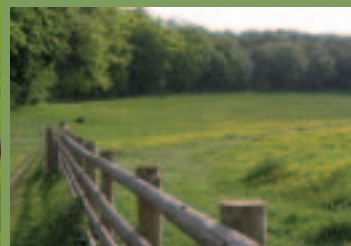


your village, your plan, your future



STREATLEY PARISH PLAN
2006

FOREWORD

The Steering Committee and the Parish Council express grateful thanks to the Plan Management Group for their enormous contributions to the planning and preparation of Streatley Parish Plan, 2006. The key personnel (acknowledged in Appendix B) along with incredible support from local residents laid the foundation for the community aspirations set out in the report.

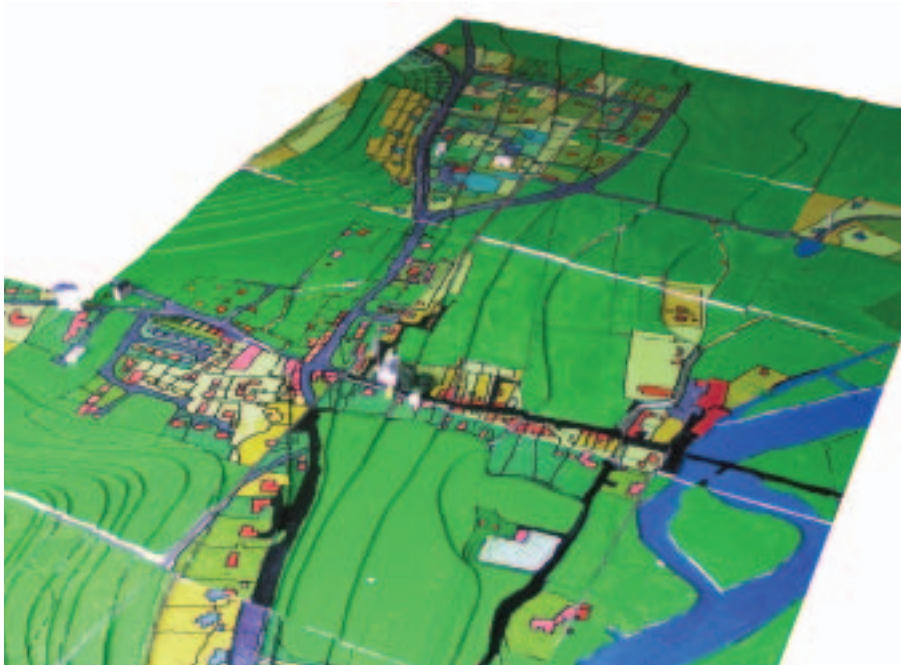
The Steering Committee and the Parish Council have endorsed the findings, recommendations and Action Plan proposals outlined hereinafter. The local community seeks approval of this report by West Berkshire Council and endorsement by other agencies and interested parties as key steps towards securing the aims and objectives of the Plan.

The Parish Council acknowledges the need for effective management of the implementation of the Plan proposals and supports the principle of a Plan Implementation Management Committee comprising Councillors and local residents with key interests in specific topics. As well as co-ordinating and monitoring implementation of the early actions, the Committee will have prime responsibility for reviewing achievements and updating the Plan proposals to take account of emerging policies, funding and programmes of implementing authorities.

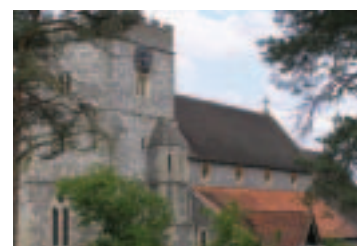
The key contacts for matters arising from the plan are Mr. D.W. Bending, Clerk to the Parish Council, and Alan Law, Plan Manager.

Thanks to everyone for their support in the past and in the future.

George Jamieson, Chairman, Streatley Parish Council



Model of the village, built by the school children.



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INTRODUCTION

Streatley Past and Present

The Parish of Streatley is located in The North Wessex Downs Area of Outstanding Natural Beauty (AONB). The Parish, comprising the village and surrounding rural area, encompasses some 1287 hectares (3180 acres). The core area of the parish is defined by the Settlement Boundary (see black line on Village Map), which along with the AONB, has been the determining factor in the control of development.



On the Ridgeway route from Silchester to Dorchester, the Romans built a causeway across the River Thames between what are now the villages of Streatley and Goring. Streatley is recorded as a settlement in the Domesday book of 1086, with the original St Mary's church dating from 1220.



The overall layout, character and shape of the village today is clearly discernible from the earliest 19th century maps with the High Street running up from the river ferry to The Bull crossroads on the Reading/Wallingford Road. Streatley Hill, Coombe Bottom, the Wallingford/Wantage Road junction and the Ridgeway are all clear landmarks on these early maps with the "green lungs" of farmland and farmyards encroaching right into the heart of the village. Two-thirds of the parish is still farmland, and half the remainder is wooded. Much of the rest is unique chalk grassland, most of which is in the care of the National Trust*.

As a result of its position on the river in the "Goring Gap" Streatley is also a centre for tourism and day visitors. Visitors staying overnight have the choice of the Swan Hotel, the Bull Inn, the Youth Hostel and of course a boat on the river. These establishments estimate there are over 10,000 visitor nights spent in Streatley each year. Foreign tourists come to see a "typical English village" and use Streatley as a base to walk and explore the surrounding area, including day trips to Oxford, Windsor, Stonehenge, the Cotswolds, etc.

* See map B, page 14

INTRODUCTION

During much of the 19th century, several generations of the Morrell family, owners of Streatley Estate, did much to influence and preserve the shape and charm of Streatley. This continued until the death of Mrs. Morrell in 1938. The vista provided from the house and the High Street looking north over the field and meadow, as well as the woodlands to the south, were deliberately planned to reflect a traditional French or continental style setting for the “manor” house. This vista has become known as the “Morrell legacy”.

In the 20th century, rail services and road transport improvements have led to an increase in the population of the village. The number of residents recorded on the electoral roll increased by 41% over the period 1950 to 1991, since 1991 there has been a further increase from 781 to 787 by 2005.

Whilst relative to the growth of Goring there is a general perception that Streatley has not been subject to much development, there have however been significant increases in housing as follows:

- 43 new dwellings between 1950 and 1970
- 69 new dwellings between 1970 and 1990
- 16 new dwellings since 1990

Another factor in development trends has been the granting of planning permission for the upgrading and extension of over 140 residential properties since 1991.

Other key changes in recent times include the replacement of the village school and the loss of the last shop – Wells Store.

These factors highlight the fact that whilst there has been no strategic expansion of the built-up area, the village has experienced significant changes. Clearly, recent land ownership changes will result in pressure for developments that could have potentially significant impacts on the present village.

Although in two different counties, many aspects of Streatley cannot be considered in isolation from the larger village of Goring with its many local commercial services, shops and railway station located just across the river.



The field and meadow on the High Street as viewed from Streatley House.

INTRODUCTION

The Parish Plan: Objectives and Process

Parish Plans are designed to give all residents and stakeholders a voice and opportunity to participate in local issues. They help to identify key issues in the parish, draw up action plans and directly influence the future of the village. Formal Parish Planning is strongly encouraged by Central Government and they form a key component of West Berkshire Council's (WBC) planning process. They will directly influence Community Plans (e.g. Education, Policing) and Development Plans such as Housing and Transport.



Whilst participation and involvement are key objectives of the Parish Planning process, it is also an important communications exercise between the Local Council, the Parish Council, interested third parties such as the Police and the residents of the village. The level of interest and participation indicated by the high completion rate for the questionnaire, the almost 40 or so group of volunteers and the turnout at Walk-in days and Presentation days clearly demonstrates the success of these goals.

Following an initial village meeting in January 2005, a Streatley Parish Plan Steering Committee, joint Plan Managers and 6 working groups were set up to address the topics uncovered at that meeting. Extensive research and consultations then took place led by each group over the remainder of 2005. A household and residents survey (including a separate one for 11-18 year olds) was commissioned to which 80% of all households responded, an outstanding response!

Following the analysis of this feedback, a number of consultations were developed to further explore and refine the issues and suggestions uncovered. These included discussions with various groups such as the Women's Institute, the Care Bus, Green Fingers, and Streets Ahead (the youth-based drama club). Two Walk-in days were organised along with participation at the school fete, village model building days and a youth-based Streatley Plugged concert. Consultations also took place with other stakeholders such as departments of West Berkshire Council, Thames Valley Police, the Parish Council, the River Authority, National Trust, Landowners, etc.

Finally, the overall conclusions and recommended actions were reported at two village presentations at the end of February 2006 where they received overwhelming endorsement.

INTRODUCTION

Summary of findings and recommended actions

Key Findings and Aspirations

- **Preserve the Morrell legacy by retaining the unique character and charm of the village and surrounding area.**
- **Protect and sustain the local environment.**
- **Ensure Streatley continues to be a safe and pleasant village in which to live, work, learn and play.**

Importantly, the youth of the parish share these values and aspirations as intensely as the adults.

Priority issues and concerns

- New developments outside the existing settlement boundary seen as a threat to the character, shape and charm of the village.
- Excessive traffic speeds.
- Lack of pedestrian crossings.
- Insufficient visible Police presence.
- Lack of facilities in general and things to do for the youth in particular.
- Constraints of village school facilities.

