

Land at Gatehampton Rd, Goring P24/S2193/FUL

Briefing notes for GPC

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Background

This site forms reserve allocation GNP8 (Policy.10) in the Goring Neighbourhood Plan (“GNP”) for up to 16 new dwellings. The reserve site becomes available for housing development if on or after 31st March 2024 it becomes apparent that the four development sites allocated in the Plan are unlikely to produce approximately 94 new dwellings in the Plan period. The site should be treated in the same way as the allocated sites subject to the site-specific requirements identified in Policy.10 of the GNP. The decision to allocate a reserve site was made by the Planning Inspector following a public hearing and examination and was included in the Neighbourhood Plan version that was approved by referendum and became part of local planning policy in 2019.

By 31 March 2024 it became clear that the plan is unlikely to produce the required number of housing units through its four main allocations.

GNP2 (Ashurst Rd) - 14 dwellings completed

GNP3 (Manor Rd) - 20 dwellings under construction

GNP6 (Springhill Rd/Wallingford Rd) - 46 dwellings under consideration by SODC

GNP10 - site relet by landlord to commercial tenant and not available for dwellings

Therefore, the principle of development of houses on GNP8 has now been established.

Site-specific requirements

The GNP says that site GNP8 (Policy.10), next to Gatehampton Road, is approximately 0.6 ha in area and is reserved for 10 to 16 new dwellings.

As the Plan states, “the site has the disadvantage of being visible from significant parts of the rural AONB and is inadequately screened at present. It would also reduce the gap between Goring village and Gatehampton. It is not as good a site for development as the four allocated sites.

It has the advantages of being capable of substantially improved screening, of being within easy walking distance of the station and a recreation ground, of being in flood zone 1 and of being likely to provide needed affordable housing. Of the sites that have not been allocated, it is the most appropriate site to be held in reserve in case the four allocated sites cannot meet the need for new dwellings.”

“A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements in Table 1.”

Table 1 P24/S2193/FUL GNP8: Compliance with site-specific requirements

| Site-specific requirement | Comment | Compliance? |
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| 1. All new dwellings must have no more than 3 bedrooms. | All 16 proposed dwellings would have 2 or 3 bedrooms. | Yes |
| 2. 40 per cent of new housing on the site must be affordable, unless this is not an exact number, in which case in addition to providing affordable housing on the site an appropriate financial contribution in respect of the fraction remaining should be made to affordable housing elsewhere in the parish. | 40% of 16 units = 6.4 units Proposal is for 3 units for social, affordable or intermediate rent, and 3 units for affordable ownership. Total of 6 units. The remaining fraction of 0.4 of a dwelling will need to be a financial contribution to affordable housing elsewhere in the parish. | Potentially compliant , subject to agreement over financial contribution of remaining 40% of a dwelling. |
| 3. Road access must be onto Gatehampton Road with the entrance designed to reflect its rural character. | LVIA shows a low-key entrance from Gatehampton Rd to the site for vehicles and two entrances for pedestrians. The plan shows cut back vegetation at the vision splays but proposes additional planting along the boundary of the site: 2 gateway trees and enhanced native shrub planting to road bank integrated with existing shrubs and trees. The landscaped amenity area in the centre of the development should also reinforce the rural ambience of the site. | Potentially compliant Detailed engineering drawings for the accesses onto Gatehampton Rd are required. GPC will respect the views of the OCC Highways engineers on the adequacy of the proposal. This should be secured by a planning condition. SODC's Landscape Officer will have an expert view of the adequacy of the planting proposal along the Gatehampton Rd to protect the rural character but the intention expressed in the application seems reasonable. GPC will concur with |

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| | | the officer's views and this should be secured by a planning condition. |
| <p>4. The design of new buildings should conform to the provisions of SODC's Design Guide and 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>The houses have been designed as semi-detached barn-style homes, intended to reflect the rural context at the edge of the village. The proposed dwellings are 1.5 storeys in height with dormer windows, reflecting the character of the many bungalows lining Gatehampton Rd. Rooflines have been broken up to reduce the visual impact of the development and integrated photovoltaic panels to match the roof tiles should reduce glare in distant views.</p> <p>For small houses, the plot sizes are generous. They satisfy private amenity requirements while the shared amenity space adds a feeling of spaciousness and will encourage a sense of community.</p> <p>Ridge heights are comparable to neighbouring properties and hips and half-hips have been used to reduce the area of roof visible from afar.</p> <p>As shown in the street scenes, the development will be set well back from the road and will be screened by hedges and trees. The pedestrian path provided within the development will improve safety for walkers by reducing the length of the lane they will be using.</p> | <p>Potentially compliant</p> <p>The design and layout of the development is attractive and appropriate in the context of the site's rural location.</p> <p>GPC has reservations about the use of wooden siding for walls which is not a feature of Goring domestic, vernacular buildings. If siding is to be used it should be black in the style of occasional local farm buildings such as The Barn, Station Rd. Siding also needs diligent on-going maintenance and over time houses can change their individual appearance and therefore the character of the development, unless a way can be found to maintain all the properties together. Hanging clay tiles might be a better long-term solution.</p> <p>Contrasting brick string courses are typical of Goring but, on small houses, care must be taken not to overload the detail - the example shown on p23 is too large.</p> <p>GPC would like to see details of the proposed means of heating the houses and</p> |

