**Cadnam Farm Liaison group meeting 17/11/2016**

Notes

Attendees:

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| **Organisation** | **Name** | **Present / apologies** |
| Persimmon Homes | Karl Endersby – Technical Director | ✓ |
| David Baily – Construction Director | ✓ |
| Paul Coombes – Contracts Manager | Apologies |
| Martin Grant Homes | Nick Parsons – Senior Technical Manager | ✓ |
| Terry Farmer – Construction Director | ✓ |
| Gordon Parry – Contracts Manager | ✓ |
| East Hampshire District Council | Cllr Dean Phillips – Portfolio Holder, Alton | ✓ |
| Cllr David Orme – Ward Cllr, Alton Wooteys | Apologies |
| John Geoghegan – Community Officer | ✓ |
| Alton Town Council | Cllr Peter Hicks – Leader  | ✓ |
| Cllr Graham Titterington – Ward Cllr, Wooteys Ward | ✓ |
| Cllr Derek Gardner – Ward Cllr, Wooteys Ward | Apologies |
| Alton Eastbrooke & Wooteys Residents Association | John Field – Chairman | ✓ |
| Tony Souter – Member | ✓ |
| Upper Anstey Lane & Old Odiham Road Residents Association | Sue Bottomley - Member | ✓ |

1. Introductions

Members of the meeting introduced themselves.

1. Purpose and format of meetings

These meetings were not public meetings although notes from the meetings would be made publically available. These meetings would allow the local community and the developers to communicate, share information, address concerns relating to the implementation of the Cadnam Farm development. This would not be a forum for “going over old ground” and all parties would be proactively engaging for the benefit of the local area.
The Terms of Reference had been circulated prior to the meeting.

1. Notes from previous meeting and outstanding actions

The notes from the previous meeting were agreed as a true record.

**Action: MGH to investigate alternative routes for construction traffic.**Update: Other routes have been looked at, but each would mean a 4-5 mile detour for delivery vehicles. It’s unlikely that these routes would be taken.

**Action: Persimmon / MGH to progress the idea of a naming competition with their sales teams.**Update: The Sales Directors from Persimmon and MGH would be meeting on Thursday and would discuss this.

**Action: John Field to invite Persimmon to an upcoming AEWRA meeting.**Update: The last two meetings have been cancelled but an invite would be extended to the meeting in December.

**Action: Persimmon to investigate issues with the grips becoming silted.**Update: This would be ongoing until the management company took on responsibility for maintenance in the long-term.

1. Update on development

Works still had not started on site. The developers were still in discussion with Hampshire County Council about the Section 278 Highways Improvements at Upper Anstey Lane. There would be some preparatory work taking place on site before Christmas, including setting up the site compound, preparing the services coming in to the top of the site. It is anticipated that works would start in earnest in the New Year.
The disabled parking bays at the bottom of Gilbert White Way would be relocated to a position where they would not be affected by vehicles accessing the site. The manager of the social housing complex served by the bays was happy with the arrangement. The long-term positioning of these spaces was uncertain but could be decided further down the line.
Hedge clearance is currently being done under licence from Natural England. More clearance and some planting would commence in the New Year around the site boundaries.
A temporary access point to the site had been granted for the show home, this has been marked up on the highway.
The consultation on the closure of Upper Anstey Lane had been undertaken, though the closure itself had not been formalised. Work would be commencing soon to clear out hedges to create the turning heads for vehicles needing to turn. There would be a temporary closure of Upper Anstey Lane during the construction phase and a permanent closure further down the line which the developers would need to apply to Hampshire County Council for. Appropriate signage and fencing should help to stop vehicles using this road in error, and it was remarked that the signage should be appropriately lit and visible.

1. Questions/concerns from the community

Following questions from the community, the following points were discussed:

* Regarding the Anstey Road/Anstey Lane junction, Hampshire County Council had determined that a signalised system would be best. The work would be carried out by the County Council, using contributions from MGH & Persimmon. At present there was no indication of when this work may take place. **Action: Cllr Dean Phillips to follow this up with Hampshire Highways**
* Section 106 payments were due in thirds: 1/3rd due on the occupation of the first dwelling, 1/3rd due on the 100th occupation and 1/3rd due on the 150th occupation.
* Deliveries would be coming from a mixture of locations, some from local Builder’s Merchants, and some from national distributors.
* It was unclear when work would start at the old sports ground (Miller Homes) but clear signage would be essential, as well as monitoring of the delivery times. Once a compound was set up on the Cadnam Farm site, this would help to alleviate pressures from that development on the local area (parking, deliveries, etc).
* A site manager would manage the arrival of deliveries. The plans which were submitted define that deliveries were to arrive either before 08:00 or after 09:30 so as not to clash with school drop-off times. The Construction Environmental Management Plan can be found on the East Hampshire Planning Portal here: <https://planningpublicaccess.easthants.gov.uk/online-applications/> by searching for application number 55428/001. Any breaches of planning conditions could be brought up via this forum. Ultimately, East Hampshire District Council’s Planning department has the responsibility for planning enforcement.
* It was the intention that all site workers would park their vehicles in the on-site compound.
* The parking facilities for the houses, once constructed, would be 1 space for a 1-bed property, 2 spaces for a 2-bed, 3 spaces for a 3-bed, and 3 spaces for 4-bed and higher. There would also be parking availability for visitors, which would be ample long term. Whilst construction was taking place there may be some displacement, until all permanent parking areas were available to residents.
* The scheme is scheduled to finish by the end of 2019.
* Water pressure was a consideration for the Water Authority, which was South East Water in this area. The developers would pay a water infrastructure charge towards network improvements needed as a result of the development.
* For drainage and flooding, systems were being put in place which take water from the surface down into the ground via a positive drainage system.
* The landscaping on the site would include a swathe of open greenspace at the top of the development.
* Local footpath access would remain unaffected by the development.
* The removal of condition 12 had caused a stir amongst the community. This was the condition attached to the planning permission which had required homes to be built to the Lifetime Homes standards. This was no longer an enforceable requirement, based on a recent Government decision. Abiding by this condition would have made the development impracticable, and EHDC Planning department had agreed to remove the condition. It was anticipated that this would be prominent in the next edition of the Alton Herald, though the developers had not been approached about the story.
1. Any other business

All items were covered in the discussion above.
2. Date of next meeting

The next meeting would take place on Wednesday 18th January at 14:30 – venue tbc