

Goring-on-Thames Parish Council – Response to request to consult on GNP6 Planning Application February 2023	
Planning reference number	P20/S2488/FUL – 2023-02-03 Amended Plans
Summary of application	GNP6 Revised Full Planning Application

**This form comments on the GNP6 amended planning application in the context of the Neighbourhood Plan.**

**Summary of assessment:**

**This application does not yet meet the requirements of the neighbourhood plan.**

GNP6 is the most visually sensitive of the four sites allocated in the Goring NP. As discussed in previous GPC consultation submissions, the boundary of this planning application is different to the site evaluated by the NP for approximately 46 dwellings and excludes two areas that are owned by a different landowner (the triangle and manège/traditional orchard) that were assessed as suitable for 8 of the dwellings.

This is the third planning application iteration for the ‘main site’. GPC objected to the previous two. The first was for 52 dwellings and was assessed as significant overdevelopment with numerous major concerns and non-conformance to the NP Policies including the site-specific requirements (SSRs). The second iteration reduced the number of houses to 49 and included improvements that GPC welcomed in its consultation feedback to the design and layout of the access road and junctions, replacement of a large visible retaining wall by a retaining bank with wild flowers, wider pedestrian paving, low level and downward directional lighting throughout the site, improved pedestrian and cycle route to Springhill Rd, more screening along the southern boundary for Springhill Rd residents, a net gain in biodiversity and improved car parking facilities. However, there were still significant issues including the visual impact of the top row of 7 houses, safety of the cycle path, access to Springhill Rd and support for the consultation comments by MIGGS. GPC requested that a further re-design should be produced with fewer houses and “more sensitive to the setting of the AONBs and compliant with the policies of the NP”. It recommended that the top row of 7 houses should be removed.

This current third iteration of the planning application for the main site further reduces the number of dwellings by 5 to 44 including taking out 3 houses from the top row and one in the top north-east corner. These are the most visually sensitive areas of the site which enables an extended public access open green space where the children’s playground will be sited. There are further changes including an additional east/west belt of vegetation to break up the site from long distance views and to give it the feel of a greener environment for residents. Bus stops with enclosed shelters are provided on the Wallingford Rd near the site access road, a wider carriage way within the site to enable refuse vehicles and cars to pass each other, wider footpath on the northern side of the access road and an initial design plan of the cycle and pedestrian access to Springhill Rd. The housing mix and number of affordable houses remains compliant. The one wheelchair-accessible bungalow (Unit 44) has been located to a more accessible position towards the lower end of the site near to the new footpath. GPC welcomes inclusion of this facility.

Importantly, the whole of the original site (including the triangle and manège areas, under different ownership) was presented to the NP as a single site, evaluated as such and included in the Made plan. There are significant interdependencies between the different parts of GNP6. Therefore, the policies of the NP including the SSR’s relating to the overall site must apply to all of the components. Subsequently, the two landowners have applied separately for planning permission, for 47 dwellings in total. Both are currently under consideration by SODC: P20/S2488/FUL (44 houses) and P22/S2363/FUL (3 houses – note that GPC has objected to this application). There are implications and costs associated with this approach that need to be taken into account and provisioned to ensure that the policies and intent of the NP can be supported (e.g., number of houses, housing mix, total number of affordable housing and the access road for new houses on the triangle and manège areas).

Note that Thames Water has previously commented that the water network in this area can only support 49 additional dwellings, beyond which upgrades to the network will be required. This iteration is for 44 dwellings on the main part of the site. The NP envisages 8 additional houses on the triangle and manège. Therefore, the number of dwellings on GNP6 as a whole may be constrained unless costs are provisioned for any future water network upgrade.

The attached summary considers changes in this 3<sup>rd</sup> iteration relative to the NP Policies including the SSRs and suggests further amendments and planning conditions that GPC should request in its response. GPC requires that the following items are included in the revised plans before approval is given or that Planning Conditions are included as part of any planning approval:

**General Comment**

1. Many of the documents supporting the application are out of date, referring to plans for greater numbers of properties. For example, even the main Application Form states there will be 52 – not 44 houses. This leads to confusion and the applicant should be required to submit a consistent set of documents, or perhaps a document detailing the corrections that should be made to the existing documents to update them to the current number of 44 houses and associated plans.

