



Goring Parish Council: GNP3 Reserved Matters Application Assessment.

Assessed by	Name: Goring Parish Council Date: January 2022
Planning reference number	P22/S0003/RM
Summary of application	GNP3 Reserved Matters Planning Application

Summary

This application is a Reserved Matters application for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O.

The site GNP3 was previously the subject on an outline planning application P19/S2923/O seeking outline permission for the erection of 20 dwellings and associated works with all matters reserved except for access. SODC Decision Notice P19/S2923/O **granted outline planning permission for the erection of 20 dwellings and associated works on GNP3** subject to 34 Conditions that must be approved by SODC either as part of this Reserved Matters application or prior to commencement of the development, prior to first occupation of the dwellings or post development.

GPC fully supports this application. It is compliant with all the Neighbourhood Plan policies (including Policy 07, site-specific conditions) that address the Reserved Matters (identified below). This support is subject to the 34 Conditions in the SODC Decision Notice being met and a documented plan to prevent construction traffic parking anywhere in Manor Road or neighbouring roads. This traffic plan to include a requirement for vehicles to be cleaned so as not to leave deposits outside of the site.

Context

This is a Reserved Planning application, the scope which is defined in <https://www.gov.uk/guidance/making-an-application#approval-of-reserved-matters> as those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination).

These are defined in [article 2 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) as:

- 'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a)



screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

- ‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- ‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

The SODC Decision Notice for the Outline Planning Application approved matters relating to Access. This document comments on the remaining four reserved matters (Appearance, Landscaping, Layout and Scale) in some detail. It summarises our assessment of the planning application against the policies of the Neighbourhood Plan (including Policy 07 site-specific requirements) in that context. It also notes where GPCs previous comments for the Outline planning application are addressed by an SODC Decision Notice Condition (for which approval may be granted at a later stage post-approval but prior to development and / or occupation).

For completeness, it includes both GPC’s previous consultation comments related to the Outline Planning Application and new comments relating to the Reserved Matters application (P22/S0003/RM). Where GPC’s previous comments relate to any of the Conditions that have been identified by SODC for approval after the Reserved Matters application, this document identifies them and whether they are Conditions for pre-development or pre-occupation approval. These Conditions have been applied by SODC, who, as the planning authority, are responsible for reviewing the planning application and determining whether it satisfies them. Many of these Conditions are technical matters that have benefitted from SODC planning expertise in their formulation, and require significant technical expertise to properly evaluate. It is therefore neither feasible for GPC to undertake such technical assessments, nor is it appropriate since it is the responsibility of the planning authority, SODC. As such we have, where appropriate, qualified the assessment as “no objection, subject to approval by SODC that the relevant Condition has been met”

The developer has included a full set of plans in their application. These have been reviewed when assessing compliance with the Neighbourhood Plan Policies. In addition, the developer has included a document (Neighbourhood Plan Policy Statement) in the Reserved Matters supporting documentation that specifically considers compliance with all the Neighbourhood Plan policies including the 14 site-specific requirements (SSRs) for GNP3. This document is referenced throughout the comments below and is useful in helping to assess compliance. From our inspection, the document appears to accurately summarise the details in the plans included in this application.

Table 1 – Detailed assessment for conformance to Neighbourhood Plan Policies

The following symbols signify the level of compliance of the planning application to each NP Policy:

Y = the application is compliant with the NP policy

N = the application is not compliant with the NP policy or sub-policy

n/a = the policy or sub-policy is not applicable to this application

<u>NP Policy Number</u>	<u>GPC Comment – Original Application</u>	<u>Compliance</u>	<u>GPC Comment – Revised Application</u>
<p>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.</i></p>	No Objection	Y	<p>No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 01.</p> <p>The number of dwellings, 20, is that required by the Neighbourhood Plan and has not changed from that already approved by SODC (reference SODC Decision Notice for Outline Planning Application (P19/S2923/0)).</p>
<p>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></p>	Not applicable	n/a	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>	<p>Y</p>	<p>No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 03.</p> <p>The proposal includes a mix of dwelling types and sizes specified in the Neighbourhood Plan and meets all of the tests defined.</p>
<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?</p>			<p>Yes. The proposal is for:</p> <ul style="list-style-type: none"> - 4 x 2 bedroom homes for affordable rent 2 x 2 bedroom homes for shared ownership 2 x 3 bedroom houses for affordable rent 3 x 2 bedroom market homes 5 x 3 bedroom market homes 4 x 4 bedroom market homes <p>75% (16/20) of the dwellings will have 2 or 3 bedrooms.</p> <p>All affordable homes and four market homes will meet the standards of Part M (4) category 2: accessible and adapted dwellings, particularly suitable for older people.</p>
<p>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)?</p>			<p>Yes. Plot 11, a 2 bedroom affordable home for rent, will be designed to meet the standards of Part M (4) category 3: wheelchair accessible dwellings. This equates to 12.5% of the total dwellings.</p>