Main recommended actions

- Retain existing Settlement Boundary in the new Local Development Framework.
- Develop a Village Design Statement (VDS).
- Set up a Village Protection Fund.
- Pedestrian phase at Bull traffic lights.
- Traffic calming measures at key locations.
- Conservation & sustainability working group.
- Youth activities working group.
- Friends of Streatley Recreation Ground working group.
- Other groups for community shopping; multi-use hall; seats & footpaths; visitors, etc.

Management of the implementation

The Parish Plan Team recommend a sub-committee of the Parish Council be set up to monitor and co-ordinate the implementation of these actions. It is recommended that a full review of the Plan and its achievements should take place during 2008 in order to keep the aspirations of the residents current and meaningful.



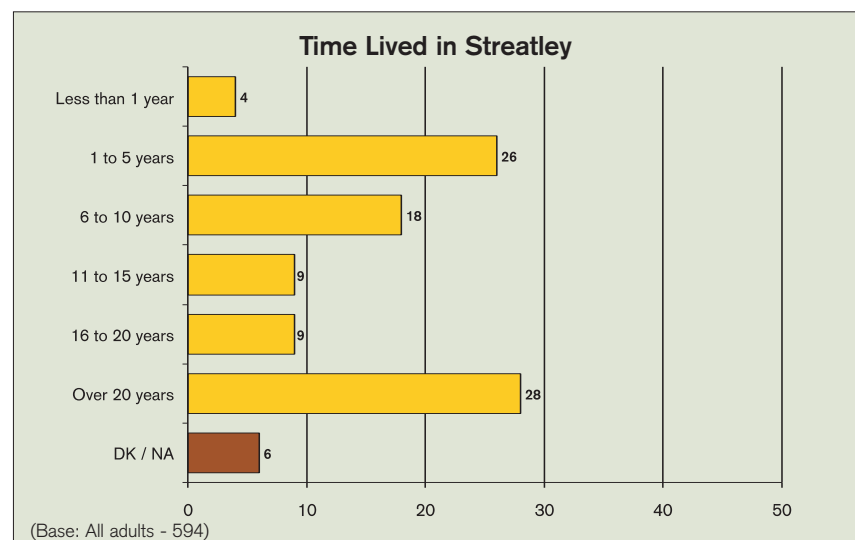
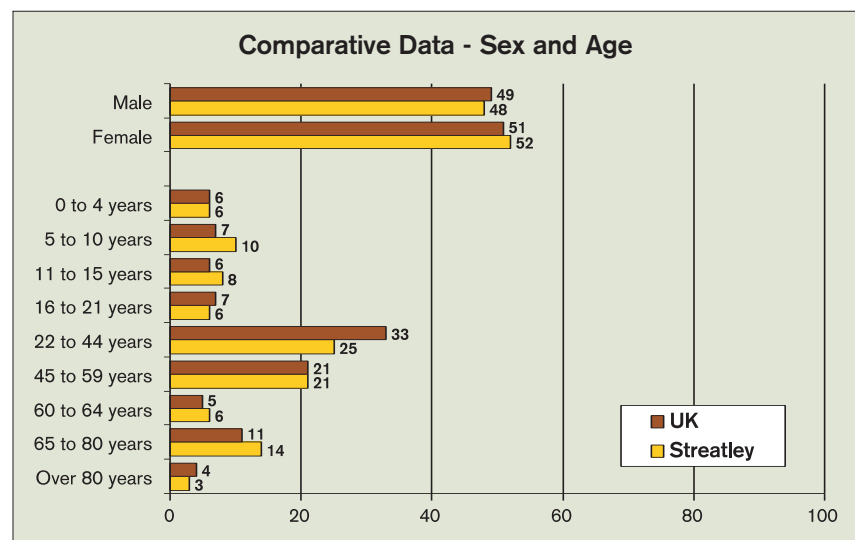
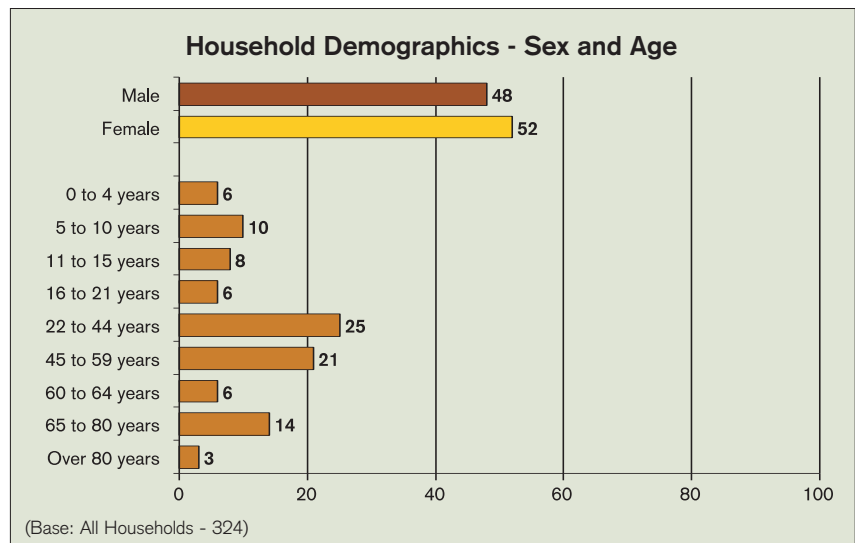
THE PROFILE OF STREATLEY

Feedback from the household survey indicates Streatley is a relatively affluent village.

- Some 67% of households have 2 or more cars. The UK average is 35%.
- 86% of homes are owner occupied. The UK average is 69%.
- 85% have at least one personal computer and 68% of those have broadband (UK average is 15% of all households).
- 35% of residents work in the local area including Reading, 23% work at or from home, whilst 14% work in London and a further 16% work elsewhere.

In terms of age and length of residency, it was a big surprise to many that Streatley is similar to the population as a whole, thereby dispelling the myth of the village being a stable but aging population. Almost half (48%) have lived here for 10 years or less with 55% under the age of 45 (UK = 59%).

There is a wide and diverse range of interests and activities among the villagers, however walking and taking advantage of the beauty of the surrounding countryside is the number one activity for all age groups.



PLANNING & DEVELOPMENT

In order to put the recommendations of this section of the Parish Plan into context, please see Appendix A for definitions and an overview of current planning procedures and some rudimentary guidance on the planning framework which governs planning legislation in West Berkshire, the South East of England and the UK.

However, note the key influences and policies likely to affect Streatley during the period September 2006 – 2017, are contained in a West Berkshire Planning Strategy Preferred Options Document. This is currently undergoing consultation with a view to completion and subsequent submission to the Secretary of State later in 2006. This document and parts of it is referred to in numerous sections below.

Overview

The number one issue and overriding view of the residents of Streatley expressed in the returned questionnaires and reinforced at the consultation events and meetings is that they wish to see the unique environment of the village and its rural surrounds retained and improved by good conservation and estate management.

Concerns were shared by a huge majority of residents over the threat to the ambiance of the village and to the Morrell legacy caused by the ambitions of certain landowners to develop land currently outside the village settlement boundaries. Most residents see themselves as the current generation guarding the legacy the Morrell family left the village for the generations yet to come.

These concerns are heightened by the new building targets for the South East introduced by Central Government and the effect these targets will have on the policies included in the new Local Development Framework currently being prepared by West Berkshire Council.



PLANNING & DEVELOPMENT

The Settlement Boundary

Findings

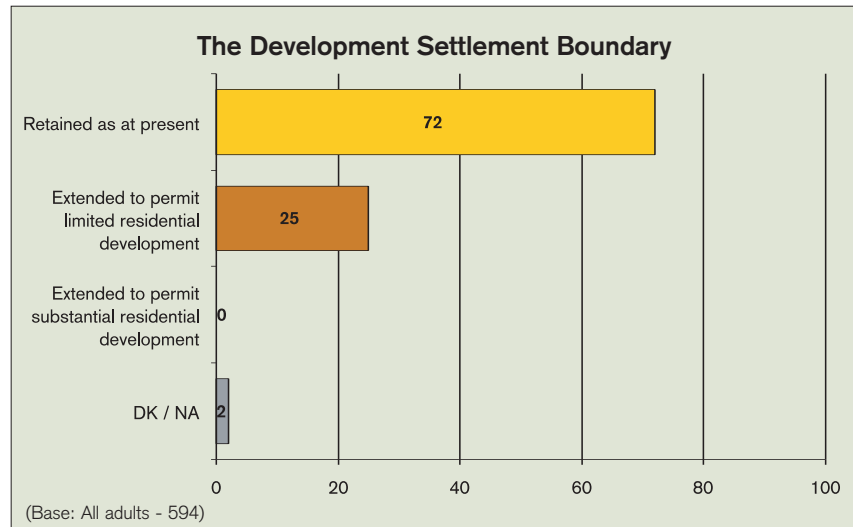
The Village Settlement Boundaries as defined in the current local plan should be retained in order to manage and control any new developments within the village. 93% said the new Local Development Framework Plan should continue to protect the settlement and conservation areas.

