

FULL PARISH COUNCIL

TWYFORD PARISH COUNCIL

MINUTES OF THE FULL PARISH COUNCIL MEETING

Held on Thursday 23rd April 2026 at 7:30 PM
In the Gilbert Room, Twyford Parish Hall, SO21 1QY.

Those present :

Chairman : Cllr. C. Mitchell

Vice-Chairman : Cllr. R. Sellars

Councillors : Cllr. L Bailey-Morgan, Cllr. S. Cook, Cllr. C. Corcoran, Cllr. C. Hill, Cllr. J. Pain, Cllr. I. Percival, Cllr. S. Pullen

Nine members of the public

Also in Attendance : Cllr. J Williams - HCC Councillor

* Attended remotely

176/25 Chairman's Comments

The Chairman welcomed everyone to the meeting.

177/25 Apologies for Absence

Apologies have been received from Cllr. A. Forder-Stent

178/25 Dispensation under Section 33 of the Localism Act 2011

No requests were received.

179/25 Declarations of Interest on agenda items

There were no further declarations of interest.

180/25 Approval of Minutes of previous meeting

It was Resolved to approve as a correct record and authorise the signing of the minutes of the meeting of Twyford Parish Council held on 19th March 2026.

181/25 Public Representation

A member of the public spoke in respect of the application for a premises licence at Longdown Vineyard. They were concerned about recent building work in the field starting as early as 06.30am. Although they knew about the vineyard they were not aware of the agricultural building or the premises licence application and were concerned about the impact of the operation and potential noise of visitors and additional traffic on both Wately and Love Lane. They felt there had been a lack of consultation on the proposals and perceived change of use of the site.

A second member of the public, the applicant for the premises licence at Longdown Vineyard, addressed the Council and explained their plans for the vineyard, with the planting of some 8,000 vines commencing the following week. The company also has another vineyard, which they manage but do not own, near to Bishops Waltham. There will be no wine making on site at Twyford, which instead will be made at a winery near Alresford, but the barn will be used for machinery and storage of wine from both vineyards prior to dispatch. The site will be the point of sale hence why a licence is required. Any tours of the sites will be very small and commensurate with the size of the site. There will be no facilities on site to cater for large groups. The company would like to engage with community further and are planning to hold an open day sometime in September 2026.

Councillors asked questions and clarifications of the proposals.

The Chairman thanked the members of public for attending the meeting making their representations.

182/25 County Councillor's Report

County Cllr. Jonathan Williams advised that the proposed pedestrian crossing on High Street was progressing to detailed design. It was being investigated whether the crossing could be widened to provide a Toucan crossing, however there may not be the available space. There had been no recent announcements from HCC due to the pre election 'purdah' period.

Members drew Cllr. Williams' attention to manhole covers on the High Street which were loose and making loud noise when traffic travels over them.

183/25 District Councillors' Report

The report was received and noted and is attached in the appendices.

184/25 Clerk's Report

The report was received and noted and is attached in the appendices.

The Clerk asked for members' views on the proposed new woodland by Forestry England which was referred to in the Clerk's report.

Members advised that they supported the establishment of the new woodland and highlight the following points for the Clerk to feedback to Forestry England:

- The species of trees to be planted should native only.
- There should be full investigation of landscape heritage (including archaeology and ecology) and in particular the ancient woodland in Park Copse, the smaller copse south of Gabriel's and smaller fragments of ancient woodland and hedgerows along Hare Lane, Woodlands Drove and Watley Lane. There are other historical uses of the site, the 12th century Bishops Park, upper and Lower Lawns (or Launds) which should also be investigated as part of establishing a new woodland.
- Using Forestry England's recently announced new statutory powers, opportunities should be explored to use part of the site for renewable energy generation.
- Explore options for a network of accessible routes for pedestrian and cycles both north /south and east west.
- There is an opportunity for an off road route which connects the villages of Twyford and Colden Common.
- Forestry England should liaise with SDNPA travel officers in order to consider the best approach to joining up the various routes which exist across the Park Farm site.
- That Forestry England should establish a local stakeholders group, including parish councils to help develop a vision for the site prior to a public consultation.

185/25 Schedule of Payments

Resolved: Approval of the Schedule of Payments for April 2026.

