### **Individual Decisions**

### The attached reports will be taken as Individual Portfolio Member Decisions on:

### 12<sup>th</sup> March 2009

| Ref:   | Title                                                            | Portfolio<br>Member(s)     | Page No. |
|--------|------------------------------------------------------------------|----------------------------|----------|
| ID1566 | West Berkshire Council Forward<br>Plan – April 2009 to July 2009 | Councillor<br>Graham Jones | 3 - 12   |
| ID1695 | Streatley Village Design<br>Statement                            | Councillor<br>Graham Jones | 13 - 60  |
| ID1822 | Surface Water Management Plan for Thatcham                       | Councillor Emma<br>Webster | 61 - 78  |
| ID1829 | Land Drainage Enforcement<br>Policy                              | Councillor Emma<br>Webster | 79 - 86  |
| ID1827 | Five Year Highway Improvement<br>Plan 2009/10 to 2013/14         | Councillor Emma<br>Webster | 87 - 106 |

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### **Individual Decision**

| Title of Report:                          |        | West Berkshire Council Forward Plan –<br>April 2009 to July 2009                                                                                                                                                     |     |                             |  |  |  |  |
|-------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------|--|--|--|--|
| Report to be<br>considered by:            | Leader | of Council                                                                                                                                                                                                           | on: | 12 <sup>th</sup> March 2009 |  |  |  |  |
| Forward Plan Ref:                         | ID1566 | i                                                                                                                                                                                                                    |     |                             |  |  |  |  |
| Purpose of Report:<br>Recommended Action: |        | To advise Members of items to be considered by<br>West Berkshire Council over the next 4 months.<br>That the Leader of the Council agrees and where<br>appropriate amend the West Berkshire Council<br>Forward Plan. |     |                             |  |  |  |  |
| Reason for decision taken:                | to be  | It is a statutory requirement that a Forward Plan be produced.                                                                                                                                                       |     |                             |  |  |  |  |
| List of other options considered:         |        | N/A                                                                                                                                                                                                                  |     |                             |  |  |  |  |
| Key background documentation:             |        | None                                                                                                                                                                                                                 |     |                             |  |  |  |  |

| Portfolio Member: | Graham Jones - Leader of Council |
|-------------------|----------------------------------|
| Tel. No.:         | (01235) 762744                   |
| E-mail Address:   | gjones@westberks.gov.uk          |

| Contact Officer Details |                             |  |  |  |  |
|-------------------------|-----------------------------|--|--|--|--|
| Name:                   | Moira Fraser                |  |  |  |  |
| Job Title:              | Democratic Services Manager |  |  |  |  |
| Tel. No.:               | 01635 519045                |  |  |  |  |
| E-mail Address:         | mfraser@westberks.gov.uk    |  |  |  |  |

#### **Supporting Information**

#### 1. Background

- 1.1 The Forward Plan attempts to cover all decisions, not just those made by the Executive, which the Authority intends to make over the next 4 months. The Forward Plan, attached as Appendix A, also shows the decision path of each item so far including Council, Executive and Overview and Scrutiny Committee.
- 1.2 As part of the continuing development of the Forward Plan we have now incorporated all Plans and Policies which are required to be approved by the Council under the Constitution. These items have been linked to the appropriate meetings of the Executive and Overview and Scrutiny Committee.

#### Appendices

Mombors

Appendix A – West Berkshire Council Forward Plan – April 2009 to July 2009

| Imp | licatio | ns |
|-----|---------|----|
|     |         |    |

| Policy:    | As set out in the report                            |
|------------|-----------------------------------------------------|
| Financial: | There are no financial implications for the Council |

#### **Consultation Responses**

| wembers:                                    |                                                                                                                                                                                                                                                                             |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Leader of Council:                          | Leader of the Council                                                                                                                                                                                                                                                       |
| Overview & Scrutiny<br>Commission Chairman: | OSC Chairman                                                                                                                                                                                                                                                                |
| Ward Members:                               | N/a                                                                                                                                                                                                                                                                         |
| Opposition<br>Spokesperson:                 | Opposition Leader                                                                                                                                                                                                                                                           |
| Policy Development<br>Commission Chairman:  | N/a                                                                                                                                                                                                                                                                         |
| Local Stakeholders:                         | The West Berkshire Council Forward Plan will be published the first working day after the Individual Decision is signed.                                                                                                                                                    |
| Officers Consulted:                         | Nick Carter, John Ashworth, Margaret Goldie, Teresa Bell, Group<br>Executives and there has been widespread consultation with<br>senior managers across the Authority on the content of the<br>Forward Plan. Given its rolling nature this consultation will be<br>ongoing. |
| Trade Union:                                | Not sought                                                                                                                                                                                                                                                                  |

| Is this item subject to call-in. | Yes: | No: 🖂 |
|----------------------------------|------|-------|
|----------------------------------|------|-------|

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# West Berkshire Council Forward Plan



| Reference | Decision and Purpose                                                                                                                                                                                                                                                                                                                                               | Decision<br>Body | Decision<br>Path | Service Area          | Contact &<br>Ext. No.       | Lead Member                   | Part<br>II | Date<br>Report<br>Published | Notes                  | Decision<br>Month |  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-----------------------|-----------------------------|-------------------------------|------------|-----------------------------|------------------------|-------------------|--|
|           | APRIL 2009                                                                                                                                                                                                                                                                                                                                                         |                  |                  |                       |                             |                               |            |                             |                        |                   |  |
| ID1831    | Extension of the Flexible Home<br>Improvement Loan Scheme and Review of<br>Empty Homes Grant<br>To seek approval to extend the Flexible Home<br>Improvement Loan scheme to offer loans to<br>owners of empty homes, where this would<br>facilitate the home being brought back into use.<br>To review the eligibility and application of the<br>Empty Homes Grant. | ID               | 01/04/09         | Community<br>Services | Mel Brain<br>(2403)         | Councillor<br>Alan Law        |            | 25/03/09                    |                        | 01 April 2009     |  |
| ID1684    | Adoption of Parish Plans<br>To adopt Parish Plans.                                                                                                                                                                                                                                                                                                                 | ID               | 01/04/09         | Chief<br>Executive    | Carole Ruse                 | Councillor<br>Pamela Bale     |            | ТВС                         |                        | 01 April 2009     |  |
| ID1696    | Approval of Village Design Statements<br>To approve Village Design Statements.                                                                                                                                                                                                                                                                                     | ID               | 01/04/09         | Chief<br>Executive    | Paula<br>Amorelli<br>(2233) | Councillor<br>Alan Law        |            | TBC                         |                        | 01 April 2009     |  |
| ID1832    | Resolution of Objections Received to the<br>Proposed Parking Places Order for Goldwell<br>Park and Northcroft Leisure Centre Car<br>Parks<br>To seek a Member resolution to objections<br>lodged following the advertisement of the<br>Parking Places Order for Goldwell Park and<br>Northcroft Leisure Centre Car Parks                                           | ID               | 01/04/09         | Environment           | Martyn<br>Baker<br>(2211)   | Councillor<br>Emma<br>Webster |            | ТВС                         |                        | 01 April 2009     |  |
| ID1567    | West Berkshire Forward Plan - May 2009 -<br>August 2009<br>To advise Members of items to be considered<br>by West Berkshire Council over the next four<br>months.                                                                                                                                                                                                  | ID               | 16/04/09         | Chief<br>Executive    | Moira<br>Fraser<br>(2045)   | Councillor<br>Laszlo Zverko   |            | 07/04/09                    | Not subject to call in | 01 April 2009     |  |

| Reference | Decision and Purpose                                                                                                                                                                 | Decision<br>Body | Decision<br>Path | Service Area       | Contact &<br>Ext. No.       | Lead Member                                                               | Part<br>II | Date<br>Report<br>Published | Notes | Decision<br>Month |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------|-----------------------------|---------------------------------------------------------------------------|------------|-----------------------------|-------|-------------------|
| EX1639    | Level One Performance Monitoring - Q3<br>2008/09<br>To outline performance levels across the<br>Council and to consider, where appropriate, the<br>remedial action that is required. | EX               | 23/04/09<br>EX   | Chief<br>Executive | Jason Teal                  | Councillor<br>Laszlo Zverko                                               |            | 15/04/09                    |       | 01 April 2009     |
| EX1824    | North Wessex Downs AONB Management<br>Plan Review<br>To formally consider the draft revised North<br>Wessex Downs AONB Management Plan.                                              | EX               | 23/04/09<br>EX   | Environment        | Paula<br>Amorelli<br>(2233) | Councillor<br>Alan Law                                                    |            | 15/04/09                    |       | 01 April 2009     |
| C1631     | Draft Sustainable Community Strategy<br>To present the Community Plan.                                                                                                               | С                | TBC C            | Chief<br>Executive | Andy Day                    | Councillor<br>Graham<br>Jones                                             |            | TBC                         |       | 01 April 2009     |
|           |                                                                                                                                                                                      |                  |                  | MAY                | 2009                        |                                                                           |            |                             |       |                   |
| ID1685    | Adoption of Parish Plans<br>To adopt Parish Plans.                                                                                                                                   | ID               | 01/05/09         | Chief<br>Executive | Carole Ruse                 | Portfolio Holder<br>for Leisure &<br>Culture,<br>Equality, The<br>Visions |            | TBC                         |       | 01 May 2009       |
| ID1697    | Approval of Village Design Statements<br>To approve Village Design Statements.                                                                                                       | ID               | 01/05/09         | Chief<br>Executive | Paula<br>Amorelli<br>(2233) | Portfolio Holder<br>for Planning &<br>Housing                             |            | TBC                         |       | 01 May 2009       |
| ID1722    | Risk Management Strategy Financial Year<br>2009/10<br>To present the Council's Risk Management<br>Strategy.                                                                          | ID               | 14/05/09         | Chief<br>Executive | lan Priestley<br>(2253)     | Portfolio Holder<br>for Strategy &<br>Performance                         |            | 06/05/09                    |       | 01 May 2009       |
| ID1723    | Annual Nominations for Representations on<br>Outside Bodies<br>To agree the Council's Annual Nominations for<br>Representations on Outside Bodies.                                   | ID               | 14/05/09         | Chief<br>Executive | Moira<br>Fraser             | Leader of<br>Council                                                      |            | 06/05/09                    |       | 01 May 2009       |

| Reference | Decision and Purpose                                                                                                                                                                                                  | Decision<br>Body | Decision<br>Path | Service Area       | Contact &<br>Ext. No.     | Lead Member                                                    | Part<br>II | Date<br>Report<br>Published | Notes                  | Decision<br>Month |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------|---------------------------|----------------------------------------------------------------|------------|-----------------------------|------------------------|-------------------|
| ID1724    | Trading Standards Plan 2008-10<br>To consider, amend as appropriate prior to<br>approval, or to approve Trading Standards<br>Plan, including the associated Food, Agriculture<br>and Animal Health and Welfare Plans. | ID               | 14/05/09         | Environment        | Sean<br>Murphy<br>(2930)  | Portfolio Holder<br>for Environment<br>& Publilc<br>Protection |            | 06/05/09                    |                        | 01 May 2009       |
| ID1746    | West Berkshire Forward Plan - June 2009 to<br>September 2009<br>To advise Members of items to be considered<br>by West Berkshire Council over the next four<br>months.                                                | ID               | 14/05/09         | Chief<br>Executive | Moira<br>Fraser<br>(2045) | Leader of the<br>Council                                       |            | 07/05/09                    | Not subject to call in | 01 May 2009       |
| EX1740    | West Berkshire Report for Level One<br>Indicators - Year End 2008/09<br>To outline performance levels across the<br>Council and to consider, where appropriate, the<br>remedial action that is required.              | EX               | 28/05/09<br>EX   | Chief<br>Executive | Jason Teal                | Portfolio Holder<br>for Strategy and<br>Performance            |            | 08/07/09                    |                        | 01 May 2009       |
| C1727     | Appointment and Allocation of Seats on<br>Committees<br>To consider the appointment and allocation of<br>seats on Committees and associated bodies.                                                                   | С                | 12/05/09<br>C    | Chief<br>Executive | Moira<br>Fraser           | Leader of the<br>Council                                       |            | 01/05/200<br>9              |                        | 01 May 2009       |
| C1728     | Election of Executive Leader and<br>Appointment of Executive<br>To elect the Executive Leader and appoint<br>Members to the Executive.                                                                                | С                | 12/05/09<br>C    | Chief<br>Executive | Moira<br>Fraser           | Leader of the<br>Council                                       |            | 01/05/200<br>9              |                        | 01 May 2009       |
| C1641     | Appointment and Allocation of Seats on<br>Committees<br>To consider the appointment and allocation of<br>seats on Committees and associated bodies.                                                                   | С                | 12/05/09<br>C    | Chief<br>Executive | Moira<br>Fraser           | Leader of the<br>Council                                       |            | 06/05/09                    |                        | 01 May 2009       |
| C1830     | Changes to the Constitution - Licensing<br>To agree changes to the Constitution.                                                                                                                                      | С                | 12/05/09<br>C    |                    |                           |                                                                |            | 06/05/09                    |                        | 01 May 2009       |

| Reference | Decision and Purpose                                                                                                                                                 | Decision<br>Body | Decision<br>Path | Service Area                 | Contact &<br>Ext. No.        | Lead Member                                                               | Part<br>II | Date<br>Report<br>Published | Notes | Decision<br>Month |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------------------|------------------------------|---------------------------------------------------------------------------|------------|-----------------------------|-------|-------------------|
| C1662     | The Future of Scrutiny<br>To obtain approval for proposed changes to the<br>Council's Scrutiny function and their associated<br>consultation process.                | С                | 12/05/09<br>C    | Chief<br>Executive           | David Lowe                   | Leader of<br>Council                                                      |            |                             |       | 01 May 2009       |
|           |                                                                                                                                                                      |                  |                  | JUNE                         | 2009                         |                                                                           |            |                             |       |                   |
| ID1748    | Adoption of Parish Plans<br>To adopt Parish Plans.                                                                                                                   | ID               | 01/06/09         | Chief<br>Executive           | Carole Ruse                  | Portfolio Holder<br>for Leisure &<br>Culture,<br>Equality, The<br>Visions |            | ТВС                         |       | 01 June<br>2009   |
| ID1749    | Approval of Village Design Statements<br>To approve Village Design Statements.                                                                                       | ID               | 01/06/09         | Chief<br>Executive           | Paula<br>Amorelli<br>(2233)  | Portfolio Holder<br>for Planning<br>and Housing                           |            | ТВС                         |       | 01 June<br>2009   |
| ID1733    | Appointment to SACRE<br>To appoint a representative to SACRE.                                                                                                        | ID               | 01/06/09         | Children and<br>Young People | Margaret<br>Blaine<br>(2458) | Portfolio Holder<br>for Children and<br>Young People                      |            | ТВС                         |       | 01 June<br>2009   |
| ID1747    | West Berkshire Forward Plan - July 2009 to<br>October 2009<br>To advise Members of items to be considered<br>by West Berkshire Council over the next four<br>months. | ID               | 11/06/09         | Chief<br>Executive           | Moira<br>Fraser<br>(2045)    | Leader of the<br>Council                                                  |            | 12/06/09                    |       | 01 June<br>2009   |
| ID1729    | People Strategy Refresh<br>To report on the refresh of the People Strategy<br>2009-2012.                                                                             | ID               | 25/06/09         | Chief<br>Executive           | Robert<br>O'Reilly<br>(2358) | Portfolio Holder<br>for Strategy and<br>Performance                       |            | 19/06/09                    |       | 01 June<br>2009   |
| GAC1730   | Annual Governance Statement                                                                                                                                          | G&A              |                  | Chief<br>Executive           | lan Priestley                |                                                                           |            |                             |       | 01 June<br>2009   |
| EX1615    | Budget Monitoring - Year End 2008/09<br>To update Members on the year end budget<br>monitoring position.                                                             | EX               | 04/06/09         | Chief<br>Executive           | Andy<br>Walker<br>(2433)     | Portfolio Holder<br>for Finance                                           |            | 27/05/09                    |       | 01 June<br>2009   |

The items included in the Forward Plan were correct at the time of publication. The Forward Plan may, however, change and you are advised to contact: Moira Fraser – Tel: 01635 519045 e-mail: <u>mfraser@westberks.gov.uk</u> in Policy & Communication to confirm the contents of any agenda before attending a meeting.

EXECUTIVE DECISIONS MAY BE TAKEN BY THE EXECUTIVE ACTING AS A COLLECTIVE BODY OR BY OFFICERS ACTING UNDER DELEGATED POWERS.

| Reference | Decision and Purpose                                                                                                                                                                     | Decision<br>Body | Decision<br>Path | Service Area                 | Contact &<br>Ext. No.        | Lead Member                                                               | Part<br>II | Date<br>Report<br>Published | Notes | Decision<br>Month |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------------------|------------------------------|---------------------------------------------------------------------------|------------|-----------------------------|-------|-------------------|
| EX1616    | Capital Monitoring - Year End 2008/09<br>To update Members on the year end capital<br>budget monitoring position.                                                                        | EX               | 04/06/09         | Chief<br>Executive           | Andy<br>Walker<br>(2433)     | Portfolio Holder<br>for Finance                                           |            | 27/05/09                    |       | 01 June<br>2009   |
| EX1816    | Home to School Transport Policy 2010-11<br>To agree the Home to School Transport Policy<br>for 2010-11.                                                                                  | EX               | 04/06/09         | Children and<br>Young People | Malcolm<br>Berry (2770)      | Portfolio Holder<br>for Children and<br>Young People                      |            | 27/05/09                    |       | 01 June<br>2009   |
| EX1725    | Nominations to Thames Valley Police and<br>Fire Authorities<br>To consider the nomination of representation to<br>the Thames Valley Police and Fire Authorities.                         | EX               | 04/06/09<br>EX   | Chief<br>Executive           | Moira<br>Fraser              | Leader of the<br>Council                                                  |            | 27/05/09                    |       | 01 June<br>2009   |
| EX1726    | Annual Employment Report for 2008/09<br>including Establishment Monitoring - Year<br>End<br>To report on the year end position in respect of<br>the Council's Establishment for 2008/09. | EX               | 04/06/09<br>EX   | Chief<br>Executive           | Robert<br>O'Reilly<br>(2358) | Portfolio Holder<br>for Strategy and<br>Performance                       |            | 27/05/09                    |       | 01 June<br>2009   |
|           |                                                                                                                                                                                          |                  |                  | JULY                         | 2009                         |                                                                           |            |                             |       |                   |
| ID1751    | Adoption of Parish Plans<br>To adopt Parish Plans.                                                                                                                                       | ID               | 01/07/09         | Chief<br>Executive           | Carole Ruse                  | Portfolio Holder<br>for Leisure &<br>Culture,<br>Equality, The<br>Visions |            | TBC                         |       | 01 July 2009      |
| ID1752    | Approval of Village Design Statements<br>To approve Village Design Statements.                                                                                                           | ID               | 01/07/09         | Chief<br>Executive           | Paula<br>Amorelli<br>(2233)  | Portfolio Holder<br>for Planning<br>and Housing                           |            | TBC                         |       | 01 July 2009      |
| ID1735    | Chief Executive's Directorate Plan and<br>Service Plans<br>To approve the Chief Executive's Directorate<br>Plan and Service Plans.                                                       | ID               | 16/07/09         | Chief<br>Executive           | Nick Carter<br>(2101)        | Portfolio Holder<br>for Strategy and<br>Performance                       |            | 08/07/09                    |       | 01 July 2009      |

| Reference | Decision and Purpose                                                                                                                                                                                        | Decision<br>Body | Decision<br>Path | Service Area                 | Contact &<br>Ext. No.     | Lead Member                                          | Part<br>II | Date<br>Report<br>Published | Notes | Decision<br>Month |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------------------|---------------------------|------------------------------------------------------|------------|-----------------------------|-------|-------------------|
| ID1750    | West Berkshire Forward Plan - August 2009<br>to November 2009<br>To advise Members of items to be considered<br>by West Berkshire Council over the next four<br>months.                                     | ID               | 16/07/09         | Chief<br>Executive           | Moira<br>Fraser<br>(2045) | Leader of the<br>Council                             |            | 08/07/09                    |       | 01 July 2009      |
| EX1736    | Annual Report of the West Berkshire<br>Adoption Service 2008/09 and the West<br>Berkshire Statement of Purpose 2009/10.<br><i>To consider the report in compliance with</i><br><i>Adoption Regulations.</i> | EX               | 16/07/09<br>EX   | Children and<br>Young People | Diane Grist<br>(3101)     | Portfolio Holder<br>for Children and<br>Young People |            | 08/07/09                    |       | 01 July 2009      |
| EX1737    | Annual Report of the West Berkshire<br>Fostering Service 2008/09 and the Fostering<br>Service Statement of Purpose 2009/10.<br>To consider the report in compliance with<br>Fostering Regulations.          | EX               | 16/07/09<br>EX   | Children and<br>Young People | Diane Grist<br>(3101)     | Portfolio Holder<br>for Children and<br>Young People |            | 08/07/09                    |       | 01 July 2009      |
| EX1738    | Consultation n Home to School and College<br>Transport Policy for 2010/11.<br>To determine a Home to School Transport<br>Policy for the 2010/11 Academic Year.                                              | EX               | 16/07/09<br>EX   | Children and<br>Young People | Malcolm<br>Berry (2770)   | Portfolio Holder<br>for Children and<br>Young People |            | 08/07/09                    |       | 01 July 2009      |
| EX1739    | Nursery Admissions Policy 20010 -11.<br>To outline the proposed Nursery Admissions<br>Policy 2010/11 for determination.                                                                                     | EX               | 16/07/09<br>EX   | Children and<br>Young People | Malcolm<br>Berry (2770)   | Portfolio Holder<br>for Children and<br>Young People |            | 08/07/09                    |       | 01 July 2009      |