View of West Berkshire Council

West Berkshire Council have followed a policy of not permitting development outside Village Settlement Boundaries. However it is WBC's stated policy to re-examine Village Settlement Boundaries at an undefined date in the future when preparing their proposed Development Plan Document for Rural Communities. WBC intend to retain their existing policy until that review.

However there are 3 important points to note from WBC's Planning Strategy Preferred Options Document.

1. Parish Plans will be particularly important in informing content of the Rural Communities Development Plan Document.
2. Development will be generally restrained within the AONB.
3. Housing will be targeted at the needs of local people.



Other parties' views

Streatley Parish Council support the existing local plan policy which restricts development outside the existing settlement boundaries.

The Parish Plan Group believe Streatley Parish Council's policy is correct and in view of the clear majority in favour of retaining the existing settlement boundaries this should be the stated aim of the plan.

However it is recognised that increasing pressures are being exerted by local landowners particularly in respect of the land in the "green lungs". It may well be that detailed representations will need to be made to support the Parish Council's stance on applications likely to be made in the forthcoming months.

Recommendations/Actions

1. Ensure the village views are put to WBC re the development of the new Local Development Framework. In particular, ensure these views are incorporated in any future Development Plan Document for Rural West Berkshire.
2. Develop a Village Design Statement to ensure the charm and character of the village is retained as far as housing type, build density, and "look and feel" are concerned.
3. If it ever happens that the planning authorities cannot or will not sustain the existing settlement boundaries, then pressure should be brought to limit any permitted development to areas away from the village and its environs.
4. A "fighting fund" may need to be established to provide funds for professional guidance to be sought in specific instances of planning applications or appeals.

PLANNING & DEVELOPMENT

The Conservation Area

Findings

A very high percentage felt the Conservation Area should be retained or extended.

View of West Berkshire Council

West Berkshire Council views are supportive as expressed in their Preferred Spatial Policy 6, which is part of the Planning Strategy Preferred Options Document.

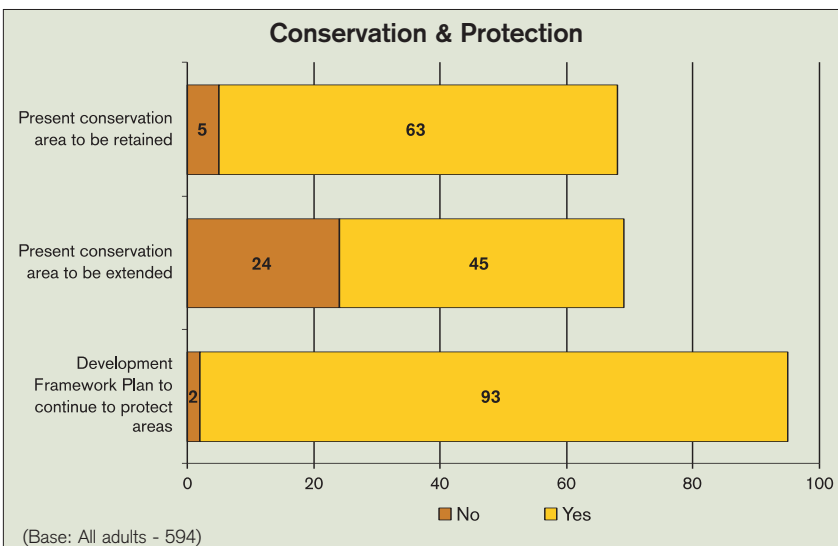
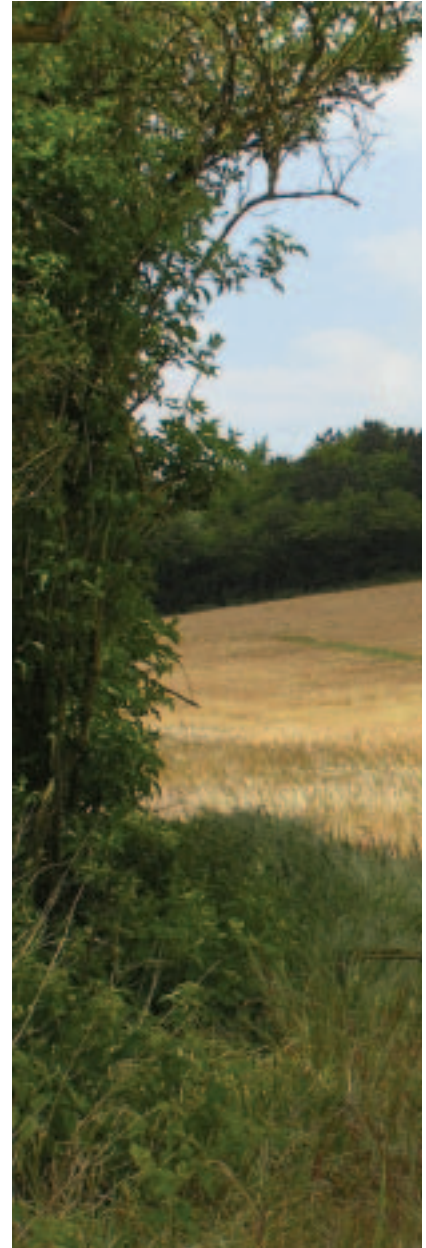
Other parties' views

Streatley Parish Council have always supported the retention of the Conservation Area and sought both the strengthening of the policies and effective enforcement.

Recommendations/Actions

The Plan's recommendation is to retain the Conservation Area as a cornerstone of the Local Development Framework Plan. The purpose of the Conservation Area is to retain the older parts of the village for future generations. Documentation of the Conservation Area will be part of the Village Design Statement.

We should evaluate whether there is a need to extend its boundaries to encompass other developments within the Settlement Boundaries. We agree with the Parish Council's policy of seeking effective enforcement.



PLANNING & DEVELOPMENT

Open Spaces surrounding the Village

Findings

The open spaces surrounding the Village Envelope should be protected.

Over 97% of residents supported the retention of the open spaces and woodlands around the village.

Further consultation events have all identified this as a priority for the village.

View of West Berkshire Council

West Berkshire Council are supportive as expressed in their Planning Strategy Preferred Options Document.

Further consultations are also needed with local landowners.

Other parties' views

Streatley Parish Council has supported the retention and enhancement of the views and woodlands throughout the Goring Gap.

Recommendations/Actions

The Plan's recommendations are twofold. Firstly, to oppose any proposal to build housing or other buildings within the "Green Lungs" for any other purpose than the preservation of the "Green Lungs". Secondly to promote where possible with local landowners, schemes of conservation and maintenance of the chalk grasslands and surrounding woodlands.

Business Development

Findings

There was little or no support for business development in the village (less than 3% industrial, less than 9% for offices and only 20.6% for retail).

View of West Berkshire Council

West Berkshire Council have a policy of supporting local centres and acknowledge that, as with Goring, these may be sited outside their district.

Other parties' views

Streatley Parish Council would only consider supporting applications for commercial development where a demand has been established beyond doubt, taking into account the existing retail and business centres in Goring and local towns.

Recommendations/Actions

Our consultations have similarly shown a lack of enthusiasm for any commercial development. The Parish Plan recommends that the present WBC policy of supporting local centres is continued.

Affordable Housing

Findings

Whilst 23% of respondents supported the concept of low cost affordable housing, there was no support or demand for the promotion of any specific schemes either within the questionnaire or at any of the consultation events.

View of West Berkshire Council

West Berkshire views as expressed in their Planning Strategy Preferred Options Document is that "a proportion of affordable housing, or a financial contribution to affordable housing provision will be sought from developments of one new dwelling or more".

Other parties' views

Streatley Parish Council have no policy on affordable housing as none have been proposed within the Parish.

Recommendations/Actions

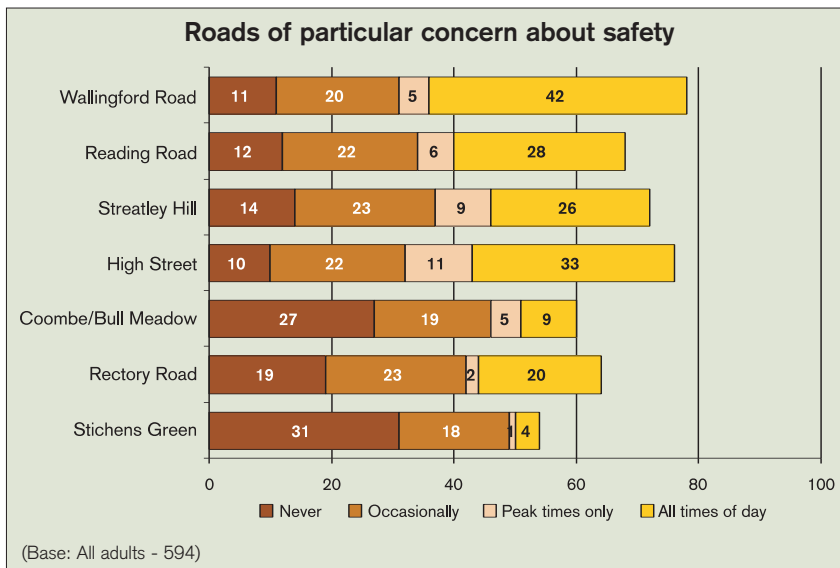
The Plan recommends that affordable housing should only be promoted if sufficient local demand arises.

