions had room for improvement with clear timelines of delivery.</p> <p>Cllr Araujo explained that there was a clear need for a dedicated project manager and timeline. Andy Stokes responded that there was now a project manager from Valencia.</p> <p>It was agreed that the current Terms of Reference would be shared via Google Docs with the CAMC and members would be invited to comment on the document with their perspectives.</p>	ALL
6.0	Review of Committee members	
6.1	<p>Following the conversation around the Terms of Reference it was agreed that the community members would be retained in the current structure and membership.</p> <p>Cllr Foster explained that it was important that the CAMC was less prescriptive around members giving flexibility to include technical specialists.</p> <p>Derek Coleman noted that he was comfortable with this approach, but explained he felt very strongly about retaining a clear voting structure.</p>	

6.2	There was a conversation around the need to allow technical specialists to be welcomed into the CAMC. Tony sought to understand what kind of expertise this may included. It was agree this would be included within any future review of the Terms of Reference.	
6.3		
7.0	Review of notices issued	
7.1	It was confirmed that no formal notices had been issued since the last meeting.	
8.0	Financial update	
8.1	<p>Andy Stokes confirmed that he was not personally involved with, or responsible for, handling the Bond and unfortunately was not able to share an update. This was greeted with disappointment by the CAMC.</p> <p>It was agreed a written report on the bond would be supplied to the CAMC following the meeting. Cllr Araujo confirmed this was important to ensure there was full understanding.</p>	AS
9.0	Declaration of new interests	
9.1	There were no new conflicts or declarations of new interests.	
10.0	Any other business	
10.1	There was no other business.	
11.0	Date of next meeting	
11.1	The date for the next meeting was agreed as 16 th October 2025 - 12.30 to be held at the London Borough of Sutton offices.	