### **Individual Executive Member Decision**

| Title of Report:                       | Streatley Village Design Statement                                                                                                                                                         |  |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Report to be considered by:            | Individual Executive Member Decision                                                                                                                                                       |  |
| Date on which Decision is to be taken: | 12 March 2009                                                                                                                                                                              |  |
| Forward Plan Ref:                      | ID1695                                                                                                                                                                                     |  |
| Purpose of Report:                     | To report on the formal public consultation<br>undertaken on the Draft Village Design Statement for<br>Streatley and to consider its adoption as part of the<br>community planning process |  |
| Recommended Action:                    | To endorse and adopt the Streatley Village Design Statement as outlined in Appendix b                                                                                                      |  |
| Reason for decision to be taken:       | Formal adoption of the Village Design Statement; the Statement having gone through the agreed processes with West Berkshire Council.                                                       |  |
| Key background documentation:          | Streatley Village Design Statement<br>Planning Policy Statement 12 Local Spatial Planning<br>(PPS12)                                                                                       |  |

| Portfolio Member Details |                                              |  |  |  |  |  |
|--------------------------|----------------------------------------------|--|--|--|--|--|
| Name & Telephone No.:    | Councillor Graham Jones - Tel (01235) 762744 |  |  |  |  |  |
| E-mail Address:          | gjones@westberks.gov.uk                      |  |  |  |  |  |
| Contact Officer Details  | Contact Officer Details                      |  |  |  |  |  |
| Name:                    | Paula Amorelli                               |  |  |  |  |  |
| Job Title:               | Principal Planning Officer                   |  |  |  |  |  |
| Tel. No.:                | 01635 519233                                 |  |  |  |  |  |
| E-mail Address:          | pamorelli@westberks.gov.uk                   |  |  |  |  |  |

| Implications       |                                                                                                                                                   |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy:            | VDS prepared as part of the community planning process in<br>West Berkshire can influence the operation of the statutory<br>planning system       |
| Financial:         | There are no direct financial implications at this stage                                                                                          |
| Personnel:         | There are no direct personnel implications at this stage                                                                                          |
| Legal/Procurement: | There are no direct legal implications at this stage                                                                                              |
| Environmental:     | VDS can highlight some local environmental issues and as such can play a useful role in conserving and enhancing the environment at this level.   |
| Partnering:        | Parish Plans are an excellent example of partnering between the local community and the Council.                                                  |
| Property:          | There are no specific Property implications at this stage                                                                                         |
| Risk Management:   | There are no direct risk management issues arising from the VDS.                                                                                  |
| Community Safety:  | There are no specific or direct Community Safety<br>implications                                                                                  |
| Equalities:        | The consultation carried out in support of the VDS helps<br>ensure that all people have an opportunity to have their<br>views and concerns heard. |

#### **Consultation Responses**

| Members:                                    |                                                        |
|---------------------------------------------|--------------------------------------------------------|
| Leader of Council:                          |                                                        |
| Overview & Scrutiny<br>Commission Chairman: | Brian Bedwell                                          |
| Policy Development<br>Commission Chairman:  | Marcus Franks                                          |
| Ward Members:                               | Alan Law                                               |
| Opposition<br>Spokesperson:                 | Jeff Brooks                                            |
| Local Stakeholders:                         | Previously consulted during the preparation of the VDS |
| Officers Consulted:                         | Previously consulted during the preparation of the VDS |
| Trade Union:                                | N/A                                                    |

| Is this item subject to call-in.                                                                                                                                                                                                                                                                               | Yes: 🔀 | No: |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----|--|--|--|
| If not subject to call-in please put a cross in the appropriate box:                                                                                                                                                                                                                                           |        |     |  |  |  |
| The item is due to be referred to Council for final approval<br>Delays in implementation could have serious financial implications for the Council<br>Delays in implementation could compromise the Council's position<br>Considered or reviewed by OSC or associated Task Groups within preceding 6<br>months |        |     |  |  |  |
| Item is Urgent Key Decision                                                                                                                                                                                                                                                                                    |        |     |  |  |  |

#### Supporting Information

#### 1. Background

- 1.1 A Village Design Statement (VDS) is a document describing the qualities and characteristics that local people value in their village and its surroundings. It sets out clear and simple guidance for the design of all development in the village. A VDS cannot be used to stop new development, but it can be used to influence developers and the local planning authority, and to ensure that new buildings respect and reflect local character.
- 1.2 Village and Town Design Statements are intended to influence the operation of the statutory planning system and this has worked well in West Berkshire for the past few years. The Council has actively encouraged the production of village and town design statements and since 2001 has adopted the following:
  - Basildon, Chieveley, Bucklebury, Cold Ash and Ashmore Green, Speen, Beenham, Hermitage and Inkpen as supplementary planning guidance (SPG) under the old planning system (prior to September 2004)
  - Newbury, Pangbourne, Compton, Stratfield Mortimer and Brimpton as a 'material consideration' in planning decisions under the new planning system (between September 2004 and June 2008)
- 1.3 In June 2008 the Government published revised planning guidance in Planning Policy Statement 12 Local Spatial Planning (PPS12). This removed the ability the Council had to specifically adopt new VDS as a 'material consideration' in planning decisions, but stressed that local communities should not see the statutory planning system as the only means of getting their plans recognised and suggested that other forms of community planning may be more appropriate.
- 1.4 Therefore, although this means that VDS will now achieve recognition through the community planning process rather than the statutory planning process it does not mean that they are seen as any less important. The government reaffirms this by stating that 'Councils should pay close attention to the contents of non statutory parish and community plans as part of their community involvement in the production of the Local Development Framework (LDF)'.
- 1.5 To ensure that village and town design statements produced in this way are still accorded weight in the planning process, for example, by planning inspectors at appeals, it remains particularly important to show that they:
  - have been produced in consultation with the local community and stakeholders, including statutory consultees;
  - conform with relevant development plan policies; and
  - have been adopted by the Council.
- 1.6 The following procedures are therefore being adopted by community groups in West Berkshire when preparing village and town design statements:

#### Stage 1

Production of draft village or town design statement by village or town design statement group with the involvement of a wide cross-section of the local community;

#### Stage 2

Officer agreement to final version of draft village or town design statement;

#### Stage 3

Four week 'formal' consultation period where village or town design statement group consults with the local community and West Berkshire Council consult with relevant stakeholders & statutory consultees;

#### Stage 4

Amendments to village or town design statement made as appropriate;

#### Stage 5

Village or town design statement group presents final village or town design statement to the Council for adoption as an Individual Executive Member decision.

1.7 The production of the Streatley VDS has been in accordance with this procedure

#### 2. Streatley Village Design Statement

- 2.1 The need for the preparation of a VDS for Streatley was originally highlighted as an action in the Streatley Parish Plan. A working group was subsequently formed from the local community and the VDS drawn up with advice from Council officers.
- 2.2 Formal consultation on the Draft Village Design Statement was undertaken by West Berkshire Council for just over four weeks from 8th October to 10th November 2008. Officers consulted directly with about 40 statutory agencies, national interest groups, relevant local authorities, adjacent parish councils, local interest groups and local developers (or their agents). In addition, the draft document was made available on the Council's web site.
- 2.3 There were 3 formal responses to the Draft VDS and these are attached as Appendix A. As can be seen it is not proposed to alter the VDS as a result of the comments made.
- 2.4 The final Streatley VDS is therefore attached as Appendix B. If the document is endorsed and adopted by the Council, Streatley Parish Council will update the section on 'public consultation', ensure that appropriate acknowledgements are made to the Ordnance Survey for the reproduction of various maps, publish the document and will make an electronic copy available for use by West Berkshire Council.

#### Appendices

Appendix A – Formal responses to the Draft Streatley Village Design Statement Appendix B – Streatley Village Design Statement

#### Draft Streatley Village Design Statement

#### **Consultation Responses**

| Consultee                        | Representation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Officers response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action        |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| WBC<br>Archaeological<br>Officer | This is one of the better Village Design Statements that I have seen. It provides a sound evidence base and a robust approach to future development that will protect the existing character of the village. I like the split into zones, although I might have separated then into smaller more distinct zones, and the illustrations capture the character of the place very well. There are a few places where a little more detail might have helped explain the importance or significance of key assets, but overall this is a minor issue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | These comments are noted.<br>The Conservation & Design Officer has<br>seen the draft VDS and is happy that<br>there are no conflicts between the two<br>documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No<br>changes |
|                                  | I would be interested to know how this will work alongside the conservation area appraisal, which is in a late draft stage. Does some work need to be done to make sure there are no conflicts within the two documents?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |
| Geoff Whittle                    | <ul> <li>We note with interest the above statement and would précis our comments as follows: <ol> <li>The overall intention to preserve the character of building, in terms of architecture, size of properties and style treatment is laudable. However, the plan itself is expertly prepared and designed to create a perception of tranquility and stability wrapped in emotive terminology to discourage change beyond the current footprint of buildings.</li> <li>The desire to retain the layout of a village that lacks either a visual or physical 'heart' is perhaps misguided. The plan seeks to insinuate that this 'village' prevails but the nature of current development (although extremely attractive and worthy of note, in parts) belies this. Streatley would appear to exist more as a consequence of Goring than for any focal nature of its own.</li> <li>Streatley has developed (by various extensions to the settlement boundary) in a ribbon style along principal roadways, resulting in a somewhat sprawling and disjointed collection of properties of disparate style and age.</li> <li>The suggestion that the settlement boundary should be 'frozen' suggests a degree of 'NIMBY-ism' rather than a genuine attempt to preserve any unique nature to the settlement.</li> </ol> </li> <li>Several areas referred to emotively as 'lungs' (wherein nature's lungs are predominantly trees rather than open spaces) are in fact privately owned areas of land that some of the respective current owners have stated intentions of seeking development permission. These areas are not either</li> </ul> | These comments are noted.<br>It is worth clarifying that the VDS is<br>intended to provide a context for new<br>development, based on local character<br>and sense of place. Its purpose is to<br>manage change, whether that change is<br>major new development or just<br>cumulative, small scale additions and<br>alterations. It is not about whether<br>development should take place; that is a<br>job for the Local Development<br>Framework, but about how planned<br>development should be carried out, so<br>that it is in harmony with its setting and<br>makes a positive contribution to the local<br>environment.<br>Similarly, the principle of settlement<br>boundaries is one that is dealt with<br>through the Local Development<br>Framework and not the VDS. | No<br>changes |

| <ul> <li>development is inappropriate.</li> <li>6) The retention of tree screening/cover should be part of the overall 'picture' of Streatley but should not preclude the possibility of sensible infill to consolidate the footprint of the villageand therefore, in fact, to provide some allusion to 'heart' as suggested above. Eg. The land to the south of Zone 1 and east of Zone 2 is an area of fields comprising some seven acres under one title in one parcel, and additional land under separate ownership adjacent to it. This land is heavily screened from all roads and to all intents and purposes completely 'invisible' to all legal or unauthorised access except a footpath around its boundary. If developed, this land would consolidate the footprint of the village and provide a 'centre' that does not as yet exist. It is therefore unrealistic to exclude all possibility of such sympathetic development on the basis of historical evolution of existing disparate development.</li> <li>7) Any new development on the basis of historical evolution of existing disparate development.</li> <li>7) Any new development should certainly subscribe to a template or palette of materials and preferred styles.</li> <li>8) The appeal of Streatley is its 'kerb appeal' in that it is predominantly visible from the principal roads that pass through it. The street scene should therefore be preserved but consideration given to sympathetic infill as stated above.</li> <li>9) Streatley is a very attractive collection of houses that has grown around the roads and river Thames. This has been a steady and continual evolution that should hor that because the current incumbents prefer to severely limit development. Development should be permitted on a broader scale than inferred from the VDS, partly to consolidate the footprint of the dwellings and create a 'village' in the truets snee, partly to acknowledge that there is a severe shortage of housing that no individual conurbation should be exempt from contributing towards.</li> <li>10) Streatley can c</li></ul> |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Oxfordshire No comments Noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No<br>changes |

Streatley VILLAGE DESIGN STATEMENT



### your víllage, your vísíon, your future

Produced by Streatley Parish Council

#### FOREWORD



Glebe Meadow "Green Lung" and the High Street

The Parish Council was pleased to secure West Berkshire Council's support for the Streatley Parish Plan which was formally adopted on 12th July, 2006. Since then, thanks to substantial financial support from many donors, several of the Action Plan projects have been implemented and further proposals are being pursued.

The preparation of a Village Design Statement was identified as a key recommendation of the Action Plan proposals. The primary aim of a Village Design Statement is to provide guidance on the character and amenities of the village that should be respected and, where possible, enhanced in any future developments. Thus, through public consultations and feedback, this Streatley Village Design Statement (SVDS) provides more detailed guidelines on the local community's desire to safeguard the unique Morrell legacy of the village than can be specified in the general planning policies of West Berkshire's Local Development Framework.

Accordingly, the aim of the Village Design Statement is to inform the Parish Council, West Berkshire Council and, as may be Planning Inspectors of the local community's views that should be given due consideration in determining planning applications.

The Parish Council expresses grateful thanks to the SVDS team for their pursuance of public consultations, their liaison with West Berkshire Council and their overall contribution to the preparation of this Streatley Village Design Statement. The Council looks forward to the continuing support of the local community in maintaining the wellbeing of the village for future generations.

#### **George Jamieson** Chairman, Streatley Parish Plan

Brian Baldwin Chairman, Streatley Parish Council

#### Streatley Village Design Statement team

The main tasks of producing the Streatley Village Design Statement were undertaken primarily by Robert Stokes, whose architectural and environmental experience proved invaluable. The management team included Brian Baldwin, James Dobson, George Jamieson, Alan Law and Ivan Scott. As in the case of the production of the Parish Plan, the design and layout of the VDS was carried out by Dominic Hale.

#### Acknowledgments

Thanks to the main sponsors of the SVDS - Streatley Parish Council and Goring and Streatley Amenity Association – sufficient copies of the SVDS will be available to distribute to all households in Streatley and other interested parties. The SVDS team gratefully acknowledges the guidance and support of West Berkshire officers and the views and assistance of many members of the local community.

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The Streatley Village Design Statement (SVDS) is complementary to the Streatley Parish Plan. The SVDS concerns the whole area of the Parish of Streatley including the primary group of buildings in the centre of the village, all other outlying buildings, the River Thames and all the countryside within the parish boundaries. The proposal to pursue a VDS was approved by Streatley Parish Council in June 2006 and endorsed by West Berkshire District Council in July 2006 as providing a consensus view by the local community. The Parish Plan and the Village Design Statement highlight key issues identified through public consultations and the aspirations of the local community for the safeguarding of the wellbeing of the village for the enjoyment of future generations.



Glebe Meadow

#### **The Streatley Parish Plan**

The Parish Plan (covering the whole Parish of Streatley) was adopted by Streatley Parish Council in June 2006 and approved by the West Berkshire Council in July 2006.

The key findings and aspirations of the Parish Plan were:

- 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

### The Streatley Village Design Statement

The Streatley Village Design Statement intends to set out clear, simple guidelines for the design of future developments in the village. As an advisory document it is not intended to inhibit or prevent change from happening. A key aim is to assist in the design of new buildings so that they become complementary to the village environment. The local community hopes that the SVDS will influence the operation of the statutory planning processes by providing guidelines for all types of developments in their proposed settings both in the village and in the surrounding countryside. Adherence to the guidelines will ensure that future developments reflect and maintain the distinctive local character.

It is hoped that current and future residents will draw on SVDS guidance on matters that do not require planning permission as well as for developments that are subject to formal planning applications.

The SVDS has been prepared by a Working Group endorsed by Streatley Parish Council. The SVDS draws on the data contained within the Parish Plan but is developed as a separate "stand-alone" document, complementary to the Parish Plan. Its content reflects data from previous local surveys, photographic studies, the history of local planning applications.

#### **Public Consultations**

On Saturday 28th July 2007, a full day public consultation on the emerging SVDS proposals was held in the Morrell Room. The exhibition plans and village model highlighted the sub-division of the village within the Settlement Boundary into three distinct zones, the outer areas being identified as Zone 4. The strong public response to the VDS Questionnaire identified key features of each zone and recommended measures to enhance the setting, character and amenity of the village. These views and aspirations of the local community were reflected in the draft SVDS documents exhibited at a further consultation meeting on 14th April 2008.

This SVDS document takes account of pre-publication guidance by West Berkshire Council and a further public exhibition of the final draft proposals on Monday 11th August 2008.

#### West Berkshire Council's Planning Policies and recent developments

The West Berkshire Council's District Local Plan 1991-2006 was adopted in June 2002. Since its adoption, the Council has adopted Supplementary Planning Guidance in support of the Local Plan. Both that Plan and much of the Guidance have been major influences on the development of Streatley.

During the seven year period 2001 and 2007, the Parish Council made recommendations on 237 planning applications taking due account of the policies of the local plan and supplementary guidance. The vast majority of these applications were for alterations and/or extensions to existing residential properties within the village Settlement Boundary. The 'new build' developments permitted within the Settlement Boundary were:

- 8 new dwellings on Aldworth Road
- 3 new dwellings on Reading Road
- 2 new dwellings on Rectory Road
- 2 new dwellings on Wallingford Road

Under the Planning and Compulsory Purchase Act 2004, West Berkshire Council has to prepare a Local Development Framework (LDF). Formal adoption of the West Berkshire Planning Strategy - the core planning strategy for the District - is expected in 2010. In the meantime, planning and development proposals will be considered in accordance with the 'saved' policies of the West Berkshire District Local Plan (WBDLP). The 'saved' policies are incorporated in the WBDLP Saved Policies Written Statement (September 2007).

In addition the Council has produced a design guide series 'Quality Design - West Berkshire'. The series forms a Supplementary Planning Document (SPD) which supports the 'saved' policies of the Local Plan and which is intended will support future planning policies in the West Berkshire Planning Strategy. The series acts as an umbrella document for town and village design statements.

#### Structure and use of the SVDS

The Streatley Village Design Statement as accepted by West Berkshire Council provides a consensus view of the local community.

The SVDS describes the character of Streatley as the community sees it today. Its aim is to ensure that any future development takes this character into account. The SVDS is therefore intended as guidance to anyone planning development of new buildings or alterations and/or extensions to existing buildings in the parish. Its prime users will be West Berkshire Council when making planning decisions and the Parish Council when deliberating on planning applications, but others will find it useful; individual householders, local businesses, architects, statutory undertakers and other organisations.



## STREATLEY HISTORY, DEVELOPMENT & CHARACTER

#### Location

Streatley village lies on the west of the Thames in the Goring Gap where the Thames breaks through the chalk escarpment of the Chilterns to the east and the Berkshire Downs to the west. The village (Ordnance Survey national grid reference SU5980), is about 10 miles from Reading and 20 miles from Oxford. The Parish encompasses an area of 1287 hectares (3180 acres) extending west of the village into the Berkshire Downs and south-west to Stichens Green and Southridge. The main features are the flat agricultural land on the original river flood plain to the north, chalk downs and wooded valleys to the west, with the village itself nestling between the hills. The station in Goring provides access to rail services to London Paddington, Oxford and the West Country.

#### **Brief History**

Streatley is an ancient settlement that arose on the junction of two main communication routes in ancient Britain, the Thames and the Ridgeway. It was a point where the river could be forded on foot and was where the Ridgeway met the Icknield Way. It would have been a stopping point for those journeying across the country for thousands of years BC, as attested by numerous archeological finds. Through the course of time the area was influenced by each new group of settlers who accompanied the country's invasions. The Celtic influence of 700BC is evident in their distinctive square fields and hut circles visible from the air. There is also aerial evidence of a Roman Villa in Streatley. Later as the Romans consolidated their conquest, the construction of the straight military road past Blewbury fort, gave rise to the settlement name of "Streatley" derived from the Latin for road "Strata". In 1066 Streatley was controlled by Asgard the Staller, an official of Edward the Confessor's court. Streatley Mill was already in existence and the village had fishing rights.

Streatley is documented in the Doomsday book of 1086, with Geoffrey de Mandeville owning the manor of Streatley, having 10 cottages, 18 villagers and 7slaves. His family held the Lordship until 1227, when it passed through marriage to the de Mourns. Early developments included Place Manor (16th century), Streatley Farm (late 17th century) and Streatley House (mid 19th century).

In the early years, the only dry communication between Goring and Streatley was the Ferry owned by the nuns of Goring Priory, and the Thames, being the frontier between Wessex and Mercia, kept the villagers apart. During the industrial revolution of the 19th Century two main influences affected both villages. Firstly the building of Brunel's railway in 1840, with a halt at Goring, and secondly the construction of a toll bridge in 1837. Until then Streatley had been the more important village with The Bull being a noted Post House on the Road to Oxford. Naturally with the presence of the railway Goring then grew more rapidly than Streatley. From that time the Streatley shops and Post Office declined and were converted to domestic properties.

During the 18th and 19th centuries the Stone and Morrell families acquired most of the land in Streatley, with the Stone family estate passing to the Morrell family through a nephew. In the enclosure map of Streatley of 1817, much of the land is owned by Reverend D Morrell, in particular the fields north of what is now Streatley House, and land south of the High Street adjacent to the Vicarage. Also a Parsonage is shown on the site of a Dominican Convent that preceded it. In the following years further land purchases were made and by 1877 the Morrell family owned most of the land north and south of Streatley House.