GORING-ON-THAMES PARISH COUNCIL

3) Are all affordable housing and 1 and 2 bed market housing dwellings designed to meet the Nationally Described Space Standards?			Yes. All affordable dwellings and 2 bedroom market housing will be designed to Nationally Described Space Standards.
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 2: accessible dwellings (or any replacement standards)?			Yes. All affordable homes will meet the standards of Part M (4) category 2: accessible and adapted dwellings.
b) Are at least 15% of market housing dwellings on the site designed to the standards of Part M (4) category 2: accessible dwellings (or any replacement standards)?			Yes, 4 of the 12 market dwellings (33%) will be compliant with Part M (4) category 2: accessible and adaptable standards.
Policy. 04: Housing for the elderly <i>If the development is purpose-built housing for people aged 55+ and/or 75+ this policy applies.</i>	Not applicable	n/a	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>	<p>Y</p>	<p>No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 05.</p> <p>The required percentage and mix of affordable housing are proposed.</p>
<p>1) Are 40% or more of the dwellings affordable (including a financial contribution for any part dwellings)?</p>			<p>Yes. 40% of the dwellings (8/20) will be affordable.</p>
<p>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?</p>			<p>Yes. 75% (6) of the affordable dwellings will be for social rent, 25% (2) of the affordable dwellings will be for shared ownership.</p>
<p>3) Does the site contain both market and affordable housing?</p>			<p>Yes</p>
<p>4) Are all affordable dwellings provided on this site?</p>			<p>Yes</p>
<p>Policy.07 Site-specific requirements for Allocated site GNP3</p>			<p>See Policy 7 at the end of this document. No objection by GPC – Subject to the relevant conditions in the Decision Notice being met within the specified timescale, this Reserved Matters application complies with the Neighbourhood Plan Policy 07, items 1-14.</p>



<p>Policy. 11: Conserving and enhancing Goring's landscape</p> <p><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>1) <i>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?</i></p> <p>2) <i>Is the proposal appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment?</i></p> <p>3) <i>Does the proposal meet the aims of the statutory Chilterns AONB Management Plan?</i></p> <p>4) <i>Does the proposal avoid adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated?</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>	<p>Y</p>	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met within the specified timescale, this Reserved Matters application complies with the Neighbourhood Plan Policy 11.</p> <p>This site has already been accepted in the Goring NP as suitable for development.</p> <p>The site has already been granted outline planning approval.</p> <p>The number of dwellings has not changed from the outline planning application, and the Appearance, Layout, Landscaping and Scale of the proposed development are compliant with the SSRs in Policy 07.</p> <p>As mentioned by GPC in the Outline response opposite, it is important that the application is compliant with all of the SSRs. This is considered in detail in the comments for Policy 07 later in this document, particularly regarding the four reserved matters of appearance, landscaping, layout and scale and paying particular attention to the sensitivity of this site.</p>
---	---	-----------------	---



<p>Policy. 12: Conserve and enhance biodiversity <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>	<p>Y</p>	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met within the specified timescale, this Reserved Matters application complies with the Neighbourhood Plan Policy 12.</p> <p>The Reserved Matters application demonstrates a thorough and compliant approach to conserving and enhancing biodiversity and estimates a net increase of 25%.</p> <p>SODC Decision Notice Condition 21 says: <i>“Concurrent with the submission of any reserved matters application associated to this outline permission, a detailed Biodiversity Mitigation and Enhancement Strategy (BMES) shall be submitted to and approved in writing by the local planning authority. The BMES shall include:</i></p> <ul style="list-style-type: none"><i>a) Updated ecological surveys as necessary (particularly badger surveys);</i><i>b) A biodiversity impact calculator assessment which demonstrates that the development will achieve a no net-loss of biodiversity on site as a minimum;</i><i>c) Details of working methods to minimise impacts on biodiversity during the construction phase;</i><i>d) Details of habitat creation on site including methods to successfully establish the target habitats and a scheme of ongoing maintenance (cross referencing landscaping plans);</i>
--	---	-----------------	--



			<p><i>e) Details of species enhancements on site including the provision of birdboxes, bat boxes, reptile refugia and 1 barn owl box.”</i></p> <p>The developers Reserved Matters pack includes a detailed BMES which satisfies all of Condition 21.</p>
1) Does the proposal demonstrate a net gain in biodiversity?			Yes. The Biodiversity Impact Statement demonstrates an estimated net gain of 25%.
2) Does the proposal include management plans to ensure new and replacement biodiversity features are sustainable over the long term?			Yes. Appendix A of the BMES is a detailed management plan/work schedule for new and replacement biodiversity features.
3) Does the proposal protect and retain all mature trees and hedgerows wherever possible?			<p>Yes. Paragraph 2.17 of the Reserved Matters Neighbourhood Plan Policy Statement included with the developer’s pack says:</p> <p><i>“Aside from one horse chestnut required to be removed for the access, all the mature trees and hedgerows around the site are being protected and retained.”</i></p>
4) Does the proposal protect and conserve all rare species?			Yes, included in the BMES.
<p>Policy. 13: Light Pollution</p> <p><i>Development proposals must include external lighting schemes which include design features and</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>	<p>Y</p>	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met within the specified timescale, this Reserved Matters application complies with the Neighbourhood Plan Policy 13.</p>