186/25 Bank Balances

Resolved: To note the bank balances as of 31st March 2026

Ordinary Accounts		Interest rate
Unity Trust C/A	£190.82	n/a
Redwood No.2 (35 day notice)	£131,896.43	3.45%
Unity Trust (Instant Access)	£64,476.16	2.10%

Short Term Investment Accounts		Interest rate
Cambridge & Counties Bank No.1	£74,850.84	4.25%

Total **£271,414.25**

187/25 Correspondence

The following items were received and considered:

a) Application for a new premises licence - Longdown Vineyard, Longdown House, Watley Lane

Resolved: Council is supportive of the development of a new local business. However it has concerns about a number of aspects of the operation of the site, which is currently an agricultural field, that have not been explained within the application for the premises licence. These include:

Prevention of public nuisance - potential noise from visitors during events affecting adjacent residential premises and the wider area.

Public Safety - increased use of vehicles accessing the site for deliveries and other visitors using the narrow lanes and impact on existing highway users.

The Clerk would submit a representation to the WCC Licensing department.

b) Itchen Corridor Active Travel Proposals - Update

Resolved: Noted

188/25 Fishing on Itchen Navigation

Members considered the renewal of the Licence for the Itchen Navigation Preservation Trust to manage fishing rights. It was generally felt that the last year has been quite successful and the INPT were using the received monies from fishing tickets towards conservation works along the Navigation.

Resolved:

That the Licence for the Itchen Navigation Preservation Trust to manage fishing rights on the Parish Council's owned section of the Itchen Navigation be renewed for a further 12 months from the 1st April 2026.

Proposed: Cllr. Mitchell

Seconded: Cllr. Cook

189/25 Acquisition of land owned by Twyford Itchen Watermeadow Ltd

Cllr. Corcoran had declared a pecuniary interest in this item and withdrew from participation in the item.

The Chairman introduced the item and explained the directors of TIWL have not yet approached their shareholders, but wished to seek the view of Council.

Members considered the report of the proposed transfer of the lower Churchfields Meadow into the ownership of the Parish Council.

The Chairman invited a Director the Company to speak. He explained the background to the proposal and the proposed next steps that would be required in order to gain shareholder approval. Members asked questions including whether the Council would liability for any shareholder value if the land was transferred to the care of the Parish Council. It was confirmed this would not be the case.

Resolved:

That Council agrees in principle to receive the transfer of the freehold, at no charge, of the Lower Churchfields Meadow. The Terms and conditions attached to any transfer will require approval by Council at a later date.

Proposed: Cllr. Mitchell

Seconded: Cllr. Sellars

190/25 Northfields Play Area

Members received and considered a report on a replacement fence at Northfields Play Area and the Clerk had highlighted issues with obtaining suitable quotes and the variances between them. The report also noted that the fence had been highlighted during recent inspection reports are requiring immediate attention.

Resolved: To refer the matter of the proposed replacement fence at Northfields Play area to the Recreation Committee for review and report back to a future meeting of Full Council.

191/25 Advisory Committee Updates

Hazeley Road Development Area

Cllr. Corcoran advised that he expected excavation work on the flood mitigation scheme to start in late May / June. On the car park project the consulting engineers had had an early conversation with the Local Planning Authority in order to prepare a planning application. Richard Parker had also joined the group in order to provide advice on traffic aspects. The group meets every two weeks and has been concentrating recently on the process for the land acquisition.

Climate

Cllr Pullen advised that the Future Energy Workshop had recently taken place, several items of interest were planned for the parish newsletter, the school had been working on bug boxes and bird

hotels and the results from the community survey would be received soon.

192/25

Community Matters

- A question was raised on the process to apply for highway "Village Gates", noting that the one on Hazeley Road still hasn't been installed.
- The Winchester area Mass Cycle ride would take place on Saturday 25th April.

The meeting closed at 9.35pm

District Councillors Report for Twyford Parish Council

Date: April 23rd, 2026

Councillors: Sue Cook 07884 111916 susancook@winchester.gov.uk and Liam Bailey-Morgan 07769 115363 lbailey-morgan@winchester.gov.uk

1. District Council News

1.1. **Local elections** are taking place this year on Thursday 7 May – here's everything you need to know:

- The last day you could register to vote in time for this year's elections was Monday 20 April (if you're not already registered).
- If you're applying for a postal vote, had to do that by 5pm on 21 April.
- You'll need suitable photo ID to be able to vote in person on election day – if you don't have any, you can apply for a Voter Authority Certificate. The last day you can do that is 28 April at 5pm.
- If you're applying for a proxy vote this year, then 5pm on 28 April is also the last day that you can do that.

And please vote!