During this time they demolished the Parsonage and other buildings in the field opposite Streatley House and created a protected view from the house to the north, landscaped as open parkland (referred to as Glebe Meadow in Maud Stepney Rawson's 1936 Guide to Goring and Streatley). Similarly the land to the south west of the house and the fields south of this were landscaped into open parkland and a protective band of trees was created to surround this portion of the park, screening it from Reading Road. This tree screen remains to this day, obscuring the view of the fields from the road.

Landscaping by the Morrell family during the 18th and 19th centuries had created open parkland around Streatley House and protected it from more rampant development that occurred in Goring following the introduction of the railway. This established the "green lung", to the north of the High Street that remains to this day. The High Street remains largely unaltered since that time, the only new development in the last 100 years being a pair of semi-detached houses on a rose-garden site, to the west of Streatley House.

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#### STREATLEY HISTORY, DEVELOPMENT & CHARACTER

#### **Chronological Development of the Village**

As shown in Figure 1 (1st edition Ordnance Survey map), by 1879 the extent of the village was largely no more than the High Street centred on Streatley House, much as it appears today, plus the Morrell Room, The Swan Inn, St Mary's Church and Vicarage, together with the houses close to The Bull at the cross roads. The charm of the village has arisen largely from minimal further development directly around its historic centre and the adjacent pastures and woodland, with most later development away from the centre to the north and west.

The following table shows the principal development phases of the village since 1879:

| Development Period | Principal Developments                                                                                                                                                                                          |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1879 to 1899       | The start of development to the north of the village with 9 houses along the Wantage Road                                                                                                                       |
| 1899 to 1912       | Continuation of housing northwards along the Wantage Road and the development of housing along Rectory Road as far as the Golf Course, together with some development in Townsend Road                          |
| 1912 to 1960       | Development of most of The Coombe and further development along Rectory Road                                                                                                                                    |
| 1960 to 1980       | Development of Chestnut Cottages; further development in Townsend Rd, development<br>of Bull Meadow, Streatley Primary School, some housing along Rectory Road and the<br>riverside development at Cleeve Court |
| 1980 to 2000       | Infilling in the Townsend Rd/Wallingford Rd/Wantage Rd "triangle"; infilling in the Coombe; the Bull Meadow developments; further housing along Reading Road and two new houses in the High Street              |
| 2000 to 2006       | Warren Farm Conversion; Woodfield Cottages on Aldworth Road; the Old Smithy development in Smallbones' yard; and further housing along Reading Road                                                             |

By the 1960s village developments had reached the limits defined by the Settlement Boundary established in the 1987 Local Plan. Planning policies have protected the village from further enlargement. Benefiting from its location on the Thames, and the large areas of National Trust land on the adjacent hills, Streatley has become established as one of the Berkshire villages to visit. Today the village continues to attract numerous weekend visitors for its high amenity value, a veritable jewel in the Berkshire crown.

#### Local Character

The whole of the parish lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), and has further benefited from AONBs having the equivalent status with respect to planning policy as National Parks. The parish is characterised by the two principal divisions of the main developments within the village and the outlying settlements of Stichens Green and Southridge which embody the beauty of the West Berkshire Downs and woodlands. The village lies on the lower slopes of the wooded downs to the west of the Thames floodplain. It contrasts strongly with the adjacent hills which dominate views from all parts of the village. From the advantage of the wide views from Streatley Hill (Lardon Chase, and Lough Down), the village appears quite heavily wooded, except for the open agricultural fields to the north. The village straddles two axes centred on The Bull crossroads; north-south along the Reading and Wallingford Road and east-west from the lower part of Aldworth Road via the High Street to the Thames.

Some of the villages key features and activities are:

- The extensive open land and pasture in the village centre connected directly to the High Street, providing views to open countryside
- Views of the adjacent hills which cradle the village
- The public access to the National Trust land of Lardon Chase, Lough Down and The Holies, giving wonderful overviews of the village, the Goring Gap and surrounding countryside
- Access to long distance walks along the Ridgeway and the Thames Path
- The amenity value of the River Thames and associated locks and weirs
- The many visitors attracted to the summer festivities such as the Regatta and the magical torchlight procession, bonfire and carol singing on Christmas Eve
- Its relationship with Goring and its shops and railway station

In 1896 the Morrell family arranged for a malthouse and a two-storey laundry building in Church Lane to be converted into a Gentlemens' Club with a reading room, a large garden and, opposite the Church, a caretaker's house. Later the reading room was given to the village and renamed The Morrell Room. It has a very attractive panelled interior with a stage and is Streatley's main meeting place, used regularly for social and recreational activities, plays and exhibitions. It is now administered through a charitable trust by a management committee.

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The natural environment of this rural parish is rich in flora and fauna, benefiting from a diverse mixture of river scenery, chalk downs, ancient agricultural meadows and wooded hillsides. Of particular note is the SSSI (Site of Special Scientific Interest) on the National Trust land overlooking the village, which protects several rare chalk downland flora. Badgers, muntjac and roe deer are virtually daily visitors to the fields south of the High Street at the centre of the village. Streatley is recognised as one of the significant British sites of the multiple Glow Worm (Lampyris Notilna). Due to declining numbers these are one of the invertebrates identified as requiring special conservation measures.

The development of Streatley has been controlled wisely by West Berkshire Council under its various planning policies, relating to the North Wessex Downs AONB, the Village Settlement Boundary, the Conservation Area (enclosing the heart of the village) and the numerous Listed Buildings centred on the historic High Street (See Appendix A1). However, even under these tight controls there have been significant increases in development within the Village Settlement Boundary.

One of the main recommendations of the Parish Plan, was to retain the existing Village Settlement Boundary in order to retain the character, shape and charm of the village.

#### STREATLEY HISTORY, DEVELOPMENT & CHARACTER

The distinctive local character of this rural village stems from a combination of factors:

- Its compactly built environment, including a Conservation Area and numerous Listed Buildings, with examples of housing from many different periods but mostly in traditional styles and built of local materials.
- Its natural environment exhibiting a rich variety of various species of trees, vegetation, animals and insects, especially in the meadows within the village and in the adjacent chalk grasslands, hillsides and woodlands. There are examples of rare plants, such as Pyramid Orchids and Wild Mignonette, together with many wild animals and insects.
- The remains of historic developments, ancient monuments, ancient woodlands, Sites of Special Scientific Interest (SSSI) and tree preservation orders within and around the village.
- Three main roads converge on Streatley: the A329 from Reading to Oxford; the A417 from Wantage; the B4009 from Newbury to Thame, which descends to the Bull crossroads, passes through the High Street and crosses the river. Another lesser, but locally important road branches off the Wantage Road and leads up to the historic Ridgeway. All these roads provide important vistas to and from the heart of the village. The natural contouring of the land, descending rapidly from The Holies and Lardon Chase/Lough Down to the riverside, creates many attractive viewpoints within and around the village.
- To date planning policies have ensured that Streatley remains a compact settlement, nestling in its unique rural and riverside settling.

The Streatley Parish Plan concluded that preservation of the unique character of the village, better traffic management, improvements in facilities for the young and greater sustainability are the factors that will have the greatest influence on the future of Streatley. The residents see themselves as guardians of the Morrell legacy, wanting to ensure that future generations enjoy a safe and pleasant village in which to live, work, learn and play.

The following sections of this Village Design Statement go into more detail of how this might be achieved.

#### Guidelines

Development should seek to respect and enhance the existing character and visual amenities of the village.

Development should seek to ensure that the varieties of native trees, plants and wildlife in the parish are conserved and their habitats improved.

Individual mature trees, woodland groups and hedgerows should be retained or replanted where necessary with native species. Grass verges, hedgerows, ditches, water courses, ponds, and open spaces should be conserved and, where possible, improved in their role as habitats for wildlife. Roadside fences, hedgerows and trees should be maintained to provide safe footways and to enhance visual amenity.

### STREATLEY COUNTRYSIDE AND LANDSCAPE

#### **The Western Hillsides**

The high amenity value of the countryside around the village has been recognised by its designation as part of the North Wessex Downs Area of Outstanding Natural Beauty. Consequently, the countryside and landscape setting of the village enjoy protection from development on a similar basis to planning policies for National Parks. This approach, in conjunction with West Berkshire's planning policies provide the key basis for the control of development outside the Village Settlement Boundary.

Another key feature of the countryside and landscape setting of the village has been the land ownership of the National Trust. For many years the splendour of the Lough Down and Lardon Chase hillsides has been safeguarded in perpetuity by National Trust ownership. An extensive area of Lardon Chase is further protected as a designated site of Special Scientific Interest (SSSI).



View westwards from Lardon Chase

In the 1980s an area to the south-west of the village was being ravaged by use for motor-cross events. Strong local objections to such usage of this chalk grassland led to the acquisition of "The Holies" by the National Trust. This substantial addition to the National Trust landholding in conjunction with the adjacent Greenhill Common, resulted in effectively securing and safeguarding the north-west and south-west "green lungs" around the village.



Eastern approach to the Holies

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#### **The Eastern Plains**

The acquisition of The Holies was perceived as a part of the jigsaw of open spaces and woodlands around the village. At that time, the local community's aspirations were to achieve similar safeguarding of the area between Wallingford Road and the river (the north-east "green lung") and the area between Reading Road and the river (the south-east "green lung").

Part of these "green lungs" lie within the Thames flood plains, which are safeguarded by national and local planning policies. The other parts of these "green lungs" lie outside the Village Settlement Boundary. 97% of the respondents to the Parish Plan sought the retention of the open spaces and woodlands around the village as a key priority for actions by the Parish Council and West Berkshire Council. Consequently, the Action Plan recommended the setting up of a trust fund to buy areas of land critical to the retention of the existing village envelope. Pursuance of such acquisitions is perceived as further steps towards completion of the jig-saw of safeguarding the unique amenity of the village.

#### STREATLEY COUNTRYSIDE AND LANDSCAPE



View from Rectory Road

#### Landscape Assessments

The landscape character of the parish was assessed as part of a study carried out by the then Newbury District Council in 1993. Further assessments were prepared for the North Wessex Downs AONB and for the County of Berkshire. Details of the most recent assessment are contained in the "Berkshire Landscape Character Assessment (October 2003)".

All three assessments are broadly comparable in terms of geology and topography of the area. These physical features, together with the changing natural and human features in the landscape, provide the basis for the planning, management and safeguarding of the rural character of the open spaces and woodlands around the village.

#### Guidelines

The diversity and mix of the various identified landscape character areas within and around the village, should be conserved and, where possible, improved.

Any changes to the management of the landscape should conserve and, where possible, enhance the rural nature and local character of the area and its setting in the wider landscape.

The National Trust lands, adjoining wooded hillsides, chalk grasslands and meadows should be conserved and, where possible, enhanced.

Any future development, whether residential, agricultural or commercial, should be appropriate, both in scale and character, to this rural area.

Public footpaths, bridle paths and cycleways, should be signposted from main roads and, where practicable, made accessible to all, together with seating at appropriate viewpoints.

Every effort should be made to retain the existing rural character of local roads and their adjacent hedgerows in the countryside. Any changes to layout, design and material content should be consistent with that character.

### THE VILLAGE AND OUTER AREAS

#### Areas within the Settlement Boundary

The extent of development of Streatley circa 1880 is shown in Figure 1.

The village within the Settlement Boundary is highlighted in Figure 2, which identifies the three distinct zones adopted for VDS appraisals:-

**Zone 1: The Historic core Area** comprises the historic core of the village extending from the River Thames to the Bull crossroads and the southern part of the Wallingford Road up to the Wantage road junction. All of the Conservation Area is encompassed in this zone.

**Zone 2: The South West Area** comprises the Reading Road, the Aldworth Road, The Coombe, Bull Meadow, Hill Gardens and Lardon Lane.

**Zone 3: The North Area** comprises the northern part of the Wallingford Road, the Wantage Road, the Townsend Road triangle, and the eastern part of Rectory Road.

#### Areas outside the Settlement Boundary

#### Zone 4: The Outer Areas

The boundary of the parish is outlined in Figure 3.

In the areas within the parish, but outside of the Village Settlement Boundary there are several groups of buildings and individual dwellings. The main developments comprising Zone 4 are located along the western sector of Rectory Road, at Cleeve Court, at Stichens Green and at Southridge. There are also several farm houses, farm cottages and a few other houses within the outer areas of the parish.

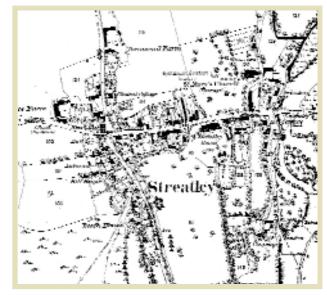


FIGURE 1

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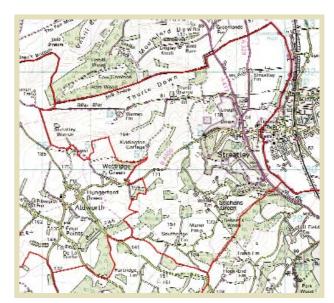


FIGURE 3

#### THE VILLAGE AND OUTER AREAS

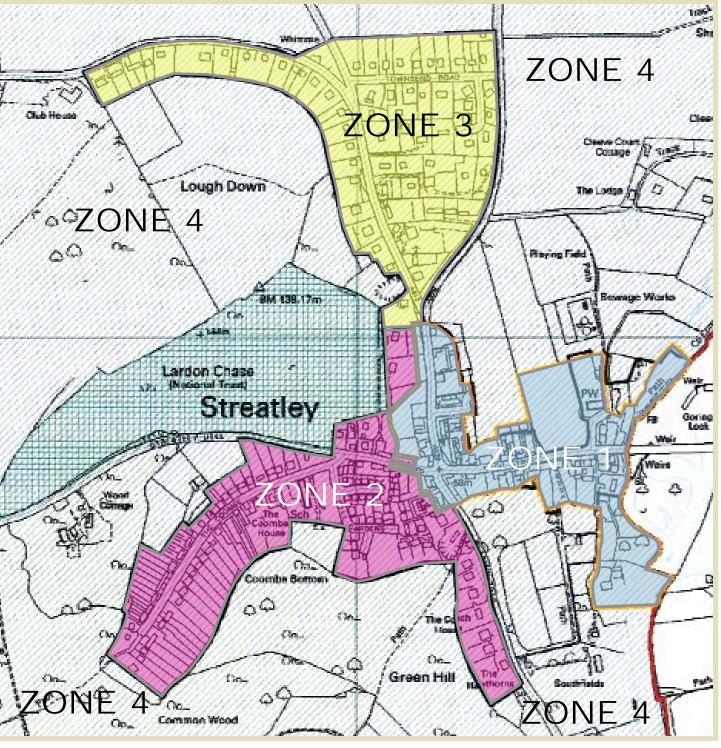


FIGURE 2

# THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



FIGURE 4

#### **ZONE 1: THE HISTORIC CORE AREA**

Zone 1 comprises the Conservation Area, including the High Street, the River Thames frontage, the Bull crossroads area and the southern part of the Wallingford Road up to the Wantage Road junction. The boundaries of Zone 1 are outlined in Figure 4 and the listed buildings within the Conservation Area are shown in Figure 9 in Appendix A1 (page 38).

#### The Eastern Gateway



The Eastern Gateway

The approach to Streatley from Goring, gives an overall impression of a landscape dominated by trees. The wide sweep of the river and double bridge straddling a central tree-covered island create a visually dramatic entrance to Streatley. The dramatic angled drop of the weir and the turbulent mill race point towards the site of the original large, 17th mill building (destroyed by fire in 1926 but recalled in many contemporary illustrations). The mill manager's house (Mill House) and granary store, with 19th century and later embellishments, survive on that section of river frontage that was once the public dock. They have plain tile roofs and brick or half-timbered walls with white painted window frames.

The other buildings on the west bank of the river are primarily detached houses of 19th and 20th century origins, widely spaced and heavily screened amongst the dense tree cover that lines the river bank. One of these houses has recently been overclad in oak boarding.

The trees continue up the hillside through open meadows and walled gardens to the high ridge to the west of the village.



The Swan Hotel

The Swan Hotel, dating from the 17th Century, with recent extensions and a floating "barge restaurant", along with views of the 15th Century church tower are the most prominent visual features on the riverside. The buildings that comprise the hotel have various wall finishes (mostly brick and white render) under a series of plain tile roofs. The hotel gardens and boat moorings extend northwards along the river bank towards treelined flood meadows.



The Mill House

# The High Street

The original mill owner's house (Mill House), refurbished in the late 19th Century, is on the southern side of the High Street. The original mill race still exists, adjacent to the weir. The 19th and 20th Century detached houses aligned along this river bank are almost completely obscured by trees in the riverside flood meadows at the water's edge. In every case, they are of traditional construction using local materials – brick, flint and clay roof tiles.



The High Street

The High Street, running from the river up to the Bull crossroads, contains the village's oldest group of "linked" dwellings forming a series of street frontages. There are several listed buildings and detached, semi-detached and terraced houses dating from the 16th Century on both sides of the High Street. The buildings are mostly twostorey, of brick construction (some over-painted in light colours) and with plain tile or slate roofing. One notable exception is a very prominent thatched roof dwelling with white rendered, half-timbered walls. The most prominent building group in the High Street is Streatley House, flanked by East and West Streatley Houses (all listed buildings), facing north towards large expanses of tree-lined meadowland. These buildings are three and two storeys high and in a classic Georgian style with red brick walls, white painted window frames and plain tiled roofs.



Streatley House on the High Street

37

To the west of Streatley House, two semi-detached brick and flint three-storey houses form the only new development on the High Street in over 100 years.

# **Church and Vicarage Lanes**

Church Lane, on the north side of the High Street has to its west the open meadowland opposite Streatley House. On its east side, the old malt house and a dwelling were replaced in 1895 by a harmonious block of buildings to a prize-winning design by Mr. Ravenscroft; comprising Childe Court, a three-storey gentlemen's residential club and attached reading room, a caretaker's cottage and stabling. Later the reading room became "The Morrell Room" in memory of the family who gave it to the village. All are listed buildings. St Mary's Church with its 15th century tower, is the tallest and most visible structure in the village. Beyond the Church, the lane leads to a small group of white rendered, slate roofed cottages and a tree and hedge-lined by-way leads past the sewage treatment works to the Recreation Ground.

Vicarage Lane lies opposite Church Lane and to the south of the High Street. A two-storey, 20th century house on the west side of Vicarage Lane occupies part of the originally extensive gardens of Streatley House.

#### THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY

On the east side of Vicarage Lane is the attractive, riverside Millstream House. The Lane leads to a landmark building – the 19th century Vicarage, now a private house, with cream painted brickwork. The stables to that Vicarage have been converted into a two-storey family house. Adjacent to the "Old Vicarage" lies the 1960s vicarage. All these houses are in traditional style with brick walls and plain tile roofs. The windows vary in type, casement or vertical sash, and some frames are painted white whilst others are in natural hardwood finish.



Vicarage Lane

# White Hart Yard

At the end of White Hart Yard which lies to the north of Streatley High Street, the old Laundry has been converted into a two-storey residence and is adjoined by three linked brick and flint cottages.

#### The Bull Crossroads

At the Bull crossroads, the houses date back to the 17th and 18th centuries. The most prominent house is Elm Lodge, an elegant two-storey listed building of brick construction with a plain tiled roof and Georgian style window frames. Elm Lodge is sited directly on the roadside on the north-west corner of the crossroads.

Jessamine Cottage on the south-east corner of the crossroads is another listed building. Before its recent conversion to residential use, this 18th century building was the village shop, "Wells Stores". The shop front and sign remain and being directly on the street edge this corner property sets off the streetscape of the High Street and the Conservation Area.



White Hart Yard

38

Like Elm Lodge, the white stucco rendered and plain tile roofed Bull Hotel is a dominant feature on the High Street approach to the crossroads. The recent extensions to the hotel have followed the style of the original building and blend well into the street scene.



The Bull at Streatley

# Wallingford Road

To the north of the Bull crossroads, the historic dwellings of Place Manor and Place Manor Cottages are located on the west side of Wallingford Road. Parts of the two/three-storey Place Manor date back to the 16th century. Some of the original wood framed structure can still be seen on the white rendered front, whereas the rear and side elevations are of old brick.



Place Manor

Large Elizabethan style chimneys are a prominent feature of Place Manor. The three adjacent "linked" cottages are of old brick construction, with some flint and with plain tile roofing. The cottages have no front gardens and access directly onto a very narrow footway. All of these dwellings are listed buildings.



Place Manor Cottages

To the north of these buildings there is no footway on the west side of the road and the tree covered land rises sharply from the road edge towards Lardon Chase. On part of the elevated land the historic dovecote is now a scheduled ancient monument.

Opposite Place Manor and Place Manor Cottages, the 1960's developments of Pound Cottages and Chestnut Cottages are set back from Wallingford Road. Part of Chestnut Cottages and Lardon Cottages are served by a short cul-de-sac off Wallingford Road. These townhouse style developments are two-storey constructed in traditional brick, generally with white wooden "Georgian" type doors and windows and clay tile roofing. The attractive open landscaped frontages to Chestnut and Lardon Cottages are a condition of planning consent and restrictive covenants. All of these properties have garaging available in adjacent blocks of garages.

To the north of these 1960s developments, Townsend Farm (no longer a working farm) is a two/three-storey house constructed largely in old brick with some flint, but with some rendered side and rear walls. Part of the main structure dates back to the 18th century.

Beyond Townsend Farm, Stable Cottages comprise a 1960s development of four brick and timber built dwellings set back off the Wallingford Road. Adjacent to the Wantage Road junction, Townsend House is a white rendered two-story dwelling built in 1900.



