

Notes

Attendees:

Organisation	Name	Present / apologies
Miller Homes	Rob Collett – Planning Manager	Apologies
	John Dickinson – Contracts Manager	Apologies
	Stuart Adams – Site Manager	✓
Alton Town Council	Cllr Peter Hicks – Ward Councillor	Apologies
	Cllr Paul Crossley – Ward Councillor	Invite to next meeting
East Hampshire District Council	Cllr Graham Hill – Councillor	Apologies
	Sabah Halli – Principal Planning Officer	Apologies
	Ashton Carruthers – Development Inspector	✓
	John Geoghegan – Community Officer	✓
Alton Eastbrooke and Wooteys Residents Group	Cllr Graham Titterington - Member	Apologies
Eggars Residents Group	Roy Light – Resident	✓
	Stella Light – Resident	✓
	Michael Fawcett – Resident	✓
	Hazel Cantoni – Resident	✓
	Neil Walker – Resident	Apologies
	Campbell Scotland – Resident	✓
Holybourne Village Association	Vernon Burford – Member	✓
Hampshire County Council	Cllr Andrew Joy – Councillor, Alton Town	Apologies

1. Introductions

Members of the meeting introduced themselves.

2. Minutes of previous meeting

Previous actions had been completed, with the exception of one:

Action: Stuart Adams to let the group know if/when any work was going to be undertaken to the trees in the overhanging the car park at the south-east of the site.

Action: Stuart Adams to pick up with new residents the issue of throwing grass cuttings into the ecology area.

3. Update on development

Development on the site was ongoing and was nearing completion. The final house was expected to finish in July/August, with Miller Homes leaving the site completely by about late August.

11 shared ownership properties were being handed over to the housing association at the end of May. The site was down to the final 8 houses to be completed. 75% of the block paving was complete, the remaining 25% was the section leading back to the main road. Following that the Section 278 works (resurfacing the highway outside the entrance to the site) would be done. One of the silos would be taken off site in the next fortnight, then the other would follow shortly after. The final roof was being

constructed now, and once that was complete there would be no more forklift on site. The Management Company would be brought onto site about a month after completion in around August, and there would be about a 6-week snagging period after that. There were 64 properties occupied on site.

4. Questions/concerns from the community

Following questions from the community, the following was discussed:

- It was reiterated that Miller Homes should not lean any materials against adjoining fences. There was a disagreement over whether this had been happening. *Update: Campbell Scotland advised that materials had since been moved away from the fence;*
- As previously agreed, the trees outside 4 John Eggars Square would be retained and the fence would step out to accommodate these trees being retained. Stuart would erect the fence in line with the plans he is given, residents wanted confirmation the “step” would terminate at the boundary line of 3 and 4 John Eggars Square;
- The dwarf wall at the north-western corner of the development would be built up to the existing listed wall but with a 10mm expansion gap between. The new fence erected by Millers would not touch the existing fence but would be just inside that line;
- Campbell Scotland asked whether he would still be able to access the back of the existing fence at 3 John Eggars Square. This would be difficult given health & safety restrictions;
- The level on which the new fence would be erected at the back of 4 John Eggars Square would be higher than it is presently – topsoil would be added before the fence is built. This would take place in the next 3-4 weeks;
- The Lights were concerned about strimming that had taken place in the ecology corridor damaging their hedge, and also about weed spraying. Miller Homes were asked if their contractors could exercise caution, and manage this area in accordance with the agreed plans.
- An on-site meeting with the Management Company was agreed as a good idea. This site visit should include the Lights, Hazel Cantoni and a representative of John Eggars Square residents and would ascertain which parties would be doing what in terms of ongoing maintenance etc.

Action: Ashton Carruthers check the approved plans for managing the ecological corridor. Update from Ashton Carruthers following the meeting:

The Biodiversity Mitigation and Enhancement Scheme was discharged as part of condition 15 of 30667/015 and states that, *“Scrub habitat will be allowed to develop, but should not exceed 15% coverage of the site in order to create a structurally diverse habitat with ‘ecotones’ (i.e. scrub/grassland interface) with suitable basking and foraging areas. This will be achieved by annual selective strimming of up to 50% of the grassland, avoiding any scrub (unless scrub exceeds 15%). This cut will be undertaken in the late summer once any wildflowers have set seed. The vegetation will not be cut any lower than 15cm from the ground to avoid injuring reptiles... The receptor site will be specifically managed for the benefit of nature conservation (Via a management company), ensuring the protection of reptiles in the long term. Annual monitoring, and if required habitat management, will take place for a minimum of five years (2016-2021). Such management would primarily be through non-intervention to allow scattered scrub to develop. However, there may be occasional cutting back of scrub to prevent a dense cover forming that would reduce suitability for reptiles.”*

Whilst the cut shouldn’t be undertaken until late summer, it may be worth getting some photos of this grassland on the eastern boundary from Stuart that I can review with the County Ecologist to understand if the current condition is suitable for reptiles or if work is required.

5. Date of next meeting

Friday 21st June 2019 at 10:00. Venue tbc with the agenda, in Alton.