**Construction Management**

2. A construction management plan must be approved prior to commencement of any site works. This will cover items such hours of work and delivery, delivery route, parking and cleaning of construction vehicles on site, no mud or deposits on adjoining roads, limiting noise for nearby residents, lighting and pollution. No vehicles associated with the development and construction to be allowed to pass through Goring’s village centre and access and egress is only allowed from the Wallingford Rd to or from South Stoke.
3. The safety and amenity of Springhill Rd residents must be secured by requiring that the Wallingford Rd access and service road be constructed first and used to service all construction traffic and deliveries.

**Landscape and Visual Impact**

4. Regarding the proposal to plant screening on the northern boundary, GPC again requests evidence with sightlines/cross-sections that this could be achieved without being visible above the crest of the hill when viewed from a number of points in the north. GPC suggests:
  - that the applicant consults with SODC’s Landscape and Countryside Officers to review the northern edge planting scheme to select species which would be lower in height at maturity, both within the ‘copses’ on the boundary and in the open space to the east where large trees such as oak are proposed
  - a review of the planting locations to move the copses southwards to a lower level, below the hill crest
  - to test the visibility (or not) of any vegetation, when mature, in sections from the same view locations as used for the dwellings
  - assurance via a planning condition, that the management of all amenity planting and open spaces will be the subject of a legal agreement to ensure that residents are not able to remove, reduce or materially modify the landscape screening.
5. To protect the hill crest view, GPC requests that permitted development rights are removed to ensure that dwellings cannot be extended in height and that chimneys, aerals, satellite dishes and other objects are not added to rooftops and that garden structures are not built near the upper boundaries of these properties.
6. Garden trees that were to be planted in the previous iteration but have been removed in this iteration, should be reintroduced as part of any approved planning application.
7. 25 trees provided for the proposed new community orchard (Landscape Plan 1) at the entrance to the access road from Wallingford Rd should be added to the species list for consideration.
8. A native species hedgerow of sufficient height to provide an appropriate boundary between this site and the manège on the neighbouring property should be planted.

**Lighting and Dark Skies in the AONB**

9. An updated lighting scheme which satisfies Policy.13 of the Neighbourhood Plan needs to be issued and approved. GPC would prefer a scheme with no street lighting but with lights attached to the front and rear of each dwelling to comply with Secured by Design requirements and to protect the dark skies of the AONB.

**Access to Springhill Rd and Wallingford Rd**

10. The detailed design of the cycle/footpath/wheelchair access must be approved before planning approval is granted. It is a fundamental feature of this site, to enable safe pedestrian and cycle access to Springhill Rd, the school, shops and village amenities.
11. A full safety analysis of the entrance to Springhill Rd must be produced and any appropriate enhancements at or near this junction must be defined in detail.
12. This iteration of the Planning Application appears to be inconsistent with respect to the demolition of 43 Springhill Rd. However, the Stantec Technical Note states in para's 1.2 and 3.4 that number 43 will no longer be demolished. This needs clarification. Without the demolition of this dwelling, it is difficult to envisage how the cycle and pedestrian route could be made safe (including for wheelchair access) with an acceptable gradient and a suitable rest point(s). These requirements were clearly made by GPC and MIGGS in their comments to the last iteration.
13. GPC supports the consultation comments from Going Forward Buses proposing a bus stop on Springhill Rd. Car parking restrictions may be required so that buses can stop safely.
14. The ongoing privacy and security of 41 and 45 Springhill Rd, adjacent to the new pedestrian and cycle access, need to be secured by a planning condition.
15. For the Wallingford Rd junction, GPC requests consideration by the Highway Authority and planning officers of additional traffic calming and a controlled pedestrian crossing on Wallingford Rd.

**Ongoing Service Management**

16. A service management plan that includes ongoing responsibility for the children's playground, pavements, roads, hedges and other vegetation, public grass areas (including regular mowing and hedge cutting), maintaining the seats(s) in the link to Springhill Rd and fencing/railings along the access road. It should also include the ongoing maintenance of all open spaces including the new tree corridor across the centre of the development, street trees and peripheral vegetation screening to the overall site.
17. If the roads and pavements within the development are not to be adopted, they will need to be incorporated into a service management contract.

**Building Design**

18. GPC requests that the materials for bricks and tiles be submitted for approval before commencement of building. The bright tones of bricks and tiles used for Icen Close must be avoided.