Pound Cottages

39

All of these properties lie within the Conservation Area, wherein development is now subject to the conservation area policies of the Local Plan. As highlighted in the Parish Plan, the local community place great store on the safeguarding of the historic character and amenity of the "Morrell legacy" for the benefit of future generations. Clearly, the historic buildings within Zone 1 and the setting of these developments are key features of the "Morrell legacy".



Stable Cottages

#### THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



FIGURE 5

# ZONE 2: THE SOUTH-WEST AREA

Zone 2 comprises the Reading Road, Aldworth Road, The Coombe, Bull Meadow and Hill Gardens' areas. The boundaries of Zone 2 are outlined in Figure 5.

# **Reading Road**

The Reading Road (A329) is the southern gateway from the M4 motorway, Reading and Pangbourne into the village. The approach into Streatley is a visually "secret" way into the village because the road curves and climbs upwards between tall, mature, dense trees on both sides of the road. Consequently, the presence of the village is not



Reading Road Southern Gateway

readily appreciated until the Bull crossroads is reached. On the west side of the approach is the uphill sweep of Green Hill Common and "The Holies" woodland (National Trust) which provide spectacular views of the village and the river valley. On this west side of Reading Road a mixture of 19th century and newer houses are set back into the steep hillside. These large detached houses are widely spaced and two or three-storeys high, some with traditional brick and plain tile. One new, tall, semidetached unit is constructed with exposed oak frame and oak plank wall cladding, but this unique structure still makes use of local, traditional materials, including plain tile roofing and brick and flint wall panels. On the adjacent site, three 20th century "chalet style" detached houses set well back from the road and spaced widely apart, back onto the Greenhill Common woodland.

40



Reading Road - at approach to Bull Crossroads

Then a small grouping of Victorian dwellings, in red brick and clay roof tiling are surprisingly close to the road edge, forming a very attractive, short streetscape – an attractive prelude to the village proper. At this point the well used public footpath from The Holies and Greenhill Common emerges and with no footway on the west side of Reading Road, walkers have to cross fast moving traffic to reach the narrow, east side footway. On the adjacent site, the cream stucco-rendered two-storey slate roofed Youth Hostel is set well back from the road.



Streatley Youth Hostel

The Youth Hostel is spaced widely apart from its neighbour – Laburnum House (19th century). This landmark building presents a delightfully symmetrical "Georgian style" façade in red brick and plain tile roofing, flanked by the bright green foliage of a single robinia pseudoacacia species tree at the roadside.



Reading Road - approach to Bull Crossroads

On the eastern side of the Reading Road, the ground falls away steeply to the river, through a dense woodland. A public footpath (Lovers' Lane) runs through the woodland linking to the High Street via Vicarage Lane. This dense woodland screen is bounded by roadside fences which are in disrepair, revealing steep drops at the back of the narrow footway. At this point the vista changes from continuous woodland to tall, individual tree specimens in private gardens.



The Forge, near to the Bull crossroads

41

Just before The Bull on the west side of the approach to the crossroads there is a group of dwellings formed out of the former "Smallbones" builders' yard. The Forge development is partly a conversion of earlier (late 19th century) brick structures, together with more contemporary style, two-storey units, which have horizontal, black weatherboarding at their upper levels, but still incorporate many traditional details.



Aldworth Road

# Aldworth Road (Streatley Hill)

On the steep descent of this western gateway stands the detached property of Wood House, which has been demolished and is being replaced by a new imposing dwelling.

On the north side of Aldworth Road, Lardon Lane gives access to six detached dwellings and the frontage residence of the Old School House and the converted Old School.



Aldworth Road

The Old School is a well proportioned Victorian building of local brick with decorative banding, white painted wood windows and a plain tile roof – so typical of buildings in Streatley of that era and readily adapted to be a comfortable private dwelling. Lardon Lane also gives access to Lardon Chase, the National Trust owned hillside that is part of the attractive and popular backcloth for the whole village.

On the south side of the road, the recently built roadside terrace of two-storey Woodfield Cottages, is brick clad with traditional detailing and plain tile roofing – replacing a garage and car workshop.

There are façades of painted brick, natural brick, rendered brick and even dark, horizontal weatherboarding. But the houses are well spaced and their generous front gardens are separated mainly by low hedges and fences with deep rear gardens on the south side extending up to the woodlands.



Traditional style cottages

42

On the north side, the houses back onto the paddocks of Coombe Bottom Farm. Generally, roofs are a mixture of plain tiling and the shallower pitch of concrete or clay interlocking tiles. The older properties are in the lower part of The Coombe, where Coombe House is a large brick and plain tile roofed Victorian house which has been adapted and extended sympathetically (with lower height extensions in matching materials) to become a



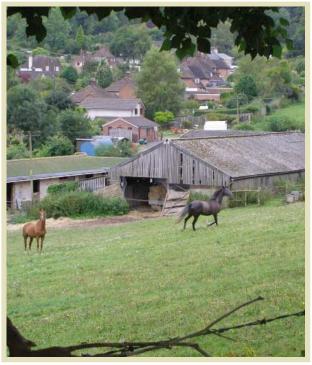
#### Coombe House

# The Coombe



The Coombe and Streatley Primary School

Accessed off the Aldworth Road, The Coombe, an older, quiet cul-de-sac, runs right up to the tree line on the hills behind. The developments along this road reflect many years of infilling and a variety of house styles and materials.



Coombe Bottom Farm

home for elderly persons. The Primary School, of single storey, 20th century construction, is flanked by mature trees and with generous open play areas.

# **Bull Meadow and Hill Gardens**

The Coombe gives access to the 1970s development of Bull Meadow and the 1980s development of Hill Gardens.

Bull Meadow is a relatively dense development of detached houses of brick construction with plain tile roofing and a predominance of brick chimneys and white painted windows and doors. Some flat roofed, single storey extensions detract from the uniformity of the original development.



Hill Gardens

43

Hill Gardens' houses are larger and set in more spacious plots with some backing onto the surrounding woodlands of Green Hill Common. The pitched plain tile roofs of porches and garages blend into the main buildings. Variations in roof line, dormer windows in "chalet" style houses and creative building into natural steep slopes combine to give an attractive development around a central green area, defined as an Area of Important Open Space in the West Berkshire District Local Plan.

Bull Meadow



FIGURE 6

# **ZONE 3: THE NORTH AREA**

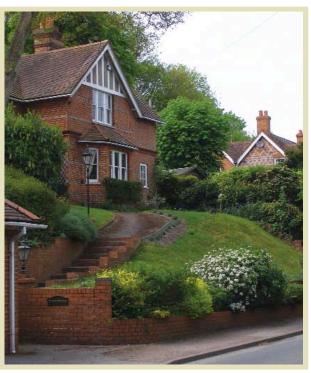
Zone 3 comprises the Wantage Road, Rectory Road East, Townsend Road Triangle, and Wallingford Road areas. The boundaries of Zone 3 are outlined in Figure 6.

## Wantage Road

The Wantage Road (A417) is one of the two northern gateways to Streatley and forms the spine of Zone 3.



Wantage Road Northern Gateway



Wantage Road

44

The approach to Streatley on the Wantage Road represents a sudden change from open farmland to low density residential development, with the Village Settlement Boundary clearly defined. A "landmark" large, detached house on the west side – "Whitcote" - has pebble dash rendered walls, hardwood window frames and clay, plain tile roofing. On the east side most houses are screened from view.

Beyond the junction with Rectory Road, the houses on each side of the road leading down to the junction with the Wallingford Road, are set well back from the roadside. Those on the west side climb up the contours of the hillsides with steep driveways and most houses have wide outlooks to and beyond the river valley. Many of the houses are not visible from the road, but are traditional in style with walls in red brick, painted brick or rendered in various colours and roof finishes varying from plain clay tile to slate. Houses are widely spaced and many have had sympathetic alterations and extensions during the past half century.

On the east side of the road most houses have private garden enclosures behind tall trees and high hedges. There are several individually spectacular tree specimens on both sides of Wantage Road.

## **Rectory Road East**

Rectory Road is a narrow road branching west off the Wantage Road. The eastern part of Rectory Road is within the Village Settlement Boundary. This tarmac road is a 20th century development of the ancient Ridgeway, long distance walk. Consequently, it is used by thousands of ramblers and walkers during the course of a year.



Rectory Road

Early Ordnance Survey maps show that Rectory Road East, from the A417 to the golf course, was mainly developed during the period 1899 to 1912. With the exception of "Whitcote", houses were built along the south side of the road. These elevated, hillside dwellings have open views to the north across the North Wessex Downs Area of Outstanding Natural Beauty.



The houses are of mixed architectural styles and vary from small bungalows, redbrick and clay tiled semidetached cottages, to relatively large imposing Edwardian residences, including Linksdown on the far west end of this group of houses, adjacent to Goring and Streatley Golf Club. Recent infill development has resulted in two new dwellings – one on a vacant plot adjacent to The Holt, and one a replacement of a 1960s bungalow.

45

The Goring and Streatley Golf Club clubhouse is a 1980s two-storey pavilion constructed in multired/brown brick with a low pitch interlocking clay tile roof. Located adjacent to Linksdown, the clubhouse and its extensive car park are dominant features on the south side of Rectory Road. The 18-hole golf course extends over 200 acres of the hillside with far reaching views both to the Ridgeway towards Oxford and southwards through the Goring Gap towards Pangbourne and Reading. These views are shared by the public footpaths that crisscross the Downs and the golf course itself.



Goring & Streatley Golf Club

Rectory Road

## **Townsend Road Triangle**

Townsend Road is a quiet unadopted gravel and stone lined roadway between Wantage Road and Wallingford Road. The roadway is bordered by grass verges and lines of mature trees on either side. The steep approach to Wantage Road and limited sightlines make the junction somewhat hazardous for vehicular egress. The previously hazardous conditions at the junction onto Wallingford Road have been greatly improved by the recently constructed build-out directional traffic priority scheme.

The rear garden boundaries of the houses on the north side of Townsend Road form the northern limit of the Village Settlement Boundary.



Townsend Road

Originally the north side of Townsend Road comprised six detached and four semi-detached dwellings which were developed during the first decade of the 20th century. Two more detached dwellings were added via infill in 1950/60. Early in the 21st century, the original Southmead was demolished and replaced by two large houses. Today there are 13 distinct dwellings on the north side of Townsend Road. Up until the Second World War there were just three properties on the south side of Townsend Road. Oak Tree Cottage at the west end, Three Gables at the east end and in between a chalet/bungalow, now called "Westhay", all of which had large gardens. In the 1950s four further houses were built on Townsend Road, to the west of Three Gables. In 1964, 3 acres of Three Gables' land was sold for the development of four individual properties and "Three Gables Lane", an unadopted road, was constructed to serve three of the four new houses. The fourth, Springfield House, is accessed off Townsend Road. In the late 1980s Three Gables was demolished and replaced by three houses. A remaining small plot of land between Three Gables Lane and the Wallingford Road, was also infilled.

46

At the western end, the garden of Oak Tree Cottage had two properties built in it. However, only one, Oriel House, built in 1988, is accessed off Townsend Road. Thus to-day, development on the south side of Townsend Road comprises eight detached dwellings, and six more via Three Gables Lane.



Townsend Road

Overall, the development is relatively low density, with most properties having substantial gardens both front and back, which are generally bounded by a mixture of hedges at the front rather than walls or fencing and have driveways for cars. Several properties have had some extensions or conservatories added, all marry well with their original character and design.



Townsend Road

The architecture of the dwellings is varied and reflects the different periods of development. Many have tall chimneys distinctive of the area and they form an interesting skyline. Roofing is pitched and is predominately in red/brown interlocking or plain clay tiles. The houses are generally two-storeys high. Traditional red/brown brick predominates in the majority of the dwellings, although some of the façades have flat,



Wallingford Road

vertical tiling on parts of the walls, a few have horizontal wooden cladding and a number have a white rendered finish. Windows, are, in the main, wooden framed although there are one or two with metal frames and leaded panes.

Within the Wantage Road/Townsend Road/Wallingford Road triangle, several of the original large plots have been sub-divided and "Northlands" was divided into flats. Most of these infill developments are accessed off the Wantage Road.

# Wallingford Road



Wallingford Road

47

Wallingford Road (A329) is the other northern gateway to the village. Beyond the Village Settlement Boundary, the road is generally rural with open fields on both sides. Within the Village Settlement Boundary, the section between Wantage Road and Townsend Road is bordered on the west side by fencing/hedging from the gardens of several houses. A private cul-de-sac on the west side of Wallingford Road gives access to three two-storey detached dwellings, constructed in the 1970s on part of the original garden of Marne Hill. A further two dwellings under construction on part of the garden of Wallingford Lodge will also be accessed off this private road.

# AREAS OUTSIDE THE SETTLEMENT BOUNDARY

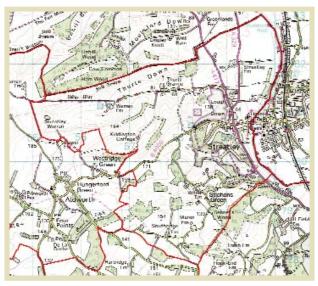


FIGURE 7

# ZONE 4: THE OUTER AREAS

Zone 4 comprises Rectory Road West, Stichens Green, Southridge, Cleeve Court and individual Farmhouses. Key areas of Zone 4 are outlined in Figure 7.

## **Rectory Road West**

The western section of Rectory Road extends from the golf course to the Ridgeway by-way. It was originally dominated by several working farms on the Thurle Grange estate, which was broken up in 1930.



Part of Field Barn farm, previously owned by Sir Ernest Gardner M.P., was used to form the original 9-hole golf course, now the 18-hole Goring and Streatley Golf Club. The 1925 purpose built clubhouse still exists as a residence – the now extended "Old Golf House". The land for the full course was purchased between 1927 and 1940. The present clubhouse (the fifth) was built in 1983.

48

The original Field Barn "farmhouse" is now a private dwelling, no longer forming part of the farm. The remains of Field Barn farm comprise old timber barns and a utilitarian "Atcost" barn.

Beyond Field Barn farm there are several houses built as semi-detached farm workers' cottages of fairly typical local Berkshire style, with red brick walls and slate roofs. Several of these properties have been extended in a sympathetic way in recent years.



Frontage Cottages

Standing alone on the north side of the road, the recently extended "White Lodge" is a small, cream washed, rendered two-storey house with a Gothic arched entrance porch and neat dormer windows with flat lead tops.

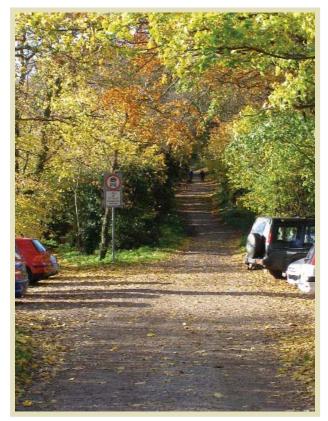
#### AREAS OUTSIDE THE SETTLEMENT BOUNDARY



Thurle Grange

Rectory Farmhouse is a two-storey brick and flint building, replacing the original farmhouse of Thurle Grange, which remains the most imposing building along Rectory Road. Thurle Grange is a landmark building with cream rendered walls and plain tile roofing, now converted into the main house and four flats. The large wrought iron entrance gates, wide lawns and attractively laid out garden with decorative topiary and mature trees, provide an impressive setting for this historic building. Conversion of the old stables to detached and semidetached residences and refurbishment of the adjacent farm cottages, complete the attractive setting of Thurle Grange. The nearby farm barns and stables on the south side of the road reflect a working rural perspective.

Beyond Thurle Grange there are several red bricked cottages, built originally for Warren Farm labourers and one house with steeply pitched cedar shingle roofs. At the western end of Rectory Road there is a small informal car parking area at the start of the Ridgeway Path and a thatched roof cottage at the entrance to Warren Farm. The farm now forms part of Bower Farm and most of the farm buildings have been converted to an attractive complex of individual dwellings.



The Ridgeway Path

49

#### AREAS OUTSIDE THE SETTLEMENT BOUNDARY



Aldworth Road Western Gateway

# **Stichens Green and Southridge**

Stichens Green lies to the south-west of the village. It consists of a varied collection of buildings along the lane running between the B4009 to Newbury and Hook End Lane to Upper Basildon.

The housing is low density, detached and divided by woodland, steeply rising fields, large gardens and high hedges. The houses are mostly two-storey, but with some single storey structures. Wood Farm farmhouse is a listed Grade II building. The stables that were built adjacent to it are still there, together with most of the large buildings that were part of racing stables, but now converted to residential accommodation. Stichens House, itself, has white painted walls.



Stichens Green

The lane running southwards near Grim's Ditch (an ancient monument) leads to the hamlet of Southridge. There, the houses are scattered, consisting mostly of farms and semi-detached cottages, some built in the "Basildon-Lutyens" style of red brick with plain clay tile roofing. Manor Farm farmhouse is also a listed Grade II building and has attractive red brick buildings adjacent to it. Southridge House is an old farmhouse with white painted walls. It has an attractive spacious garden surrounded by neat brick walls. Pightle Cottages are semi-detached cottages, painted white.



Stichens Green approach

50

# **Cleeve Court Area**

Cleeve Court is located to the north-east of the village and is accessed off Wallingford Road. This complex lies within the flood plain outside the Village Settlement Boundary and is separated from the High Street by Streatley's water meadows, which form part of the village's "green lungs". It is reached, on foot, by the Thames Path National Trail and by a private, unadopted, tree-lined lane running past the Recreation Ground. The avenue opens out onto open parkland with views across open fields to Streatley Farm. Many of the trees in this area have the benefit of Tree Preservation Orders.

The original Cleeve Court House was built for Sir William Ingram, chief proprietor of "The Illustrated London News" by the Reading family of architects, Morris & Son, in 1900. Their original idea of a thatched roof was rejected by the local authority at the time. The house was demolished in the early 1970s and replaced by a new complex of residences.



Cleeve Court



Barn interior at Streatley Farm

51

On the approach to the new complex, earlier developments comprise the small, red-bricked Cleeve Court Lodge, the large, red bricked, Chaddleworth, the whitewashed Cleeve Court Cottage and the Garden House.

The heart of Cleeve Court is characterised by an inlet of the River Thames, with moorings for boats, which were originally medieval fishponds. This area is characterised by an early 1970s development of split-level, open-plan houses, comprising one detached house and two blocks of five terraced houses. These are built in a Kentish/London brick which is yellowish in colour. They have grey interlocking tile roofs at the low pitch, which is characteristic of that period of construction. The terraced houses are on the site of the original Cleeve Court House and look directly out to the river. They demonstrate a clear simplicity of line, although some conservatories have been added to the balconies. The detached house, Cleeve Court House, has been extended and does not have the architectural importance, or charm of the original house. Cleeve Court complex is a pleasant, secluded area just outside the village, and yet within walking distance. Owing to its dense screening and inward looking arrangement, visually, it is almost completely self-contained, except from the river.

# **Individual Farmhouses**

Although outside the Village Settlement Boundary, Streatley Farm is a prominent feature in the setting of the village. Streatley Farm farmhouse, located on the east side of Wallingford Road and sheltered by barns and woodlands, is an historic listed building, dating from the early 17th century. The largest barn is also listed. The complex of farm cottages on the land between Wallingford Road and Wantage road are mainly traditional red brick and two are white stucco rendered two-storey semi-detached houses.



Streatley Farm



Farm Cottages

# OTHER IMPORTANT FEATURES OF THE VILLAGE



## **OPEN SPACES**

In addition to the mainly built environment features outlined in the foregoing zonal descriptions, the open spaces within and around the village are dominant features in the amenity of the village and the wellbeing of the local community.

The chalk grasslands, woodlands and meadows provide the unique setting of the village. The most significant open spaces affecting the village are:-

The Glebe Meadow (a key part of the Morrell legacy) is located directly opposite Streatley House. The safeguarding of this historic site has been a key feature in the development of the village over many centuries. This meadow and its adjoining fields leading up to the Wallingford Road, are a critical visual amenity with many different kinds of trees, plants, insects, birds and other wildlife, all benefiting from the lack of recent application of any pesticides or chemical sprays. The importance of this meadow is recognised by it being partially enclosed within the Conservation Area. The meadow and the adjoining fields form a key part of the north-east "green lung".

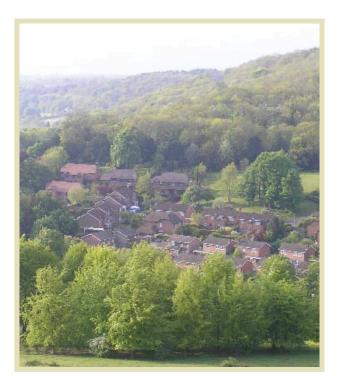
Woodland "Green Lung" South of High Street

The Recreation Ground, at the end of Church Lane, with its large, grassed area and surrounding wide variety of local trees, plays a key role in facilitating recreation and sports for all age groups of local residents. The ongoing implementation of the Parish Plan recommendations are securing the aim of "bringing the Rec. to life", thereby enhancing the importance of this part of the north-east "green lung".

The flood meadows to the north of the Swan Hotel are abundant with wildlife and tree types sympathetic to this often flooded landscape. These meadows are a key feature appreciated by both local residents and the many visitors who make frequent use of the Thames Path.

The woodland to the south of the High Street was originally managed as part of the grounds and gardens of Streatley House. It contains an important group of mixed tree types that highlight the overall rural character of the village. Beneath the dense tree cover, there are badger setts, foxes' lairs and numerous woodland plant types, all close to the centre of the village. The height of the trees forms an impressive backdrop to the Conservation Area. This woodland area and the open fields to the south are key parts of the south-east "green lung".

