

Goring on Thames Neighbourhood Plan: Planning Application Assessment

Planning reference number	P19/S2923/O
Summary of application	Land to east of Manor Road to the south of Little Croft and to west of Elmcroft Manor Road Goring – Erection of 20 dwellings and associated works with all matters reserved except for access.

NP Policy Number	Compliance	Comment
Policy.01 Number of dwellings to be allocated <i>New development in Goring will focus on the four proposed development sites which will deliver approximately 94 houses. If the answer to point 1) is yes, please move on to the next Policy.</i>		No objection
1) Is the development on one of the four sites allocated for housing development or the reserve site (GNP2, GNP3, GNP6, GNP10 or GNP8)		Yes
2) Is the proposal one of the sites considered and rejected by the Neighbourhood Plan?		No
3) Does the development reflect the scale and character of the village?		Yes, passed NP process and examination
4) Is the development none of the above and outside the built-up area of Goring? If so, is it necessary or suitable for a countryside location?		Not applicable
Policy.02 Infill <i>Is the proposed site filling a small gap in an otherwise built-up frontage or on other sites within the built-up area of Goring where the site is closely surrounded by buildings. If so, all of the following tests must be met:</i>		Not applicable
1) Is there any loss of important open public space?		Not applicable
2) Is there any loss or anything of environmental or ecological value?		Not applicable
3) Is there any loss or harm to an important public view harmed? In particular, the views that must be protected are the following: <ul style="list-style-type: none"> a. between Goring and Gatehampton; b. between Goring and South Stoke; c. east of Goring above Fairfield Road; d. north east of Goring between Icknield and Elvendon Roads; e. within the river setting; 		Not applicable
4) Does the proposal constitute backland development? if so:		Not applicable
a. Would it extend the built limits of the village?		Not applicable

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b. Would it create problems of privacy and access?		Not applicable
5) Is the scale of development appropriate to the neighbouring area and does the development have a neutral or positive impact on its character?		Not applicable
<p>Policy. 03 Housing Mix <i>A mix of dwelling types and sizes to meet the needs of current and future households and all the following tests must be met:</i></p>		<p>No objection – but a number of matters of compliance with the policy that must be addressed at the Reserved Matters stage.</p>
1) Does it include a significant proportion of 1, 2 or 3-bedroom units, low cost/affordable accommodation and properties suitable for older people?		The Design, Access and Planning statement provided with the application confirms that the development will deliver up to 20 new dwellings (40% affordable) The housing mix will be decided at the Reserved Matters stage, but should provide 2, 3 and 4-bedroom family homes with a mix of terrace, semi-detached and detached houses. All will have garden and parking spaces. It is proposed that 13 of the houses on the site will have 2- or 3- bedrooms. These details will need to be confirmed at the Reserved Matters stage.
2) Are at least 5% of any affordable housing dwellings on the site designed to the standards of Part M (4) category 3: wheelchair accessible dwellings (or any replacement standards)?		No statement made in the application addressing this requirement – must be addressed and be in compliance at the Reserved Matters stage.
3) Are all affordable housing and 1 and 2 bed market housing dwellings designed to meet the Nationally Described Space Standards?		No statement made in the application addressing this requirement – must be addressed and be in compliance at the Reserved Matters stage.
4) Does the site contain 11 or more dwellings? If so, apply the following Tests:		Yes
a) Are all affordable dwellings on the site designed to the standards of Part M (4) category 3: wheelchair accessible dwellings (or any replacement standards)?		No statement made in the application addressing this requirement – must be addressed and be in compliance at the Reserved Matters stage.
b) Are at least 15% of market housing dwellings on the site designed to the standards of Part M (4) category 3: wheelchair accessible dwellings (or any replacement standards)?		No statement made in the application addressing this requirement – must be addressed and be in compliance at the Reserved Matters stage.
<p>Policy. 04: Housing for the elderly <i>If the development is purpose-built housing for people aged 55+ and/or 75+ this policy applies and all the following tests must be met.</i></p>		<p>Not applicable</p>
Has the existing specialist retirement provision in Goring fallen below the proportions		Not applicable