TRAFFIC & TRANSPORT

Overview

The number two issue concerning Streatley residents is the safety of pedestrian and road users, primarily arising from speeding traffic, heavy lorries, lack of pedestrian crossings and parking on the High Street. Public transport was generally considered adequate and there were no major concerns over the maintenance of the roads/pavements or street lighting.

Speeding and Safety



General findings

- Over 80% of residents expressed concern over speeding traffic and heavy lorries in the village. 62% were concerned about speeding at all times or at peak hours.
- 67% were most concerned over safety on Wallingford Rd and the High St.
- Lesser concerns were expressed over safety and speeding on Reading Road, Streatley Hill, Wantage Road and Rectory Road.
- A majority of residents support the introduction of traffic calming measures. The strongest support, 57% is for the introduction of 30mph flashing signs. Around 44% also gave their support to the use of 30mph roundels and repeater signs, village gateways, and speed cameras.

The Parish Council has been actively working on these issues for some time with the relevant authorities.

TRAFFIC & TRANSPORT

Wallingford Road

Findings

- As a priority, the local residents want a central refuge at the junction of Wallingford Road/Townsend Road.
- As a lesser priority, longer term, similar central refuges at both Cleeve Court Road and Wantage Road.
- Flashing speed/hazard signs to reduce traffic speed in the short term.

Residents at the Walk-in day in September 05 gave all the above options almost unanimous support.

View of West Berkshire Council

- An initial £10,000 already allocated for safety improvements.
- Features expected to be included are:-
 - New signage & road markings
 - Gateway at village entrance
 - Improvement at Townsend Road junction, including a new central refuge
- WBC are adopting a policy to introduce flashing speed or hazard signs.

Recommendations/Actions

- Confirm WBC commitment to provide all above safety features as agreed at the November 2005 village meeting and consult on development of final design.*
- Monitor WBC commitment to execute the work at earliest time during 2006.
- Consult with police over their enforcement measures to restrict speeding and heavy lorries to the statutory limits.**

* Gateway feature has been installed (early April).

** In response to local requests, the Police have recently deployed a mobile speed camera on this stretch of road.

Reading Road, Wantage Road, Streatley Hill, Rectory Road

Recommendations/Actions

- Parish Council continue to consult with WBC over possible solutions to safety and speeding concerns, their subsequent design and implementation.*

* Mobile SIDs (speed indicator device) have recently been deployed at various locations.

Safety and parking on High Street

Findings

- 66% of residents were concerned over safety on the High Street.
- 51% agree that the existing on-street parking should stay.
- 41% consider that there should be parking for the local residents only.
- 48% think there should also be provision for off-street parking.

The majority of people are concerned over safety in the High Street mainly due to congestion and speeding. However a majority of residents also agreed that the parking acted as a speed reduction measure.

View of West Berkshire Council

- High St. resurfacing was programmed for 2007/8.*
- WBC would be happy to consult on safety improvements to the existing car parking and on provision of 20mph speed limit, subject to approval of a new WBC policy on 20mph speed limits.

In general, WBC have agreed to consider improvements in safety and for their early implementation.

* Resurfacing was completed in February 2006.

Recommendations/Actions

Provision of :-

- More and longer passing places between the existing roadside parking in the short term.
- Ask WBC to investigate and evaluate a reduction of speed limit to 20 mph which would also match that on the Goring side of the river.
- In the longer term investigate and evaluate possible locations for some off-street parking in addition to resident on-street parking.

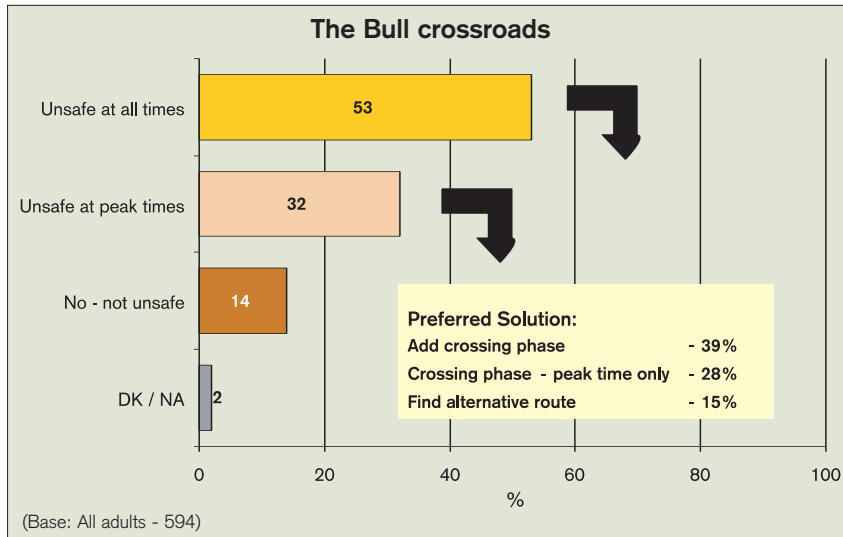
Residents at the Walk-in day in September 05 gave major support to the above options for parking and speed limit. However, there was no consensus on the need for or location of the off-street parking.

TRAFFIC & TRANSPORT

Safety at The Bull crossroads

Findings

Safety at The Bull crossroads was the main concern expressed by the residents.



It is clear there is overwhelming support for the need for improved traffic lights to overcome the concerns over pedestrian safety. Streatley Parish Council have already been in consultation with WBC over this issue. Also the Streatley School Travel Plan cannot be finalised until the issue is resolved.

Residents at the Walk-in day gave pedestrian phased traffic lights unanimous support.

View of West Berkshire Council

- WBC is supportive of need for a traffic signal upgrade incorporating a pedestrian crossing facility.
- Order of magnitude cost is £100,000, including a feasibility study. WBC advise funding programmed for 2009/10.
- Funds are available for 2006 to provide footway to side/front of The Bull.

Recommendations/Actions

- Press WBC for earlier implementation.
- Investigate if any other short term improvements can be made.
- Review progress with WBC on footway and the feasibility study.

Public Transport

Findings

- Over 90% of residents believe we are well served by the railways falling to 46% who say the same about bus services.
- 45% regularly use the train, whereas only 4% regularly use the bus.
- 63% are happy with the taxi service.
- 54% want improvements to public transport.

There appears to be some contradiction in the findings. Improvements to the train timetable are unlikely to be achieved whilst residents currently appear happy with the service. Similarly with improvements to the bus service whilst the usage is so low and around half the residents are happy with the service.

Recommendations/Actions

Consult with Railway and Bus Operators over future service plans and investigate if any improvements are possible.

Infrastructure

Findings

- There were no majority concerns over the maintenance of the roads/pavements or street lighting.

However a few local concerns were expressed which need to be addressed.

Recommendations/Actions

Consult with relevant departments of WBC and SPC to resolve local issues regarding road, pavement and lighting maintenance.

VILLAGE MAP

Overview

Map A: The 1st ordnance survey map of the village from 1879

Note: the Toll House on the bridge; Streatley's third pub/inn, the Elm Lodge at the crossroads, and the site of the ruins of the original Dominican Convent in the field opposite Streatley House.

Map B: The total Parish, highlighting general land usage

Over 2/3^{ds} of the Parish is farmland, with half of the rest being woods and most of the remainder consisting of meadows, heath or down lands and the golf course. Note: the "green lungs" encroaching right into the heart of the village on both sides of the high street.

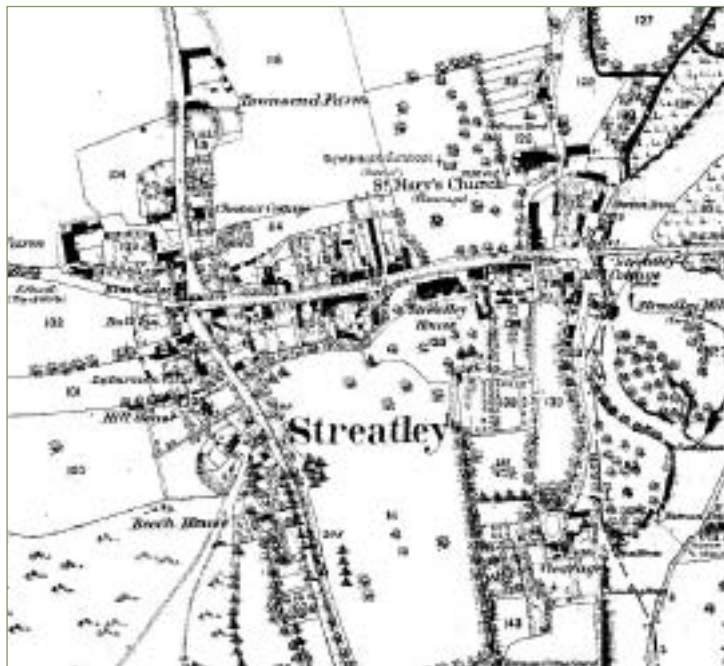
Map C: The village today from a recent Ordnance Survey publication

The diagonal mustard coloured lines denote an Area of Outstanding Natural Beauty (AONB).