#### OTHER IMPORTANT FEATURES OF THE VILLAGE



The "green" in Hill Gardens' residential area is identified as an Area of Important Open Space in the West Berkshire District Local plan.

The Holies, Greenhill Common, Lardon Chase and Lough Down are greatly traversed by both local residents and many visitors. These key parts of the south-west and north-west "green lungs" have been safeguarded for many years, mainly through ownership of the National Trust.

The local community's responses during consultations on the Parish Plan highlighted a unanimous demand to ensure that these important amenity features were safeguarded for the enjoyment of future generations.

# Footpaths and By-ways

Footpaths within the village follow the routes delineated by the earliest inhabitants. These paths form a network that accentuates the rural character of the village as they pass narrowly spaced buildings, high walls and hedges. They consist of various types:-

Tree-lined footpaths on the edge of the primary building groups, such as on the approaches to the riverside, to the Recreation Ground and up towards the woodlands on the hillsides.

Paved walkways joining groups of houses inaccessible by vehicular traffic as in the yards off the High Street and Wallingford Road. Grassed tracks leading to and through the National Trust lands of Lough Down, Lardon Chase and the Holies.

All of the footpaths are well used by both local residents and many visitors. As part of the Parish Plan Action Plan, the highlighting of circular walks is being promoted through the production of publicity leaflets. A key element of one of these walks is the promotion of a permissive path along the top of the roadside bank on the west side of Reading Road. Implementation of this missing link in the off-road footpath network will provide a much safer route than the present necessity to use the narrow footway on the east side of Reading Road.

Church Lane is classified as a by-way and comprises a tarmac section suitable for vehicular traffic accessing the Morrell Room and St. Mary's Church. It is flanked by a high, flint-faced wall and brick buildings.

Beyond the Church, the by-way is a gravel lane giving vehicular access to the three Church Cottages, the Church graveyard, the allotments and the sewage treatment works. The route then continues as a footpath along the east side of the Recreation Ground and links to Wallingford Road via Cleeve Court access road.

At Church Cottages the by-way gives access to the important footpath link to the Thames Path along the west side of the river.

# Hedges, Fences, Boundary Walls and Gateways

The rural character of the village is sustained by the many runs of hedges, fences, boundary walls and gateways. These edge the access points to open spaces, the open spaces themselves and shortcuts through the village matrix. The hedges consist mainly of blackthorn, hawthorn, elder and holly with many sizes of trees of beech, oak, fir and various birch types interwoven. The hedges adjoining public areas enjoy little regular maintenance and tend to grow quite high and wild, often overgrown and in need of management, whilst forming local windbreaks. Fences are more regularly replaced as they fail and generally avoid barbed wire and other anti-social content.

Gateways vary from the 5-bar farm variety to the more solid, wooden slatted, or wrought iron entrance gates to individual house driveways. Many of the listed buildings have gateposts and gates of equal importance to the houses themselves.

# THE BUILT ENVIRONMENT

# **Key Features**

New housing development, including alterations and extensions to existing buildings, should maintain and where possible enhance the distinctive character of the various zones.

Key features of note in individual zones include:

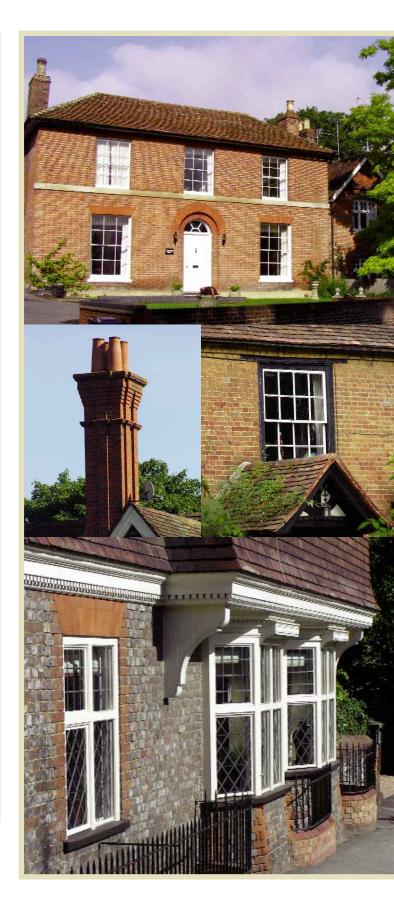
In Zone 1: The streetscape of primarily interlocked buildings in varying but very traditional styles, sharing plain tile roofing and local brick and flint walling. The distinctive appearance, character and vitality of the High Street. Particular features of note include the Listed Buildings, the riverside with wooded islands, the bridge, the weir, the High Street's linked frontages, the Church, the open meadow opposite Streatley House and the triangle of various building styles around the Bull crossroads.

In Zone 2: The houses are generally detached or semidetached and with well articulated roads within traditional "estate" layouts. Between the houses the gardens contain many attractive individual trees, leading up to the edges of the wooded hillside.

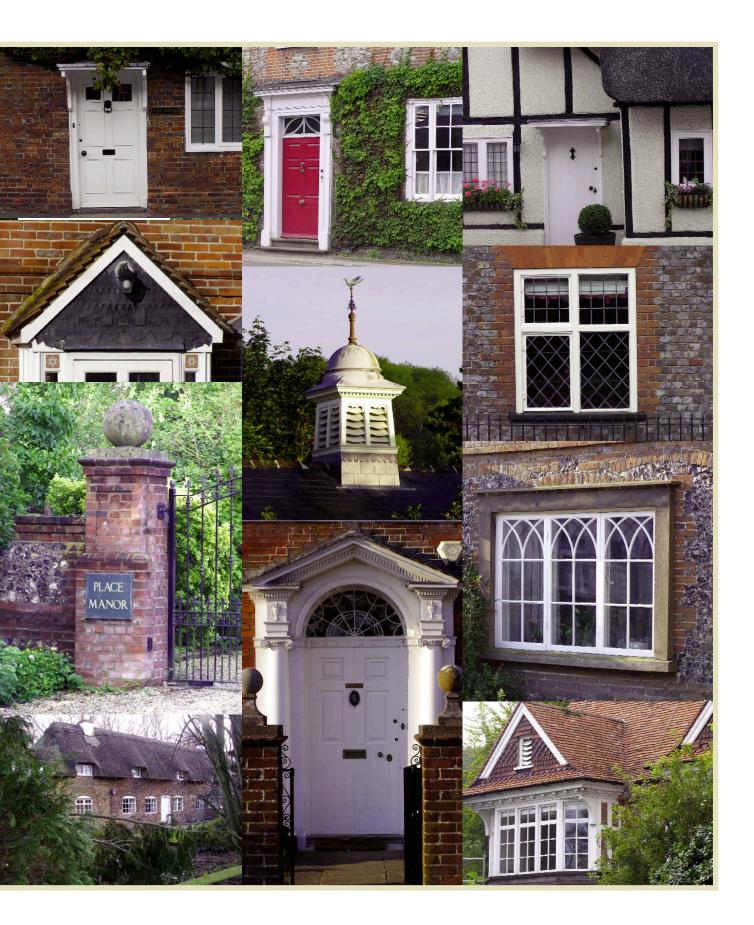
In Zone 3: The houses are mostly detached type, on generous plot widths frequently providing high hedge or tree screening between properties.

In Zone 4: The houses are mostly individual, from periods pre-dating planning controls, their individuality being reflected in their plain clay tile, slate or thatched roof types and local building materials. An exception is Cleeve Court, where a relatively high density development from the 1970s, consisting primarily of townhouses in terraces, is located on the riverside away from the traditional centre of the village.

The appearance and landscaping of the open spaces, footpaths and bridle paths, together with the main approaches to the village are key features of the rural character and amenity of Streatley.



THE BUILT ENVIRONMENT



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# **Development Guidelines**

The following guidelines are aimed at securing the highest qualities of the future built environment of the village. Adherence to these guidelines and the safeguarding of the "green lungs" setting of the village, is essential to maintaining the unique amenity of the "Morrell legacy" for future generations.

New housing development should be contained within the current Village Settlement Boundary and should respect the character of existing developments, and where appropriate, include a proportion of affordable housing.

Developers are encouraged to provide perspective views, elevations and terrain sections to show how any new development would appear in relation to the overall surroundings and to the character and context of adjacent existing properties.

The mass, form, height, scale and density of proposed new buildings should be in proportion to the local area and should endeavour to maintain the essentially rural character of the village.

In particular, new buildings should retain spaces and views between buildings and property boundaries consistent with those in the immediate vicinity, and the local area more generally in accordance with PPS3.

Elements of good housing design should blend with local characteristics and include, where appropriate:

- the use of local, traditional materials for external walls and roofs
- plain tile, thatched or slate roofs at local pitches and hipped where it will help reduce the bulk of the building in, for example, a skyline location
- hipped dormers to reduce roof plane areas
- detailing of brick and stone coursing to reflect local features
- windows, chimney stacks and other externally visible features reflecting the local styles
- treatment of open spaces around buildings to be in sympathy with the existing village environment
- frontages to include hedges and planting
- hardstandings to be in local, traditional materials e.g. gravel, brick paviors
- landscaping to be with indigenous plant and tree types

Materials for new or replacement buildings, extensions or alterations should be in keeping with, and complement the appearance of existing nearby buildings, for example:

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- design doors and windows to match existing in size and proportions
- replace, restore or repair brick and stonework to match existing in texture, colour, bonding and pointing
- avoid using painted brickwork or pebbledash render
- avoid protective coverings or coatings concealing original materials

New buildings in the central area of the village, including the Conservation Area should:

- respect the general lines heights and frontages of the existing buildings
- usually be not more than two storeys in height
- be predominately of brick or stone construction or, if timber-framed, be clad in sustainable hardwoods, brick or stone
- have pitched roofs, of plain tile, slate or thatch at pitches to match existing nearby properties

#### "Traditional materials" for external walls and roofs:

Walls: To be of bricks "hand made" or with the appearance of "hand made"; in soft red/brown tones and textures that replicate the bricks made and used locally in the 18th, 19th Centuries; with traditional lime mortar jointing or contemporary mortars in matching light brown/fawn colours; of dressed local flint panels or of West Country Limestone or Portland stone with mortar colour to match the flint or stonework.

Roofs: To be of plain clay tiling, ridge and hip tiles in dark tones of red and brown either "hand made" or with the appearance of "hand made". Blue/grey atural slates with ridge and hip tiles in matching blue/grey colour or lead sheet; flashings in lead sheet. Straw or reed thatch.

Chimneys: To be of bricks or stones as above

#### Hedges and planting of "local character":

New and replacement hedges should replicate the characteristics of the existing local hedges, which consist of hawthorn, yew, elder and similar indigenous shrubs and small trees.

# Doors and windows to match existing "good traditional detailing":

Doors and windows: To maintain the existing character of Streatley, external joinery items should be made of softwoods painted (in white or light colour tones) or natural finished hardwoods or aluminium. In aluminium the profiles should be colour coated in white or wood tones and within the cross section dimensions of hardwood windows; glass panes should be rectangular and over-square in height.

#### THE BUILT ENVIRONMENT

# Repairs to brick and stonework to match existing "good examples":

Repairs to brick and stonework; on Listed Buildings this work should achieve the closest possible matches in colour, texture and mortar pointing to that existing elsewhere in the village; repairs and rebuilding should be of the local walling types described above.

Construction details of buildings in the Conservation Area should be domestic in scale and have special regard to the nearby Listed Buildings and the overall character of the Conservation Area, including:

- dentil corbelling and exposed rafter ends rather than fascia boards
- brick and stone walling with brick type, coursing and mortar to match nearby existing good examples
- hipped dormer windows
- clay plain tiling, thatch or slate roofing laid traditionally with appropriate ridge, gable end and eaves details
- windows of traditional style, including glass pane proportions, glazing bar profiles and recessed locations in relation to external wall surfaces

Buildings on infill plots should be of individual design suited to the plot, both in design details and scale, and designed to integrate well into the existing street scene. They should reflect local design characteristics and be compatible with the character of the zone for which they are planned. Landscaping should also complement the character of the locality.

In new developments the provision of car access and parking should respect both highway safety and visual impact.

New access to development should be designed to minimise damage or loss of existing high quality boundary planting whilst meeting appropriate highway design standards for public safety.

Driveways and hardstandings for vehicles should be surfaced with materials appropriate to the location and have adequate drainage.

Dropped kerbs should be provided for the safety of pedestrians and other road users.

The impact on the local infrastructure and services (water, power, foul and storm water drainage, schools, surgeries, shops etc) should be considered as integral to any proposed development.

Power and communication cables should be routed underground wherever practicable.

Street lighting and private security lighting should be designed sympathetically with the locality and sited to minimise light pollution.

Aerials and satellite dishes should be sited to minimise their visual impact.

The design and location of new street and traffic control signage, bollards, waste bins etc should be in sympathy with the local environment.

Informal meeting, waiting and sitting areas should be included as appropriate to the immediate local environment.

#### Driveways... appropriate to the "location":

Driveways: In the various geographically separate zones of Streatley, the majority of houses in each zone have driveways of similar materials specific to that locality. New or improved driveways should follow the primary scale and type of the driveway surfacing, roadway materials, kerb edgings, gateposts and gates in that locality.

#### Informal... appropriate to the local environment:

Throughout Streatley the overall character and charm of the village is maintained by the existing careful integration of local, traditional materials as described above. Future refurbishment, maintenance and new-build should respect all the features of each specific locality and use appropriate materials and workmanship that will conserve or enhance the local environment.

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# APPENDIX A1: LISTED BUILDINGS IN STREATLEY PARISH

#### ZONE LOCATION

#### BUILDING

| 1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1 | High Street (north side)<br>High Street (south side)<br>Wallingford Road (west side)<br>Wallingford Road (west side) | The Swan Hotel<br>Childe Court, The Morrell Room and The Morrell Room Cottage<br>Church of St. Mary<br>Snowdrop Cottage<br>Vine Cottage<br>The Old School House<br>Nos. 6, 7 and 8 lcknield Cottages<br>Limeswell<br>Nos. 2, 3, 4, 5 lcknield Cottages<br>East Streatley House<br>Streatley House<br>West Streatley House<br>The Thatched Cottage<br>Little Shaw<br>Middle House<br>Walnut Tree Cottage<br>The Cottage<br>Jessamine Cottage<br>The Bull Hotel<br>Elm Lodge<br>Place Manor<br>Nos. 1, 2, 3 Place Manor Cottages |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                           | Wallingford Road (west side)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dovecote north of Place Manor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4<br>4.<br>4<br>4<br>4<br>4<br>4<br>4                                                       | Wallingford Road (east side)<br>Wallingford Road (east side)<br>Wallingford Road (east side)<br>Stichens Green<br>Southridge<br>Southridge<br>Southridge<br>Southridge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Streatley Farm Farmhouse<br>Walls and gate piers to Streatley Farmhouse<br>Barn south-west of Streatley Farmhouse.<br>Wood Farm Farmhouse<br>Gould's Cottage<br>Southridge House<br>Manor Farm Farmhouse<br>Nos.1 and 2 Manor Farm Cottages                                                                                                                                                                                                                                                                                    |

Note: List excludes listed tombs at St. Mary's Church, milestone on Wallingford Road and milestone, wellhead and pump on Reading Road. APPENDIX A1: LISTED BUILDINGS IN STREATLEY PARISH

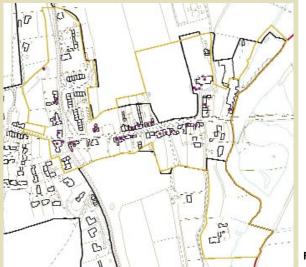


FIGURE 8

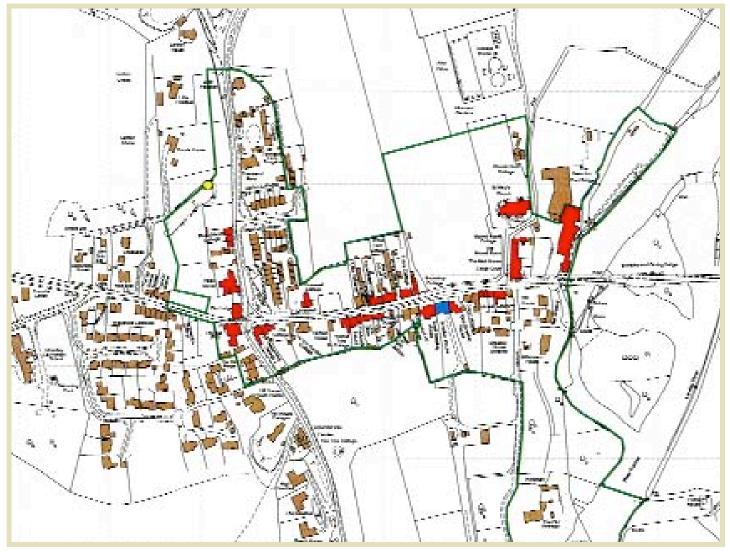


FIGURE 9



your víllage, your vísíon, your future

# **Individual Executive Member Decision**

| Title of Report:                       | Surface Water Management Plan for<br>Thatcham                                                                                                              |  |  |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Report to be considered by:            | Individual Executive Member Decision                                                                                                                       |  |  |
| Date on which Decision is to be taken: | 12 March 2009                                                                                                                                              |  |  |
| Forward Plan Ref:                      | ID1822                                                                                                                                                     |  |  |
| Purpose of Report:                     | To request approval to commission WSP Group Ltd. to produce a First Edition Surface Water Management Plan for Thatcham as part of a pilot study for Defra. |  |  |
| Recommended Action:                    | To commission WSP Group Ltd. to produce a Surface<br>Water Management Plan for Thatcahm                                                                    |  |  |
|                                        | Water Management Fian for Thateanin                                                                                                                        |  |  |
| Reason for decision to be taken:       | To appoint a sole supplier and commit funds from the Flood Alleviation budget.                                                                             |  |  |
| Key background documentation:          | Highways and Transport Review of the Flooding 20 July 2007                                                                                                 |  |  |

| Portfolio Member Details                                                   |                         |  |  |  |
|----------------------------------------------------------------------------|-------------------------|--|--|--|
| Name & Telephone No.:         Councillor Emma Webster - Tel (0118) 9411676 |                         |  |  |  |
| E-mail Address: ewebster@westberks.gov.uk                                  |                         |  |  |  |
| Contact Officer Details                                                    |                         |  |  |  |
| Name:                                                                      | Stuart Clark            |  |  |  |
| Job Title: Principal Engineer                                              |                         |  |  |  |
| <b>Tel. No.:</b> 01635 519857                                              |                         |  |  |  |
| E-mail Address:                                                            | sclark@westberks.gov.uk |  |  |  |

| Implications       |                                                                                                                                                                                                                                                                                                     |  |  |  |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Policy:            | None                                                                                                                                                                                                                                                                                                |  |  |  |
| Financial:         | Defra have agreed to contribute £50k to the project. The toal cost is estimated to be £120k in technical fees. WBC will fund the remainder from the Flood Alleviation budget. A further contribution is anticipated from the Environment Agency of 50k which will further offset WBC's contribution |  |  |  |
| Personnel:         | None                                                                                                                                                                                                                                                                                                |  |  |  |
| Legal/Procurement: | None                                                                                                                                                                                                                                                                                                |  |  |  |
| Environmental:     | None                                                                                                                                                                                                                                                                                                |  |  |  |
| Partnering:        | The project will be undertaken in partnership with Thatcham<br>Town Council, the Environment Agency and Thames Water<br>Utilities.                                                                                                                                                                  |  |  |  |
| Property:          | None                                                                                                                                                                                                                                                                                                |  |  |  |
| Risk Management:   | None                                                                                                                                                                                                                                                                                                |  |  |  |
| Community Safety:  | The project will help to provide Thatcham with a much<br>improved level of protection against flooding and inform the<br>Council's emergency response where flood cannot be<br>prevented.                                                                                                           |  |  |  |
| Equalities:        | None                                                                                                                                                                                                                                                                                                |  |  |  |

# **Consultation Responses**

| Members:                                    |                                                                                                                   |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Leader of Council:                          | Graham Jones                                                                                                      |
| Overview & Scrutiny<br>Commission Chairman: | Brian Bedwell                                                                                                     |
| Policy Development<br>Commission Chairman:  | Marcus Franks                                                                                                     |
| Ward Members:                               | Ellen Crumly, Richard Crumly, Lee Dillon, Owen Jeffery,<br>Terry Port, Jeff Brookes, David Rendel, Keith Woodhams |
| Opposition<br>Spokesperson:                 | Keith Woodhams                                                                                                    |
| Local Stakeholders:                         | Thatcham Town Council                                                                                             |
| Officers Consulted:                         | Mark Edwards, Derek Crouch, Carolyn Murison                                                                       |
| Trade Union:                                | Not applicable                                                                                                    |

| Is this item subject to call-in.                                                                                                                                                                                                                                                                               | Yes: 🔀 | No: 🗌 |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|--|--|--|
| If not subject to call-in please put a cross in the appropriate box:                                                                                                                                                                                                                                           |        |       |  |  |  |
| The item is due to be referred to Council for final approval<br>Delays in implementation could have serious financial implications for the Council<br>Delays in implementation could compromise the Council's position<br>Considered or reviewed by OSC or associated Task Groups within preceding 6<br>months |        |       |  |  |  |
| Item is Urgent Key Decision                                                                                                                                                                                                                                                                                    |        |       |  |  |  |

# Supporting Information

## 1. Background

- 1.1 On 20 July 2007 Thatcham suffered widespread surface water flooding with more than 1100 properties affected. The flooding was caused by run off from the rural catchments to the north of the town which overwhelmed the surface water sewer inlets resulting in large over land flows.
- 1.2 Over the last few months West Berkshire Council has been working with the engineering consultants WSP Group and other organisations involved with the flooding in Thatcham to bid for funding from the Department for Environment Food and Rural Affairs (Defra) to undertake a pilot study Surface Water Management Plan (SWMP) for Thatcham (Appendix A).
- 1.3 Defra has confirmed that our bid was successful and has agreed to provide a contribution of £50,000 through their pilot study programme for the First Edition of Surface Water Management Plans. Thatcham was short listed together with 5 other authorities from over 30 submissions.
- 1.4 The total cost for the Surface Water Management Plan will be £120,000 plus expenses, in technical consultancies fees, although it is anticipated that this can be reduced through the partnership. It is proposed that West Berkshire Council will fund the remaining amount although further sources of additional funding are being pursued
- 1.5 Officers have also sought funding from the Environment Agency through the Flood Defence Grant in Aid scheme. The Environment Agency has earmarked £50,000 for Thatcham Surface Water Management Plan in 2009/10 and £30,000 in 2010/2011. It is envisaged that securing this funding will lead to additional funding in later years to follow up actions coming out of the Surface Water Management Plan.