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recommended by Oxfordshire County Council in the SHMA operating at the time?		
1) Is there (valid evidence of) insufficient capacity to meet the demand from local residents?		Not applicable
2) Is there (valid evidence of) insufficient capacity to meet the demand from local residents?		Not applicable
<p>Policy. 05: Affordable housing <i>If there is a net gain on the site of 6 or more dwellings this policy applies and all the following tests must be met:</i></p>		<p>No objection – but there are a number of compliance matters that must be addressed in the Reserved Matters stage.</p>
1) Are 40% or more of the dwellings affordable (including a financial contribution for any part dwellings)?		Yes
2) Is the tenure mix of the affordable housing will be 75% social rented and 25% shared ownership by the most up-to-date housing evidence?		No statement to this affect is mentioned in the application – must be addressed in the Reserved Matters stage.
3) Does the site contain both market and affordable housing?		Yes
4) Are all affordable dwellings provided on this site?		Yes
<p>Policy. 06, 07, 08, 09, 10</p>		<p>See Tables at the end of this document. It is important to note that conformance to all of these SSRs is mandatory for the site to be acceptable for development (as indicated in the NP and re-affirmed by the Examiner).</p>
<p>Policy. 11: Conserving and enhancing Goring’s landscape <i>If the proposal affects the setting of the Chilterns AONB or North Wessex Downs AONB, this policy applies and all the following tests must be met:</i></p>		<p>No objection. This site has been accepted in the Goring NP as suitable for development, subject to compliance with the Site Specific Requirements at Policy.07 and other relevant policies in the NP. This application appears to be in compliance with all SSRs (Policy.07), though this will need to be reviewed at the Reserved Matters stage.</p>

NP Policy Number	Compliance	Comment
1) Does the proposal conserve and enhance the AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation?		See above and documents provided with the application (DA&P Stmt and LVIA).
2) Is the proposal appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment?		As per above
3) Does the proposal meet the aims of the statutory Chilterns AONB Management Plan?		As per above
4) Does the proposal avoid adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated?		As per above
<p>Policy. 12: Conserve and enhance biodiversity</p> <p><i>Any new development should conserve, restore and enhance landscape features (mature trees, hedgerows, ponds, grass banks, ancient walls etc), improve existing wildlife habitats, and protect and enhance wildlife corridors in Goring, including protection of the Habitats of Principal Importance and Designated Wildlife Sites. This policy applies to all new development (including infill), and all the following tests must be met.</i></p>		<p>No objection – there are no identified rare species, Habitats of Principle Importance or Designated Wildlife Sites on this site (see NP evidence). There are, though, a number of matters of compliance that will need to be confirmed at the Reserved Matters stage.</p>
1) Does the proposal demonstrate a net gain in biodiversity?		From documents provided, the intent appears to be compliant with the policy (with additional screening, protection of trees & hedgerows, a meadow area and a proposed long-term management place for sustainable biodiversity features – though must be confirmed at the Reserved Matters stage.
2) Does the proposal include management plans to ensure new and replacement biodiversity features are sustainable over the long term?		As per above
3) Does the proposal protect and retain all mature trees and hedgerows wherever possible?		Yes
4) Does the proposal protect and conserve all rare species?		Not applicable.
<p>Policy. 13: Light Pollution</p> <p><i>Development proposals must include external lighting schemes which include design features and mitigating measures to minimise light pollution. This policy applies to all new development (including infill), and all the following tests must be met:</i></p>		<p>No objection – though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.</p>

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1) Does the proposal include an external lighting scheme which avoid over-lighting?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
2) Does the proposal include an external lighting scheme which limits the adverse impact on neighbouring residents?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
3) Does the proposal include an external lighting scheme which limits the adverse impact on the rural character of the countryside?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
4) Does the proposal include an external lighting scheme which limits the adverse impact on biodiversity?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
<p>Policy. 14: Air quality and pollution <i>Any development should seek to minimise the impact of air pollution on immediate neighbours and the wider community of Goring. This policy applies to all new development (including infill), and all the following tests must be met:</i></p>		<p>No objection – though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.</p>
1) Is the proposal compliant with the measures laid out in the district council’s Developer Guidance Document and the associated Air Quality Action Plan, as well as the national air quality guidance and any local transport plans?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
2) Does the proposal include measures to minimise air pollution at the design stage and incorporate best practice in the design, construction and operation of the development?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
3) If the proposal has a negative impact on air quality, including cumulative impact, does it identify mitigation measures that will sufficiently minimise emissions from the development and offset any shortfall through planning obligations?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
4) Is the proposal within air pollution levels set by European and UK regulations?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
<p>Policy.15: Water, Sewerage and Drainage capacity <i>All development proposals must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development.:</i></p>		<p>No objection – though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.</p>
1) Has the development been designed to a water efficiency standard of 110 litres/head/day (l/h/d)?		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.
2) Do adequate water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality,		No statement made in the application – it will be important to comply with this at the Reserved Matters stage.