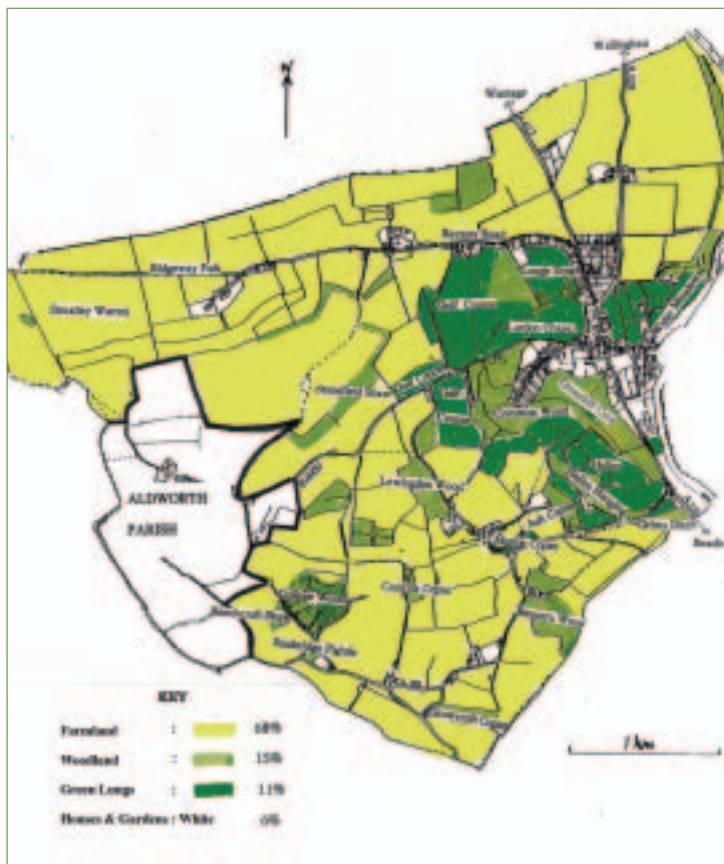
The black line denotes the extent of the important Settlement Boundary.

The area within the brown line, is the Conservation Area.

Site of Specific Scientific Interest (SSSI) land is denoted by the green stripes.



MAP A

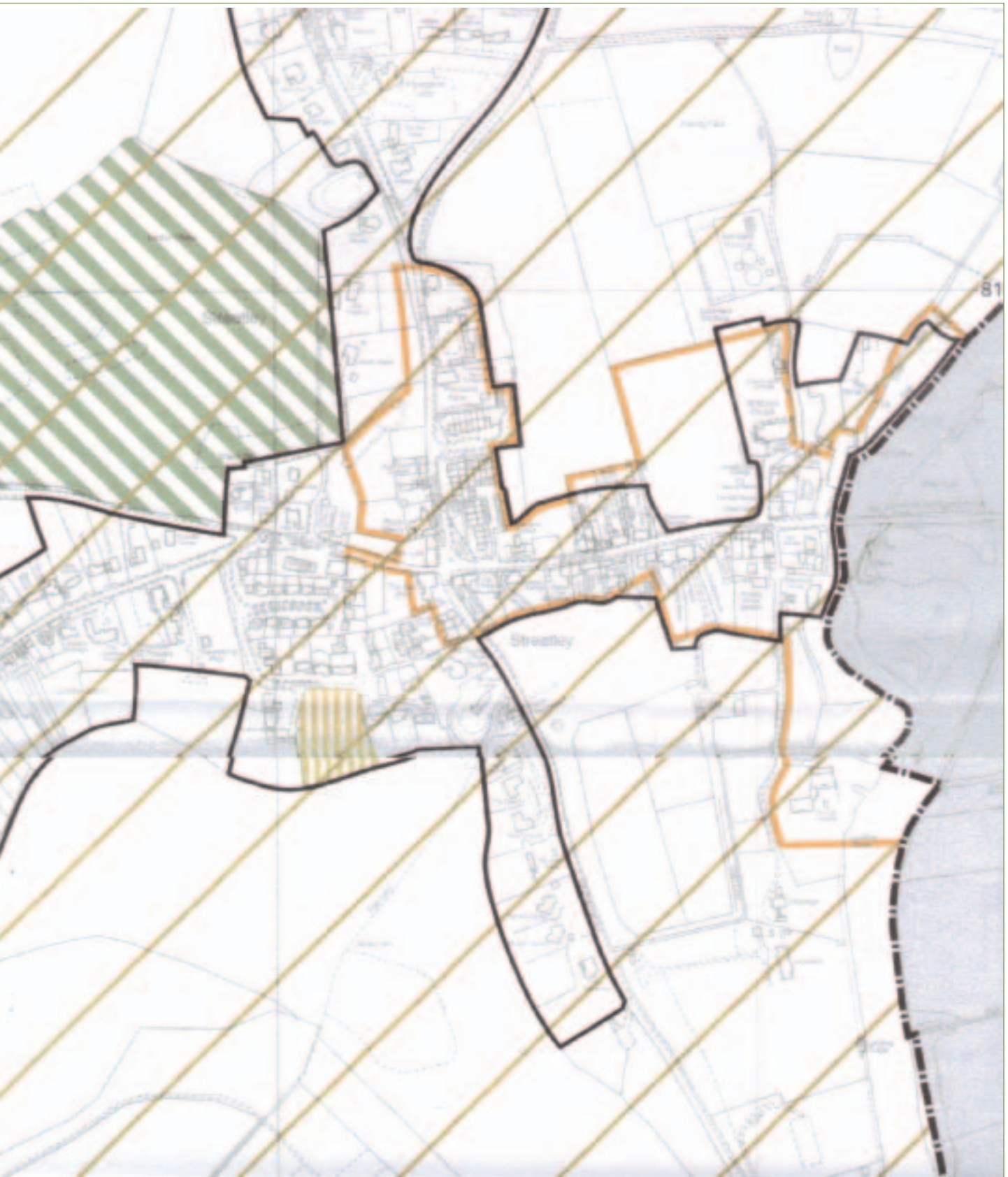


MAP B



MAP C

your village, your plan, your future



ENVIRONMENT, CONSERVATION & VILLAGE DESIGN

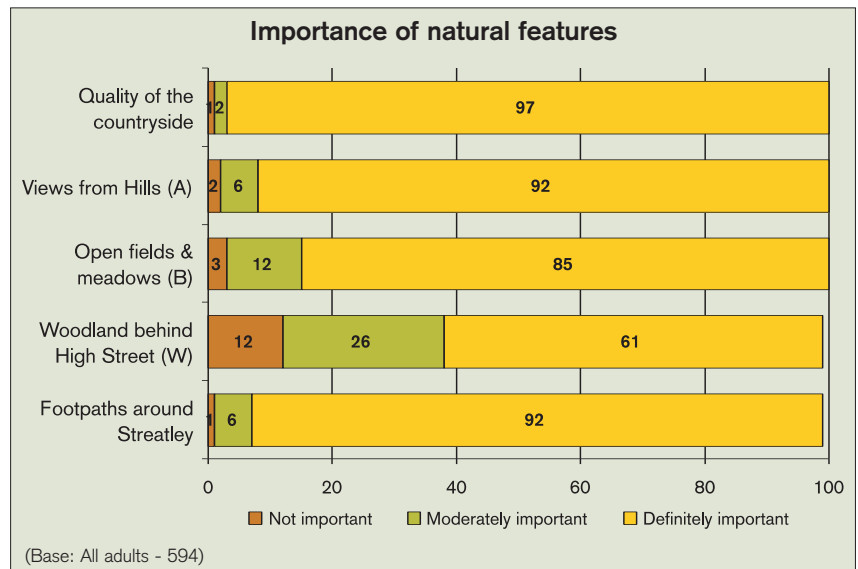
Overview

The inheritance, that is Streatley village today, combines the naturally beautiful characteristics of the land and its views with sympathetic human habitation and usage. The challenge is to maintain this equilibrium whilst taking the village forward into a future where conservation and sustainability will be of ever-increasing importance.

The survey and consultations showed an overwhelming appreciation of the local environment, views, etc. and there is an equally strong desire to maintain and retain the many valuable aspects of this environment.

The countryside of Streatley, the views, woodlands, meadows, the chalk grasslands, open spaces and wetlands should be preserved. The unique flora and wildlife also need to be protected and managed. Within Streatley village and its linked settlements there are special features that should be carefully recorded and definite plans set up for their conservation. The Conservation Area, Listed Buildings, the River Thames and the linking bridleways, cycleways, footpaths and local "viewpoint" sitting areas should also be recorded.

Ways to reduce waste, litter and mess are also important and extending the scope of kerbside recycling is needed.



ENVIRONMENT, CONSERVATION & VILLAGE DESIGN

The Green Environment of Streatley

Findings

The questionnaire showed that 97% of respondents valued the quality of the countryside. In particular, the views, meadows, fields and woodlands were important. 75% felt that nothing should be done to change the existing character or environment of Streatley. The Walk-in day particularly showed the importance people attached to chalk grassland and its unique flora.

View of West Berkshire Council

West Berkshire's Quality Design document and their current planning policy confirm their concern and wish for closer attention to all aspects of conservation and sustainability in the future.