2. Local Issues supported by your Councillors

2.1. Sewage in the River Itchen

On April 1st councillors Bailey-Morgan and Cook (who coordinated the visit) along with two members of the Twyford community including Andy Roberts visited Harestock Wastewater Treatment Works (HWTW). The purpose was to better understand how Southern Water operates the site and the cause of the sustained sewage discharge (referred to by Southern Water as a storm overflow) that persisted for more than 40 days before finally ending on 23rd March.

As expected, high groundwater levels were identified as the primary cause. It was also helpful to learn that the pipe from the Works to the River Itchen carries not only storm overflows (a combination of sewage and ground water) but also treated effluent, meaning flows reaching the river are a combination of both. Southern Water indicated that the pipe is not believed to be leaking and that flows are reaching the river as intended.

Following the visit, the councillors asked the Environment Agency to share the results of water quality testing undertaken at both the River Itchen outfall and at the point where the storm overflow leaves the site, before it mixes with treated effluent.

Given that Southern Water's existing plans do not appear to fully reflect the scale or underlying causes of these sustained discharges, the councillors also sought clarification on whether risk classifications and investment priorities will be updated accordingly. In addition, they have asked Southern Water to share the outcome of investigations into storm overflow monitoring equipment that they claim may not have been operating correctly.

2.2. Junction 9 visit

Cllr Cook arranged a visit to see the latest developments at Junction 9 for herself Cllr Bailey-Morgan and Cllr Williams as well as the parish clerks for Twyford and Colden Common on Tuesday 24th March. Unfortunately Twyford's Parish Clerk was unable to attend at the date and time of the visit.

2.3. Future energy landscapes workshop

The workshop facilitated by Energise South Downs was held on Tuesday 14th April in Colden Common, but included both Colden Common and Twyford. It was reasonably well attended with over 20 participants. The workshop's primary objective was to help participants better understand the scale of renewables needed to provide the communities energy and heating needs.

2.4. Active Travel Route - North-South Route (Hockley to Shawford)

HCC as landowner of Itchen Farm, has confirmed that the alignment previously referred to as Option 2 (the mid-field route) is not being offered. As set out in the previous update, Option 2 would have provided a more direct, lower-gradient multi-user route within the corridor. However, HCC's estates team have advised that a route across the middle of the field would reduce the rental value and impact the workability of the land.

As a result, the only alignment currently being made available by the landowner within this section is the higher-level route (red alignment). This alignment comprises a 3m wide bridleway, intended to provide for commuter and recreational cycling and equestrian use, connecting into Shawford via either the red or purple alignment, subject to resolution of landownership and highway constraints.



Annexes

Annex 1. List of important phone numbers and contact details

PLEASE MAKE A NOTE OF THESE TEL Numbers.
YOU Never Know when you might need them!!

NATIONAL HIGHWAYS 24/7

Reporting Line Traffic lights not working on Slip Roads.
Debris.
Litter
0300 123 5000

SOUTHERN WATER 24/7

This telephone Number is staffed at all times so please if you see a leak or water running when it shouldn't be PLEASE Report it IMMEDIATELY.
Please don't wait for someone else to Report the leak!
Always Act.
It's So Important for the Leaks to Be Reported.
IMPERATIVE
Please take the name of the Call Handler and the Ref Number.
0330 303 0368

SEWAGE IN THE RIVER

Southern Water on 0800 952 1001 or at this link:

<https://www.southernwater.co.uk/help.../report-a-pollution/>

The Environment Agency via their 24-hour incident hotline: 0800 80 70 60, or online: <https://www.gov.uk/report-environmental-problem>

M3 JUNCTION 9 IMPROVEMENTS

National Infrastructure Planning
Helpline 0303 444 5000
M3Junction9improvements@nationalhighways.co.uk

HAMPSHIRE HIGHWAYS HCC

0300 555 1388

HCC are encouraging residents to report on line.

Mon-Fri 08.30-17.00

Please If you encounter a Pot Hole or Crater or a dropped drain PLEASE report it.

Report a pothole | Transport and roads | Hampshire County Council

Can you get the ref number too please.

The reference Number will be emailed to you and you can then track the progress of the Report.

Fly tipping: [Fly-tipping - Winchester City Council](#)

OUT OF HOURS Call 101 Police

They have an out of Hours Number for Highways to Report all types of Incidents

From Accidents, Flooding, Trees on Carrieways.
The Police are extremely helpful and they call the out of hours immediantly.

