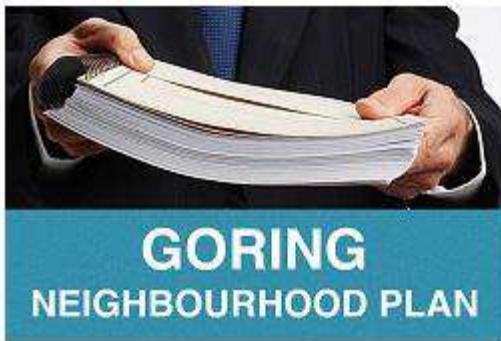


## Welcome to Genie's latest 'Village Matters' newsletter

In this issue: Goring Neighbourhood Plan Inspector's Report; Network Rail agrees financial deal; major road closures; meeting reminders - and our latest update of new planning applications.



### Goring Neighbourhood Plan passes examination

**The examiner's long-awaited approval of the Draft Goring Neighbourhood Plan, which has been in production for the past four years and determines the extent and locations of house-building in Goring, has been received.**

The Independent Examiner, appointed by South Oxfordshire District Council (SODC), proposed no major changes to the Plan's policies, allocations or provisions,

but concluded that one additional site should be added to the four approved sites in the Draft Plan to act as a 'reserve site'. This reserve site comes with a very specific caveat that it would only qualify for development should the four allocated sites be unlikely to deliver the approximately 94 new dwellings required by 31 March 2024.

#### **The four sites to be developed, and the number of dwellings for each, are:**

- GNP 6, north of Springhill Road (46 dwellings)
- GNP 3, between Manor Road and Elmcroft (20 dwellings)
- GNP 2, off Icknield Road, near the fire station (14 dwellings)
- GNP 10, off Cleeve Road, known as the old Taylor Pen site (14 dwellings)

**Reserve site:** GNP 8, Gatehampton Road (small site on left hand side, 10 - 16 dwellings).

**NB:** The above development sites are subject to the normal planning consent process, however if the neighbourhood plan is approved by the village at referendum, the policies and guidance within it must be taken into account by SODC when considering the planning applications.

#### **Next step:**

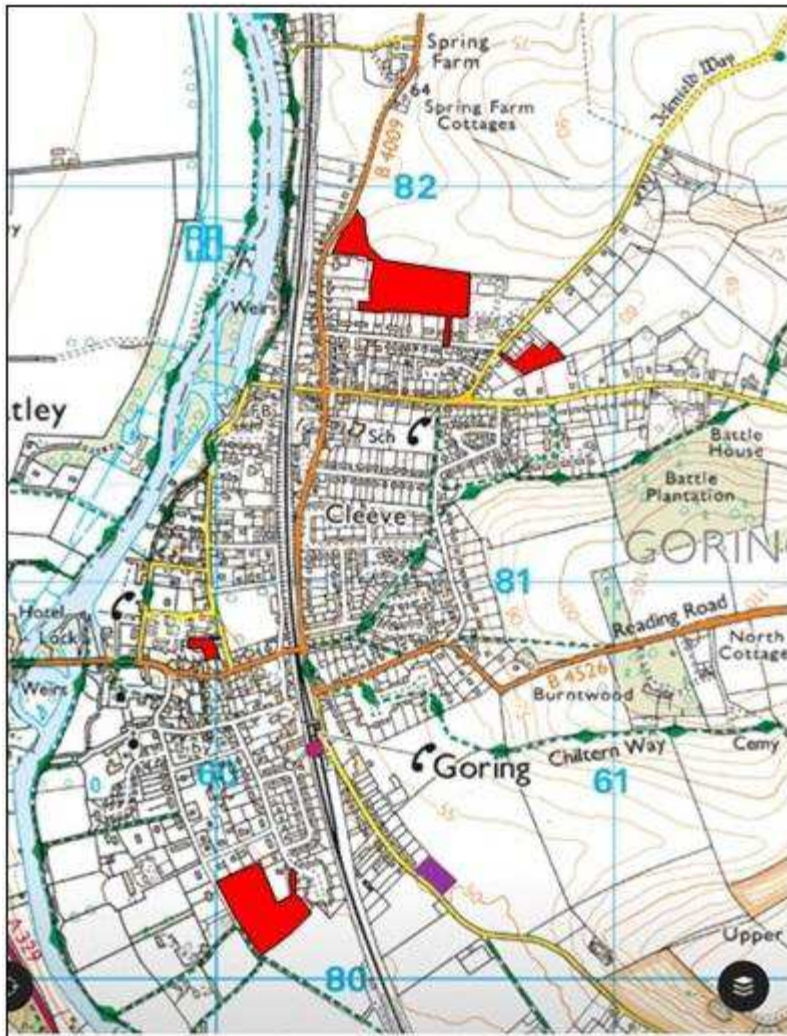
There will a short period now for SODC to review and accept the Examiner's report, after which the final Plan will be presented to the residents of Goring-on-Thames in a Referendum.