## 2. Surface Water Management Plan

- 2.1 The purpose of the SWMP is to better understand the causes of flooding in Thatcham and develop engineering solutions to prevent flooding and establish the best ways to manage urban drainage to reduce flood risk. The information shared between parties will help clarify the role and responsibilities of each party as well as helping to inform future planning policy and emergency planning.
- 2.2 The initial objective of the group is to develop a Surface Water Management Plan which aims to understand the surface water flooding risk and define what measure could be effectively implemented to improve the management of surface water run off in Thatcham. The main outcome of Surface Water Management is an action plan of measures that is supported by all members of the project team on how solutions can be implemented. This is planned to be delivered by July 2009.

# 3. Management Structure

- 3.1 West Berkshire Council will be taking the lead role in this pilot study. Other members of the pilot study team are Thatcham Town Council, Thames Water, Environment Agency, Thatcham Flood Risk Forum and WSP. A partnership approach to the project team will ensure that information is freely available at no cost to the Council. Having representatives from all bodies present on the working team will also ensure that the requirements of all stakeholders are met.
- 3.2 In order to ensure the success of the Surface Water Management Plan, it is proposed to set up a West Berkshire Council Flood Steering Group. This group will give West Berkshire Council the opportunity to steer the project and ensure that all relevant tasks are carried out. It is envisaged that the steering group will consist of approximately 5 council members, with the delegated powers from the Council Chief Executive in ensure that all required actions are carried out appropriately.
- 3.3 West Berkshire Council needs to commission WSP to carry out the technical aspects of the study and to produce the report. In August 2007, West Berkshire Council commissioned WSP to undertake an investigation into the flooding throughout West Berkshire caused by the storm event on 20 July 2007. Combining their knowledge gained during this investigation and their track record of providing professional advice to councils on flood risk issues, drainage, and infrastructure provision, WSP are considered the most suitable consultant to work for West Berkshire Council on the Surface Water Management Plan for Thatcham.

# 4. Recommendations

4.1 To commission WSP to produce the SWMP for Thatcham in partnership with Thatcham Town Council, the Environment Agency and Thames Water Utilities Ltd., and to provide the required funding over that of the contribution from Defra and other sources of funding.

# Appendices

Appendix A - Defra submission for the First Edition Surface Water Management Plan



# Thatcham Surface Water Management Plan Pilot Study



# Thatcham Surface Water Management Plan - Pilot Study

#### **1 Description of Problem**

On 20 July 2007 Thatcham<sup>1</sup> suffered widespread surface water flooding. The flooding was caused by run off from the rural catchments to the north of the town which overwhelmed the surface water sewer inlets resulting in large over land flows<sup>2</sup>. What distinguished Thatcham from many other flooded communities in 2007 was that water levels in the River Kennet were low and played a limited role in the flood event.

More than 2% of all the properties flooded in the UK during the July 2007 floods were located in Thatcham. Over 1100 homes and several business premises were flooded, including a day care centre for the elderly. Eyewitness accounts and initial computer simulations suggest that the rate of flow on the road outside the Kennet secondary school was life threatening, and that the flood depth varied between 0.6 - 1.2m. The human, social and economic impact was immense and many people are still dealing with the consequences and emotional trauma.

The Thatcham area has previously flooded in 1980's, 1990's and again in 2000, 2001, 2003 and 2005, however the flood events of July 2007 are reported to be the worst in living memory.

In August 2007, West Berkshire Council commissioned WSP to undertake an investigation into the flooding throughout West Berkshire caused by the storm event on 20 July 2007. The aim of the study was to report and record what happened on the day. Causes of the flooding were identified and a programme of likely measures to prevent or mitigate the impact of future floods proposed. A flood survey plan was produced for Thatcham showing the properties that were flooded and the course taken by the water<sup>3</sup>. The study highlighted a number of key issues that exacerbated the impact of the storm.

- Confusion over responsibility for certain drainage assets (Local Authority, Thames Water, Riparian Owners)
- Poor maintenance of drains, sewers and watercourses
- Continuous development of Thatcham northwards
- The main surface water sewers were originally natural watercourses that were culverted as the town has grown, in particular, these include the watercourses along Northfield Road and Stoney Lane
- Homes built on land that had flooded in the past
- Lack of public awareness

During the Thatcham flood of July 2007, it was clear that while the relevant stakeholders managed flood risk, there was a clear lack of joined-up thinking. This was highlighted throughout the flooding with limited communication and co-ordination of efforts between the relevant stakeholders. The lack of resilience within the area was also highlighted.

#### 2 Project Objectives

Following the floods in the 1980's and 1990's and more recently in 2000, 2001, 2003, 2005 and 2007 and the recommendations of the Pitt Review a meeting was convened

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<sup>&</sup>lt;sup>1</sup> Thatcham is located on the southern edge of West Berkshire, 3 miles east of Newbury, 15 miles west of Reading. It has a population of 23,000. See Location Plan Figure 1 in Appendix 1

<sup>&</sup>lt;sup>2</sup> Review Appendix 1, Photos of Thatcham Floods

<sup>&</sup>lt;sup>3</sup> Review Appendix 2, Thatcham Flood Survey Plan

between West Berkshire District Council, Thatcham Town Council, Thames Water, the Environment Agency and WSP.

It was agreed that all parties work together to reduce the risk of similar flood events reoccurring in Thatcham. Thatcham Flood Forum

will represent the Thatcham community to ensure that local knowledge on flooding issues is utilised and proposals for the various phases are disseminated. The above parties make up the project team.

The following initial objectives have been identified by the partners for this surface water management plan pilot study:

- a) Establish a successful working relationship between all partners during and most importantly after the pilot study.
- b) Incorporate the relevant Pitt review recommendations
- c) Identify clear roles of responsibility and lines of communication
- d) Identify link between SWMP and other plans (Kennet Strategy)
- e) Build on extensive database of knowledge and undertake screening
- f) Establish who is at risk of flooding and to what level
- g) Understand the mechanism of flooding and the inter-connection between land drainage, urban drainage and rivers
- h) Provide a more co-ordinated approach to the management and maintenance of private and public owned drainage systems
- i) Evaluate technology that may be used to assist with a. and b. above
- j) Identify various mitigation options and provide cost benefit analysis

These objectives will be refined during the first phase of the Thatcham Pilot study.

#### **3 Project Approach**

To deliver the objectives of Thatcham Surface Water Management Plan pilot study, several approaches will be implemented.

**Phase 1** will focus on building the project team, creating the steering group and building connections with other parties (utility companies) and the community through the Thatcham Flood Risk Forum. This will be done by meetings, site visits, desktop studies and implementing the first phase of the communication plan. With the voice of each party, the project team will finalise the objectives of the Surface Water Management Plan pilot study.

**Phase 2** will focus on data gathering, initial assessment and screening. A large amount of data exists on the July 2007 floods in Thatcham. This phase starts with research on the risk assessment and option approach. The existing database will be screened and areas identified where anomalies and additional data is required. This will result in additional data gathering exercises from a range of sources; communication with steering group and other parties; data processing in either ArcGIS or a similar platform and computer analysis to screen available information. In addition it would be viable to identify new data capturing protocols. This could be through detailed surveys, a retrofitted scheme, CCTV, or more intensive data gathering and reviewing exercise.

**Phase 3** is dependant on the results of Phase 2, the data gathering exercise, and resources for the collection on additional information. The approach is likely to focus on computer modelling (WinDes FloodFlow model); including a review of the existing WinDes modelling undertaken by MicroDrainage. This will involve the digital terrain model being updated with LiDAR and the current short-comings in the model's 1d - 2d link improved. WSP will refine and verify the model to ensure it is fit for purpose. This will assist in assessing the probabilities and consequences of flooding in Thatcham. The Environment agency will be involved in reviewing the model.

**Phase 4** focuses on finding a solution in collaboration with the Project Team and the people in Thatcham. The first activity is to define what the likely options are with respect to identifying flood mitigation schemes. This will involve looking at development coming forward and retrofitting measures. Initial screening is to be undertaken by the project team followed by the identification of a range of options for Thatcham. Cost benefit analysis will be undertaken on the final schemes produced, before they are rolled out to the public in Thatcham. This information is crucial during the consultation period with the stakeholder. Thatcham Flood Risk Forum has an important role in this consultation, especially with the Thatcham community. In addition critical infrastructure will need to be identified at this stage and any resilient measures currently in place taken account off. The final schemes to be agreed and taken forward to the implementation stage.

**Phase 5** focuses on monitoring the implemented scheme. West Berkshire to agree on the monitoring requirements with DEFRA. This may include updating the flood emergency plans to reflect the latest knowledge and technologies of flood risk and the remits of the responsible bodies.

#### **4 Key Parties**

West Berkshire Council will be taking the lead role in this pilot study. The following departments are currently involved: Planning, Highways, Social Services, Education and Civil Contingencies. (Other members of the pilot study team are; Thatcham Town Council; Thames Water; Environment Agency, Thatcham Flood Risk Forum and WSP).

During the development of this proposal, each member has agreed that it is willing and able to share information and resources where appropriate. For instance the Environment Agency will provide LiDAR data of Thatcham, flood event data, Kennet and Avon Canal river modelling data etc.

#### 5 Benefits of Thatcham Surface Water Management Plan Pilot study

Benefits of this pilot study will be wide ranging, varying from:

- Successful working platform between all responsible bodies for drainage and emergency response that will continue after the pilot study. To be reviewed on a 3-6 monthly basis (Living Document)
- Thatcham Flood Risk Forum will ensure public awareness of flood risks in Thatcham and provide necessary reassurance.
- Roles and responsibilities to be identified and clear line of communication set up.
- A collaborated database / information platform that contains all available information and will be made available to all parties.
- An action plan that is supported by all members of the project team on how the solutions can be implemented and regular training of relevant staff members
- Ability to target resources and emergency planning accordingly to those areas most at risk.
- Valuable information that can be implemented in other areas at risk across West Berkshire.
- Share the lessons learnt with a wider audience through Defra pilot study platform and other events.
- Other benefits would be to reduce the current overloading of the combined sewers in Thatcham on the STW (pollution public health issue).

#### **6 Programme and Resources**

The programme reflects the first five phases of Defra guidance: initial planning and partnering, risk assessment, option appraisals, implementation and monitoring. It is assumed that the project can start on 1 January 2008 and will be finalised on 1 August 2008. Table 1 provides an overview of the programme for each phase. As required by

Defra, the majority of the first 3 phases is programmed to be undertaken by the end of financial year 2008/09.

#### **Table 1: Programme of Works**

|      | Phase 1  | Phase 2  | Phase 3  | Phase 4  | Phase 5 |
|------|----------|----------|----------|----------|---------|
| Date | 31/03/09 | 31/03/09 | 31/03/09 | 01/09/09 | -       |

The input to the project varies between each party. Table 2 provides an overview of estimated input of each project team member.

#### **Table 2: Project Team Input**

|       | WBC | WSP | EA  | TW | Thatcham |
|-------|-----|-----|-----|----|----------|
| Input | 25% | 42% | 15% | 9% | 9%       |

Table 3 demonstrates the likely split of resources required during the five phases. This split is likely to vary during the project, however all parties have confirmed that they have sufficient resources and financial backing for each phase.

#### Table 3 : Resource Input for Project Team at Various Phases

|          | Ph. 1 | Ph. 2 | Ph. 3 | Ph. 4 | Ph. 5 |
|----------|-------|-------|-------|-------|-------|
| WBC      | 15%   | 15%   | 5%    | 40%   | 50%   |
| WSP      | 60%   | 60%   | 60%   | 20%   | 10%   |
| EA       | 10%   | 10%   | 25%   | 20%   | 10%   |
| TW       | 10%   | 10%   | 5%    | 10%   | 10%   |
| Thatcham | 5%    | 5%    | 5%    | 10%   | 20%   |

#### 7 Cost and funding

Initial estimations of costs to undertake the Thatcham Surface Water Management Plan pilot study requires a budget of £120,000. This includes consultancy costs and procurement of the existing WinDes FloodFlow model. During phase 1 the budget will be finalised in respect of the agreed pilot study objectives. However, this budget does not include cost to procure new data (identified in phase 2).

Each member of the team has agreed to contribute to the pilot study. This will be in the form of staff resources, availability of data, meeting facilities and financial contributions. WSP has provided a discount on their rates to assist with the financial constraints of the project. Thames Water and the Environment Agency to provide relevant records, data and resources. West Berkshire Council will lead the project and the Public Relations element of the project. In addition West Berkshire Council is able to provide a financial contribution of  $\pounds10,000$  in 2008/09 and  $\pounds20,000 - \pounds30,000$  in 2009/10. West Berkshire Council is currently in the process of securing additional funding for 2009/10 on this matter.

#### 8 Management arrangements

West Berkshire District Council will be responsible for the liaison with Defra's project management team. Subjected to Defra's requirements, this will include monthly updates on progress and spending. Benefits of the project will be measured and reported in accordance with an agreement between Defra and the West Berkshire District Council. The Project Team will invite the Defra's project management team to visit Thatcham, see the areas at risk and meet effected residents to enhance their understanding what we want to achieve through the Thatcham Surface Water Management Plan pilot study.

Appendix 1

- Location Plan Figure 1
  Photos of Thatcham Floods

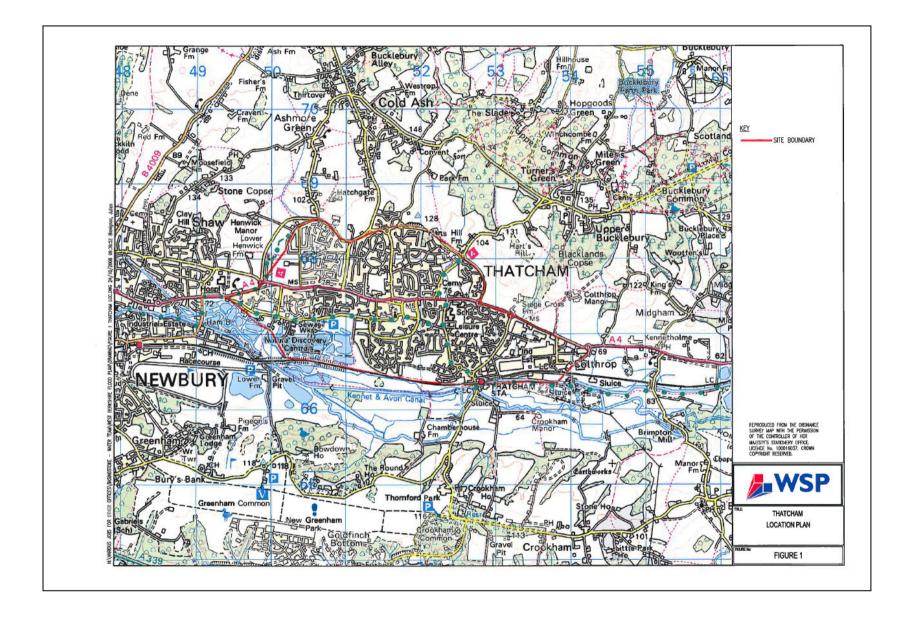




Photo 1. Lower Way, Thatcham



Photo 2. Stoney Lane, Thatcham



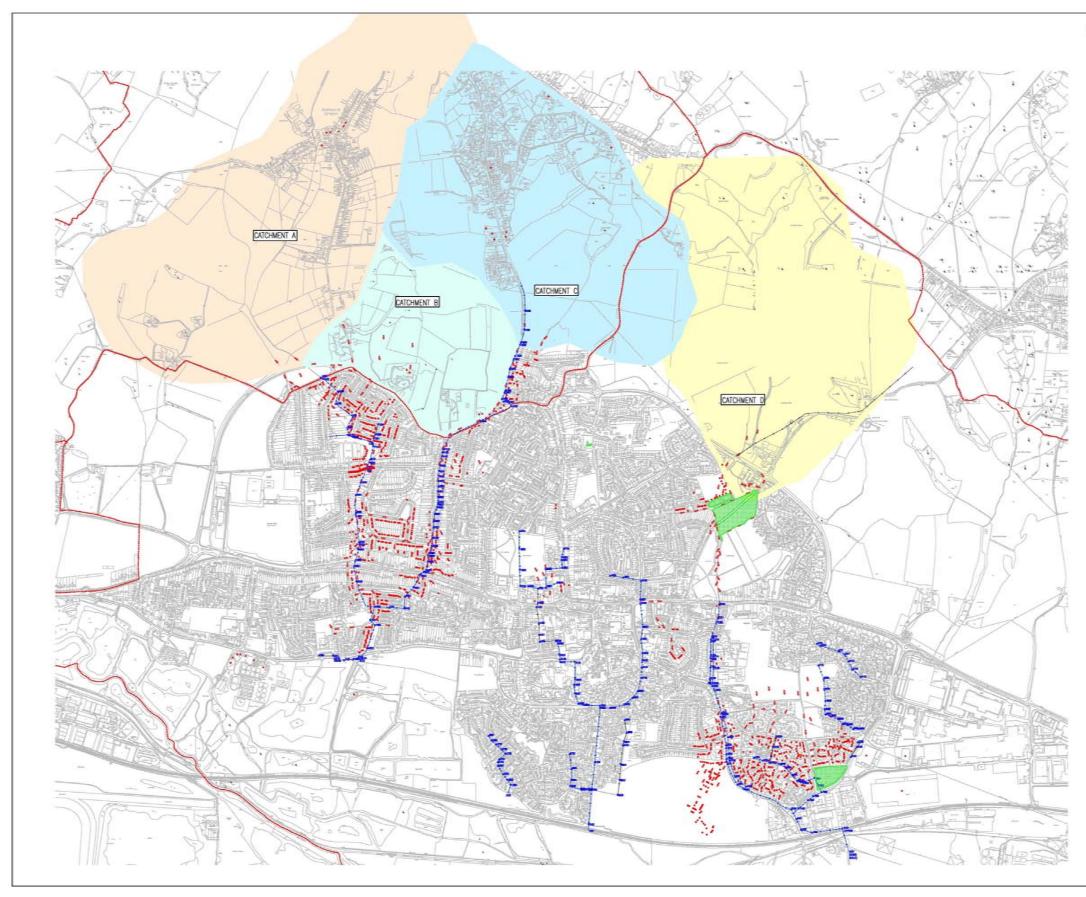
Photo 3. Station Road, Thatcham



Photo 4. Northfield Road, Thatcham

Appendix 2

• Thatcham Flood Survey Plan



|    | E                                                                                                                                                                                            |
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# **Individual Executive Member Decision**

| Title of Report:                       | Land Drainage Enforcement Policy                                                                                                                                                                                                 |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Report to be considered by:            | Individual Executive Member Decision                                                                                                                                                                                             |
| Date on which Decision is to be taken: | 12 March 2009                                                                                                                                                                                                                    |
| Forward Plan Ref:                      | D1829                                                                                                                                                                                                                            |
| Purpose of Report:                     | To request approval to adopt the proposed Land Drainage Enforcement Policy attached to this report.                                                                                                                              |
| Recommended Action:                    | To adopt the proposed Land Drainage Enforcement Policy                                                                                                                                                                           |
| Reason for decision to be taken:       | To improve drainage in West Berkshire and permit the use<br>of the Council's powers under the Land Drainage Act 1991<br>to ensure that maintenance is undertaken by landowners<br>on ordinary watercourses and roadside ditches. |
| Key background documentation:          | The Pitt Review: Lessons learnt from the 2007 floods<br>Land Drainage Act 1991                                                                                                                                                   |
|                                        | -                                                                                                                                                                                                                                |
|                                        | OSC Flood Report and Recommendations                                                                                                                                                                                             |
|                                        | Highway & Transport Review of the Flooding 20 July 2007                                                                                                                                                                          |

| Portfolio Member Details |                                              |
|--------------------------|----------------------------------------------|
| Name & Telephone No.:    | Councillor Emma Webster - Tel (0118) 9411676 |
| E-mail Address:          | ewebster@westberks.gov.uk                    |
| Contact Officer Details  |                                              |
| Name:                    | Stuart Clark                                 |
| Job Title:               | Principal Engineer                           |
| Tel. No.:                | 01635 519857                                 |

| Tel. No.:       | 01635 519857            |
|-----------------|-------------------------|
| E-mail Address: | sclark@westberks.gov.uk |

| Implications       |                                                                                                                                                                                                                                                                                                |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy:            | None                                                                                                                                                                                                                                                                                           |
| Financial:         | None                                                                                                                                                                                                                                                                                           |
| Personnel:         | The demand for enforcement action will at times exceed the Council's resources. Priorities for enforcement are therefore included in the policy.                                                                                                                                               |
| Legal/Procurement: | The Council will need to ensure that Officers responsible for land drainage are given legal assistance pursuant to the application of this Policy.                                                                                                                                             |
| Environmental:     | Ongoing consultation with the Environment Agency will ensure that no harm is done to the environment.                                                                                                                                                                                          |
| Partnering:        | The Council will work in partnership with the Environment<br>Agency, Parish and Town Councils and landowners to<br>reduce the risk of flooding. Parish and Town Councils in<br>particular will be asked to become pro-active in the<br>identification and reporting of land drainage problems. |
| Property:          | None                                                                                                                                                                                                                                                                                           |
| Risk Management:   | None                                                                                                                                                                                                                                                                                           |
| Community Safety:  | Maintenance and improvements to ordinary watercourse<br>and roadside ditches will mitigate or prevent flooding to<br>residential property and the highway.                                                                                                                                     |
| Equalities:        | None                                                                                                                                                                                                                                                                                           |

# **Consultation Responses**

| Members:                                    |                                                                |
|---------------------------------------------|----------------------------------------------------------------|
| Leader of Council:                          | Graham Jones                                                   |
| Overview & Scrutiny<br>Commission Chairman: | Brian Bedwell                                                  |
| Policy Development<br>Commission Chairman:  | Marcus Franks                                                  |
| Ward Members:                               | As this is a district wide policy all Members will be advised. |
| Opposition<br>Spokesperson:                 | Keith Woodhams                                                 |
| Local Stakeholders:                         |                                                                |
| Officers Consulted:                         | Mark Edwards, Derek Crouch, Sarah Clark                        |
| Trade Union:                                | Not applicable                                                 |

| Is this item subject to call-in.                                                                                                                                                                                                                                                                               | Yes: 🔀 | No:   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|
| If not subject to call-in please put a cross in the appropriate box:                                                                                                                                                                                                                                           |        |       |
| The item is due to be referred to Council for final approval<br>Delays in implementation could have serious financial implications for the Council<br>Delays in implementation could compromise the Council's position<br>Considered or reviewed by OSC or associated Task Groups within preceding 6<br>months |        | ion 🗌 |
| Item is Urgent Key Decision                                                                                                                                                                                                                                                                                    |        |       |

#### **Supporting Information**

#### 1. Background

- 1.1 The need for this policy has arisen out of the flooding throughout West Berkshire caused by the severe storm on 20 July 2007 and the ongoing identification of flooding problems associated with ordinary watercourses and roadside ditches across the district.
- 1.2 Flooding commonly occurs where the natural flows in ordinary watercourses and ditches (i.e. non-main rivers) become impeded by physical obstructions or the build up over time of silt or vegetation.
- 1.3 The Council has permissive powers under the Land Drainage Act 1991 to ensure that appropriate maintenance is undertaken on ordinary watercourses. The Land Drainage Act contains criminal sanctions for any person(s) who fail to comply with any requirement imposed by the Council to clear, restore or improve an ordinary watercourse.