To report a flooding or drainage problem
Hants.gov.uk OR Call them tel Number 0300 555 1388

WINCHESTER CITY OFFICES
Colebrook Street
01962 840222
Customer service@winchester.gov.uk

Mon-Thurs 08.30-17.00

Friday. 08.30-16.30

The Customer Service is still open the above hours but reception now closes at 15.00.
There is a phone where one can make contact in the Foyer.

The times are still the same currently.

IMPORTANT NUMBER ref Southampton Airport
Airport Noise and Flight Paths
Reporting Noise and or Any Concerns from Flights.
REF
Southampton Airport
Tel No 0344 4817777
24/7

Traffic Lights When Faulty

Important Update.

When Traffic Lights are not working correctly please call the Police 101 immediantly.

Some traffic lights self diagnose apparently.

We personally do not have a list.

It's best to contact the Police as some lights Are HCC Highways and others are Nat Highways.

Best Option is to inform the Police and they will make the complaint.

Agenda Item 9



Twyford Parish Council

Clerk's Report

Councillors are reminded that the items within this report are provided for information only and not available for debate. If it is considered that an item listed within the report should be debated fully by members, then it will be placed on the next appropriate committee or council agenda. Any member wanting clarification or further information on any aspect of items within the report please contact me in advance of the meeting.

General reading and information.

The following publications have been received and available for members to read:

- HCC Countryside - Access Team Newsletter
- WCC – Your Council News – 2nd April 2026
- Your Hampshire – HCC – 15th April 2026
- South Downs News – April 2026
- Hampshire Hospitals – Stakeholder Newsletter

Other information

- 1) All members need to be aware of the disclosable pecuniary interest forms and consider whether there have been any changes since it was last written. If there was a need for any change to be made, please contact me and I will supply fresh document for completion.
- 2) The next Lengthsman visit takes place w/c 4th May.
- 3) The Terms of Reference for the Climate Advisory Committee are currently being reviewed.
- 4) The Internal Auditor end of year review is due w/c 27th April.
- 5) There has been no further progress on the Definitive Map Modification Order claim for the track adjoining White Lane. This has been delayed by another complex case being dealt with by officers at HCC. However, it is expected progress will be made later this year. There are currently 8 cases which require referring to the Planning Inspectorate.
- 6) The construction of the new cricket training nets at Hunter Park by Twyford Cricket Club is now complete. Grass seeding of the adjacent soil will take place shortly.
- 7) Information relating to the creation of a new woodland on land at Park Farm, now owned by Forestry England has been received and shared with members. A formal public consultation will take place later on the year.
- 8) The Cambridge & Counties Bank bond matures on 28th April. I will arrange for this to be transferred to a new bond for a further 6 months at 4.0% and report this to the next meeting of the Finance Committee.
- 9) WCC are seeking feedback on Local Government Reorganisation and alignment on parish council election cycles. For Twyford to align with the new unitary authority this would be mean for elections due in 2027 that legislation could make this a 4 + 1 year term.

Jamie Matthews
Parish Clerk
17th April 2026

Agenda Item 10

Schedule of Payments – April 2026

Recommendation: Council to approve the schedule of payments for April 2026

No.	Gross	Vat	Net	Details
260003	1,174.60		195.77	978.83 Edge IT - Annual Subscriptions - Finance and Admin software
260004	36.00		6.00	30.00 Vodafone - Mobile Phones - Mar
260019	26.29		4.38	21.91 Viking - Stationery
260032	14.00		0.00	14.00 Land Registry - Land Registry search
260033	14.00		0.00	14.00 Land Registry - Land Registry search
260020	1,137.00		0.00	1,137.00 Hampshire Isle of Wight Wildlife Trust - Grazing
260026	602.42		100.40	502.02 RAL Display Boards - Exhibition display boards and storage bags.
260021	255.00		42.50	212.50 Externiture Ltd - Quarterly Bus Shelter Cleaning
260005	76.60		12.77	63.83 Bluetree Print Ltd T/A Instantprint - Printed display posters for APA
260006	73.23		12.21	61.02 Winchester City Council - Business Rates - April
260007	8.49		1.42	7.07 Screwfix - Replacement tap
260017	88.55		14.76	73.79 Waitrose - APA Refreshments
260018	2.10		0.00	2.10 East Hampshire District Council - Car Parking
260002	2,841.75		0.00	2,841.75 Employee Salaries - April Salaries
260001	745.60		0.00	745.60 HCC Pensions - Pensions
260022	2,413.98		402.33	2,011.65 Green Smile Ltd - Monthly Grounds Maintenance
260023	412.34		68.72	343.62 Octopus Energy - Electricity - Pavilion
260024	462.00		77.00	385.00 Local Authority Technology CIC - Annual website, domain, email hosting
260025	579.00		0.00	579.00 HALC - Annual HALC and NALC subscriptions
260027	19.95		3.33	16.62 Robert Dyas - Stationery
260028	20.61		3.44	17.17 Amazon - HDMI Cable
260029	143.22		23.87	119.35 Philspace Ltd - Toilet hire
260030	260.00		0.00	260.00 Winchester City Council - Dog bin emptying Q4
260031	13.30		0.00	13.30 Unity Trust Bank - Bank charges
260034	3.00		0.00	3.00 Lloyds Bank (Card) - Monthly fee
260035	13.76		0.66	13.10 Octopus Energy - Field Electricity
260036	49.49		8.25	41.24 UK Amenity Ltd - Depitox - spray for nettles
260037	832.57		0.00	832.57 HMRC - PAYE and NI Contributions
260038	36.00		6.00	30.00 Vodafone Mobile Phones
260039	31.23		5.21	26.02 Vodafone Broadband
260040	108.00		18.00	90.00 Moneysoft Payroll software – annual licence