<b>NP Policy Number</b>	<b>GPC Comment – Revised Planning Application</b>
<p><b>Policy.01 Number of dwellings to be allocated</b>  <i>New residential development in Goring will be focused on the four proposed housing allocations (GNP2, GNP3, GNP6 and GNP10), which, it is hoped, will deliver approximately 94 dwellings. Land will be held in reserve in accordance with Policy.10 to provide for this need if these sites cannot deliver it.  etc.</i></p>	<p>The NP states that the amount of development on the allocated sites should be informed by balancing:</p> <ul style="list-style-type: none"> <li>• the capacity of the site and the need to use land efficiently</li> <li>• the need to achieve high quality design that respects local character and</li> <li>• local circumstances and site constraints, including the required housing mix, and the need to protect the local environment, in this case two Areas of Outstanding Natural Beauty, both landscapes of national importance.</li> </ul> <p>The whole of the original GNP6 site (including the triangle and manège areas, owned by a different landowner) was presented as a single entity to the NP and was included as such in the Made plan. There are significant interdependencies between the various parts of the site. This application excludes the manège and triangle areas. If the missing two areas are proposed for housing development in the future, then it is important that the policies of the NP regarding the overall site (eg percentage of affordable housing and housing mix, and site-specific requirements) should also apply to these two parts of the original site. Both sites are at present subject to planning applications for 47 houses in total.</p> <p>This amended application is for 44 houses on a sub-set of GNP6 which was allocated in the NP for “approximately 46 houses” in total. The 1<sup>st</sup> application was for 52 houses, reduced to 49 in the 2<sup>nd</sup> iteration by reducing the density in the southeast corner. This 3<sup>rd</sup> iteration takes out a further 5 houses, 4 of which are in the top row and in the northeast corner which are the most visually sensitive areas.</p>
<p><b>Policy.02 Infill</b></p>	<p>Not applicable</p>
<p><b>Policy. 03 Housing Mix</b>  <i>A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. The Plan will support a significant proportion of 1, 2 or 3-bedroom units including low cost/affordable accommodation and properties suitable for older people.  etc.</i></p>	<p>The amended planning application is conformant and includes a range of dwelling types and sizes: 27 market houses (7 x 2-bed, 11 x 3-bed, 4 x 4-bed, 5 x 5-bed) and 17 affordable houses (4 x 1-bed, 11 x 2-bed, 2 x 3-bed).</p> <p>The mix includes 3 bungalows and GPC welcomes the inclusion of one which will be wheelchair-accessible.  Further design detail is required to demonstrate full compliance with required space and accessibility standards.</p>

<p><b>Policy. 04: Housing for the elderly</b></p>	<p>Not applicable</p>
<p><b>Policy. 05: Affordable housing</b>  <i>On all sites where there is a net gain of 6 or more dwellings, at least 40% of affordable dwellings will be required, subject to the viability of this provision on each site.</i></p> <ul style="list-style-type: none"> <li>• <i>In cases where the 40% calculation provides a part dwelling a financial contribution will be sought equivalent to that. The tenure mix of the affordable housing will be 75% social rented and 25% shared ownership by the most up-to-date housing evidence.</i></li> <li>• <i>With the exception of part dwellings, the affordable housing should be provided on site and should be mixed with market housing.</i></li> <li>• <i>The affordable housing should meet required standards and should be of a size and type which meet the requirements of those in housing need.</i></li> </ul>	<p>The amended planning application is conformant and provides 40% (17) affordable homes which are mixed with market houses.</p>
<p><b>Policy.08 Site-specific requirements for GNP6</b>  <i>The site between Wallingford Road and Springhill Road of approximately 3.8ha is allocated for approximately 46 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: (see SSR's at the end of this document)</i></p>	<p>See comments for Policy.08 and the 16 site specific requirements for GNP6 at the end of this document.</p>
<p><b>Policy.11: Conserving and enhancing Goring's landscape</b>  <i>Planning permission for any proposal within the Chilterns AONB, or affecting the setting of the Chilterns AONB or North Wessex Downs AONB, in Goring will only be granted when it:</i></p> <ul style="list-style-type: none"> <li>• <i>conserves and enhances 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></li> </ul>	<p>This site has been accepted in the Goring NP as suitable for development, subject to compliance with the site-specific requirements at Policy.08 (below) and other relevant policies in the NP.</p> <p>Although significant improvements have been made in this iteration, GPC believes that this application is not yet fully compliant with Policy 11 due to ongoing uncertainty over the degree of protection/mitigation for the hill crest view of the site when approached from the</p>