**GORING-ON-THAMES
PARISH COUNCIL**

<p><i>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>Following the approval of the Reserved Matters application, 'Secure by Design' certification will be required before construction starts. This requires lighting to front and rear of properties. The proposed lighting scheme has been designed to be sensitive to the dark rural edge of the village, as required by CCB.</p>
<p>1) Does the proposal include an external lighting scheme which avoids over-lighting?</p>			<p>The lighting scheme avoids over-lighting by proposing:</p> <ul style="list-style-type: none">- 1 street light at the Manor Road entrance to the site (S278 agreement)- 1 low level bollard light at entry to emergency vehicle access from the site- Lights at front and rear of each property, <p>These measures will ensure that:</p> <ul style="list-style-type: none">- the dark, rural character at the edge of the village would be maintained- light pollution would not spill over from the sensitive rural edge into the dark countryside beyond- wildlife and its habitats would not be damaged by inappropriate light- street furniture would be minimised. <p>These measures comply with the Chilterns Building Design Guide, SODC's Design Guide and the Institution of Lighting Professionals' Guidance Note 1 "Reduction of Obtrusive Light" (2021)</p>



<p>2) Does the proposal include an external lighting scheme which limits the adverse impact on neighbouring residents?</p>			<p>Yes. Each property will be provided with front and rear lighting. The detail of the type of light so as not to impact on neighbours will need to be confirmed as part of the Secure by Design certification process.</p>
<p>3) Does the proposal include an external lighting scheme which limits the adverse impact on the rural character of the countryside?</p>			<p>Yes. The submitted lighting proposal is discrete and aims to balance public safety with limitation of any adverse impact on the rural character of the site.</p>
<p>4) Does the proposal include an external lighting scheme which limits the adverse impact on biodiversity?</p>			<p>Yes. The submitted lighting proposal is discrete and aims to balance public safety with limitation of any adverse impact on biodiversity.</p>
<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).</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>	<p>Y</p>	<p>No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 14.</p> <p>The development minimises the impact of air pollution. The design features that support this assessment are detailed in paragraph 2.25, Reserved Matters Neighbourhood Plan Policy Statement, and summarised below:</p> <ul style="list-style-type: none"> - The properties will be heated using air source heat pumps, rather than gas boilers. These are powered by electricity and will ensure there is no requirement for gas to be used in the development, thereby reducing fossil fuel emissions and inherently complying with Decision Notice 26.



			<ul style="list-style-type: none"> - An electric car charging point will be incorporated for every dwelling, reducing the need for internal combustion engines within the site. - The development site is in a sustainable location close to the village centre and railway station. Two footpath and cycle links have been provided from within the site to ensure new residents can access the local facilities and services in a sustainable way. - Residents will be actively encouraged within their homeowners' pack to switch to a renewable electricity provider. - Residents will be provided with an Active and Green Travel Guide to encourage the use of sustainable transport methods over the use of motorized vehicles.
<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>	<p>Y</p>	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with the Neighbourhood Plan Policy 15.</p> <p>Thames Water confirmed at the Outline Planning application phase that it has no objection regarding surface water, foul drainage and water supply capacity and that it required a Groundwater Risk Assessment. A report from MJA Consulting, Groundwater Risk Assessment, has been included in the Reserved Matters planning application.</p>



		<p>Following approval of this Reserved Matters application and prior to the commencement of the development, a number of the SODC Decision Notice Conditions (see below) related to this Policy 15 must be satisfied. While the plans provided appear to demonstrate compliance with these conditions, this must be determined by SODC. They are technical issues requiring significant technical expertise to properly evaluate. It is therefore neither feasible for GPC to undertake such technical assessments, nor is it appropriate since it is the responsibility of the planning authority, SODC.</p> <ul style="list-style-type: none">- Condition 8 - <i>“No development shall begin until a detailed surface water drainage scheme has been submitted to and approved in writing by the local planning authority.”</i> <p>A detailed surface water drainage scheme has been included in the Reserved Matters application.</p> <ul style="list-style-type: none">- Condition 9 - <i>Prior to the commencement of development, a full foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.</i>- Condition 10 - <i>No development shall commence until a strategy and programme for groundwater</i>
--	--	---



			<ul style="list-style-type: none"> - <i>monitoring has been submitted to and approved by the Local Planning Authority.</i> - <i>Condition 15 - No surface water from the development shall be discharged onto the adjoining highway and a scheme to prevent this occurrence shall be submitted to and approved in writing by the Local Planning Authority and constructed prior to the commencement of building operations.</i> - <i>Condition 17 - Prior to the commencement of any site works or operations relating to the development (including demolition and site clearance) hereby permitted, a plan showing the locations of all proposed drainage and utilities, shall be submitted to and approved in writing by the Local Planning Authority."</i>
<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>	<p>No objection — though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.</p>	Y	<p>No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 16.</p> <p>The proposals meet tests 1 to 7 below and satisfy test 8:</p>
<p>1) Does the proposal comply with SODC's Design Guide?</p>			<p>Yes. The Design Statement submitted with this application illustrates how the design has taken into account the principles and design criteria set out in the South Oxfordshire Design Guide.</p>



GORING-ON-THAMES PARISH COUNCIL

		<p>The proposed development has a clear identity and sense of place, with an attractive meadow area that will enhance amenity for new residents and the whole community. The development provides a variety of dwellings increasing choice, both within itself and for the village as a whole.</p> <p>Design details, particularly the elevations, reflect the local vernacular and add interest. The site is well laid out, with good vehicular and pedestrian access within the site and from the centre of the village. Particular care seems to have been taken to make the development sustainable by the use of air source heating and electric car points for example.</p> <p>There are detailed plans for landscaping and biodiversity to mitigate any visual impact on the AONB.</p>
2) Does the proposal comply with the Chilterns Buildings Design Guide?		<p>Yes, the Design Statement submitted with this proposal illustrates how the design adopts use of local, vernacular materials as recommended in the Chiltern Buildings Design Guide, creating a sense of place.</p>
3) Does the proposal respond positively to scale, mass, density and design of the immediate area and the village context?		<p>Yes.</p> <p>The Neighbourhood Plan and SODC (in the Outline planning application) have already approved that this site is suitable to support 20 houses with a mix of 4, 3 and 2 bedroom and a mix of market and</p>