Agenda Item 11



Twyford Parish Council

Full Council Meeting – 23rd April 2026

Bank Balances as of 31st March 2026

Ordinary Accounts		Interest rate
Unity Trust C/A	£190.82	0.0%
Redwood No.2 (35 day)	£131,896.43	3.45%
Unity Trust (Instant Access)	£64,476.16	2.10%
Short Term Investment Accounts		Interest rate
Cambridge & Counties Bank No.1	£74,850.84	4.25%
Total	£271,414.25	

Winchester
SO23 9LJ

The application may be viewed by appointment at the City Offices.

Kindest regards
Claire

Claire Humphreys
Licensing Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962 848 188
Ext:



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FW: Itchen Corridor Active Travel Update

From Ben Marsh <Ben.Marsh@southdowns.gov.uk>

Date Tue 21/04/2026 12:18 PM

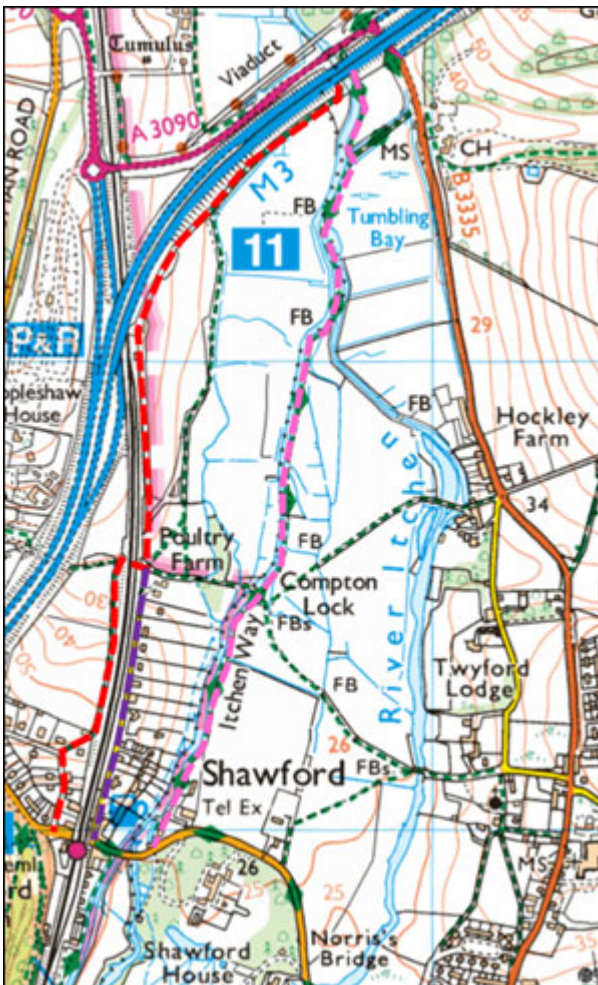
Dear Stakeholders,

I am writing to provide a further update regarding the active travel proposals within the Itchen Corridor.