#### 2. Proposal

- 2.1 In order to improve land drainage in West Berkshire, it is proposed that the Council uses its powers under the Land Drainage Act 1991 to ensure that appropriate maintenance is undertaken by landowners on ordinary watercourses (including roadside ditches). This applies to ordinary watercourses which are in such a condition that the proper flow of water is impeded and is causing damage to, or the threat of damage to property, or a negative impact on the use or amenity of private land, or flooding of the public highway.
- 2.2 In order to administer the policy the Council will over a period of time compile a database detailing the locations and condition of all ordinary watercourses in the district. The eventual aim will be to establish a routine of regular inspection and maintenance.
- 2.3 Initially, it is intended that this policy will be reactive, designed to be used by Officers of the Council where there is an impediment in an ordinary watercourse, which they have either discovered themselves or where it has been reported to them by Parish Councils or members of the public, and which is already or potentially, causing harm to property by flooding.

#### 3. Recommendation

3.1 It is recommended that the Council adopts the proposed Land Drainage Enforcement Policy included in Appendix A.

#### Appendices

Appendix A - Land Drainage Enforcement Policy

# APPENDIX A

# LAND DRAINAGE ENFORCEMENT POLICY

#### Purpose

This policy statement has been prepared by West Berkshire Council (WBC) to provide a public statement of the Council's approach to the use of its' enforcement powers under the Land Drainage Act 1991.

#### **Proposed Policy Statement**

It is proposed that the Council adopt the following policy statement:

In order to improve land drainage in West Berkshire, the Council will use its powers under the Land Drainage Act 1991 to ensure that appropriate maintenance is undertaken by landowners on ordinary watercourses. This applies to ordinary watercourses which are in such a condition that the proper flow of water is impeded and is causing damage to, or the threat of damage to property, or a negative impact on the use or amenity of private land, or flooding of the public highway.

### The Policy

Upon discovering a problem, and where negotiations with the Riparian Owner(s) do not resolve the problem, the Council may elect to serve a Notice under the provisions of the Land Drainage Act 1991, requiring the Riparian Owner(s) / Occupier(s) of the land adjoining the watercourse where there is an impediment to flows, or on any person causing the impediment, or where a watercourse has been neglected to an extent where the build up of silt and vegetation has impaired its ability to convey natural flows to clear the impediment.

The Council may at the public expense carry out maintenance works to ordinary watercourses either to: expedite the works where there is an imminent threat or risk of flooding; where the ownership/ responsibility for a watercourse is unclear where the Riparian Owner(s) are physically unable to carry out the required work; or where the Riparian Owner(s) are financially unable to employ others to undertake the required work.

#### Procedure

- The Council will investigate flooding incidents and complaints relating to ordinary watercourses. The investigations may include establishing ownership of the watercourse. Advice will be offered through informal discussion with the person(s) considered responsible on the appropriate maintenance works to remove the impediment(s) or restore the condition of the watercourse where the build up of silt and vegetation has impaired its' ability to convey natural flows. If the impediment(s) is due to subsidence, this Policy is not applicable.
- 2. The ordinary watercourse will be inspected and surveyed to establish the extent of the required maintenance work, and further investigation undertaken to establish ownership if required.
- 3. The landowner will be contacted by letter (Letter 1) and requested to undertake specified maintenance work within a stipulated period of time. The time period shall be reasonable and will depend on the extent of the maintenance work specified, but generally not less than 28 days.
- 4. If the landowner does not undertake the works as specified, or denies responsibility, a reminder (Letter 2) will be sent and this letter will also outline the likely enforcement action that will be taken if the work is not completed within an additional period of time.
- 5. If the landowner fails to complete the maintenance work as specified within the extended time a Notice shall be served under the provisions of the Land Drainage Act 1991 on the owner(s) of the land adjoining the watercourse where there is an impediment to flows, or on any person causing the impediment, or where the watercourse has been neglected to an extent where the build up of silt and vegetation has impaired its' ability to convey natural flows.
- 6. The person(s) on whom the Notice is served is required, within a specified timescale, to carry out the works specified in the Notice. There is a right of appeal to the Magistrates' Court within 28 days of the date on which the Notice is served. If the person(s) fails to comply with the requirement of the Notice, either without appealing or if the appeal is denied, the Council may carry out the works and recover the costs of doing so from the person(s) on whom the Notice was served. This would be done by way of standard debt recovery.
- 7. If the condition of the ordinary watercourse is likely to cause internal flooding to residential or commercial properties or there is a risk to life,

the enforcement process time periods may be shortened and start with the service of a section 25 Notice under the Land Drainage Act.

- 8. The administrative area of West Berkshire contains designated sites of special scientific interest (SSSI's). Section 61C of the Land Drainage Act requires local authorities to comply with certain requirements in relation to SSSI land. Where the Council issues a Notice, or where there has been a failure to comply with the terms of a Notice and they decide to carry out the works themselves, and the effect of which is likely to destroy, damage, or significantly affect the special features of the site by which it is designated a SSSI, then English Nature must be consulted before instructing or undertaking any works.
- 9. Where the owner(s) or occupiers(s) have agreed to carry out works voluntarily to remedy the problem at the request of the Council, and the site is located within a SSSI, then the owner(s) or occupier(s) will need to ensure that the works are not prohibited by the SSSI designation. If they are then the requirements of Section 28E of the Wildlife and Countryside Act 1981 must be complied with.

### **Priorities**

The demand for enforcement action will at times exceed the Council's resources. The following criteria will be used to decide the priorities for action.

- 1. Property (internal flooding)
- 2. Property (internal flooding near miss)
- 3. Highway (principal road)
- 4. Highway (secondary road)
- 5. Garden
- 6. Field

Enforcement is unlikely to be used to protect gardens and fields from flooding, where it is beyond the means of the landowner to undertake the work and where there is no subsequent flooding or risk of flooding.

# **Individual Executive Member Decision**

| I ITIE OT REPORT.                      | Five Year Highway Improvement<br>Programme 2009/10 - 2013/14                                                                                                                          |  |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Report to be considered by:            | Individual Executive Member Decision                                                                                                                                                  |  |
| Date on which Decision is to be taken: | 12 <sup>th</sup> March 2009                                                                                                                                                           |  |
| Forward Plan Ref:                      | ID 1827                                                                                                                                                                               |  |
| Purpose of Report:                     | To present the five Year Highway Improvement<br>Programme for consideration by the Executive<br>Member for Transport, Highways and ICT.                                               |  |
| Recommended Action:                    | That the Executive Member for Transport, Highways<br>and ICT approves the five Year Highway Improvement<br>Programme for the period 2009/10 - 2013/14.                                |  |
| Reason for decision to be taken:       | The 5 Year Highway Improvement Programme is a requirement of the Council's Local Transport Plan 2006 - 2011 and forms part of the Council's emerging Transport Asset Management Plan. |  |
| Key background documentation:          | West Berkshire Local Transport Plan 2006 - 2011<br>Local Transport Plan Annual Progress Report                                                                                        |  |

| Portfolio Member Details |                                              |
|--------------------------|----------------------------------------------|
| Name & Telephone No.:    | Councillor Emma Webster - Tel (0118) 9411676 |
| E-mail Address:          | ewebster@westberks.gov.uk                    |
| Contact Officer Details  |                                              |
| Name:                    | Melvyn May                                   |
| Job Title:               | Highways Manager                             |
| Tel. No.:                | 01635 519873                                 |
| E-mail Address:          | mmay@westberks.gov.uk                        |

| Implications       |                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy:            | The programme meets the requirements of the Council's<br>Local Transport Plan 2 in that maintenance of the road<br>network is not being considered in isolation. Many other<br>transport policy links will be achieved in areas such as road<br>safety, safer routes to school and cycling. The programme<br>contributes towards the Council's Corporate Plan outcome<br>of Better Roads and Transport. |
| Financial:         | The highway improvement programme will be funded from existing revenue and capital budgets. Capital projects are highlighted in bold within Appendix A.                                                                                                                                                                                                                                                 |
| Personnel:         | None arising from this report                                                                                                                                                                                                                                                                                                                                                                           |
| Legal/Procurement: | None arising from this report                                                                                                                                                                                                                                                                                                                                                                           |
| Environmental:     | None arising from this report                                                                                                                                                                                                                                                                                                                                                                           |
| Partnering:        | None arising from this report                                                                                                                                                                                                                                                                                                                                                                           |
| Property:          | The public highway is an important and valuable asset.<br>Failure to maintain it will devalue the asset and conflict with<br>the Government's aim to implement Highway Asset<br>Management.                                                                                                                                                                                                             |
| Risk Management:   | Failure to maintain the asset will affect availability, value, safety and the Council's ability to meet its legal duty to maintain a safe network under the Highways Act 1980.                                                                                                                                                                                                                          |
| Community Safety:  | None arising from this report                                                                                                                                                                                                                                                                                                                                                                           |
| Equalities:        | None arising from this report                                                                                                                                                                                                                                                                                                                                                                           |

# **Consultation Responses**

#### Members:

| Leader of Council:                          | Cllr Graham Jones supports the proposed 5 Year<br>Programme                                                                 |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Overview & Scrutiny<br>Commission Chairman: | Cllr Brian Bedwell supports the overall programme and has requested that Carters Rise is considered for possible inclusion. |
| Policy Development<br>Commission Chairman:  | Cllr Marcus Franks supports the proposed 5 Year<br>Programme.                                                               |
| Ward Members:                               | All Wards are affected and so all Members will be advised of the programme.                                                 |
| Opposition<br>Spokesperson:                 | Cllr Keith Woodhams supports the overall programme and has requested that Health Lane is considered for possible inclusion. |

| Local Stakeholders: | Consultation is not formally undertaken as the programme is<br>based on technical surveys. However, any comments<br>received from stakeholders during the previous 12 month<br>period are considered and all local Councillors and Parish<br>Clerks are advised of scheme details in advance of work<br>commencing. The full programme will also be published on<br>the Council's website. |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Officers Consulted: | Derek Crouch, Mark Edwards, Paul Clements.                                                                                                                                                                                                                                                                                                                                                 |
| Trade Union:        | Not sought at this stage                                                                                                                                                                                                                                                                                                                                                                   |

| Is this item subject to call-in.                                                                                                                                                                                                                                                                     | Yes: 🔀 | No: |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----|--|--|
| If not subject to call-in please put a cross in the appropriate box:                                                                                                                                                                                                                                 |        |     |  |  |
| The item is due to be referred to Council for final approval<br>Delays in implementation could have serious financial implications for the Council<br>Delays in implementation could compromise the Council's position<br>Considered or reviewed by OSC or associated Task Groups within preceding 6 |        |     |  |  |
| months<br>Item is Urgent Key Decision                                                                                                                                                                                                                                                                |        |     |  |  |

#### **Supporting Information**

#### 1. Background

- 1.1 The Council's approach to highway maintenance is described in detail in the Local Transport Plan 2006 2011 (LTP2). LTP2 includes references to links with transport policy objectives in respect of highway maintenance as well as setting out the current position and plans for the future. LTP2 confirms that the Council will continue to operate a rolling five-year highway improvement programme refreshed annually.
- 1.2 As a result of the major flood events of July 2007 and September 2008 and the extensive programme of repairs that followed in 2008-9 as well as revisions to how condition data is collected and assessed, the 5 Year Highway Improvement Programme has been subject to a full and detailed review.
- 1.3 The purpose of this report is to present the latest draft programme for the five year period 2009/10 to 2013/14. A map of West Berkshire highlighting the roads included in the programme will be displayed in the Members room.

#### 2. Programme Development

- 2.1 The programme detailed in Appendix A has been compiled using the results of technical surveys on the principal classified (A roads), non-principal classified (B and C roads) and unclassified (D and U roads).
- 2.2 Since 2002, the Council has been carrying out a comprehensive programme of annual testing to determine the condition of its highway network and establish Best Value data for the condition of the principal classified, non-principal classified and unclassified road networks. The original set of highway condition Best Value Indicators (principal roads BV 223, non-principal classified roads 224a and unclassified roads 224b) have been replaced by National Indicators NI168 for the principal roads and NI169 for the non principal classified roads.
- 2.3 Whilst there is no national requirement to report on the unclassified network, the Council will continue to survey the unclassified network annually to determine condition and establish appropriate programmes of repair in line with asset management principles.
- 2.4 The condition of the classified network (A, B and C roads) is measured using SCANNER (Surface Condition Assessment for the National Network of Roads) and was first used in 2003/04. The condition of the unclassified road network is measured using a nationally accepted survey methodology known as CVI (Course Visual Inspection).
- 2.5 Details of the survey methodology, coverage and the Council's approach to highway asset management is described in the LTP2 and a brief summary is provided in the following paragraphs.
- 2.6 The road maintenance approach adopted by the Council has been to tackle stretches of road that are showing as 'amber' in order to bring them back to 'green'. Red areas are maintained in a safe condition and subject to their size, are either

repaired under a separate patching programme or as part of a larger Capital highway improvement project. This asset management approach will bring better value for money in the medium/long term and will prevent sections of road from becoming red. In fact this approach has already resulted in year on year improvements across the range of performance indicators demonstrating that West Berkshire Council is achieving good value for money in respect of its investment in highway maintenance.

- 2.7 The traffic light system of red, amber and green is a methodology adopted to categorise roads based on survey data relating to surface texture, cracking, rut depth and ride quality.
- 2.8 As a result of the July 2007 and September 2008 flood events, a further programme of improvements was carried out in addition to the 2008/9 Annual Highway Improvement Programme. This programme was jointly funded by the Department for Transport (DfT) and the Council following a successful bid to DfT for additional capital funding. As a result of wet conditions last summer, it was not possible to complete the programme and a request to carry forward the funding into 2009/10 has been made to complete this programme of essential repairs.

#### 3. Highway Improvement programme 2009/10 – 2013/14

- 3.1 The programme covers the period 2009/10 through to 2013/14 inclusive. For each of the five years a schedule of roads requiring treatment is provided in alphabetical order by parish or town in Appendix A. The programme is based on the assumption that budgets remain the same, in real terms, for future years. Any increase or reduction in either revenue or capital budgets will affect the programme. The capital schemes are highlighted in grey shading. Typically these projects will range in value from £50,000 to £500,000. The smaller revenue funded projects range from £5,000 to £100,000 in value.
- 3.2 It should be noted that a further £920,000 of capital funding has been allocated for highway maintenance in 2009/10, in addition to the £1.2m already allocated in the capital programme. Revenue funding for the 2009/10 programme will be approximately £1m making a total of £3.1m invested in highway maintenance next year.
- 3.3 A range of different surface treatments will be used, depending on the type and location of each road being resurfaced. This can vary from 'slurry sealing' (a thin bituminous layer applied to the road surface) on minor estate roads and surface dressing (sometimes referred to as 'tar and chippings') in more rural areas through to complete reconstruction. Where pre-treatment is required to strengthen the road, for example deep planer patching, then in order to gain optimum effectiveness and value for money, these 'planer patching' improvements will normally receive a proprietary surface dressing treatment the following year. This preventative maintenance policy is important in order to maintain the improving condition of the districts road network.
- 3.4 Wherever possible roads in residential areas will be resurfaced using noise reducing asphalts. Every effort will also be made to use recycling methods in support of the Council's Cleaner and Greener initiative.

- 3.5 In line with the Council's agreed policy, any road included in the programme for resurfacing and which has road humps will have those humps replaced with smaller, speed cushions. The opportunity will also be taken, where appropriate, to review any existing traffic management arrangements where a road is scheduled for resurfacing, usually involving consultation with local residents, Ward Members and the Town or Parish Council.
- 3.6 From time to time, circumstances change which may necessitate alterations to the programme. Such circumstances may include utility activities, new technical data or severe weather conditions resulting in the necessity to re-prioritise some schemes. In the event that a programmed scheme has to be deferred, a suitable replacement site will be selected from the programme in agreement with the Executive Member for Transport, Highways and ICT.
- 3.7 Details of the annual programmes are widely distributed to all local Parish Councils and Ward Members. Regularly updated information is also available on the Council's website under 'Transport and Streets'.