GORING-ON-THAMES PARISH COUNCIL

		<p>affordable houses. SODC has already confirmed the acceptability of the scale of development relative to the surroundings.</p> <p>All areas of the village, including edge of the village locations, have a mix of large and smaller properties. The scale of dwellings being proposed is consistent with the Neighbourhood Plan policies and also accepted by the SODC Planning Officer in the SODC planning committee report, 16th December 2020, which says in paragraph 7.30:</p> <p><i>“I am satisfied that the scale of the development would be appropriate to the context of the site and that the development would meet the design objectives of the NPPF and the Development Plan policies that seek to secure high quality developments”.</i></p> <p>In addition, in paragraph 7.54 says:</p> <p><i>“It is considered that the proposed density is sensitive to the constraints in the immediate area and therefore consistent with the GNP policy regarding density and the requirements of policy CSH2 of the SOCS”.</i></p> <p>The design of the site balances the need for smaller dwellings in Goring by providing extensive mitigation to make the site visually acceptable including a buffer zone between the dwellings and the southern boundary and 8 of the larger 1.5 storey properties</p>
--	--	--



		<p>facing the meadow area which borders the boundary with Manor Road.</p> <p>This application addresses the four Reserved Matters issues of appearance, landscape, layout and scale and has significant benefits over the indicative design in the Outline Planning application:</p> <ul style="list-style-type: none">- Less of the site to be occupied by roads- Re-positioning of the dwellings, improving privacy for both new residents and neighbours, creating more space between the buildings and providing garden-to-garden boundaries.- Re-positioning of the dwellings to pull them back from the edges of the site, creating more space to strengthen the buffer zone and improve screening.- Fewer dwellings face west towards Manor Rd. These will have 1.5 storeys and in appearance are more sympathetic to the semi-rural character of the surrounding area than those of the outline proposal.- More space has been made for street trees and strengthening buffer planting around the periphery. The buffer planting for the whole site will be protected by a legal agreement and professional management. <p>The design rationale and illustrations, demonstrate that the appearance and scale of these dwellings are</p>
--	--	---



GORING-ON-THAMES PARISH COUNCIL

		<p>appropriate for this semi-rural location and respectful of neighbouring properties. For example:</p> <ul style="list-style-type: none">- Buildings of an appropriate height and size, 1.5 – 2 storey high in different orientations, with varying ridge and gable heights (max 8.5m), some with hip ends and dormer windows, create visual interest and reflect Goring’s village character.- GNP Policy.05 requires that the affordable housing should be provided on site and should be mixed with market housing. The scale of buildings and their arrangement balances the need to provide, on this site, as well as a number of larger market dwellings, a mix of smaller and affordable dwellings.- Design details in the elevations reflect the local vernacular and add interest, for example, latticed, cottage-style porches, recessed windows with brick arched openings, bay and dormer windows, brick bands, stone cills.- The Chilterns Design Guide has been used to select a range of materials appropriate to Goring’s built environment and the surrounding AONB landscape. Materials include varied blends of textured Chiltern brick styles, flint, clay roof tiles, traditional cladding and hanging tiles, and some slate roofs. All are chosen to reflect the local vernacular building style and to preserve a local sense of place.- Plot sizes and distances between buildings exceed SODC’s minimum design guidance.
--	--	---



<p>4) Does the proposal conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area?</p>			<p>Not applicable</p>
<p>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>			<p>Yes. a) The site is an edge of the village location and was allocated by GNP for development as one of the four sites that best satisfied the Plan's spatial strategy. This requires: - Small to medium-sized sites - Brownfield, or peripheral sites, contiguous with the edge of the built area - Mitigation to provide a gradual transition to the open countryside. - A balance between making more efficient use of land to meet housing need whilst protecting Goring's special landscape. The site meets these requirements by providing a small development of 20 units. Mitigation of visual impact on the AONB landscape will be achieved by: - adoption of a layout (above) which minimises visual impact on neighbours and the landscape - use of good building design with a range of dwelling sizes and styles to create an interesting group of buildings of appropriate scale and appearance for a sensitive site in a village location - landscaping strategies including:</p>



			<ul style="list-style-type: none"> ○ strengthening the green buffer zone to the south and east with native trees and shrubs, protected by legal agreement ○ planting of large species specimen trees in the meadow and along the access road to screen houses from Manor Road ○ native species hedgerows to screen houses facing Manor Rd <p>b) The proposal is sensitive to the transition from urban to rural, for example:</p> <ul style="list-style-type: none"> - Careful attention to preservation and management of the meadow landscape setting, with new planting and new pathways connected to Elmcroft to encourage public access to the countryside beyond. - Mitigation planting in the meadow to screen the new development. - Reinforcement planting for the existing boundary screen to the south to ensure that development is screened from the meadows beyond the edge of the village. This buffer zone will be protected by a legal agreement to ensure its retention and careful management to ensure that it cannot be cut down.
5) Does the proposal sympathetically introduce high quality, modern design in appropriate locations?			Yes. The designs proposed are varied, attractive and interesting, and present residents with a choice of dwellings which confirm a sense of place.
6) Does the proposal adopt locally distinctive features and materials such as decorative red			Yes. The proposed design adopts all these locally distinctive features and complies with the Goring Design Statement.