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biodiversity or other land uses to meet the requirement for water from the development?		
3) Does the proposal demonstrate that it meets appropriate standards of sewerage and drainage provision so as to minimise adverse impacts on immediate neighbours and the wider community of Goring?		<p>The outline proposal contains a Foul and Surface Water Drainage statement demonstrating that this has been considered with intention to comply with this policy.</p> <p>Therefore, no objection subject to compliance at the Reserved Matters stage.</p>
4) Do all phases of the proposals demonstrate sufficient water supply and water treatment capacity?		Only one phase to the proposal so n/a
<p>Policy. 16: Building design principles <i>All development must respect and maintain the character of the village and the surrounding rural AONB, must meet tests 1 to 7 below and should satisfy test 8:</i></p>		
1) Does the proposal comply with SODC's Design Guide?		<p>No objection – though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.</p> <p>The proposal and accompanying documents confirms the intent to comply, though will need to be confirmed at the Reserved Matters stage.</p>
2) Does the proposal comply with the Chilterns Buildings Design Guide?		The proposal and accompanying documents confirms the intent to comply, though will need to be confirmed at the Reserved Matters stage.
3) Does the proposal respond positively to scale, mass, density and design of the immediate area and the village context?		The scale and density on this site complies with the allocation in the GNP. No objection subject to confirmation of adherence to all policies at the Reserved Matters stage.
4) Does the proposal conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area?		The site is not in, or in the setting of a Conservation Area.
5) Is the development in an edge of village location? If so: a) Does it acknowledge the Plan's spatial strategy? b) Is it sensitive to the transition from urban to rural character		<p>a) Yes b) Yes</p> <p>No objection subject to compliance at the Reserved Matters stage.</p>
2) Does the proposal sympathetically introduce high quality, modern design in appropriate locations?		No statement is made in the application that addresses this policy. This will need to be confirmed at the Reserved Matters stage.
3) Does the proposal respect and protect the AONB?.		This proposal is in-line with the allocation policy of the GNP. This proposal includes a LVIA demonstrating the intention to comply, though will need to be confirmed at the Reserved Matters stage.

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4) Is the development in the conservation areas, if so, does the proposal make use of locally distinctive features and materials such as decorative red and grey brickwork, flint work, tile work, chimneys and porches, as described in the Goring Design Statement?		Not applicable.
<p>Policy.17: The Historic Environment <i>The parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</i></p>		Not applicable
1) Does the proposal include any of the parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, listed buildings, scheduled monuments and conservation areas? If so:		Not applicable
a) Does it conserve and enhance those assets?		Not applicable
2) Does the development affect any non-designated historic assets in the Parish? If so:		Not applicable
a) Is the scale of any harm or loss acceptable?		Not applicable
b) Is the significance of the heritage asset, as set out in the National Planning Policy Framework (NPPF 2012), such that the proposal can be considered acceptable?		Not applicable
<p>Policy.18: Open space, sport and recreation in new residential development <i>New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with SODC's most up-to-date Leisure Strategy, and Sport England guidance.</i></p>		<p>No objection – though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.</p>
1) Does the proposal provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with SODC's most up-to-date Leisure Strategy, and Sport England guidance?		Yes
2) Are any open spaces, sport, recreation or play facilities, or playing pitches delivered on site? If not:		No
a) If there is no provision for open spaces, sport, recreation or play facilities, or		Contribution via CIL

