

South of the M4 Community Forum

Date: March 14 2016
 Venue: St Mary's School, Chestnut Crescent, Shinfield
 Time: 7pm
 Chair: Cllr Charlotte Haitham Taylor

Item	Notes	Actions
1. Update on Shinfield Eastern Relief Road – Phil Wharton and Kelly Shear, Hochtief	<p>Phil Wharton and Kelly Shear provided an update on progress on the Eastern Relief Road (see separate presentation)</p> <p>A drop-in event is planned for Thursday 17th at the Village Hall from 4-8pm. The film of the bridge going in is on the Hochtief Website. Hochtief are in discussion with WBC about finishing the roundabout with the least disruption – one option is a week's closure.</p> <p>During questions it was confirmed:</p> <ul style="list-style-type: none"> • Footpath 76 will still be available • Land ownership issues prevent the roundabout being moved north • The timetable has slipped from May/June to late August/early September • The new motorway bridge will allow for future expansion of M4 	
2 Shinfield West Planning Application – Nick Paterson-Neild	<p>Nick Paterson-Neild, Planning Director from Barton Willmore representing Bloor Homes, Bovis and Linden homes</p> <p>The Borough Council is currently considering a Primary Infrastructure Application for Shinfield West which is to be presented to Planning Committee on 30 March 2016. The interim stage phasing masterplan sets out the phasing – there are three main residential phases. Nick presented the details of the phasing including highway access, foul drainage and surface water attenuation ponds. The final design of the access through the Local Centre will be refined at the detailed Reserved Matters application stage for the Local Centre. The next stage of work is the Phase 1 residential application which is currently being developed for the first 500 homes. The detailed design of the new primary school will be subject to a separate Reserved Matters application and it is intended that it will be available for use from September 2018.</p> <p>Phase 2 will include the southwestern part of the site and phase 3 the remaining central part of the site and the pavilion and the sports pitches will be in the third phase.</p> <p>Nick hopes to bring the residential proposals to the next Forum meeting.</p> <p>During questions it was confirmed:</p> <ul style="list-style-type: none"> • The Council is hoping to submit a planning application for the outdoor sports pitches at Ryeish Green next month • Details of these proposals and the Leisure Centre proposals will be the 	

	<p>subject of a “drop-in” information session in April</p> <ul style="list-style-type: none"> • Shinfield West proposes 1,200 homes • The Primary School will be built early in the development although not by first occupation. Interim arrangements are being discussed between Wokingham BC and Oakbank school. A new provider is being sought for interim and the new primary school site. • School capacity within the area is being kept under review – timing is difficult with new schools being built by development triggers • The Primary School provider will need to submit a travel plan for Ryeish Green that will look at the practical elements of traffic and roads 	
<p>South of Croft Road – Nick Paterson-Neild</p>	<p>Nick Paterson-Neild, Planning Director from Barton Willmore representing Taylor Wimpey and David Wilson Homes. Planning permission for 900 homes was granted in 2014 and this includes a detailed first phase of 276 homes on land South of Croft Road which is now under construction. The next phases will include the second of the two primary schools. They are hoping that detailed reserved matters applications for Three Mile Cross (land east Three Mile Cross and north of Church Lane and at Spencers Wood on land North of Croft Road will be submitted in June/July this year. WBC will procure and deliver the Spencers Wood primary school. It is anticipated that this will open in 2019 (a year after Shinfield).</p> <p>11 properties are now occupied south of Croft Road and this should double over the next month with 120 by the end of the calendar year.</p> <p>Highways improvements on Basingstoke Road are due to commence this year (April- November in respect of the Hyde End Road/Basingstoke Road junction which will become a traffic signal junction) with most happening in August to minimise disruption. Thereafter works to the Church Lane/Basingstoke Road junction will be undertaken (also traffic signal junction).</p> <p>Other works recently undertaken include additional underground electrical capacity to the area, a Thames Water Booster station (water supply), ecological mitigation work, and the opening of the May’s Farm SANG.</p> <p>During questions it was confirmed:</p> <ul style="list-style-type: none"> • A construction management plan will address the use and routing of construction vehicles • WBC are procuring a bus service with funding provided by the developers • Post meeting note: The developers have confirmed that they have translocated 441m of existing hedgerow from Three Mile Cross and 423m from Spencers Wood. The 'as planted' aggregate length of the receptor hedgerows within the SANGs is approximately 720m (approximately 600m of which is within the Ridge SANG). • Roads are named by WBC with input from community. Royal Mail need to approve these and give them postcodes. The signs are put up at the same time as the street lighting • Work is hand to get some gravel to Mays Farm SANG to deal with some of the muddy paths • Discussions are ongoing with the University about long term 	

	<p>management</p> <ul style="list-style-type: none"> • Nick confirmed that 10% of Spencers Wood and Three Mile Cross developments to be affordable housing. 16.6% of Shinfield. This includes rented and shared ownership properties. • Developers tend to build at around 50 dwellings per annum but subject to market conditions • Schools need to have the infrastructure (access and utilities) in place before built and therefore the Council is dependent on this before building can start • Post meeting note: the Council has confirmed that SDL compliance is an integral part of the Delivery Officers' work but there are two specific officers who co-ordinate compliance activity. In addition the Council has 4.6 General Planning Enforcement Officers. 	
Shinfield Parish Council – Neighbourhood Plan and Community Centre – Andrew Grimes Shinfield Parish Council	<p>The Neighbourhood Plan is due to go to WBC Executive this month with a referendum due in the Autumn.</p> <p>Community Centre - SPC bought the Royal British Legion on 125 year lease. £2million Feasibility has been worked on and has been approved by the Project Board, SPC and is due to go to WBC Executive at the end of March. After that decision, the detailed design will be worked up and there will be engagement throughout the summer. Two feasibility images were available for viewing.</p>	
Other	<ul style="list-style-type: none"> • The supermarket site is being marketed currently 	
Close	<p>Cllr Haitham Taylor thanks the attendees and closed the meeting.</p> <p>Next meetings: 4 July and 9 November both at Three Mile Cross church</p>	