and grey brickwork, flint work, tile work, chimneys and porches, as described in the Goring Design Statement			
7) Does the proposal respect and protect the AONB?.			Yes
Policy.17: The Historic Environment	Not applicable	n/a	Not applicable
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>	No objection — though there are a number of matters of compliance that will need to be addressed at the Reserved Matters stage.	Y	No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 18. The Reserved Matters application includes extensive public open space including a meadow area, footpaths through the development and the provision for its long-term maintenance and management.
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. Paragraph 2.36 of the developer's Reserved Matters Neighbourhood Plan Policy Statement says: - <i>"Although no formal recreation facilities are delivered on this scheme, the meadow area and footpaths throughout the development are provided as public open space, secured by the Section 106 agreement.</i>



			<i>The constraints on site means it is not feasible to provide formal facilities as part of this application."</i>
2) Are any open spaces, sport, or play facilities, or playing pitches delivered on site?			Yes. Meadow areas, footpaths and cycle paths are provided.
3) Is there provision for the future long-term maintenance and management of the open space and facilities within the planning application?			Yes. A Management Plan for the long-term maintenance of the open space and hedges/trees is provided in the Reserved Matters pack.
Policy.19: Adequate parking within new developments			
<i>Proposals for new residential development, including extensions, should provide adequate parking provision.</i>	No objection subject to compliance at the Reserved Matters stage.	Y	No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 19. Adequate parking provision for residents and visitors are provided. The proposal exceeds the requirements of the Local Authority adopted standards.
1) Does the development, including extensions provide adequate parking provision at least in line with Local Plan guidelines?			Yes. The proposal provides at least two allocated spaces for each dwelling plus a further nine identifiable on-road parking spaces for visitors. This exceeds the requirements of the Local Authority adopted standards. On-road parking spaces will be screened by hedgerow planting and the rural appearance of the meadow from Manor Road will be maintained.



2) Is the parking provided on-plot?			Yes
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
b) Does the design discourage informal, inconsiderate parking?			Yes
<p>Policy. 20: Walking and cycling</p> <p><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>	<p>Y</p>	<p>No objection by GPC - This Reserved Matters application complies with the Neighbourhood Plan Policy 20.</p> <p>The proposal includes footpaths and cycle paths that are accessible and safe for users including pedestrians, cyclists, people with disabilities and deliveries. Pavements will have drop-down kerbs at suitable locations.</p> <p>The developer's Design Statement and the Neighbourhood Plan Policy Statement (paragraphs 2.42 to 2.47) included with the Referred Matters application confirm:</p> <ul style="list-style-type: none"> - The development includes public footpath access across the site. New footpaths will link the site to the amenities and facilities within the



GORING-ON-THAMES PARISH COUNCIL

			<p>village and will also connect existing residents of Goring with the open countryside.</p> <ul style="list-style-type: none">- The inclusion of an additional footpath to the south-west, connecting with countryside footpaths and the Thames path beyond.- Pedestrians coming to and from the station, Croft Road, Holmlea Road and Elmcroft will now have a quicker and easier journey to access these spaces by navigating through and across the site.- Motor vehicles will be prevented from using the footpath access to and from Elmcroft by built-in bollards. It will therefore be safe for all sustainable transport users The bollards will be spaced to support wheelchair access.- The rural character of the area will be maintained by ensuring the footpaths across the meadow area and giving access to Elmcroft will be constructed from self-binding gravel.- All mature trees and hedgerows will be retained when providing the public footpaths, while all footpaths in tree root protection areas will be constructed using a no-dig construction method.
--	--	--	--



Policy 07 – Site Specific Conditions (GNP3)

	Outline Planning Application		Reserved Matters Application	
Policy details	Compliance	GPC Comment	Compliance	GPC Comment



<p><u>Policy 07 – Site Specific Conditions for GNP3</u></p> <p>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:</p>	<p>Y</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> <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>	<p>Y</p>	<p>No objection by GPC – – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with the Neighbourhood Plan GNP3 SSR Policy.</p> <p>The proposal complies with Policy 7 (SSRs) with regard to the four reserved matters (appearance, landscaping, layout and scale).</p> <p>Some of GPCs previous comments in the Outline Planning Application are the subject of the SODC Decision Notice Conditions that are required to be approved either as part of this Reserved Matters application, prior to development commencing or first occupation of the dwellings. Where this is the case, these are referenced in the text below.</p> <p>In particular, following the approval of the Reserved Matters application and prior to the commencement of development, a floodplain compensation scheme, surface water drainage scheme, foul water drainage scheme and strategy for groundwater monitoring are required by Conditions 4, 8, 9, 10 and 15. GPC requests that they should be approved by SODC either during or as soon as possible following approval of this application.</p>
<p>1) At least 13 of the new dwellings will have 2 or 3 bedrooms.</p>	<p>?</p>	<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 Reserved Matters stage, but it is proposed to</p>	<p>Y</p>	<p>No objection by GPC - This proposal complies with SSR 1.</p> <p>The Housing Mix Plan and the Dwelling Statement report demonstrate that 16 homes will have 2 or 3 bedrooms, exceeding the requirements of SSR1.</p>