<ul style="list-style-type: none"> <li>• <i>is appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment;</i></li> <li>• <i>meets the aims of the statutory Chilterns AONB Management Plan;</i></li> <li>• <i>avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.</i></li> </ul> <p><i>This policy does not prevent the granting of planning permission for new housing on the four allocated sites and, if necessary, on the reserved site but should be borne in mind in the details of those sites.</i></p>	<p>north – see SSR 5 below for more detail. That said, this iteration, with the reduction in dwelling numbers and intensification of green landscaping, is a step in the right direction.</p>
<p><b>Policy. 12: Conserve and enhance biodiversity</b>  <i>Protection and enhancement of Goring’s rich biodiversity is fundamental to the sustainability of the village. 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. etc.</i></p>	<p>Conformant, subject to SODC’s Landscape and Biodiversity officers confirmation. A new Biodiversity Impact Assessment has been provided demonstrating a net increase in biodiversity driven by new grassland, trees and hedgerows.</p>
<p><b>Policy. 13: Light Pollution</b>  <i>Development proposals must include external lighting schemes which include design features and mitigating measures that avoid over lighting and limit the adverse impact of lighting on neighbouring residents, the rural character of the countryside and biodiversity.</i></p>	<p>A lighting plan has been submitted previously but is apparently superseded. GPC requests that, to ensure that this sensitive rural-edge site retains its dark character, no street lighting is provided within the development to reduce light spillage. Instead, GPC requests that lighting be provided to the front and rear ground floor elevations of the dwellings to comply with ‘Secured by Design’ requirements. Ensuring that the access road is in darkness as it climbs the hillside from the B4009, and that street lighting from the development does not spill over the hillcrest, will minimise visual intrusion into the dark skies of the AONB, a comment made by many respondents in NP consultations.</p> <p>Local precedents for ‘dark developments’ exist in the neighbouring housing area, Icen Close and more recently in the planning permission for GNP3. Dark developments are common in rural villages in South Oxfordshire.</p>

<p><b>Policy. 14: Air quality and pollution</b>  <i>Any development should seek to minimise the impact of air pollution on immediate neighbours and the wider community of Goring. etc.</i></p>	<p>Deemed compliant by SODC in previous iteration but a revised Air Quality and Pollution report may be required to support this application.</p>
<p><b>Policy.15: Water, Sewerage and Drainage capacity</b>  <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. For phased development proposals, each phase must demonstrate sufficient water supply and water treatment capacity. etc</i></p>	<p>The developer has submitted details of surface water and foul water drainage schemes. A new Flood Risk Assessment and Surface Water Drainage Strategy has been submitted with this amended application. SODC officers need to confirm the acceptability of these as a condition of any acceptance of this application.</p> <p>Note that Thames Water has previously commented that the water network in this area can only support 49 additional dwellings, beyond which upgrades to the network will be required. This proposal is for 44 houses but the NP envisaged approximately 8 additional houses on the combined triangle and manège, making a combined 52 on the full GNP6 site.</p>
<p><b>Policy. 16: Building design principles</b>  <i>To ensure that all development respects and maintains the character of the village and the surrounding rural AONB, the Plan will support proposals which:</i></p> <ul style="list-style-type: none"> <li>• <i>comply with SODC’s Design Guide and the Chilterns Buildings Design Guide;</i></li> <li>• <i>respond positively to scale, mass, density and design of the immediate area and the village context;</i></li> <li>• <i>conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area;</i></li> <li>• <i>in edge of village locations, acknowledge the Plan’s spatial strategy and are sensitive to the transition from urban to rural character;</i></li> <li>• <i>sympathetically introduce high quality, modern design in appropriate locations;</i></li> <li>• <i>particularly in the conservation area, consider the 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;</i></li> <li>• <i>respect and protect the AONB.</i></li> </ul>	<p>The most visually damaging 4 buildings have been removed in this iteration and a large area to the north has been released to be allocated as open space. Excavation damage to the hillside will be reduced proportionately.</p> <p>The developer has previously confirmed that he would accept planning conditions to remove permitted development rights to prohibit:</p> <ul style="list-style-type: none"> <li>• extension of a property in height eg by adding 1 or 2 additional storeys,</li> <li>• garden fencing/trellis &gt;1m high, sheds, garden buildings and tree planting near the northern boundary of gardens or adjacent to the permissive path</li> <li>• TV aerials, satellite dishes or chimneys on buildings.</li> </ul> <p>A new 3m wide corridor planted with trees has been introduced to soften the appearance of the western part of the development where retaining walls threatened to overwhelm the appearance of the development.</p> <p>GPC request’s re-introduction of garden trees proposed previously and then removed in this iteration, which would serve to soften the appearance of the eastern part of the development.</p> <p>The development seeks to reflect the general character of the settlement of Goring and the design detail of the buildings proposed is generally acceptable (Policy.08 below). The reduction in numbers of units is welcome and a good range of dwelling types, including three bungalows, will add interest to the street scene.</p>