#### **Final step – A Goring Referendum:**

The residents of Goring will be asked to vote to accept or reject the final Plan. The referendum is expected to be sometime this summer. The outcome will be determined on the basis of a simple yes/no vote. If the Plan is accepted by a majority of one vote or more, it will become part of local planning policy and will have full planning weight. If the community rejects the Plan it will have no significance as a planning tool and will offer no protection to Goring, with SODC making the decisions in the normal way and no specific limits to the numbers of dwellings allowed to be built.

For further information and more details, see the Goring Neighbourhood Plan website:  
<https://www.goringplan.co.uk>

The Neighbourhood Plan was produced by local volunteers, on behalf of Goring Parish Council, and the Examiner's remarks about the construction of the plan, along with a map showing the distribution of the 4 sites throughout the village (in red), and the reserved site (in purple) can be seen below.



In summary, the examiner made the following remarks in his report:

- He commended the Draft Plan for being well written, logical, clear, appropriately concise and intelligible;
- was satisfied that public consultation was taken seriously and that sufficient consultation was undertaken;
- welcomed the draft Plan's recognition of the needs of the elderly, disabled people and the young, its support for walking, cycling and the use of public transport, and its support for heritage assets;
- rejected the idea that a settlement entirely within an AONB that contains X% of a district's population must provide X% of the new housing, which in the emerging SODC local plan meant an allocation of 233 dwellings for Goring;
- but at the same time recognised some new housing on green field sites within the AONB is inevitable.
- confirmed that the Plan should take a balanced view and only needs to provide 94 dwellings;
- as a consequence, that more land for housing may/will have to be found elsewhere in the district, outside of the Goring parish, but that will be a matter for SODC.
- was satisfied that the selection of the four sites was appropriate and was carried out in a way that avoided inappropriate influence;
- concluded that it would be appropriate to identify a reserve site, that should not be developed initially, but should be available if, after five years, it is likely the four sites will not provide approximately 94 dwellings;
- confirmed the allocation of GNP 6, GNP 3, GNP 2 and GNP 10, and their site-specific requirements, and identified GNP 8 as the reserved site;
- made a change to the infill policy to align it with the SODC core strategy.

**There are two important meetings later this month which certain people may be interested in attending. Details of both meetings are on the Genie calendar**

<https://www.genienews.org/enewsletters/calendar-events-planner/calendar/>

**SPECIAL  
MEETING  
ANNOUNCEMENTS**



### GORING & CLEEVE PRE-SCHOOL

**Thursday 25 April, 8pm**

Goring Pre-School, Wallingford Road, Goring.

#### **Extraordinary General Meeting**

A vote to close the Pre-School and 'Dissolve the Pre-School Charity' or 'Elect a new Committee'.



### GORING & STREATLEY AMENITY ASSOCIATION

**Tuesday 30 April, 8pm**

The Garden Room, Goring Village Hall

#### **Annual General Meeting**

The Agenda includes the consideration of a **Special Resolution** 'that the Association's activities be suspended from today's date until such time as it is considered that the Association be reactivated or Wound Up.'



### **Significant travel disruption is expected in and around the vicinity of Junction 13 of the M4 and the A34 from 21 April until 29 July**

**As a result of bridge refurbishment and road surface reconstruction around J13 of the M4, Highways England have issued detailed advice for road users.**

Road users who use the M4 and/or A34 in this vicinity

may like to click

#### **A34/M4 Junction 13 Chieveley (West Berkshire) – Bridge Refurbishment and Surface Reconstruction**

Kier Highways, on behalf of Highways England, will be carrying out the following maintenance work at the Chieveley Interchange over the spring and summer 2019. They will be:

- replacing the expansion joints and waterproofing material within the M4 westbound carriageway at junction 13,
- carrying out concrete repairs to the bridge,
- resurfacing and renewing the road markings on the M4 westbound carriageway,
- removing and replacing the road surface and its foundations, and renewing the road markings around the entire junction 13 roundabout.

They are led by the safety of road users and their workers when they plan roadworks. As this section of road is busy and they need time for materials to harden, they must close junction 13 entirely for several weekends. The weekends in question are listed below.