**GORING-ON-THAMES
PARISH COUNCIL**

		<p>provide 2, 3 and 4-bedroom family homes, with a mix of terrace, semi-detached and detached houses." All will have gardens and garages.</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>		
<p>2) Road access must be onto Manor Road. The new entrance road must be designed to maintain the rural character of Manor Road.</p>	y	<p>This is confirmed in the Design, Access and Planning Statement 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 confirmation at the Reserved Matters stage</p>	Y	<p>No objection by GPC - This proposal complies with SSR 2.</p> <p>Access to Manor Road has already been approved by SODC - see Decision Notice for Outline Planning application P19/S2923/0.</p> <p>The entrance road has been designed with granite sett kerbs to reflect the existing character of Manor Road and enters the site as approved by SODC in the Outline Planning application P19/S2923/0. The removal of a TPO tree which was consented at outline planning stage to allow access to the site will be replaced by three mature trees at the entrance point. Apart from this, all existing boundary trees and hedgerows have been retained to maintain the rural character of Manor Road.</p>
<p>3) A new pedestrian and cycle access must be provided connecting the site to Elmcroft.</p>	y	<p>Confirmed in the Design, Access and Planning Statement.</p>	Y	<p>No objection by GPC - The proposal complies with SSR 3.</p> <p>The developer's Block Layout Plans, the Safe Egress and Access Plan, the Design Statement and the Neighbourhood Plan Policy Statement confirm that a new pedestrian and cycle access will be provided to Elmcroft. This will be protected by bollards at either end to prevent motor vehicles</p>



		No objection, subject to confirmation at the Reserved Matters stage		(apart from emergency vehicles) using this access. These bollards will be spaced to enable wheelchair access
4) A flood risk assessment must be produced to accompany any planning applications as may be required by national/local policy/regulations.	y	<p>Flood Risk Assessment produced by AA Environmental Consultants is included with the application.</p> <p>The assessment was reviewed by the Environment Agency and they confirmed they have no objection to the proposed development, 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>	Y	<p>No objection by GPC - Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 4.</p> <p>An approved flood risk assessment was provided at the outline planning application stage.</p> <p>SODC Decision Notice P19/S2923/0 Condition 4 requires that a floodplain compensation scheme must be approved by SODC prior to the commencement of development:</p> <ul style="list-style-type: none"> - <i>“Prior to the raising of any grounds within Flood Zone 2 or 3, a floodplain compensation scheme, based upon the principles contained within the approved Flood Risk Assessment reference 163315 05/03/2020 by AA Environmental Ltd, shall be submitted to and approved in writing by the local planning authority.”</i> <p>The purpose of the flood plain compensation scheme is:</p> <ul style="list-style-type: none"> - <i>“To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to prevent flooding by ensuring the satisfactory storage of/ disposal of surface water from the site in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035 and the National Planning Policy Framework.”</i>



				The Reserved Matters application includes a report from MJA Consulting, Foul and Surface Water Drainage, January 2022 that details the proposed flood compensation scheme and suggests an increase over the compensation proposed in the Outline planning application.
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 following limited recontouring of the flood zone 2 in the vicinity of 14 of the dwellings.</p> <p>All dwellings will be built to safe standards (from a flood risk perspective).</p>	Y	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 5.</p> <p>SODC Decision Notice Condition 4 (mentioned above) also requires that:</p> <ul style="list-style-type: none"> - <i>“Finished floor levels shall be set no lower than 44.67 metres above Ordnance Datum (AOD)”.</i> <p>The developers Reserved Matters Neighbourhood Plan Policy Statement, paragraph 3.6 says:</p> <ul style="list-style-type: none"> - <i>“All dwellings have been built in Flood Zone 1 levels, which on this site starts at 44.54m AOD. The lowest finished floor level (FFL) of any dwelling is in fact 44.67m AOD. This is because the Oxfordshire Strategic Flood Risk Assessment requires the FFLs of any residential dwelling to be 600mm higher than the Flood Zone 3 level plus climate change. On this site that level is 44.07m AOD.”</i>
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	y	<p>No objection subject to confirmation at the Reserved Matters stage.</p> <p>The site design and mitigation satisfied the conditions for</p>	Y	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 6.</p>



<p>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.</p>		<p>acceptability of the development as identified in the Flood Risk Assessment accompanying the proposal.</p> <p>Re-contouring of Flood zone 2 land so that it is level at flood zone 1 changes the flood zone of the land to flood zone 1.</p> <p>The plan requires development in flood zone 1 but national standards would accept flood zone 2.</p> <p>A sequential test was correctly applied and the development addressed the concerns expressed by the examiner.</p> <p>The flood risk assessment demonstrate that re-contouring will not hold water back and will in fact increase the flood management capacity on this site, thereby reducing risk on upstream homes.</p>	<p>In addition to Decision Notice Condition 4 mentioned above, Conditions 8, 9 and 10 all need to be approved by SODC prior to development commencing:</p> <ul style="list-style-type: none"> - <i>“Condition 8 - No development shall begin until a detailed surface water drainage scheme has been submitted to and approved in writing by the local planning authority”</i> - <i>“Condition 9 - Prior to the commencement of development, a full foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.”</i> - <i>“Condition 10 - No development shall commence until a strategy and programme for groundwater monitoring has been submitted to and approved by the Local Planning Authority. The results of the strategy are to be submitted, and any amendments required to the drainage strategy to be implemented prior to occupation of the site.”</i>
---	--	---	--