	<p>Careful selection of bricks and tiles in muted tones (e.g. as used in The Birches, Goring) will be essential to ensure the development makes minimal impact on views from Lough Down. The bright tones of bricks and tiles used for Icen Close must be avoided. GPC requests that materials be submitted for approval before commencement of building.</p>
<p><b>Policy.17: The Historic Environment</b>  <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> <p><i>Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2012).</i></p>	<p>Goring village centre is a conservation area with a narrow roads and pavements and a tight junction at the bridge onto Wallingford Rd. Congestion along Streatley High Street into Goring is also a major problem. There is a 7.5 tonne weight restriction through the village.</p> <p>Lorries delivering site machinery and materials and carrying away excavated material, will cause traffic congestion and safety issues as well as potentially causing damage to the narrow kerbs, verges and highways if they are permitted to travel through the village centre.</p> <p>GPC requests a planning condition that states that no vehicles associated with the development and construction are allowed to pass through Goring’s village centre and that access and egress is only allowed from the B4009 towards or from South Stoke. This should be part of the Construction Management Plan to be agreed before siteworks can begin.</p>
<p><b>Policy.18: Open space, sport and recreation in new residential development</b>  <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. etc.</i></p>	<p>Assessed as compliant by GPC in the previous iteration with a requirement for a planning condition to confirm that the new children’s playground will be safe and secure and that its management and maintenance will be provided by a private management company to ensure its ongoing serviceability.</p>
<p><b>Policy.19: Adequate parking within new developments</b>  <i>Proposals for new residential development, including extensions, should provide adequate parking provision at least in line with Local Plan guidelines. These arrangements should meet current and future needs of residents and visitors. etc.</i></p>	<p>Assessed as compliant by GPC in the previous iteration. Small changes in this amendment should not change this compliance, subject to confirmation by the relevant planning officer.</p>
<p><b>Policy. 20: Walking and cycling</b>  <i>Proposals for all types of development will, where appropriate:</i></p> <ul style="list-style-type: none"> <li>• <i>provide safe pedestrian access to link up with existing or proposed pathways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to village amenities;</i></li> </ul>	<p>This was deemed as non-compliant by GPC in the last iteration with serious concerns regarding the safety and integrity of the pedestrian, cycle and road access to and from this site, along Wallingford Rd to Springhill Rd and in Springhill Rd. GPC was also concerned that MIGGS had raised several concerns in its consultation comments to SODC that needed to be addressed.</p>

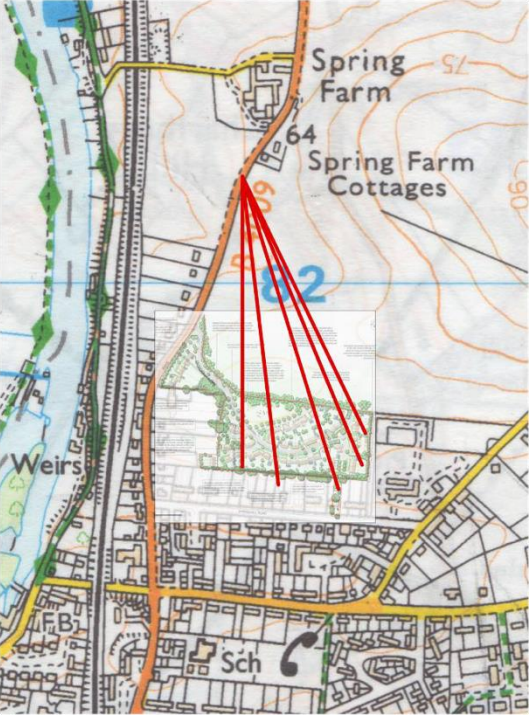


<ul style="list-style-type: none"> <li>• <i>improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside.</i></li> </ul> <p><i>Development proposals for all new sites and any brownfield sites will be required to demonstrate that they have optimised their connection to the village centre and other amenities (including access to the countryside). etc.</i></p>	<p>More details have been provided by the developer in this iteration, including further consideration of the design of the two access points (Wallingford Rd and Springhill Rd) where safety is paramount.</p> <p>As stated in GPC’s previous response, it requires that a full safety analysis is included as a planning condition and that any appropriate enhancements should be defined in detail for both Wallingford Rd and Springhill Rd. Previous suggestions included consideration by the Highway Authority and planning officers of additional traffic calming and a controlled pedestrian crossing on Wallingford R, provision of safety railings at the end of the pedestrian/cycle path on the northern side of Springhill Rd and a suitable yellow line and built-out pavement strategy for the south side of the road, reduction of the gradient of the path to facilitate a safer route and wheelchair access and a rest point/bench along the path. A planning condition is required that any resulting changes should be committed to before the commencement of site development.</p>
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Site-specific Requirements for GNP6