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playing pitches on site is there credible evidence that this is not feasible?		
3) Is there provision for the future long-term maintenance and management of the open space and facilities within the planning application?		No objection subject to compliance at the Reserved Matters stage.
<p>Policy.19: Adequate parking within new developments <i>Proposals for new residential development, including extensions, should provide adequate parking provision.</i></p>		<p>No objection subject to compliance at the Reserved Matters stage.</p>
1) Does the development, including extensions provide adequate parking provision at least in line with Local Plan guidelines?		No objection subject to compliance at the Reserved Matters stage.
2) Is the parking provided on-plot?		Subject to compliance at the Reserved Matters stage.
a) If not, has the reasoning for this design been set out in the Design and Access Statement and an alternative formally designed into the proposed scheme?		Not applicable (though to be confirmed at the Reserved Matters stage).
b) Does the design discourage informal, inconsiderate parking?		No objection subject to compliance at the Reserved Matters stage.
<p>Policy. 20: Walking and cycling <i>Proposals for new residential development should ensure that the site and routes from the site to the village centre are accessible and safe for all users, including pedestrians, cyclists, people with disabilities and deliveries.</i></p>		<p>No objection subject to compliance at the Reserved Matters stage.</p>
1) Does the development provide safe pedestrian access which links up with existing or proposed pathways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to village amenities?		A Transport Statement has been provided with the application and appears to be compliant with this policy. No objection subject to compliance at the Reserved Matters stage.
2) Does the development improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside?		Road access is to Manor Road, with pedestrian and cycle access to both Manor Road and Elmcroft facilitating access to the railway station and the village centre. No objection subject to compliance at the Reserved Matters stage.
3) Does development proposal demonstrate optimisation of connection to the village centre and other amenities (including access to the countryside)?		Pedestrian and cycle access to both Manor Road and Elmcroft with easy access to the railway station and the Thames Path.
4) Does the development adjoin a public footpath or bridleway?		Close proximity to the Thames Path
a) If so, does the proposal maintain the rural character of the footpath or bridleway?		The site is well screened and proposed additional screening is indicated in the DA&P Stmt.

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5) Does the proposal avoid or minimise the loss of mature trees and hedgerows		An Arboricultural Impact Assessment & Method Statement is included in the application documents. This confirms that two trees will be removed in order to facilitate access to Manor Road and Elmcroft.
6) Does the proposal use materials that are consistent with a rural location when creating new pedestrian and cycle links from adjoining development schemes to a public footpath or bridleway?		An Arboricultural Statement and LVIA confirm the strengthening of soft boundaries and use of appropriate materials. No objection subject to compliance at the Reserved Matters stage.

GNP3 – Site Specific Conditions

Policy details	Compliance	Comment
<p><u>Policy 07 – Site Specific Conditions for GNP3</u></p> <p><i>Allocated Site GNP3 - The site between Manor Road and Elmcroft of approximately 2.4ha is allocated for approximately 20 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</i></p>	Y	<p>No objection – though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.</p> <p>We would ask that there be some sort of master plan at the Reserved Matters stage indicating compliance to all the SSRs for GNP3.</p>
1) At least 13 of the new dwellings will have 2 or 3 bedrooms.	?	<p>The Design, Access and Planning statement confirms that the development will deliver up to 20 new dwellings, but states “the housing mix will be decided at the Reserved Matters stage, but it is proposed to provide 2, 3 & 4-bedroom family homes with a mix mix of terrace, semi-detached and detached houses”. All will have garden and parking spaces.</p> <p>There is no objection, subject to confirmation at the Reserved Matters stage that a minimum of 13 dwellings will have 2 or 3 bedrooms.</p>
2) Road access must be onto Manor Road. The new entrance road must be designed to maintain the rural character of Manor Road.	Y	<p>This is confirmed in the DA&P Stmt and the Transport Stmt, and the design of the entrance road is discussed.</p> <p>There is no objection to access on Manor Road as that is compliant, though subject to detailed confirmation at the Reserved Matters stage.</p>

Policy details	Compliance	Comment
3) A new pedestrian and cycle access must be provided connecting the site to Elmcroft.	Y	Confirmed in the DA&P Stmt. No objection subject to confirmation at the Reserved Matters stage.
4) A flood risk assessment must be produced to accompany any planning applications as may be required by national/local policy/regulations.	Y	<p>FRA produced by AA Environmental Consultants is included with the application. The assessment was reviewed by the EA and they confirmed they have no objection to the proposed development and are pleased that the FRA has established the level of flood risk on site using the best data available and are satisfied with the flood compensation proposed.</p> <p>No objection subject to confirmation at the Reserved Matters stage.</p>
5) All dwellings must be built in Flood Zone 1 levels and built to safe standards recommended by the Environment Agency and OCC to protect against long-term flood risk.	Y	<p>No objection subject to confirmation at the Reserved Matters stage.</p> <p>All dwellings will be in Flood Zone 1 levels following limited contouring of the FZ 2 in the vicinity of 14 of the dwellings. All dwellings will be built to safe standards (from a flood risk perspective).</p>
6) Site design and mitigation must satisfy the conditions for acceptability of the development set out in the Level 2 flood risk assessment in the Goring Neighbourhood Plan Strategic Flood Risk Assessment and Sequential Test, or as identified in any subsequent flood risk assessment as part of an approved planning application.	Y	<p>No objection subject to confirmation at the Reserved Matters stage.</p> <p>The site design and mitigation satisfied the conditions for acceptability of the development as identified in the FRA accompanying the proposal.</p> <p>Re-contouring of FZ2 lands so that it is level at FZ1 changes the flood zone of the land to FZ1.</p> <p>The plan requires development in FZ1, but national standards would accept FZ2.</p> <p>A sequential test was correctly applied and the development addressed the concerns expressed by the Examiner.</p> <p>The FRA demonstrates that the re-contouring will not hold water back and will in fact increase the flood management capacity on this site, reducing risk to upstream homes.</p>