Other parties' views

Contact with individual groups including the Parish Council, The Environment Agency, The National Trust, Goring & Streatley Amenity Association, North Wessex Downs AONB and Greenfingers Gardening Group, indicate overwhelming support for future conservation and maintenance of the local, green environment of Streatley village and the linked settlements including Stichens Green.

The National Trust already owns and manages areas of chalk grassland and woodland in Streatley. There is an additional area, privately owned, which is an SSSI (site of special scientific interest). There are also several wildlife sites.

Recommendations/Actions

Conduct a plant survey "to ascertain the density and variation of the species on the site and provide a better understanding of the land" as recommended by the National Trust.

Special Features of Streatley

Findings

The household questionnaire, (93% of respondents), combined with the Parish Council, Goring & Streatley Golf Club, the National Trust and Goring & Streatley Amenity Association showed a considerable strength of opinion in favour of strict, ongoing protection of local, special features.



View of West Berkshire Council

West Berkshire Council has officers dedicated to specific aspects of conservation, such as Tree Officers and Archaeologists together with Planners dealing specifically with Conservation Areas and Listed Buildings. All confirm, both in their published documentation and their comments at meetings locally, that the wishes of the residents are directly reflected by West Berkshire Council.

Other parties' views

It is evident that local opinions, both formal and informal are united in wanting the special features of Streatley to be protected and improved.

Recommendations/Actions

- Ensure that land ownerships and usages are recorded and updated to provide accurate details for the parish. Similarly review listed buildings and other important sites.
- Carry out a woodland survey so that adequate conservation, improvement and maintenance measures can be planned.

ENVIRONMENT, CONSERVATION & VILLAGE DESIGN

Recycling and Sustainability

Findings

The questionnaire indicated that 78% of respondents wanted the door-to-door recycling system extended. The Walk-in day showed interest in generating electricity from the river and in the formation of a group concerned with sustainability.

View of West Berkshire Council

West Berkshire Council are already undertaking a review of waste collection methodology. Sustainability in all aspects of building refurbishment, conservation and new-build are clearly supported in West Berkshire's Quality Design document.

Other parties' views

Specialist firms, such as Thames Valley Energy and IT Power, were consulted and confirmed the scope in Streatley for energy saving measures and alternative energy sources including hydropower and heat pumps.



Recommendations/Actions

- Work with Parish Council and West Berkshire Council to ensure that improved recycling is introduced as quickly as possible.
- Form a working group to look at all aspects of sustainability.
- Investigate the possibility of using the river as an energy source. This should be done in conjunction with Goring who have identified a similar need.



ENVIRONMENT, CONSERVATION & VILLAGE DESIGN

Village Design

Findings

Maintenance of local character, improvements in traffic management and control of the quality of conservation work and new-build are primary issues to residents.

72% want the Settlement Boundary to be retained as it is and a majority want the Conservation Area to be retained and/or extended.

“Ways between” i.e. footpaths, cycleways and sitting areas need to be improved. The Walk-in day showed some people in favour of more circular walks.

View of West Berkshire Council

West Berkshire's Quality Design document confirms every aspect of the above challenges facing Streatley and makes many recommendations, some to be incorporated into future regulations. This should assist the Parish Council in their future efforts to achieve improvements in matters primarily controlled by others, such as traffic and footpath improvements.

Similarly, the Parish Council must be supported actively in their responses to all development proposals so as to ensure that the outcomes are in line with the expressed wishes and aspirations of the majority of residents.

Other parties' views

The Environment Agency (riverside access and footpaths) was consulted, together with The National Trust, North Wessex AONB, the Ladies Walking Group and Streatley Primary school (footpaths and cycleways).

All the persons and organisations consulted supported the residents' stated needs for greater conservation measures, more tree planting and better maintenance of the existing woodlands.

Recommendations/Actions

- Develop a Village Design Statement (VDS) during 2006.
- Set up working group to complete the surveys of land ownerships, land usages and trees.
- Continue to develop the village model.
- Consult the West Berkshire Footpaths Officer on footpaths.



The above picture shows the only new development on the High Street in the last 100 years.

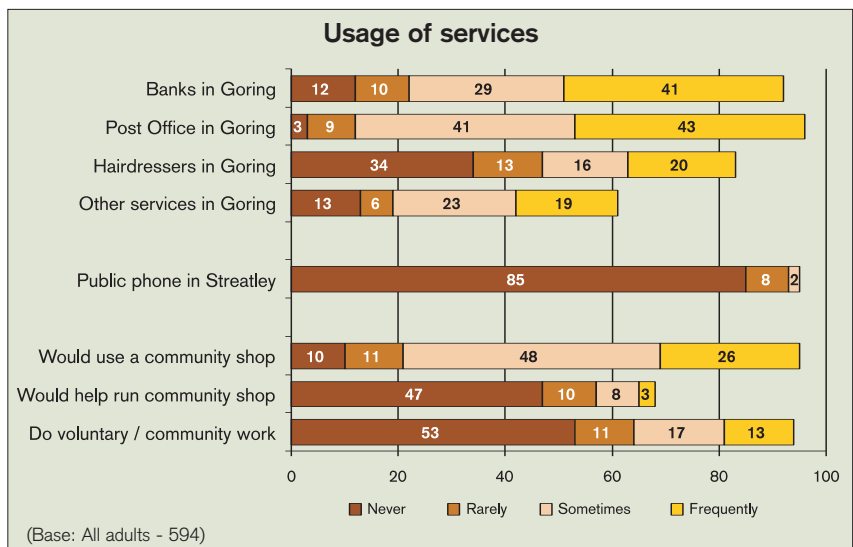
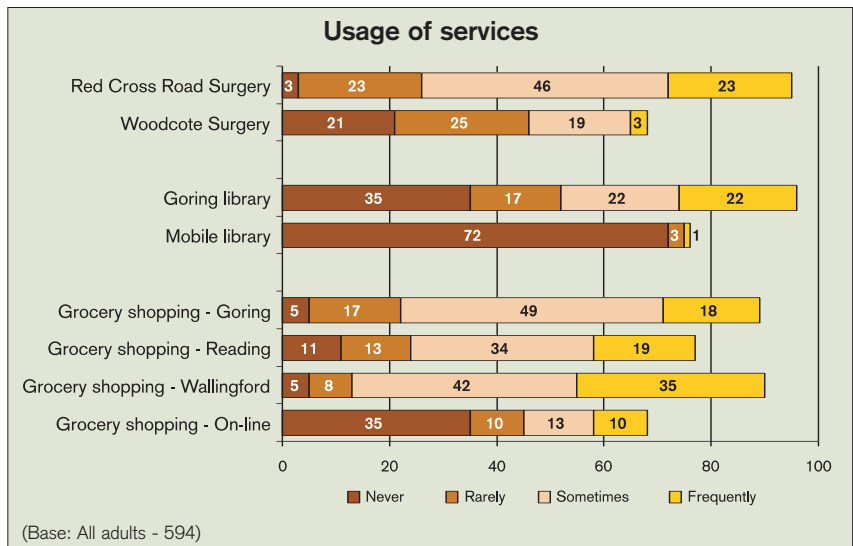
SOCIAL, HEALTH & COMMUNITY SERVICES

Overview

The vast majority of the residents are happy with the way in which their social and community needs are catered for. Goring is used as our neighbourhood commercial centre and for most of our day-to-day medical requirements. The banks and Post Office in Goring are used by significant numbers of residents. Whilst the library in Goring is popular, only 1% of Streatley residents use the WBC mobile library.

The village is a fairly safe, low crime area, but there are significant worries about crimes such as burglary and vandalism and it is felt that there is insufficient police visibility. There was some support for the idea of a community/farm shop and some questions were raised about the suitability of the Morrell Rooms as a long term village hall.

The local Parish church, St Mary's, is considered important to just over half of the residents (54%), but 68% would have concerns if it no longer existed.



SOCIAL, HEALTH & COMMUNITY SERVICES

Crime & Personal Safety

Findings

While few have been the victims of crime, there is a significant number of people who expressed worries about burglary, vandalism and car crime.

Comments from the survey and ongoing consultations reveal that people want to see a stronger police presence and feel that this would help to allay their fears. A minority also voiced concern about litter in parts of the village.

The view of the Police

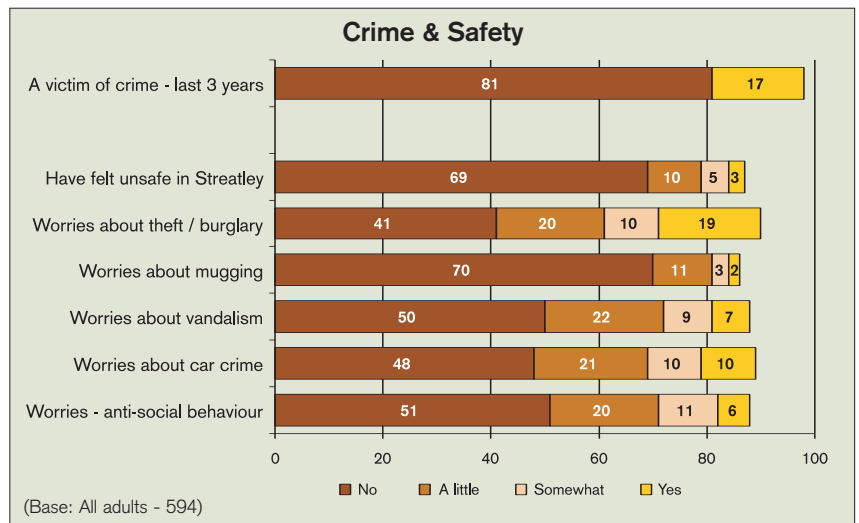
Streatley is a very safe place to live. Only 26 crimes were recorded in the whole of 2005, down from 33 in 2004 and 65 in 2003.