<u>NP Policy Number</u>	<u>GPC Comment – Revised Application</u>
<p><b><u>Policy.08 – Site-specific requirements for GNP6</u></b></p> <p><b>Allocated site GNP6 - The site between Wallingford Road and Springhill Road of approximately 3.8ha is allocated for approximately 46 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:</b></p>	<p>See comments in Policy.01 above and in the summary at the start of this document.</p>
<p>1. At least 35 of the new dwellings will be 1, 2 or 3 bedrooms.</p>	<p>Amended planning application is compliant. Market housing: 2 and 3 bed: 18 units, Affordable housing: 1, 2 and 3 bed: 17 units. 35 units are therefore 1, 2 or 3 bed.</p>
<p>2. If there is to be development on the triangle of land adjacent to Wallingford Road, it shall be no more than a line of 4 houses, set back from the Wallingford Road along an extrapolation of the existing building line on that side of the road, and of similar design to the existing adjacent houses and the houses opposite.</p> <p>Roof lines should be kept as low as practicable and no higher than the height of the adjacent house such that they appear to drop down with the topography.</p>	<p>The triangle of land is not part of this planning application although the site is currently under application for residential development (P22/S2363/FUL). GPC has Objected to the application based on a number of factors and its non-compliance to the NP policies.</p>
<p>3. Public access across the site will be enhanced with pedestrian and cycle access to Springhill Road and Wallingford Road, connected by safe pedestrian routes and cycleways, which run through the site. This will include:</p> <p>a. provision of a safe new public footpath (suitable for self-propelled wheelchair access) and cycle access connecting the southeast of the site to Springhill Road, with suitable mitigation to protect the privacy of existing properties bordering the pathway and to ensure a safe entrance and egress for cyclists and for</p>	<p>This requirement is discussed above under Policy.20. GPC requests that SODC ensures that sufficient consideration is given to:</p> <ul style="list-style-type: none"> <li>• ensuring that a safe and suitable cycle path, pedestrian pathway (also suitable for wheelchair access), entrance, exit and road crossing to Springhill Rd (note that visibility along Springhill Rd from the junction of this pathway will be severely limited by parked cars. It will be used as the main through-way from the site to the nearby school, convenience store, railway station and village centre. Springhill Rd is also a route for fire engines from the nearby fire station and by buses).</li> <li>• a safe and suitable cycle path, pedestrian pathway, entrance, exit and road crossing to Wallingford Rd and between Wallingford Rd and Springhill Rd.</li> </ul>

<p>pedestrians to cross to and from the pavement on the southern side of Springhill Road;</p> <p>b. retention of the existing permissive footpath to the north of the site linking Wallingford Road and Icknield Road;</p> <p>c. provision of a safe public footpath and cycle path connecting a) and b) above with the access junction at Wallingford Road.</p>	<p>This iteration includes bus stops and shelters on the Wallingford Rd. GPC supports the consultation comments from Going Forward Buses, a local not-for-profit bus service, proposing a safe bus stop on Springhill Rd near the site access. This may require car parking restrictions so that the bus can stop safely.</p> <p>Further, as mentioned in the previous consultation, the ongoing privacy and security of 41 and 45 Springhill Rd, adjacent to the new cycle and footpath needs to be secured by a planning condition.</p>
<p>4. The access road onto Wallingford Road must be sensitively designed to mitigate any unavoidable landscape and visual damage in a manner that reflects the existing character of the road and landscape, whilst complying with road safety requirements, the details to be agreed with the relevant authorities. This will include:</p> <p>a. mitigation such that the road sits down into the landscape, for example between banks as it rises up the slope and visually links with garden boundaries to the south;</p> <p>b. mitigation planting of suitable native species to be introduced, including off-site planting as appropriate, to provide screening of oblique views of the road and triangle from the road, screen the proposed access and maintain the character of the rural streetscape;</p> <p>c. design of the access road, to minimise the impact on resident’s opposite, particularly in terms of light pollution at night and safety in and around the junction;</p> <p>d. a safety review to ensure that the impact of road access onto Wallingford Road is fully considered in terms of traffic passing, entering and leaving the junction, cycle</p>	<p>In the previous consultation, GPC welcomed the significant improvements that were proposed including:</p> <ul style="list-style-type: none"> <li>• softening the impact of the access road and improving its useability and safety for pedestrians and its impact on the AONB landscape.</li> <li>• provision of a new hedge to the rear of the required visibility splays which will grow up to provide screening along the Wallingford Road</li> <li>• sinking of the road into the landscape to minimise visual intrusion</li> <li>• an alternative form of retaining structure comprising an earth bank seeded with wildflowers allowing for a natural looking bank along the boundaries of those parts of the access road where retaining structures were previously proposed</li> </ul> <p>GPC wishes to ensure the safety and amenity of Springhill Rd residents by requiring that the Wallingford Rd access and service road be constructed first and used as the sole access to service all construction traffic.</p>