### Appendices

Appendix A – Five Year Programme 2009/10 -2013/14

Appendix A

# 2009/10 - 2013/14 Highway Improvement Programme

2009/10 Schemes

| Parish            | Location                  | From                                    | То                                      |
|-------------------|---------------------------|-----------------------------------------|-----------------------------------------|
|                   |                           |                                         |                                         |
| Aldermaston       | Chapel Lane               | Welshmans Lane                          | Reading Road                            |
|                   |                           |                                         |                                         |
| Basildon          | Pangbourne Road           | Buckhold Hill                           | Gardeners Lane                          |
| Beedon            | Beedon Hill/Oxford Road   | A34 junction                            | Stanmore Road                           |
| Bradfield         | Admoor Lane               | South End Road                          | Webbs Lane                              |
| Brightwalton      | Pudding Lane              | Sparrowbill                             | Holt Lane                               |
| Brimpton          | Wasing Road               | 230m East of Brimpton Lane              | 500m East of Brimpton Lane              |
| Burghfield        | Riders Lane               | 600m North of Junction with Goring Lane | 840m North of Junction with Goring Lane |
|                   | •                         |                                         |                                         |
| Calcot            | Holmwood Avenue           | Underwood Road                          | End                                     |
| Cold Ash          | Fishers Lane              | Hermitage Road                          | B4009 Long Lane                         |
| Cold Ash          | The Ridge                 | Cold Ash Hill                           | 500m South-East                         |
| Combe             | Wright's Farm access Road | Combe Road                              | Combe Road                              |
|                   | -                         |                                         |                                         |
| Hampstead Norreys | Compton Road              | B4009 Newbury Hill                      | Uplands                                 |
| Hermitage         | Marlston Road             | Wellhouse                               | Burntbush Lane                          |
| Hungerford        | Coldharbour Way/Park Way  | Chestnut Walk                           | End                                     |
| Hungerford        | A4 Bath Road              | Charnham Park Rbt                       | Speed limit signs Approx 580m east      |
|                   |                           |                                         |                                         |
| Kintbury          | Harold Road               | Holt Road                               | Irish Hill Road                         |

2009/10 Schemes

| Parish                       | Location                                                              | From                           | То                                     |
|------------------------------|-----------------------------------------------------------------------|--------------------------------|----------------------------------------|
| Kintbury                     | Kennet Road                                                           | Gainsborough Avenue            | 125m South West                        |
| Kintbury                     | The Pentlands                                                         | Holt Road                      | all                                    |
|                              |                                                                       |                                |                                        |
| Lambourn                     | C3708 Unnamed Road                                                    | Half Mile Road                 | Unnamed road known as Stagg Hill       |
| Lambourn                     | Un-named road from Baydon Road to Keeps<br>Cottage Lambourn Woodlands | 300m South-West of Baydon Road | End                                    |
| Leckhampstead                | Hillgreen Lane                                                        | B4494 Wantage Road             | Shop Lane                              |
|                              |                                                                       | •                              | •                                      |
| Newbury                      | A4 Bath Road                                                          | Skylings                       | Hambridge Road                         |
| Newbury                      | A4 Bath Road, Speen                                                   | Speen Lane                     | B4494 Rbt                              |
| Newbury                      | Newport Road                                                          | A4 London Road                 | End                                    |
|                              |                                                                       |                                |                                        |
| Pangbourne                   | A329 Pangbourne Village                                               | 60m North Pangbourne Station   | Horseshoe Road                         |
| Purley on Thames             | A329 Oxford Road                                                      | Reading Borough Boundary       | Knowsley Road                          |
| Purley on Thames & Tilehurst | Long Lane                                                             | Knowsley Road                  | Orchard Close                          |
|                              |                                                                       | T                              |                                        |
| Shaw cum Donnington          | Church Road                                                           | Shaw Hill                      | Love Lane                              |
| Shaw cum Donnington          | B4009 Shaw Hill                                                       | Mini Rbts                      | Northern speed limit sign near cemetry |
| Stratfield Mortimer          | Brewery Common                                                        | 300m south of The Crokers      | 300m North of The Crokers              |
| Sulhamstead                  | A4 Bath Road                                                          | 400m east of Ufton Lane        | Bostock Lane                           |
| Sulhamstead                  | A4 Bath Road                                                          | Bostock Lane                   | A340 roundabout                        |
|                              |                                                                       |                                |                                        |
| Thatcham                     | A4 Chapel Street                                                      | The Moors                      | Floral Way                             |

2009/10 Schemes

| Parish    | Location               | From                   | То                |
|-----------|------------------------|------------------------|-------------------|
| Thatcham  | C5602 Park Lane        | Floral Way             | A4 Bath Road      |
| Thatcham  | A4 Bath Road, Thatcham | St John's Road         | The Moors         |
| Thatcham  | Neville Drive          | Station Road           | End               |
| Tidmarsh  | A340 The Street        | Tidmarsh Grange bridge | Flowers Hill      |
| Tilehurst | Ashbury Drive          | Compton Avenue         | Warborough Avenue |
| Tilehurst | Cotswold Way           | Skilton Road           | End               |
| Tilehurst | Hartslock Way          | Pikeshaw Way           | Causmans Way      |
|           | •                      |                        | •                 |

# 2009 - 2013 Highway Improvement Programme

# 2010/11 Schemes

| Parish       | Location                                     | From                                                              | То                                                         |
|--------------|----------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------|
|              | -                                            |                                                                   |                                                            |
| Aldworth     | Un-named road to St Mary's Church            | B4009                                                             | B4009 Ambury Road                                          |
| Ashampstead  | Reading Rd                                   | 150m south east of junction of Unnamed<br>Road to Southridge Farm | 700m south east of junction of unnamed road to Noakes Hill |
|              |                                              |                                                                   |                                                            |
| Beedon       | Stanmore Road                                | 200m North of Westons                                             | Oxford Road                                                |
| Bradfield    | Hungerford Lane                              | Stanford Road                                                     | The Avenue                                                 |
| Brightwalton | B4494 Wantage Road                           | Holt Lane                                                         | Long Lane                                                  |
| Bucklebury   | Broad Lane (Part of Circle)                  | Briff Lane                                                        | Manor Farm Road                                            |
| Bucklebury   | Holly Farm Lane                              | Broad Lane                                                        | Picton Farm                                                |
| Bucklebury   | Unnamed road from Brocks Ln to New Barn Farm | Brocks Lane                                                       | Unnamed road from Broad Ln to New Barn Farm                |
|              |                                              |                                                                   |                                                            |
| Chaddleworth | Unnamed Road from A338 to B4494              | A338 Wantage Road                                                 | 680m North East of A338 Wantage Road                       |
| Chieveley    | Curridge Road                                | Kiln Drive                                                        | B4009 Long Lane                                            |
| Chieveley    | Green Lane                                   | Graces Lane                                                       | All                                                        |
| Chieveley    | Unnamed road known as Curridge Road          | Entrance to Arlington Grange Farm                                 | Kiln Drive                                                 |
| Cold Ash     | Hermitage Road/Cold Ash Hill                 | Gladstone Lane                                                    | The Ridge                                                  |
| Cold Ash     | The Rise                                     | Collaroy Road                                                     | End                                                        |
| Compton      | Fairfield                                    | Un-named Road                                                     | End                                                        |
|              |                                              |                                                                   |                                                            |
| Frilsham     | Dragons Hill/School Lane                     | Hatchets Lane                                                     | Brocks Lane                                                |
|              |                                              |                                                                   |                                                            |

2010/11 Schemes

| Parish        | Location                     | From                        | То                            |
|---------------|------------------------------|-----------------------------|-------------------------------|
| Hungerford    | Smitham Bridge Road          | Bend nr Ash Tree Cottage    | 30m East of Freemans Close    |
|               |                              | T                           | -                             |
| Inkpen        | Heads Lane                   | Rooks Nest Lane             | 310m east                     |
| Kintbury      | Inkpen Road                  | Sadlers Road                | Entrance to Cold Harbour      |
| Kintbury      | Craven Close                 | Queens Way                  | End                           |
| Kintbury      | Denford Lane/Winding Wood    | 1330m East of Radley Bottom | Unnamed road to Orpenham Farm |
| Kintbury      | Queens Way (Incl. Spur)      | Craven Way                  | Holt Road                     |
|               |                              | T                           |                               |
| Lambourn      | B4001 Oxford Road            | Parsonage Lane              | The Granthams                 |
| Lambourn      | Half Mile Road               | Un-named road from B4001    | Un-named road to Pitt Cottage |
| Lambourn      | Newbury Street               | High Street                 | Mill Lane                     |
| Lambourn      | Un-named road to Baydon Hole | District Boundary           | Baydon Hole                   |
| Lambourn      | Woodbury                     | Newbury Road                | Newbury Road                  |
| Leckhampstead | B4494 Wantage Road           | Holt Lane                   | Hill Green Lane               |
|               |                              | T                           |                               |
| Mortimer      | Croft Road                   | Stephens Road               | OS No. 22                     |
| Newbury       | Fir Tree Lane                | Gaywood Drive               | Turnpike Road                 |
| Newbury       | Oxford Street                | A4 Western Avenue           | Clock Tower                   |
|               |                              |                             |                               |
| Pangbourne    | Bere Court Road              | Gardeners Lane              | Pangbourne Hill               |
| Pangbourne    | Cedar Drive                  | Flowers Hill                | All                           |

2010/11 Schemes

| Parish       | Location                   | From                                             | То                              |
|--------------|----------------------------|--------------------------------------------------|---------------------------------|
|              | -                          |                                                  |                                 |
| Streatley    | A329 Wallingford Road      | A417 Wantage Road                                | 175m South of Streatley X Roads |
| Sulhamstead  | Whites Hill                | 100m North of St Michaels Ln                     | 460m South of St Michaels Lane  |
|              |                            | -                                                | -                               |
| Thatcham     | Ashbourne Way (Incl. Spur) | Paynesdown Road                                  | Paynesdown Road                 |
| Thatcham     | Barfield Road              | Henwick Lane                                     | End                             |
| Thatcham     | Blythe Avenue              | Station Road                                     | Longcroft Road                  |
| Thatcham     | Chesterton Road            | Sagecroft Road                                   | End                             |
| Thatcham     | Heath Lane                 | Northfield Road                                  | Park Lane                       |
| Thatcham     | Link Way                   | Roman Way                                        | Bailey Avenue                   |
| Thatcham     | Prince Hold Road           | Lower Way                                        | End                             |
| Thatcham     | The Haywoods               | The Frances                                      | The Henrys                      |
| Thatcham     | Turners Drive              | Station Road                                     | End                             |
| Theale       | A4 Theale By-Pass          | A4/A340 Rbt                                      | Arlington Rbt                   |
| Tilehurst    | Chaffinch Close            | Goldcrest Way                                    | End                             |
| Tilehurst    | Curlew Drive               | Partridge Drive                                  | Partridge Drive                 |
|              |                            |                                                  |                                 |
| West Woodhay | Rooksnest Lane             | Junction with Unadopted Road to<br>Walbury Clump | Unnamed road to Warbury Hill    |
| Wickham      | Church Hill                | B4000                                            | 400m South                      |
| Wokefield    | Mortimer Lane              | The Street                                       | Lockram Lane                    |
|              |                            |                                                  |                                 |
| Yattendon    | Church Lane                | Yattendon Lane                                   | Chapel Lane                     |

# 2009 - 2013 Highway Improvement Programme

2011/12 Schemes

| Parish            | Location                    | From                   | То                                   |
|-------------------|-----------------------------|------------------------|--------------------------------------|
|                   | 2                           |                        |                                      |
| Aldermaston       | Red Lane                    | Rag Hill               | Reading Road                         |
| Beech Hill        | Cross Lane                  | Grazeley Rd            | Bloomfield hatch Lane                |
| Brimpton          | Brimpton Lane               | Wasing Lane            | Able Bridge cottages                 |
| Brimpton          | Brimpton Road               | District Boundary      | B3051                                |
| Bucklebury        | Hatch Lane                  | Broad Lane             | Kiff Green                           |
| Bucklebury        | Manor Farm Road             | Broad Lane, Chapel Row | St Mary's Church, Bucklebury         |
| Bucklebury        | The Ridge/Broad Lane        | Ridge End Barn         | Holly Farm Lane                      |
| Burghfield        | Hollybush Lane              | Glebe End              | Entrance to Leisure Centre (Willink) |
|                   |                             |                        |                                      |
| Combe             | Un-named road to Lower Farm | Church Lane            | End                                  |
| East Ilsley       | Abingdon Road               | Sheepdown              | A34(T)                               |
| Englefield        | A340 The Street             | Common Hill            | Tidmarsh Grange Bridge               |
|                   |                             |                        |                                      |
| Greenham          | Greenham Road               | Racecourse Road        | The Nightingales                     |
| Greenham          | New Road                    | Westwood Road          | End                                  |
|                   |                             |                        |                                      |
| Hampstead Norreys | B4009 Wyld Court            | Shepherds Cottage      | Wyld Court Stud Farm                 |
| Hermitage         | Yattendon Road              | B4009 Newbury Road     | Chapel Lane                          |
| Hungerford        | A338 High Street            | Church Way             | A4/A338 Junction                     |

2011/12 Schemes

| Parish     | Location                                               | From               | То                               |
|------------|--------------------------------------------------------|--------------------|----------------------------------|
| Hungerford | Honeyfields                                            | Prospect Road      | Church Way                       |
| Hungerford | Sarum Way                                              | Priory Road        | End                              |
|            |                                                        |                    |                                  |
| Inkpen     | Robins Hill                                            | Folly Road         | Bracken Copse                    |
| Kintbury   | Unnamed road from Tinkers Corner to Hampstead Marshall | Forbury Lane       | Old Lane                         |
| Lambourn   | B4001 Wantage Road                                     | Northfields        | 100m North of Seven Barrows Turn |
| Lambourn   | Un-named road to Eastbury Grange                       | Valley Road        | Eastbury Grange                  |
| Mostimor   | Callaga Diaga                                          | Ctanhana Fire      | Otenhene Fire                    |
| Mortimer   | College Piece                                          | Stephens Firs      | Stephens Firs                    |
| Newbury    | Garford Crescent                                       | Valley Road        | Valley Road                      |
|            | -                                                      | -                  | -                                |
| Pangbourne | A329 Reading Rd, Pangbourne                            | Bourne Rd (West)   | Sulham Lane                      |
| Pangbourne | A329 Shooters Hill                                     | 30mph Signs        | Hartslock Court                  |
| Peasemore  | Peasemore Hill                                         | B4494 Wantage Road | Hillgreen Lane                   |
| Peasemore  | Un-named road Rowdown                                  | Peasemore Hill     | Sheep Leeze Lane                 |
|            |                                                        |                    |                                  |
| Thatcham   | Baily Avenue                                           | Westfield Road     | Westland                         |
| Thatcham   | Broadway                                               | Church Gate        | High Street                      |
| Thatcham   | Coombe Court                                           | A4 Chapel St       | Hartmead Road                    |
| Thatcham   | Cygnet Close                                           | Ashbourne Way      | End                              |

2011/12 Schemes

| Parish      | Location                    | From                      | То             |
|-------------|-----------------------------|---------------------------|----------------|
| Thatcham    | Greenham Common East Access | Crookham Common Road      | Thornford Road |
| Thatcham    | Northfield Road             | A4 Bath Rd                | Heath Lane     |
| Thatcham    | The Henrys                  | Park Avenue               | Park Avenue    |
|             | •                           |                           |                |
| Woolhampton | A4 Bath Road                | 575m east of Station Road | Station Road   |
|             |                             | •                         |                |

2012/13 Schemes

| Parish     | Location                                            | From                        | То                                                    |
|------------|-----------------------------------------------------|-----------------------------|-------------------------------------------------------|
|            | •                                                   | -                           |                                                       |
| Basildon   | Aldworth Road                                       | Reading Rd                  | Hook End Ln                                           |
| Basildon   | Gardeners Lane                                      | Aldworth Road               | Dark Lane                                             |
| Basildon   | Park Wall Lane                                      | Blandys Lane                | Unnamed road to Coddesdon Lodge                       |
| Basildon   | Un-named road to Coddesdon Lodge                    | Park Wall Lane              | End White Cottage                                     |
| Beech Hill | Trowes Lane                                         | Beech Hill Road             | Unnamed Road (Right Junction)                         |
| Beedon     | C4806 Ball Pit Road                                 | Stanmore Road               | Fidlers Lane                                          |
| Bradfield  | C5711 Back Lane                                     | Ashampstead Rd              | Cock Lane                                             |
| Bradfield  | Dark Lane                                           | 300m North of M4 overbridge | Gardeners Lane                                        |
| Brimpton   | Station Road                                        | Shalford Bridge             | 400 metres north                                      |
| Bucklebury | Roundfield                                          | Broad Lane                  | End                                                   |
| Burghfield | Reading Road                                        | Holly Bush Lane             | Manns Hill                                            |
|            |                                                     | -<br>-                      | -                                                     |
| Chieveley  | Old Street                                          | Northfields                 | Oxford Road                                           |
| Cold Ash   | Hatchgate Close                                     | Heath Lane                  | End                                                   |
|            |                                                     | -                           |                                                       |
| Fawley     | Un-named road from Dog Kennel Lane to Old<br>Warren | Dog Kennel Lane             | End                                                   |
| Frilsham   | Brocks Lane                                         | Hatchets Lane               | New Barn Farm junction with un-named road, Bucklebury |
|            |                                                     |                             |                                                       |
| Greenham   | Racecourse Road                                     | Greenham Road               | Westwood Road                                         |
| Hungerford | Atherton Crescent                                   | A338 Salisbury Road         | Atherton Road                                         |
|            | 1                                                   | 1                           | 1                                                     |

2012/13 Schemes

| Parish           | Location                                    | From                                 | То                    |
|------------------|---------------------------------------------|--------------------------------------|-----------------------|
| Inkpen           | Rooksnest Lane                              | Trapps Hill                          | Great Common          |
| Lambourn         | B4001 Faringdon Rd                          | 525m North of Seven Barrows Turn     | District Boundary     |
| Lambourn         | Unnamed Road to Hangmans Stone (Hobbs Lane) | End of overlay                       | Gallops               |
|                  |                                             |                                      |                       |
| Newbury          | A4 Western Avenue, Newbury                  | B4494 Rbt                            | Robin Hood Rbt        |
| Newbury          | Avon Way                                    | Turnpike Road                        | Gaywood Drive         |
| Newbury          | Falkland Garth                              | Essex St                             | End                   |
| Newbury          | Meadow Road                                 | Wendan Road                          | Paddock Road          |
| Newbury          | Pear Tree Lane                              | Kiln Road                            | End (Messenger House) |
|                  |                                             |                                      |                       |
| Speen            | Furze Hill                                  | 360m South of Wickham Rd             | A4 Bath Road          |
| Stanford Dingley | Burnt Hill Rd                               | Cock Lane                            | 600m North of Cock Ln |
| Stanford Dingley | Cock Lane                                   | Bushnells Green Road (Bucklebury Rd) | Back Lane             |
| Streatley        | A329 Wallingford Road                       | 595m North of A417                   | District Boundary     |
| Streatley        | B4009 Aldworth Road                         | 650m West of Lewendon Hill           | Lewendon Hill         |
| Streatley        | Rectory Road                                | A417                                 | End                   |
|                  |                                             |                                      |                       |
| Thatcham         | A4 London Road, Thatcham                    | Floral Way                           | Pipers Way            |
| Thatcham         | Braemore Close (Both Spurs)                 | llkley Way                           | End                   |
|                  |                                             |                                      |                       |
| West Woodhay     | C3613 Unnamed Road                          | Rooks Nest Lane                      | The Green             |

2012/13 Schemes

| Parish    | Location        | From         | То                              |
|-----------|-----------------|--------------|---------------------------------|
| Welford   | Hoe Benham Lane | A4 Bath Road | Unnamed Road to Nalderhill Road |
| Wokefield | C6613 New Road  | Lockram Lane | Goring Lane                     |
|           |                 |              |                                 |

2013/14 Schemes

| Parish            | Location                        | From                     | То                               |
|-------------------|---------------------------------|--------------------------|----------------------------------|
|                   |                                 |                          | -                                |
| Aldworth          | Ambury Road                     | Bell Lane                | Starveall House                  |
| Ashampstead       | Dog Lane                        | B4009 Haw Lane           | Chapel Lane                      |
|                   |                                 |                          |                                  |
| Basildon          | Kiln Corner Ashampstead Road    | Long Bottom Road         | Quicks Green                     |
| Beenham           | Back Lane                       | Stoneyfield              | The Stocks                       |
| Boxford           | Winterbourne Road               | Hangmanstone Lane        | Winterbourne village             |
| Bradfield         | Un-named road to Buckhold Farm  | Ashampstead Road         | Buckhold Hill                    |
| Bradfield         | Southend Road                   | Hungerford Lane          | War Memorial                     |
| Bucklebury        | Burntbush Lane & Marlston Road  | Tylers Lane              | Well House Lane                  |
| Burghfield        | Bennetts Hill                   | Theale Road              | Un-named Road (Sheffield Bottom) |
|                   |                                 |                          |                                  |
| Chaddleworth      | Buckham Hill                    | Wantage Rd               | Botmoor Way                      |
| Cold Ash          | Collaroy Road                   | Cold Ash Hill            | The Ridge                        |
| Compton           | Un-named road to Hackney Bottom | Newbury Road             | 1000m North East                 |
|                   |                                 |                          |                                  |
| Hamstead Marshall | Un-named road to Gore End       | Watery Lane              | Gore End Bridge                  |
| Hamstead Marshall | Enborne Road                    | Craven Arms Public House | Junction to White Hill           |
| Hampstead Norreys | B4009 Newbury Road/Forge Hill   | Compton Road             | Wyld Court Hill                  |
| Hermitage         | Chapel Lane                     | Everington Lane          | B4009 Hampstead Norreys Road     |
| Hermitage         | Marlston Road                   | B4009 Newbury Road       | Slanting Hill                    |
| Hungerford        | A4 Bath Road, Hungerford        | 30 MPH signs             | Service Road                     |

2013/14 Schemes

| Parish              | Location                     | From                          | То                               |
|---------------------|------------------------------|-------------------------------|----------------------------------|
| Hungerford          | Priory Road                  | School Access                 | A338 Salisbury Road              |
| Hungerford          | Priory Avenue                | Priory Road                   | Nr 21 (Orchard Park Close)       |
|                     |                              |                               |                                  |
| Inkpen              | Trapps Hill                  | Unnamed Road from Upper Green | Rooksnest Lane                   |
| Inkpen              | Weavers Lane/Folly Road      | Craven Road                   | Kintbury Road                    |
|                     |                              |                               |                                  |
| Kintbury            | Watery Lane                  | 110m South of Burgess Lane    | 310m South of Burgess Lane       |
|                     |                              | -                             |                                  |
| Lambourn            | Bearfield Lane               | B4001 Chilton Foliat Road     | North to un-named road to Ragnal |
|                     | Quilding                     |                               | Duralla                          |
| Midgham             | Cox's Lane                   | A4 Bath Road                  | Broad Lane                       |
| Newbury             | Arnhem Road                  | Hambridge Road                | All                              |
| Newbury             | Westwood Road                | Greenham Road                 | New Road                         |
|                     |                              |                               |                                  |
| Shaw cum Donnington | Kingsley Close               | Love Lane                     | End                              |
| Shaw cum Donnington | Love Lane                    | Church Road                   | B4009 Shaw Hill                  |
| Streatley           | A417 Wantage Road            | Rectory Rd                    | District Boundary                |
|                     |                              |                               |                                  |
| Thatcham            | Heath Lane                   | Park Lane                     | Cold Ash Hill                    |
| Thatcham            | St Johns Road/St Marks Close | A4 Bath Road                  | A4 Bath Road                     |
| Thatcham            | Westfield Road               | Henwick Lane                  | Northfield Road                  |
| Tilehurst           | Fairford Road                | Dark Lane                     | Clanfield Crescent               |