- There were only 3 burglaries of dwellings in 2005 and no stolen cars.
- There has only been one recorded incident of violence against a person in 3 years and no offences involving drugs.
- The most common crime (11 cases) was theft from vehicles with most incidents involving valuables left visible on a seat or floor!

Recommendations/Actions

- The police should be asked to communicate via Goring Gap News (GGN) the actual situation more frequently to correct the misapprehension concerning crime in Streatley.
- The community (through the Parish Council) need to work with the Neighbourhood Action Group* to tackle and publicise issues as they arise such as bouts of anti-social behaviour.
- Improve co-ordination of local Neighbourhood Watch Groups and encourage formation of more of these groups.
- Parish Council to install additional litter bins.

* Neighbourhood Action Groups (NAGS) consist of representatives from a number of local Parishes and the Community Police team.



Village Hall Facilities

Findings

The Morrell Rooms provide the only central village venue. However, there are restrictive issues concerning licensing for alcohol and amplified music. As a venue it is also very heavily booked and consequently frequently not available. The youth particularly highlighted that they would like a venue for events such as the Streatley Plugged concert. In the survey it was clearly identified that people felt the school should be more involved in community issues however whilst it may have rooms available it does not have parking or toilet facilities for adults. It was also identified that a sporting facility may be a good idea for the Recreation Ground however most people felt this should be a project done jointly with Goring.

View of West Berkshire Council

- Initial contact has been made with the Village Halls Advisory Service of the Community Council for Berkshire.
- Advice on sources of funds is available from WBC.

Recommendations/Actions

- The Morrell Room committee should be consulted on the issues of licensing and availability and given assistance where necessary.
- Set up a working group to explore long term options.

Community/Farm Shop

Findings

74% of people who answered the questionnaire said they would use a community shop in Streatley and 66 people said they would volunteer to run the shop. However, there is not currently any consensus on what form the community/farm shop would take.

Recommendations/Actions

- A working group should explore the options and viability of having a community/farm shop in Streatley.

LEISURE, YOUTH, RECREATION, EDUCATION & SPORT

Overview

The residents of the village, both young and old, indulge in a wide variety of leisure activities. The most popular activity, of youth and adults, is walking. The Recreation Ground is a popular venue and well used with strong support to add to or enhance it.

Streatley provides a centre of tourism for visitors from all over Europe, Canada, Australia, USA as well as the UK. Many of our foreign visitors come to see an “outstanding example of a typical English village” and use the village as a base for visiting other locations in the south-east.

There is a demand for more village-centred activities such as an Annual Fete, Horse and Dog Show and there is support to make the village even more attractive with the use of flower boxes.

Youth

Findings

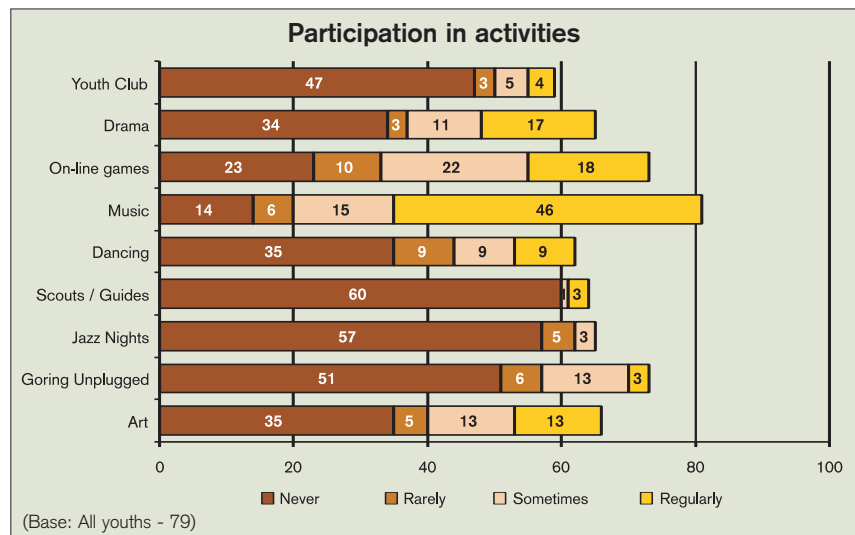
Streatley’s young people are committed to the village and value its character and charm and would like to be able to spend more time in it. They have commented on the lack of facilities for their age group and, in particular, on the lack of an informal meeting place.

View of West Berkshire Council

The Youth Services and Youth Forums activities of WBC have an Area Youth Officer to provide assistance and guidance.

Recommendations/Actions

- Set up a Youth Forum to investigate the needs of the youth of the village.
- Investigate the possibility of an annual Streatley Plugged event.



Recreation Ground/Leisure Activities

Findings

There was strong support in the village for the Recreation Ground and it was used by a large number of residents. There was a feeling that there is scope for wider use of the facility and strong support for greater community involvement. A number of residents requested more seats be available in more locations around the village.

View of West Berkshire Council

- Advice on projects together with some limited funding is available from the Arts and Leisure Development activities of WBC.
- Advice on sources of additional funds is also available.

Recommendations/Actions

- Set up “Friends of Streatley Rec”. This group would liaise with the Parish Council to help with day-to-day maintenance and broaden the use of the ground.
- Investigate fund-raising opportunities and grants to enhance the equipment and provide new facilities.
- Parish Council to provide additional seats at popular sites around the village.

LEISURE, YOUTH, RECREATION, EDUCATION & SPORT

Community Activities

Findings

There were comments on the lack of events which can be shared by the whole village and wishes for a stronger community spirit. There was a desire to make the village prettier by having flower baskets in the High Street and it was strongly felt that activities should be run by residents under the auspices of the Parish Council.

Recommendations/Actions

- Parish Council to consider the organisation and co-ordination of community events.
- Set up working groups to address the organising of flower baskets and the organisation of community events and a volunteer "litter Patrol".

Education

Findings

There is concern over the out-dated facilities in the village school, and the support of the community would help to ensure the necessary investments are made by the LEA. Streatley Primary School is a very popular school but only those people with primary school age children tend to be involved with it. Yet 76% of people think the school should be used by community groups and the public in general and could be a valuable resource for activities.

View of West Berkshire Council

- The need to bring the buildings up to date is accepted and designs are well in hand.
- Funding for the building work has been set aside.

Recommendations/Actions

- Regular news of the school, mainly through the GGN. This will include notes on the modernisation project.
- Widening the membership of FOSS (Friends of Streatley School).
- Develop the School Fete to be an annual event to including the whole village community.
- Set up a working group to commence discussions with the school governors and the LEA, to see if there is any opportunity for the facilities to be used by community groups.



ACTION PLANS

Topic	Objective(s)	Actions	Responsibility	Time scale	Partners	Resources
Planning & Environment	1. To retain the character & charm of the village. 2. To influence WBC Planning dept & SPC.	Produce a Village Design Statement (VDS).	VDS Committee	End 2006	WBC; SPC; G&S Amenity Association	Estimate £2000 for consultations and publication
Planning & Environment	To preserve the integrity of the buildings within the Conservation Area.	Part of Village Design Statement.	VDS committee	Ongoing	SPC; WBC; CPRE	None
Planning & Development	1. To defend the village from unwanted development. 2. To retain existing Village Settlement Boundaries.	1. Liaise with WBC over planning applications or policy changes which seek to enlarge the village envelope. 2. Establish a fighting fund to enable the village to make representations at planning appeals.	Streatley Parish Council	Ongoing	WBC; Residents groups; Private individuals; Amenity Association; CPRE	Estimate for fighting fund £40,000 to undertake a detailed case at a planning appeal
Planning & Development	To set up a trust fund to buy areas of land critical to the retention of the existing village envelope.	Establish a trust body to raise funds.	Streatley Parish Council	End 2006	Newly created trust body	To be established
Traffic management & road safety	1. To improve pedestrian safety. 2. To facilitate the kids "walking bus" to/from school.	Provide a pedestrian phase & crossing at Bull crossroads traffic lights.	WBC (Highways)	ASAP	SPC; Police; Road safety bodies; School Travel Plan	WBC Highways budget
Traffic management & road safety	Reduce speeding on Wallingford Road.	1. Introduce traffic calming measures. 2. Regular speed enforcement.	WBC (Highways) Community Police & Traffic Police	2006 Ongoing	SPC SPC; NAGS	£10,000 plus WBC Highways budget Nominal
Traffic management & road safety	Improve safety, parking & traffic flow on High Street.	Investigate & develop short and long term options.	Streatley Parish Council	End 2007	WBC (Highways); Residents	Nominal