<p>access and pedestrian access including pedestrians with mobility issues and pedestrians walking to and from the site along Wallingford Road.</p>	
<p>5. Rooftops and screening for houses on the site should not be visible above the ridge line in views from Wallingford Road, particularly from between Spring Farm Barns/Cottages and 91 Wallingford Road but also from the road to the north of the Spring Farm hamlet. Detailed cross-sections should be taken along a series of sightlines including but not limited to those shown on the plan below to ensure that this condition is met.</p>  <p>The map shows a topographic view of the Spring Farm area. A road, Wallingford Road, runs vertically through the center. To the north of the road are buildings labeled 'Spring Farm Cottages' and '64 Spring Farm Cottages'. To the south of the road is a school labeled 'Sch'. A blue line representing a ridge line runs horizontally across the middle of the map. Several red lines radiate from a point on Wallingford Road towards the buildings, indicating sightlines. The map also shows contour lines and a 'Weirs' area to the west.</p>	<p>Conformance to this policy has not been fully demonstrated in this 3<sup>rd</sup> iteration of the planning application.</p> <p>The applicant has previously claimed that no views of the development will be visible over the ridgeline when viewed from the north but only one sight line is provided from a single position (Verified View AA Projects) at 62.5m on Wallingford Rd, towards the highest point on the hill crest. It does not demonstrate (in)visibility of buildings either side of the crest or from other viewing positions.</p> <p>Further, it is difficult to discern the detail accurately in the profile and it is impossible for GPC to conclude with certainty that the buildings will not be visible from the B4009 or from other locations. Other perspectives are awaited, together with sections from viewpoints on the unclassified road north of Spring Farm at approximately 60m.</p> <p>The NP requires that <i>“Detailed cross sections should be taken along a series of sightlines including but not limited to those shown on the plan (opposite) to ensure this condition is met.</i></p> <p>GPC acknowledges that removal of 4 of the highest houses appears to have reduced the threat of visual damage to the rolling hilltop profile by the buildings themselves when viewed from the north, and when viewed from Lough Down.</p> <p>However, the hillcrest is 74m at its highest point but this area is limited in extent and its effectiveness as a screen is therefore also limited. The rest of the hillcrest is at lower levels down to 70-68m. The landscape plans show that the most northerly houses (Units 1-4) will have roof heights of 74.75m and many of remaining units have roof heights above 70m. It is possible that these structures will not be visible but it is a requirement that this is demonstrated with cross sections.</p> <p>In the previous iteration, GPC and Chilterns Conservation Board opposed planting of a tree/shrub screen along the northern crest of the hill at 70-74m as the Council believes any vegetation planted above the level of the proposed houses is likely to be visible over the horizon (Bramhill 2016). However, GPC acknowledges that previous comments by SODC’s Landscape and Countryside</p>

	<p>Officers who support planting along the north of the site, have merits in suggesting that vegetation here would:</p> <ul style="list-style-type: none"> <li>• reduce potential for subsequent visual damage by residents’ garden structures, aerals</li> <li>• reduce impact of lighting</li> <li>• provide a softer visual backdrop in views from North Wessex Downs AONB</li> <li>• provide a wildlife corridor</li> <li>• provide a clear edge to the settlement.</li> </ul> <p>These opposing views might be reconcilable if it can be demonstrated that a copse along the north edge of the site will not be visible above the crest of the hill when viewed from the north. An acceptable solution might be achieved by:</p> <ul style="list-style-type: none"> <li>• reconsideration, in discussion with SODC’s Landscape and Countryside Officers, of the northern edge planting scheme to select species which would be lower in height at maturity, both within the ‘copses’ and in the open space towards the playground where large trees such as oak are proposed.</li> <li>• a review of the planting locations to move the copses southwards to a lower level, below the crest of the hill.</li> <li>• visibility (or not) of any vegetation at maturity should be demonstrated in a view profile, as for the dwellings (above)</li> </ul> <p>The applicant proposes that the land, including screening and amenity vegetation, be managed by a private management company, the approval for which could be required through planning condition of S106 requirements. A legal agreement should ensure that residents are not able to remove, reduce or materially modify the landscape screening. GPC welcomes this proposal.</p> <p>To protect the hill crest view, GPC requests that permitted development rights are removed to ensure that dwellings cannot be extended in height and that chimneys, aerals, satellite dishes and other objects are not added to rooftops and that garden structures are not built near the boundaries of the most northerly properties (see Policy.16).</p>
<p>6. 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.</p>	<p>Comments on Policy. 16: Building design principles (above) also apply here.</p>