**GORING-ON-THAMES
PARISH COUNCIL**

<p>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.</p>	<p>y</p>	<p>Confirmed in the Flood Risk Assessment.</p> <p>No objection subject to confirmation at the Reserved Matters stage</p>	<p>Y</p>	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 7.</p> <p>Following approval of this Reserved Matters application, in addition to Decision Notice Condition 8 mentioned above, Condition 15 also needs to be approved by SODC prior to development commencing:</p> <ul style="list-style-type: none"> - <i>“Condition 15 - No surface water from the development shall be discharged onto the adjoining highway and a scheme to prevent this occurrence shall be submitted to and approved in writing by the Local Planning Authority and constructed prior to the commencement of building operations.”</i>
<p>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</p>	<p>?</p>	<p>No statement addressing this requirement is made in the application documents. This must be addressed and complied with at the Reserved Matters stage.</p>	<p>Y</p>	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 8.</p> <p>Following approval of this Reserved Matters application, Conditions 4 (floodplain compensation scheme), 8 (surface water drainage plan), 9 (foul water drainage plan), 10 (groundwater monitoring) and 15 (surface water scheme) all need to be approved prior to development commencing.</p>



**GORING-ON-THAMES
PARISH COUNCIL**

<p>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.'</p>				
<p>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.</p>	<p>y</p>	<p>Confirmed in the Design, Access and Planning Statement.</p> <p>No objection subject to confirmation at the Reserved Matters stage</p>	<p>Y</p>	<p>No objection by GPC - The proposal complies with SSR 9.</p> <p>The proposal provides at least two allocated spaces for each dwelling plus a further nine identifiable on-road parking spaces for visitors. This exceeds the requirements of the Local Authority adopted standards, meaning SSR 9 is met. On-road parking spaces will be screened by hedgerow planting and the rural appearance of the meadow from Manor Road will be maintained.</p>
<p>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</p>	<p>Y</p>	<p>Confirmed in the Design, Access and Planning Statement.</p> <p>No objection subject to confirmation at the Reserved Matters stage</p>	<p>Y</p>	<p>No objection by GPC - The proposal complies with SSR 10.</p> <p>The Application Plans and supporting material including the Design Statement describe in detail how the proposal addresses the appearance, layout and scale of the development, and how it fits into the context of the site and its neighbourhood appropriately. The design</p>



<p>sympathetically designed and fit in with the local area. Buildings should be no higher than 2 storeys, with rooms in the roof if appropriate.</p>			<p>draws on the principles of the Chilterns Buildings Design Guide and SODC's Design Guide.</p> <p>The site layout has been improved from the concept design presented in the outline permission. For example:</p> <ul style="list-style-type: none">- Adjustment of the road layout has allowed re-positioning of the dwellings, improving privacy for both new residents and neighbours, creating more space between the buildings and providing garden-to-garden boundaries.- Re-positioning the dwellings to pull them back from the edges of the site, creating more space to strengthen the buffer zone and improve screening.- Fewer dwellings face west towards Manor Rd. These will have 1.5 storeys and in appearance are more sympathetic to the semi-rural character of the surrounding area than those of the outline proposal.- More space has been made for street trees and strengthening buffer planting around the periphery. The buffer planting will be protected by a legal agreement and professional management.- The design rationale and illustrations demonstrate that the appearance and scale of these dwellings are appropriate for this semi-rural location and respectful of neighbouring properties. For example:<ul style="list-style-type: none">o Buildings of an appropriate height and size, 1.5 – 2 storeys high in different orientations, with varying ridge and gable heights (max 8.5m), some with hip ends and dormer windows, create visual interest and reflect Goring's village character. The scale is compatible both within the site and in comparison with other developments in and across the edge of the village.o Design details in the elevations reflect the local vernacular and add interest, for example, latticed, cottage-style porches, recessed
--	--	--	---



				<p>windows with brick arched openings, bay and dormer windows, brick bands, stone cills.</p> <ul style="list-style-type: none"> ○ The Chilterns Design Guide has been used to select a range of materials appropriate to Goring’s built environment and the surrounding AONB landscape. Materials include varied blends of Chiltern brick styles, flint, clay roof tiles, traditional cladding and hanging tiles, and some slate roofs. All are chosen to reflect the local vernacular building style and to preserve a local sense of place. ○ Plot sizes and distances between buildings exceed SODC’s design guidance. <p>Overall, this appears to be a high-quality design appropriate to its sensitive site and surroundings.</p>
<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</p>	y	<p>All points are confirmed in the Design, Access and Planning Statement.</p> <p>No objection subject to confirmation at the Reserved Matters stage</p>	Y	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 11.</p> <p>The Reserved Matters application plans and supporting materials demonstrates considerable thought and care to ensure that the landscape and vegetation plans, screening etc satisfy the requirements of the Neighbourhood Plan and have longevity.</p> <p>SODC Decision Notice Condition 21 says:</p> <ul style="list-style-type: none"> - <i>“Concurrent with the submission of any reserved matters application associated to this outline permission, a detailed Biodiversity Mitigation and Enhancement Strategy (BMES) shall be submitted to and approved in writing by the local planning authority. The BMES shall include:</i> <ul style="list-style-type: none"> f) <i>Updated ecological surveys as necessary (particularly badger surveys);</i>