ACTION PLANS

Topic	Objective(s)	Actions	Responsibility	Time scale	Partners	Resources
Traffic management & road safety	Alleviate local highway concerns. 1. Speed Wantage Rd. 2. Speed Rectory Rd. 3. Pavement to Streatley Farm. 4. Improve general pavement widths.	1. Traffic calming. 2. Speed enforcement. 3. Build/extend pavements.	WBC (Highways)	TBA	SPC; NAGS; Police; Streatley Farm; Residents	WBC Highways annual budget TBA
Public transport	To improve public transport services.	1. Consult with bus & train operators re existing and future service plans. 2. Investigate improvements.	Streatley Parish Council	End 2006	First Great Western; Thames Travel; Passenger Action Groups	None
Protection of the countryside	To preserve the village and countryside, its views, wetlands, meadows, chalk grasslands, open spaces and their valuable habitats.	1. Record Streatley's special features so that they can be protected. 2. Carry out surveys to identify areas of chalk grassland and habitats requiring protection.	Streatley Environment Group (SEG)	End 2007	National Trust; WBC Environment & Countryside Agency	Estimate for surveys
Recycling	Increase kerbside recycling and help outlying households to participate.	1. West Berkshire Plans to increase kerbside recycling. 2. Articles in the Goring Gap News to improve communication.	West Berkshire Recycling	2007	SPC	WBC Recycling budget
Access to the countryside	1. Improve access to the river. 2. Make non motor transport safer. 3. Create circular walks leaflet.	Feasibility studies to 1. Create another footpath to the river. 2. Make the footpath from Church Lane to Cleeve Court Rd suitable for cycles.	WBC Footpaths Department	Footpaths as soon as possible Walks leaflet mid-2007	SPC	WBC
A clean & tidy village	To provide a clean & safe environment.	Dog bin at south end of Recreation Ground.	Streatley Parish Council	2007	Friends of Streatley Rec (FOSR)	SPC budget

ACTION PLANS

Topic	Objective(s)	Actions	Responsibility	Time scale	Partners	Resources
Sustainability, (meeting the needs of the present generation without prejudicing the ability of the future generations to meet their needs).	To bring about local action to combat the greenhouse effect and conserve resources.	1. Formation of a group to consider courses of action.	Sustainability Group	Ongoing	SPC	Funds to be raised as required
		2. Generating electricity from the Thames Feasibility study.	Sustainability Group	2007	SPC; GPC	Funding will be sought
Crime & Safety	1. Improve co-ordination with & between Neighbourhood Watch schemes 2. Improve effectiveness of NW schemes.	Set up quarterly meetings between NW schemes, the Police & the Parish Council.	The Parish Councillor responsible for crime/safety liaison	2006	SPC; Police; NW co-ordinators	None
Crime & Safety	Reduce anti-social behaviour and perception of high crime rates.	Set up 6 monthly meetings with community policing to set priorities for police action within Streatley.	NAGS Group	2006 onwards	Police; SPC; WBC	None initially, raised as required for projects
Shopping	To provide a village shop/farm shop/farmers market.	Further investigate & specify the precise requirement.	Community Shop working group	End 2006	Local farmers	To be established
"Youth Forum"	Broaden youth activities in community.	Use survey results to develop ideas for events (sports, music, social).	Parish Plan Youth working group	2006/7	SPC; WBC; Downland Youth Network; Friends of Streatley Rec; Goring Youth Club	Funds to be raised as required
"Bring the Rec to Life"	1. Care of existing grounds. 2. Keep up standard of the play area. 3. Develop other activities.	1. Liaise and assist SPC in 1. & 2. 2. Liaise with Youth Forum on 3.	"Friends of Streatley Rec" (FOSR)	2006	SPC; WBC; Streatley Strikers; Goring and Streatley Environmental Group (GSEG), Youth Forum	Funds to be raised as required

ACTION PLANS

Topic	Objective(s)	Actions	Responsibility	Time scale	Partners	Resources
Improving the community's leisure facilities	Determine the need for, and uses of, a larger hall.	Study local needs and examples to prepare a feasibility study for further consideration.	Study Group for the multi-use hall	2007	SPC; GPC; WBC, Community Council of Berks (Village Halls); Morrell Room Committee; GVH Committee; other village hall committees	Funds to be raised as required; preliminary drawings may be needed
Broadening community co-operation	1. Flowers in the High Street. 2. Village Fete. 3. Horse and Dog show. 4. Night Glow event.	Widen the range of volunteers and find special interest groups.	Environment, Youth and special interest groups	ASAP	SPC; WBC; Balloonists; FOSS, etc	Minor grants for High Street improvements Other fundraising as required
School liaison	Strengthening the links between school and community.	1. Regular news of school affairs. 2. Promote the School Fete. 3. Appoint a school liaison officer.	1. Head teacher 2. FOSS (Friends of Streatley School)	2006	Governors; GGN	Very small need for funds
Other leisure activities	Provide additional seats along walks & footpaths.	Investigate where extra seats are required and costs.	Streatley Parish Council	2007	G & S Amenity Association	SPC budget; Local donations
Communications	Improve communications between Parish Council and residents.	1. Half-yearly newsletter. 2. Streatley website.	SPC	2006/7	Local organisations	£200 pa. £360 set up £250 pa.
Communications	1. Community shop 2. Youth activities 3. Electricity generation	Investigate Goring and Streatley working together on projects.	SPC	2006/7	GPC	None

APPENDIX A

EXPLANATORY NOTE

Planning Authorities

The ultimate responsibility for planning in England and Wales lies with the Department for Communities and Local Government (DCLG).

The Town and Country Planning Act 1990 appointed District and County Councils as local planning authorities. The Local Planning Authority for Streatley is therefore the West Berkshire Council (WBC).

Under the Government's current plans for regional development, a new regional authority called the South East England Regional Assembly has been set up. It has devolved powers for tackling wider strategic planning issues.

The Planning Process

The Town and Country Planning Act 1990 requires local planning authorities to prepare and sustain Local Development Plans. Decisions on individual planning applications are made in accordance with the policies inherent in these plans.

The current West Berkshire District Local Plan expires in 2006. As a result of the Planning and Compulsory Purchase Act 2004, Local Development Frameworks (LDF) have now replaced local plans.

WBC has commenced work on a new Local Development Framework scheme for the period to 2016.

The LDF will initially comprise three documents, namely: West Berkshire Planning Strategy Document, Newbury Town Centre Plan and Housing Site Allocations. Within the Strategy it is planned to have a Development Plan Document for Rural Communities. This is the document likely to have significant relevance to rural villages such as Streatley.

It is anticipated that additional documents will be added to the LDF in the future. These might include guidance documents such as a Village Design Statement or additional criteria adopted as a response to Central Government advice.

The Newbury Town Centre Plan will not affect the planning policy being applied to Streatley.

It is expected that the West Berkshire Planning Strategy will identify the need for development within West Berkshire including the prospect of some development outside existing settlement boundaries. The Housing Site Allocations Plan will be looking to identify possible sites.

The programme for the preparation of the LDF is:

West Berkshire Planning Strategy

Initial Consultations	Spring/Summer 2005
Formal Consultations	Spring 2006
Submission to DCLG	2nd half 2006
Independent Examination	2nd half 2006
Adoption	about March 2007

Housing Site Allocations Plan

Initial Consultations	Winter/Spring 2006/7
Formal Consultations	June/July 2007
Submission to DCLG	November 2007
Independent Examination	June 2008
Adoption	about November 2008

The South East Regional Assembly have also commenced on a consultation process prior to producing a regional plan which will prove the framework i.e. house building targets which the Local Development Plan will need to adopt.

Because of the timing of the consultation periods Streatley Parish Council have already made submissions to both the South East Regional Assembly and West Berkshire Council in connection with both the Regional Plan and the West Berkshire Planning Strategy.

APPENDIX B

Definitions

Village Settlement Boundaries

The Streatley Settlement Boundaries are shown edged in black on the plan of the village. Under the existing Local Plan planning consents will only be granted for acceptable development within the settlement boundaries. Outside the Village Settlement Boundaries development is not permitted. There are exceptions, such as agricultural buildings, local facilities for example a new sports pavilion, or affordable housing.

Conservation Areas

A Conservation Area effectively makes all buildings within the area subject to the same regulations that govern listed buildings.

Area of Outstanding Natural Beauty

A designation given for the purpose of conserving and enhancing natural beauty. These areas are given some protection from unsuitable development under the Planning Acts and as a landscape has equivalent status to a National Park.

WBC - West Berkshire Council

SPC - Streatley Parish Council

GPC - Goring Parish Council

NAGS - Neighbourhood Action Group

CPRE - Campaign for Protection of Rural England

The Parish Plan Team

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Mike Spence CPRE

Simon Carter G&SAA

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Parish Plan Volunteers

Too many (30+) to mention. Big thanks to all, especially to Ivan Scott for organising the questionnaire distribution and return.

West Berkshire Liaison

Sarah Ward Community Action West Berkshire

Mark Harris WBC

Paul James WBC

Acknowledgements and Sponsors

Streatley Parish Council; Goring & Streatley Amenity Association; Awards for All; DEFRA; CPRE; Goring & Streatley Local History Society; Swift Ink.



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