

Goring Parish Council Comments on Amended Planning Application P22/S2363/FUL – July 2024

Introduction

This revised application is for the triangle of land which was an integral part of GNP6 in the Neighbourhood Plan. GNP6 (main site plus triangle) is intended to provide 46 dwellings, 35 of which should be 1, 2 or 3-bedroom and 18 affordable. The principle of development on the triangle has been established in the Goring Neighbourhood Plan (GNP), as part of GNP6.

GPC objected to the previous application and included a document outlining the reasons in October 2023. Specifically, it did not satisfy Goring Neighbourhood Plan Policy.08 site-specific requirements and did not propose a contribution towards affordable houses and other design requirements and mitigations for the whole GNP6 site. The application was unacceptable regarding housing mix (application was for 3 x 4-bedroom houses), contribution to affordable houses, design and materials (particularly height and location relative to neighbouring houses), mitigation screening.

Improvements have been made in response to feedback from GPC and SODC and the Council's comments are below.

Number of houses and housing mix.

Policy 03 of the GNP states that developments which provide a significant proportion of one, two and three-bedroom properties will be supported. This proposal is for three three-bedroom dwellings, which is acceptable and in keeping with the neighbouring properties.

Affordable housing and other planning obligations

As pointed out previously, GNP Policy.03 requires 40% affordable houses on allocated sites. The Triangle site forms part of the site GNP6 and achieved allocation in the GNP on that basis. The last iteration for the main part of GNP6 proposed 44 dwellings, so the two sites together would be for a total of 47 (44+3). Of these 18 should be affordable and a further financial contribution made by the developers equivalent to 0.8 of a dwelling. This requirement still stands.

Design, layout and materials

All three houses have a similar design and are unexceptional in appearance. Visual impact of these houses on travellers arriving from the north is likely to be less than the previous proposal.

Ridge heights have been lowered in response to feedback and now range from 71.00m to 71.57m, all lower than neighbouring 86 Wallingford Rd at 73.47m. This will be achieved by cutting the plots deeper into the chalk and the consequence is that higher retaining walls will be needed between the buildings and the rear gardens. These are unlikely to be visible from long distance views

The building line has been amended in this application as requested to approximately line up with the building line of the adjacent property, 86 Wallingford Road relative to the curve

of the road. The new properties are said to be set back around 18m from the verge of Wallingford Road, similar to the circa 20M of number 86.

Plot 1 (adjacent to No. 86) has a lower ridge height by almost 2.5M. A more graceful reduction between No. 86 and Plot 3 would perhaps be more aesthetically pleasing, as well as requiring less retaining wall behind the properties.

Materials proposed are generally appropriate and will fit into the village setting. An exception is use of Cotswold Stone gravel for the driveway. Goring is set in a chalk landscape and flint is the preferred local, gravel material. There is a large area of hard surfaces shown in the plan and all surfaces will need to be of permeable or porous materials.

Access and safety

The three houses will now be served by a single access onto Wallingford Rd. This access will be further south of any proposed GNP6 access road and is marginally better located on the bend in Wallingford Rd. This is a sensible change and will improve sight lines, although the width of the opening seems narrow on the plans. Acceptability of this design will need to be validated by the design authority.

The revised application, however, still shows that an existing track leading behind Plot 3 appears to remain, although its alignment and access/egress is not shown on the plans. The Design and Access Statement (May 2024) states that the current field access to Wallingford Rd is to be closed off and landscaped but that is not evident on the plans.

Landscape and visual impact

A detailed LVIA has been submitted previously and the Design and Access Statement Revision D (May 2024) adds more detail. Reduction of the ridge height will have reduced the visual impact further, as will more significant planting around the edge of the sites but in particular on the northern boundary.

In the absence of any proposal from the developer, GPC continue to request that approval of any planning application for this site should include a condition to put in place a legal agreement for perpetuity ensuring that residents of the properties containing or neighbouring the screening are not able to remove, reduce or materially modify the screening in order to protect the rural edge of the village.

Lighting

An external lighting plan will be required and GPC, in line with Policy.13 Light Pollution, requires well designed lighting that avoids over-lighting on the rural edge of the village.

Summary

In summary, some areas remain to be further addressed – maybe by conditions – but this proposal has addressed many of GPC’s concerns. In particular, the Council would now like to see a resolution to these issues:

1. Affordable housing, other planning obligations and the relationship of this site with the adjacent GNP6 - GPC believes the two applications should be considered as a whole and the Neighbourhood Policies for the site as a whole should continue to apply to the parts.
2. A legal agreement to protect and maintain the edge screening appropriately and for the long-term.