North-South Route (Hockley to Shawford)

Hampshire County Council (HCC), as landowner of Itchen Farm, have confirmed that the alignment previously referred to as Option 2 (the mid-field route) is not being offered. As set out in the previous update, Option 2 would have provided a more direct, lower-gradient multi-user route within the corridor. However, HCC's estates team have advised that a route across the middle of the field would reduce the rental value and impact the workability of the land.

As a result, the only alignment currently being made available by the landowner within this section is the higher-level route (red alignment). This alignment comprises a 3m wide bridleway, intended to provide for commuter and recreational cycling and equestrian use, connecting into Shawford via either the red or purple alignment, subject to resolution of landownership and highway constraints.



Due to the gradients associated with this alignment, it is expected that while the route will be usable by recreational cyclists, some users may need to dismount and push cycles on steeper sections. This may also limit the suitability of the route for some users. In parallel, opportunities to improve the Itchen Navigation Footpath (shown in pink) are being explored to support walking and wheeling (this will not include cycling), although any such improvements would be subject to environmental constraints within the SSSI/SAC.

We are continuing to engage with Natural England to understand the environmental constraints within the corridor and how these may influence the design and deliverability of the proposals.

Further updates will be provided as the project progresses.

Best regards,
Ben

Ben Marsh
Rights of Way and Access Officer
South Downs National Park Authority
Tel: 01730 819399 Mob: 07823 589952
South Downs Centre, North Street, Midhurst, GU29 9DH

From: Ben Marsh
Sent: 24 March 2026 11:10
Subject: Itchen Corridor Active Travel Update

Dear Stakeholders,

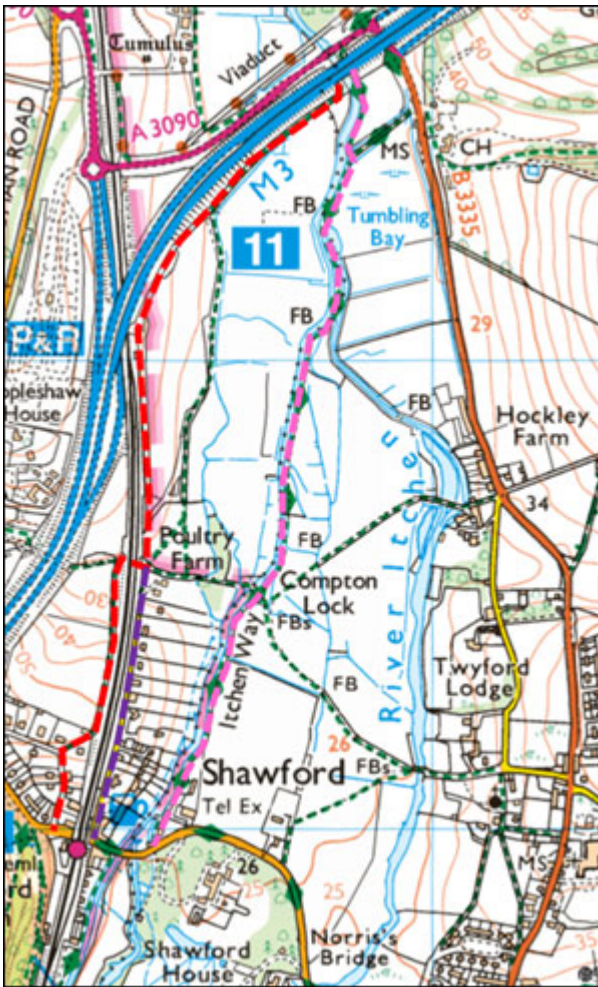
I am writing to provide an update on progress with the active travel proposals within the Itchen Corridor, covering both the north–south route (Hockley to Shawford) and the east–west connection (Compton End to Berry Lane).

North-South Route (Hockley to Shawford)

Hampshire County Council (HCC) have now completed a further feasibility assessment for the north–south route. Following an additional site visit, two potential options are currently under consideration:

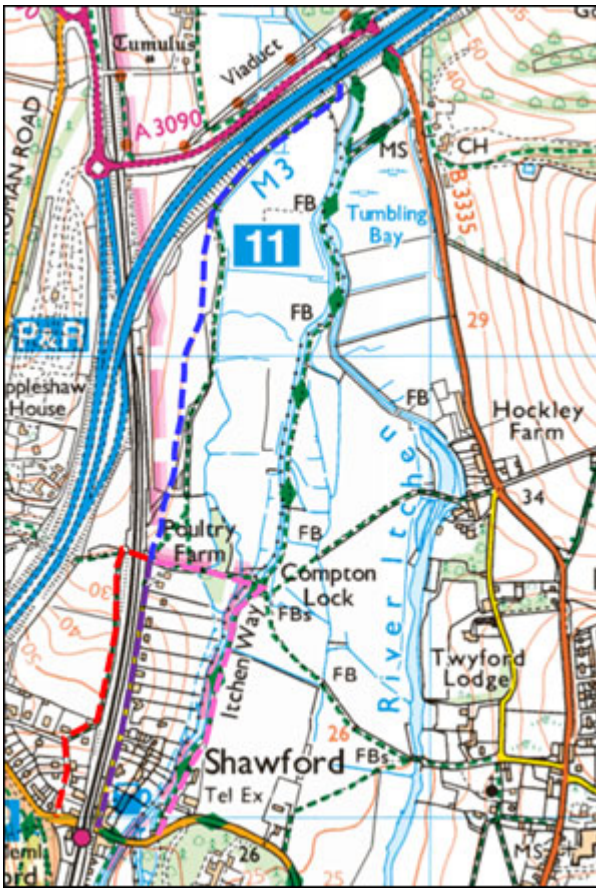
Option 1:

A 3m wide bridleway along the higher alignment (red route on the map), providing for commuter cycling and equestrian use, the route would connect into Shawford via either the red or purple alignment, subject to resolution of landownership and highway constraints. Due to the steep gradients on the red route, accessible walking and wheeling is intended to be accommodated separately through enhancements to the Itchen Navigation Footpath (shown in pink). Realistically, we are unlikely to achieve full wheelchair compliance or LTN 1/20 compliance but will provide accessible sections with improved continuity for less mobile users.



Option 2:

A 3m wide combined multi-user route (commuter cycling, recreational/family use, and inclusive “access for all”) delivered on a new alignment upslope from the existing valley footpath (blue route). A bridleway for commuter cycling and equestrian use will then follow either the red or purple route into Shawford. An appropriate lower-gradient connection into Shawford would also need to be identified possibly following the pink route across Compton Lock and then up the navigation footpath.



We will now engage with Natural England to determine which option is most appropriate to take forward, particularly in relation to environmental constraints within the corridor.

Scheduled Ancient Monument (SAM)

At concept stage, there was consideration of a potential heritage enhancement project to rewater the moat of the moated settlement within the Scheduled Ancient Monument. However, following further advice from our Heritage Officer, this is unlikely to be feasible due to the requirement for excavation works. We will continue to seek confirmation from Historic England; however, initial advice indicates support in principle for routing the active travel corridor adjacent to the SAM.

East-West Route (Compton End to Compton Lock)

Hampshire Countryside Service are progressing initial improvement works to Compton Footpath 23. These works include surfacing and bridge improvements between Compton End and Compton Lock, focused on upgrading the existing public footpath within its current legal width (approximately 2.5 metres). The works are intended as an initial phase of improvements and have been designed to avoid constraining any future upgrade in terms of alignment, width or user provision.

East-West Route (Compton Lock to Berry Lane)

We are continuing to explore delivery of an active travel route between Compton End and Berry Lane. This section was not included within the recent feasibility work and therefore remains at an early concept stage, with ongoing discussions required with landowners. Following recent discussions, equestrian use is not currently being taken forward within the scope of this section. The current concept is focused on walking, wheeling and recreational cycling, subject to landowner agreement and further feasibility work.

I will keep you updated as the projects progress.

Best regards,
Ben

Ben Marsh

Rights of Way and Access Officer

South Downs National Park Authority

Tel: 01730 819399 Mob: 07823 589952

South Downs Centre, North Street, Midhurst, GU29 9DH



Item 14

Twyford Parish Council

Full Council 23rd April 2026

Background

Twyford Itchen Watermeadow Ltd (TIWL) owns Lower Churchfields Meadow, off Churchfields. The land is around 1.55 hectares in size and includes ownership of the bed of the river Itchen to its centreline. The southern boundary of the site is along the centreline of the ditch.

Fishing rights are owned by the Bishopstoke Fishing Club who have access on foot over the land along the northern boundary.

The Company was formed in 2004 to purchase Churchfields meadow and maintain it as permanent grassland in perpetuity.