7. The site design must include provision of a secure children's play area, including equipment suitable for 6 – 12-year-olds. Provision is to be made for the ongoing maintenance of the space and equipment, for which a management strategy must be provided.	As mentioned by GPC in the last iteration, the children's playground should be secure and safe and physically enclosed. This must be secured by a planning condition. Also, ongoing servicing of the equipment and the playground area must be included in the ongoing responsibility of a private management company and included in a Service Management Plan.  It is important that there is a public right of way to this play area to support its ongoing use by all residents of Goring, not just the residents of this site.
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.'	To be included as a planning condition before construction commences.
9. A palaeontological assessment must be provided making specific reference to the discovery of Ichthyosaur bones in the vicinity.	Compliant, survey and report submitted
10. The Oxfordshire Historic Environmental records should be reviewed for any records of archaeological remains.	Compliant, report submitted
11. There must be a net gain in biodiversity through the retention of existing features where possible and through appropriate mitigation planting.  Mitigation planting is to consist of native species that are appropriate to the area and reflect local landscape character. New habitat corridors, in the form of hedgerows and/or tree belts are to be introduced at the site boundaries and throughout the site.	Assessed as compliant by GPC in last iteration. The new iteration includes an updated biodiversity report which demonstrates a net gain in biodiversity. The application includes a new belt of trees running east to west in the centre of the development which will provide a greener feel to the site and further reduce its impact from long distance views.  This iteration removes trees that were to be planted in gardens across the development. We assume that this is a cost saving measure, but it damages the appearance of the development. GPC requests that these should be added back into the plans.
12. The visual amenity of Springhill Road residents must be protected by providing an appropriate landscape buffer on	In the previous consultation, GPC welcomed the significant improvements that were proposed, including the strengthening of the Springhill Rd screening. A road and verge are proposed along the

<p>the southern boundary. This should include, at an early stage of the development, enhanced screening with new trees and hedges to continue and enhance the existing line of vegetation particularly along the south-western edge of the site. This area should be the subject of a legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening. Neighbouring gardens rather than the new houses themselves must lead to the garden edges of Springhill Road properties.</p>	<p>screening behind the garden boundary of six Springhill Road properties which assists the privacy of these properties and ensures that they are not overlooked.</p> <p>The applicant proposes that the land should be managed by a private management company. The approval of all landscape management plans should be a planning condition.</p>
<p>13. A new area of at least 0.25ha of Open Green Space must be created to the north of the site. Provision is to be made for the ongoing maintenance of the space, for which a management strategy must be provided.</p>	<p>To ensure compliance with the NP, GPC requests that this should be included as a condition of acceptance of any planning application for this site. In addition, it must be available for the ongoing use by all residents of Goring, not just the residents of this site and that there is a public right of way to this area and all other open green space throughout the development.</p>
<p>14. 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>The applicant states that 118 spaces will be provided, a number that would comply with Local Authority standards.</p>
<p>15. The levels and landform within the manège area (shown in grey in the diagram) must be reprofiled such that they relate to the original and surrounding landform and any housing in this area designed to 'sit down' in the landscape and so as to relate well to the original and surrounding landform.</p>	<p>The manège area is not part of this application but is part of the application relating to the triangle (P22/S2363/FUL).</p>

16. The boundary of the traditional orchard area is shown by the green line in the figure below. No development will be permitted on the site within the area of traditional orchard identified by the red line boundary in the figure. etc.



Figure 39 Diagram of the manège area and traditional orchard area for SSR 16

1.

The orchard area is not part of this application but is part of the site covered by P22/S2363/FUL.

The applicant for P20/S2488/FUL has committed to planting a hedgerow along the boundary with the orchard area. It should be a native species hedgerow and of sufficient height to provide an appropriate boundary. This should be a planning condition.