Policy details	Compliance	Comment
7) The road must be designed and constructed to avoid run-off onto Manor Road. Run-off must be attenuated to greenfield run-off rates through the implementation of SUDS (sustainable urban drainage system), including but not limited to: swales, infiltration trenches and soakaways, permeable paving and/or gravel surfacing.	Y	Confirmed in the FRA. No objection subject to confirmation at the Reserved Matters stage.
8) A Grampian-style condition is imposed, stating that 'Development will not commence until details are approved of how the developer will ensure the public water supply source is not detrimentally affected by the proposed development, both during and after its construction. Details of protection measures shall cover, as a minimum, the mitigation proposed to prevent contamination of the groundwater source due to ground disturbance, pesticide use and drainage system discharge (both surface water and foul water systems) and should be submitted to, and approved in writing by, the local planning authority in consultation with Thames Water.'	?	No statement addressing this requirement is made in the application documents. This must be addressed in the Reserved Matters stage.
9) The developed site must include sufficient parking spaces for the occupants of the dwellings and their visitors so that there is no impact upon the surrounding residential streets, having regard to Local Authority adopted standards.	Y	Confirmed in the DA&P Stmt. No objection subject to confirmation at the Reserved Matters stage.
10) The design of new buildings should conform with the provisions of SODC's Design Guide and also the Chilterns Buildings Design Guide to ensure that dwellings will be sympathetically designed and fit in with the local area. Buildings should be no higher than 2 storeys, with rooms in the roof if appropriate.	Y	Confirmed in the DA&P Stmt. No objection subject to confirmation at the Reserved Matters stage.

Policy details	Compliance	Comment
<p>11) There will be a net gain in biodiversity, by:</p> <p>a. providing enhanced mature screening with new trees and hedges on the southern perimeter of the whole site to protect views from the Thames Path;</p> <p>b. providing enhanced mature screening on the south-eastern edge to mitigate harm to the views from the houses in Elmcroft that will be facing directly into the site;</p> <p>c. retaining the meadow area to the west of the site and the boundary tree screening along the western and southern boundaries of the site as private open space and entering into an appropriate Habitat Management scheme to provide a reliable process for the implementation and aftercare of these ecological features;</p> <p>d. making provision for a landscape buffer of appropriate native hedgerow and lowland woodland-edge species, with medium to large size trees within the core of the site, which will also assist in reducing visual impacts;</p> <p>e. There must be a legal agreement to ensure that residents of properties containing or neighbouring the screening are not able to remove, reduce or materially modify the screening.</p>	<p>Y</p>	<p>All points are confirmed in the DA&P Stmt.</p> <p>No objection subject to confirmation at the Reserved Matters stage.</p>
<p>12) The developer must undertake tree and ecological assessments as appropriate and must agree with the SODC tree protection officer a plan for the retention of all significant trees and habitats, the appropriate protection of the trees on the site, the location and paths of the access road to Manor Road and the pedestrian and cycle path to Elmcroft, and the safeguarding of mature trees and root systems during the construction phase.</p>	<p>Y</p>	<p>Confirmed in the Arboricultural Impact Assessment and Method Statement.</p> <p>No objection subject to confirmation at the Reserved Matters stage.</p>
<p>13) The developer must consult with Thames Water concerning the scale of any proposed development.</p>	<p>Y</p>	<p>As per the application papers, Thames Water has been consulted.</p> <p>No objection subject to confirmation that the Thames Water advice has been implemented at the Reserved Matters stage.</p>
<p>14) The Oxfordshire Historic Environmental Records should be reviewed for any records of archaeological remains.</p>	<p>Y</p>	<p>All points are confirmed in the DA&P Stmt.</p> <p>No objection subject to confirmation at the Reserved Matters stage.</p>