The meadow is considered an important asset for several reasons:

- *It is close to the middle of the village and many villagers walk and drive past it every day. It is part of what makes Twyford a rural village.*
- *It is part of the ecologically important and rare chalk stream valley system of the Itchen. The riverbank has European protection of its environment (SAC & SSSI) and is part of the South Downs National Park.*
- *The meadow provides flood capacity for water coming down the Hazeley valley.*
- *It is an important partner in the Joint Stewardship agreement with Berry Meadow and the Meads providing pasture that has no public access.*

Twyford Parish Council and TIWL have been partners in the Stewardship agreement with Natural England since 2010. This is a contract for farming the land at the Meads, Berry Meadow and Churchfields for conservation, jointly signed by both bodies; it is to the financial benefit of both. TPC claims the grants from Natural England and pays TIWL its share.

Since 2019 the Council has directly leased the Meadow, initially for a 5-year term which has been rolling on annual basis since. Council is entitled to use the land as permanent pasture only and is permitted to graze cattle & sheep, produce hay and arrange educational visits.

The Council, as Tenant, has been responsible for appropriate insurance the land and maintaining field gates, posts and fences. In the turn the Council contracts with TIWL to carry out all necessary work on the meadow.

The Proposal

TIWL have asked the Parish Council as to whether it would accept the freehold transfer of the land into the permanent care of the Parish Council, at no cost, legal fees excepted. It is expected that appropriate restrictive covenants would be attached to any such transfer.

The Council has a power to acquire land by agreement under section 124 of the Local Government Act 1972 and can do so for the purpose of the functions of the Council or for the benefit, improvement or development of their area. The land may be situated inside or outside the area of the Council.

In practical operational terms the transfer of the land into the ownership of the Parish Council is not anticipated to have any significant impact on the Council's resources. It would be expected that such land, since it complements the existing function of the Berry Meadow and the Meads, would fall under the auspices of the Parish Farm.

Council Policy

The Council does not have a specific policy on the acquisition of the land. However, in the past twenty years, or so, the Council has acquired significant land holdings through the purchases of Berry Meadow, Twyford Meads South, Twyford Meads Central and Twyford Meads North.

Recommendation

That Council agrees, in principle, to the freehold transfer of the Lower Churchfields Meadow. Terms & Conditions attached to any transfer will need to be approved by Council at a later date.

Jamie Matthews
Parish Clerk
17th April 2026



Twyford Parish Council

Northfields Fence Replacement

Background

At the November 2025 meeting of the Recreation Committee, it was recommended to full council that the fence at Northfields be replaced and provisions of £2,000 be included in 2026/27 budget. The fence is largely rotten and unstable beyond repair and requires full replacement. The fence is around 25 metres in length and buttresses against the footpath, although it not considered to be a retaining structure.

The Playground Inspector's report of March 2026 has identified that the stockage fencing has screws protruding due to logs that have rotten away. Some posts are rotting/rotten & are loose behind the plastic bench and there is the potential for sharp edges and splinter hazards. The Risk Level is considered Unacceptable / Immediate and it is recommended to repair or replace the fence as soon as possible.

The condition of the fence has been documented during the inspection reports since September 2022.

Quotations

Six contactors were contacted inviting them to visit site and provide quotes, requesting the completion by early summer. However, in response, only two quotes were received:

Contractor A: £5,872.54 Contractor B: £9,936.00

Contractor B is based 15 miles from Twyford specialises in fencing and has carried out work for the council in the past at Hunter Park and the work quality appears very good. Contractor A is based 42 miles from Twyford has not previously worked for the council. Its main area of expertise is in play equipment. Whilst they are the cheaper of the two quotes received, they do require 50% payment in advance.


The scope of both quotes broadly:

- Take down the existing fencing and remove from site.
- Supply and install 25 meters of a stepped timber log wall, consisting of 100mm diameter machine rounded bollards. Bollards to range from 1.8m to 2.4m in length and be butted together.
- Set in an excavated trench and infilled with concrete.
- The wall will be complete with a top and bottom 100 x 22mm gravel board, screw fixed to the bollards.

Sue Nias
Assistant Clerk
10th April 2026



Log Stockade Fencing - Findings

Finding Title	Timber - Rotting	 <p>Asset Photo</p>
Asset	Log Stockade Fencing	
Cause	Act of God	
Finding Creation Date	03/09/2022 08:31:27	
Finding Group	Maintenance	
Finding Notes	Some posts are rotting/rotten & are loose behind the plastic bench. Monitor for sharp edges & potential splinter hazards. Getting quite bad in places - recommend repair/replace asap	
Finding Resolved Date		
Finding Status	Open	
Location		
Resolve By Date		
Risk Level	Unacceptable / Immediate	

Finding Photos

