

## Will Hall Farm liaison group meeting

15/10/19

# Notes

Attendees:

| Organisation                        | Name   | Present / apologies |
|-------------------------------------|--|---------------------|
| Redrow                              | Craige Burden – Head of Planning<br>Eric Waite – Will Hall Farm Site Manager                                 | Apologies<br>✓      |
| Alton Town Council                  | CLlr Pam Jones – Leader, ATC<br>CLlr Sharon Cullen – Ward Councillor<br>CLlr Amanda Durley – Ward Councillor | ✓<br>✓<br>Apologies |
| East Hampshire District Council     | CLlr Steve Hunt – Ward Councillor<br>Liza Brolly – Community New Developments Officer                        | ✓<br>✓              |
| Hampshire County Council            | CLlr Andrew Joy – Councillor (Alton Town)  | Apologies           |
| Amery Hill Residents Association    | Louise Parker – Chairman<br>Charles Kaye – Vice-Chairman   | ✓<br>✓              |
| Ackender Road Residents Association | Mike Hayward – Resident  | Apologies           |
| Surrey Wildlife Trust               | Glen Skelton – Wetland Landscapes Officer  | Apologies           |
| Northern Wey Trust                  | Dr June Chatfield – Chairman   | Apologies           |

### 1. Introductions

Members of the meeting introduced themselves.

### 2. Minutes of previous meeting

Actions from the previous meeting had all been completed, with the following exceptions:

**Action: Iain Rafferty to look into traffic cone in the lower field.** Update received from Eric Waite advising that under the traffic cone is a piece of old pipe from a borehole, Redrow will cut the pipe and make good of the area. Correction from previous notes **Iain Rafferty not David Lee will ensure ATC receive the legal document setting out the terms of the land transfer. If this was not available by 20/02/19, Iain should let CLlr Hill know.**

### 3. Update on development

Eric Waite gave an update on the development.

Correction from previous meeting, Phase 1 dwellings not fully completed 1 dwelling left in phase 1.

Phase 2 The last 3 plots under construction and should be completed by end of November.

Phase 3 was also underway; 3 bungalows should be fully completed by Christmas. Groundworks and clearing of excess spoil being undertaken on site as part of phase 3.

The compound has not been relocated yet work is still ongoing, new compound area will be on the western side near (Brick Kiln Lane). This area is still being cleared and once the compound relocated work will start

on landscaping the open space area and tree planting in this area.

The attenuation pond has been installed on the eastern side and work has started on the attenuation pond on the western side in the lower field. Redrow not able to give an expected completion date.

The number of occupied dwellings on site 62.

#### The lower field – approach and management

A discussion took place around the lower field:

- SSE have agreed to the depth of the HV (High Voltage) cables. Redrow have contracted this work out to Triconnex who have contacted SSE for a shutdown and connection date which could take up to 12 weeks, all legal documentation has been completed. Due to the timeframe set by SSE the overhead cabling and poles not likely to be removed until the new year. Redrow keen for this work to be carried out as soon as possible and for the poles to be removed, a delay in this work could affect future construction work.
- The footpath across the lower field is being used by the public. Concerns raised about how dangerous it is to cross the Basingstoke/New Odiham road, both roads are busy with a constant stream of traffic. This issue is outside of the site boundary and would be the responsibility of HCC.

**Action: Liza to discuss this matter with Sarah Hobbs (EHDC Senior Infrastructure Officer) and to investigate whether HCC are considering any crossings in this area.**

- A question was raised about the construction traffic route, Redrow confirmed that since signs installed no further complaints received. If future complaints received by ATC it would be helpful if evidence is gathered photographs etc. Please report problems to Eric Waite Site Manager.
- Iain Rafferty has been corresponding with ATC (Leah Coney) about trees in the lower field. Redrow has accepted the offer of an oak sapling, horse chestnut tree, and agreed to fund an additional 5 crab apples and 5 field Maple. Stewart Garside (EHDC) has been consulted and in agreement, the trees will be planted by 30/11/19.

#### 4. Questions/concerns from the community

The following was discussed:

- Concerns were raised about the SUDS system maintenance and riparian ownership which will be the responsibility of the management company (RMG) who have been appointed by Redrow. A letter to Mr Pullin (RMG) was sent on 11<sup>th</sup> October raising further queries on the emergency flood planning and riparian ownership responsibilities. Louise Parker (AHRA) has asked whether RMG would be willing to join in discussions to set up emergency flood planning for this area and for further details on the maintenance program. A copy of the letter has been distributed to the group.

**Action: Liza to set up a meeting with AHRA, Natural England, RMG and Redrow to discuss these matters further.**

- A further query raised about legal proceedings on the transfer of the lower field to ATC and the Management company.

**Action: Liza to raise this with Craige Burden (Redrow) and Leah Coney.**

- The lower field path has a slight dip from footway to hoggin path, Redrow agreed to level this out.

- A question was also raised about when it was likely that the Redrow flags would be removed, Eric Waite confirmed that they would be in place until completion of site.

#### Any other business

The following was raised:

- EHDC are supplying welcome packs to all residents moving into new developments across the district. ATC have packs that they distribute and will consider whether they would be interested in combining the packs.

#### 5. Date of next meeting

**Tuesday 10 December 4pm to 5pm – meeting room TBA.**

The minutes will be uploaded here: <https://www.adra.community/about-adra/documents-minutes>

#### Construction programme

- 1st open market occupation: Dec 18
- 75th occupation: Aug 19
- 100th occupation: Feb 20
- 150th occupation: Feb 21
- Final occupation: Oct 21
- Redrow departure from site: Oct 21