<p>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</p>				<p>g) <i>A biodiversity impact calculator assessment which demonstrates that the development will achieve a no net-loss of biodiversity on site as a minimum;</i></p> <p>h) <i>Details of working methods to minimise impacts on biodiversity during the construction phase;</i></p> <p>i) <i>Details of habitat creation on site including methods to successfully establish the target habitats and a scheme of ongoing maintenance (cross referencing landscaping plans);</i></p> <p>j) <i>Details of species enhancements on site including the provision of birdboxes, bat boxes, reptile refugia and 1 barn owl box.”</i></p> <p>The Reserved Matters application includes a detailed BMES.</p> <p>Paragraph 3.15 to 3.24 of the developers Reserved Matters Neighbourhood Plan Policy Statement included with the developer’s pack confirms that there will be a net gain in biodiversity of 25% including:</p> <ul style="list-style-type: none"> - Provision of enhanced mature screening with new trees and hedges on the southern perimeter of the site to protect views from the Thames Path. A new buffer zone will be planted along the southern boundary to screen and protect views. The buffer zone will consist of primarily native planting to separate the site from the wider landscape. A “Plant Zone Image Board” has been provided in the Reserved Matters pack with more information of the types of plants specified for this area. - Provision of 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. The buffer zone extends along the
--	--	--	--	--



<p>neighbouring the screening are not able to remove, reduce or materially modify the screening.</p>				<p>eastern boundary. The views from these houses will be screened by further tree planting at the end of the proposed turning head.</p> <ul style="list-style-type: none">- 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.- Retention of the meadow area and the boundary tree screening along the southern and western boundaries.- The meadow will be managed as public open space, while the southern boundary will remain outside of private ownership to ensure it can be managed and maintained as a buffer zone.- Provision for a landscape buffer of 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.- A landscape buffer of tree planting has been included on either side of the access road as it travels through the site.- Hedgerows are included to screen the visitor parking spaces, while a large number of different species are specified within the meadow areas.
--	--	--	--	---



				<ul style="list-style-type: none"> - Within the core of the site, a triangular copse of medium to large size trees are proposed to reduce the visual impact of the development from Manor Road. - There will 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. The appropriate legal wording will be included in the property transfers to ensure future residents are prevented from removing or modifying the screening. - The buffer zone screening will be managed by the developer and a management company to ensure it is retained as proposed.
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		<p>Confirmed in the Arboricultural Impact Assessment & Method Statement.</p> <p>No objection subject to confirmation at the Reserved Matters stage</p>	Y	<p>No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 12.</p> <p>The applicant’s Technical Note: Biodiversity Impact Assessment summarises the results of a habitat survey and creates a species baseline, concluding that proposed landscaping and planting scheme and mitigation measures will:</p> <ul style="list-style-type: none"> - Result in a net gain of 2.20 habitat units (+25.62%) - Contribute additional non-tangible measures including a barn owl box, bat boxes and log piles to provide further enhancements - Comply with national and local policy.



**GORING-ON-THAMES
PARISH COUNCIL**

<p>systems during the construction phase.</p>				<p>The applicant’s Biodiversity Mitigation and Enhancement Plan sets out the mitigation and enhancement measures which will be followed and the responsibilities for implementation.</p> <ul style="list-style-type: none"> - The developer will set up the measures detailed. - A management company will be responsible for on-going management, taking advice from specialists as necessary, with close liaison to comment on issues and to set up new initiatives. - The initial plan will be implemented and reviewed for 5 years, then amended as necessary. - No new street lighting will be installed to detract from the wildlife habitat. <p>An arboricultural report and method statement, together with a Tree Protection Plan, were submitted as part of the outline planning application, P19/S2923/O and Conditions 17, 18 and 19 of the decision notice address the implementation and management of tree protection measures during construction. A plan for the retention and on-going management of all significant trees and habitats during the construction phase is presented in a letter from the arboricultural consultant setting out a schedule for monitoring and inspection visits and interventions if necessary, during the construction phase.</p> <p>Following the approval of this Reserved Matters application, SODC Conditions 18 (tree protection), 19 (landscaping), 20 (boundary walls and fences) and 21 (Biodiversity Mitigation and Enhancement Strategy) must be satisfied.</p>
<p>13) The developer must consult with Thames Water concerning the</p>	<p>y</p>	<p>As per the application papers, Thames Water has been consulted.</p>	<p>Y</p>	<p>No objection by GPC - The proposal complies with SSR 13.</p>



**GORING-ON-THAMES
PARISH COUNCIL**

scale of any proposed development.		No objection subject to confirmation that the Thames Water advice has been implemented at the Reserved Matters stage		Thames Water were consulted during the outline planning application and, as requested, a Groundwater Risk Assessment has been included in the Reserved Matters application
14) The Oxfordshire Historic Environmental Records should be reviewed for any records of archaeological remains.	y	All points are confirmed in the Design, Access and Planning Statement. No objection subject to confirmation at the Reserved Matters stage	Y	No objection by GPC – Subject to the relevant conditions in the Decision Notice being met at the appropriate time, this Reserved Matters application complies with SSR 14. The developers Neighbourhood Plan Policy Statement (paragraph 3.30) confirm a full evaluation & trench investigation was carried out on site and no significant archaeological remains were found. The County Archaeologist has been informed and Condition 32 of the outline planning consent, which related to archaeology, is required to be discharged prior to commencement of development.