**Significant delays are expected during these weekend closures. They advise you plan ahead of your journey and allow extra time or avoid this route if possible.**

#### **M4 Junction 13 Bridge Refurbishment**

They will be closing the M4 westbound carriageway between the slip roads over five nights (between 10pm and 6am) starting on Sunday 21 April. In addition, they will then be fully closing the M4 westbound carriageway between the exit and entry slip roads at junction 13 from:

- 10pm on Friday 26 April through to 6am on Monday 29 April
- 10pm on Friday 10 May through to 6am on Monday 13 May
- 10pm on Friday 17 May through to 6am on Monday 20 May (Contingency weekend subject to change)

During these closures traffic will be diverted off the M4 via the exit slip road and sent across the junction to rejoin the M4 via the entry slip road.

Upon completion of the full weekend closures, there will be a series of ten overnight closures to reinstate the joints between the slip roads.

#### **M4 Junction 13 Surface Reconstruction**

They will be closing the entire roundabout at the junction on the following times and dates:

- 10pm on Friday 7 June through to 6am on Monday 10 June
- 10pm on Friday 14 June through to 6am on Monday 17 June
- 10pm on Friday 21 June through to 6am on Monday 24 June
- 10pm on Friday 28 June through to 6am on Monday 1 July
- 10pm on Friday 5 July through to 6am on Monday 8 July
- 10pm on Friday 12 July through to 6am on Monday 15 July
- 10pm on Friday 26 July through to 6am on Monday 29 July (Contingency weekend subject to change)



When the roundabout is closed signed diversions will be in place which primarily go via the A4 between junction 12 (Theale) and junction 14 (Shefford Woodlands).

A34 traffic will need to exit at Speen then head towards Hungerford for the M4 westbound carriageway, or towards Theale for the M4 eastbound carriageway.

M4 westbound traffic wishing to access the A34 is advised to exit at junction 12 and travel west along the A4; and M4 eastbound traffic wishing to access the A34 is advised to exit at junction 14 and travel east along the A4.

*Location of closure - the mainline A34 and M4 will remain open*



Local traffic wishing to access the A34 southbound carriageway or M4 from Graces Lane (Chieveley) will be diverted along the B4009 from Hermitage to Newbury, west along the A4 to Speen then either onto the A34 or along the A4 to Hungerford, then north on the A338 to join the M4 at junction 14.

When the roundabout is closed access to the Moto Service Area and Hilton Hotel will be maintained from the A34 northbound carriageway only.

These works are subject to change if weather is bad or due to unforeseen circumstances.

Confirmed dates for these weekend closures will be advertised in advance on signs along the M4, on the Highways England website and via the media.

They apologise for any inconvenience or disruption caused during their work. If you have any questions, or if you'd like to know about their work please contact them on 0300 123 5000 or email

[info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

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## Financial deal agreed on rail electrification in the Goring Gap

**Network Rail has agreed to provide the funding for the two conservation boards to 'Restore natural beauty in this landscape and address the impact on local communities and the visitor economy'. The funding is to be split between two basic project areas, with £750,000 for 'planting and screening' to reduce visual impact of the electrification gantries and £3.0m for 'landscape enhancement projects'.**



As part of this agreement Network Rail *'considers that it has discharged its statutory duty under section 85 of the Countryside Rights of Way Act 2000 through consultation with the Conservation Board for the Chilterns AONB and the North Wessex Downs AONB Partnership and through the assessment, investigation and consideration of the alternative options available to Network Rail in order to avoid adverse impacts of the electrification works.'*

Network Rail, therefore, does not intend to make any modifications to the gantries along this section of the line, but has provided funding for projects to reduce the visual damage to the landscape to be undertaken by other parties. Exactly how these funds will be administered is still to be worked out.

The local Railway Action Group (RAG), with members in Goring, South Stoke and other parishes, has been instrumental in challenging NR from the outset and as a result of RAG's lobbying, Network Rail agreed to set up a Design Advisory Group of statutory bodies, including the 2 most affected AONBs. This group has worked with Network Rail to find a more suitable gantry design than the standard one which it had already started to install in the Goring Gap. Network Rail then employed Balfour Beatty over a two year period to review better, less visually intrusive designs; this work is now concluded, but there is no intention to present these to the general public through a formal consultation process.

Recognising the leadership shown by RAG and its years of work with the AONBs to negotiate improvements and to protect the AONBs' visual and natural environment, Dr Lucy Murfett, Planning Officer for the Chilterns AONB, has said there will be a place for RAG on the Steering Group which will be involved in administering the projects.



This twice monthly 'Planning Alert' lists all the current planning applications submitted to SODC (South Oxfordshire District Council) and WBC (West Berkshire Council) relating to properties in Goring, Streatley and South Stoke, and occasionally other applications that are locally relevant. They are listed by parish, in expiry date order, so the applications with the shortest periods in which to respond are at the top.

