**Cadnam Farm Liaison group meeting 8/2/2017**

Notes

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

Terry Farmer is retiring and will be replaced at future meetings by John Matuszewski, Technical Planning Director at Martin Grant Homes. The meeting wished him a happy retirement.

Nick Parsons has also left Martin Grant Homes and correspondence for him should be directed to Jo Songhurst (jo.songhurst@martingranthomes.uk)

1. Introductions

Members of the meeting introduced themselves.

1. Notes from the previous meeting and outstanding actions

The only point raised was a minor correction of the notes at paragraph 5, bullet 7. The first sentence was changed to “The parking facilities for the houses, once constructed, would be 1 space for a 1-bed property, 2 spaces for a 2-bed, **2 spaces** for a 3-bed, and 3 spaces for 4-bed and higher.”

1. Update on developments

There has been steady progress on both sites. Martin Grant Homes reported that the closure of Upper Anstey Lane had gone ahead to allow the construction of the road junction into the site to start. They will start the diversion of services on Friday. SSE is working on supporting poles and underground cables. Cable laying is scheduled to start on 20/2/17. On the same day enabling work will start on a temporary compound in preparation for the permanent construction compound.

Persimmon will construct the turning head for the road and is completing design work. It is likely to extend the closure of Upper Anstey Lane for safety reasons and will lodge an application with HCC. To date all of its work has been on its own land in conformance with the Section 278 agreement. The last hurdle to completing the Section 278 agreement was the bond agreement and this will allow work to start on the highway. The connection to the drainage system will cross Upper Anstey Lane and is scheduled to be built next week. While the work is underway it will completely block the road. Persimmon is in the process of setting up its compound.

Water will be taken from a connection in Gilbert White Way. Gas will come from the junction with Anstey Lane. Electricity will be connected to both the junction of Anstey Lane/Gilbert White Way and from a connection on the north side of the field owned by MGH, with a cable linking the two points across the site. A single contractor is being used for gas, electricity and water infrastructure as far as possible, but some work has to be done by SSE.

Further vegetation work is underway under licence, including the creation of more access points into the site. The purchase of Blane’s Farm has not yet been completed.

Persimmon is working towards a first occupancy in August 2017. MGH is scheduling a first occupancy a little later.

All pre-planning conditions have been discharged and the Section 278 is now signed. The first contribution will soon be paid to EHDC.

1. Questions and concerns from the community

**The parking bays assigned to residents of Gilmour Gardens**

A meeting has been held with HCC Highways department. The bays are “courtesy bays”, designated to each resident, but not backed up by a TRO. Persimmon will apply to Alton Town Council to temporarily move them to the west of Anstey Lane, on the south side of Gilbert White Way. This arrangement is expected to last for about one month. They will then reinstate the bays near their current location, **and will investigate the possibility of partly insetting them into the grass verge,** the degree of insetting being limited by the sloping ground.

**Responsiveness**

John Field expressed his appreciation for the responsiveness of the developers to emails, and in particular for the speed with which wheel washing equipment had been provided to prevent mud spreading from the site. He also thanked them for being approachable and cheerful in handling issues.

**Lorry parking and access**

Generally this is working well. There have been some complaints about lorries arriving before 7 a.m. and parking on nearby roads. This was countered by appreciation that drivers were avoiding school times. MGH offered to work with offending drivers if residents provided them with photographs or detailed information. In any event the problem should resolve itself to a large extent when the Section 278 works are completed and lorries can progress further into the site. The meeting asked whether it would be possible to produce a short (say 2 page) guide to what contractors are allowed to do under the site working agreement. Maybe EHDC could do this if Persimmon supplied a copy of their construction management plan? **Action John Geoghegan.**

**Status of new footpaths within the site**

All the new paths are “publicly accessible but privately maintained”. This means that they are not covered by formal highway orders and can be closed for maintenance without going through the usual highway closure procedure. It should not affect their access or use in practice. The path along the eastern boundary of the site is an existing formal footpath.

**Alton sewage works**

Thames water has a legal obligation to take waste water from the site and has/will receive over £100,000 from the developers, as well as charges on residents in the new properties. However it has not pledged to make any specific improvements in respect to Cadnams Farm.

**Status of Upper Anstey lane**

HCC will continue to be responsible for the maintenance of the lower part of this roadway as a public highway. Its metalled surface will remain, even though it will only be used by cyclists and pedestrians.

**Naming policy**

This is a matter for the sales departments who were not represented at the meeting! MGH seems to have adopted the name “Maple Fields” and Persimmon “Oaklands Heights” as working titles. Both developers remain committed to liaising with local schools in a naming competition.

1. Any other business

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

April 26th or 27th were suggested as suitable dates for the next meeting, but this was left to be confirmed. **Action John Geoghegan**.