Should you be interested in finding out more, or commenting on any of these applications, click on the Reference number link to the application. To make a comment to the planning department, follow the advice given on the application. New applications, if there are any, will be added to the lists in subsequent Alerts and existing ones will remain until the consultation period has expired.

Click below to see details of 5 applications for Goring, 2 for Streatley, and 3 for South Stoke.

## STREATLEY

**Location:** Cleeve Court House, Streatley, RG8 9PR  
**Proposal:** Section 73A: Variation of condition 3 'Approved Plans' of previously approved application 18/01445/HOUSE: Single storey side extension to create an accessible living room and associated two storey extension for a new access lift.  
**Reference Number:** [19/00883/HOUSE](#)  
**Consultation Deadline:** 1 May 2019

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**Location:** West Streatley House, High Street, Streatley, RG8 9HY  
**Proposal:** Two storey Cart-Shed including a 1st floor studio and 6 no. parking spaces  
**Reference Number:** [19/00878/HOUSE](#) and [19/00879/LBC2](#)  
**Consultation Deadline:** 1 May 2019

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## SOUTH STOKE

**Location:** Ferry House Ferry Road South Stoke RG8 0JL  
**Proposal:** Installation purpose built tennis pavilion next to tennis court.  
**Reference Number:** [P19/S0613/FUL](#)  
**Consultation Deadline:** 20<sup>th</sup> April 2019

**Location:** Fifield Cottage Ferry Road South Stoke RG8 0JL  
**Proposal:** Alterations to design of rear elevation of house and provision of building in garden following approval of replacement dwelling under permission P16/S3861/FUL.  
**Reference Number:** [P19/S1072/FUL](#)  
**Consultation Deadline:** 3<sup>rd</sup> May 2019

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**Location:** The Laurels Cross Keys Road South Stoke RG8 0JT  
**Proposal:** Erection of Double Bay Garage/Car Port with closed store to front left of house. Oak frame with hipped ends pitched tiled roof.

Reference Number: [P19/S1208/HH](#)  
**Consultation Deadline:** **5th May 2019**

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## GORING

**Location:** **Rose Cottage Croft Road Goring RG8 9ES**  
**Proposal:** Extension and conversion of existing garage block into auxiliary accommodation to the main dwelling house  
**Reference Number:** [P19/S0789/HH](#)  
**Consultation Deadline:** **17<sup>th</sup> April 2019**

\* \* \* \* \*

**Location:** **Land to the rear of Cleeve Cottages Icknield Road Goring RG8 0DG**  
**Proposal:** Erection of up to ten dwellings - variation of condition 1 of application P18/S2308/RM - clarified by revised drainage strategy & amended to address tree impact concerns.  
**Reference Number:** [P19/S0538/FUL](#)  
**Consultation Deadline:** **27 April 2019**

\* \* \* \* \*

**Location:** **9 Elmcroft Goring RG8 9EU**  
**Proposal:** Discharge of condition 4 (tree protection) on P18/S3518/HH. (Single storey rear and side extension)  
**Reference Number:** [P19/S0946/DIS](#)  
**Consultation Deadline:** **Not subject to public consultation - Target Decision Date 6th May 2019**

\* \* \* \* \*

**Location:** **21 Clevedeme Goring RG8 9BU**  
**Proposal:** Single storey rear extension with internal alterations  
**Reference Number:** [P19/S1050/HH](#)  
**Consultation Deadline:** **3<sup>rd</sup> May 2019**

\* \* \* \* \*

**Location:** **3 Lower Bungalows Middle Springs Goring RG8 0DX**  
**Proposal:** Single storey rear extension with driveway and fenestration alterations  
**Reference Number:** [P19/S1163/HH](#)  
**Consultation Deadline:** **5<sup>th</sup> May 2019**

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To visit SODC's planning website:  
<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/find-application>

Information on how to comment on a SODC application:  
<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/find-application/comment-planning-application>

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To visit WBC's planning website:  
<https://publicaccess.westberks.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Information on how to comment on a WBC application:  
<https://info.westberks.gov.uk/representations>

**NB: Genie News will endeavour to make these alerts as comprehensive and accurate as possible, but Genie and its volunteers cannot accept any responsibility for any omissions, errors, incorrect links or other issues associated with this information.**

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To comment on any of these stories please email [contact@genienews.org](mailto:contact@genienews.org)  
To send in news items, use [news@genienews.org](mailto:news@genienews.org)

Village Matters reports on topical events and items of interest to local residents. There is no specific publication

schedule, as it goes out 'as and when' sufficient material justifies a newsletter. Unless stated otherwise, the items will refer to Goring-on-Thames, Streatley, South Stoke and the surrounding villages.

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