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| | <p>Materials are specified (DAS p23), but it should be noted that use of wooden siding is questionable and is not a feature of Goring domestic, vernacular buildings. If siding is to be used it should be black in the style of occasional local farm buildings such as The Barn, Station Rd. Siding also needs diligent on-going maintenance and over time houses can change their individual appearance and therefore the character of the development. Hung clay tiles would be a better long-term solution unless a way can be found to maintain siding on all the properties together.</p> <p>Contrasting brick string courses are typical of Goring but, on small houses, care must be taken not to overload the detail - the example shown on p23 is too large in scale.</p> <p>The DAS states that passive design measures will limit heat loss and excessive heat gain, but it does not mention the form of heating to be used. If air source heat pumps are to be it would be helpful to see these located on the plans.</p> | <p>the locations of air source heat pumps if used.</p> |
| <p>5. The visual impact of the development should be mitigated by substantial buffer planting with appropriate native species. There must be a suitable proposal to ensure that all existing vegetation on the periphery of the site (other than any that</p> | <p>5 years ago, an existing hedge with feature trees was reinforced with native species around the perimeter of the site. This is now well-established. Further enhancement with native species will be undertaken.</p> | <p>Potentially compliant. In view of the sensitivity of this site set in the Chilterns National Landscape, GPC requires that a landscape management strategy be provided. The perimeter hedges and screening must be subject to a</p> |

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| <p>must be removed to provide a suitable access) will be protected, including provision for the ongoing maintenance for which a management strategy must be provided. 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.</p> | <p>The existing northwest boundary hedge has been damaged and will be reinforced with new planting. Pleached trees and a repaired hedge will minimise overlooking by the neighbouring property.</p> | <p>legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening.</p> <p>The green landscape buffer will require protection for the long term to ensure that the site is screened in nearby and distant views.</p> |
| <p>6. There will be a net gain in biodiversity on the site by enhancing screening with new trees and hedges on the north-eastern and south-eastern perimeters to protect views from public rights of way.</p> | <p>The Biodiversity and Net Gain report states that landscaping plans, including neutral grassland, individual trees, a pond, bioswale, and species-rich native hedgerows, will be insufficient to compensate for biodiversity loss on site, and insufficient to provide a net gain.</p> | <p>Not compliant</p> <p>A net gain in biodiversity is reliant on the successful restoration and/or creation of onsite habitats and their maintenance for the foreseeable future, and the successful purchase of offsite biodiversity credits to cover the loss of onsite biodiversity units. It will be critical to ensure that appropriate management activities are put in place in order to achieve the desired condition of the proposed habitats.</p> <p>This will require the use of a planning condition to ensure the successful creation and long-term management of proposed habitats are outlined in a Landscape and Ecology Management Plan (LEMP) for the site.</p> |

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| <p>7. The Oxfordshire Historic Environmental records should be reviewed for any records of archaeological remains.</p> | <p>There are no known heritage assets on the site or in a position to be affected by its development. But the site lies within the archaeologically rich Thames Valley with significant archaeological remains to the south in the vicinity of Gatehampton Manor and the banks of the Thames. The HER lists many finds within 1km of the site and there is potential for new finds during construction.</p> | <p>Potentially compliant. A planning condition will be needed to require the gathering of further information during site excavations about any below-ground archaeological deposits.</p> |
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Table 2 P24/S2193/FUL GNP8: Compliance with Goring Neighbourhood Plan policies

| Policy | Proposal | Compliance |
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| <p>Policy 01. Number of dwellings to be allocated. 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.</p> | <p>This proposal will contribute 16 dwellings to the total required by the Plan.</p> <p>The site area is 0.62ha and net density for the proposed 16 dwellings on this site is 26.7/ha. Compare this to: Iceni Close 38/ha, Kings Mews, Gatehampton Rd 34/ha, Ashurst (GNP2) 21/ha.</p> | <p>Yes The GNP states (page 28): <i>“The approach adopted by the Plan is to support higher housing densities within the build form of the village, at a density greater than 30 dwellings per hectare. The Plan will support lower densities on the periphery of the village, although again somewhat higher than in neighbouring areas, with suitable mitigation defined in site-specific-requirements.”</i></p> |
| <p>Policy 02. Infill</p> | <p>Not applicable. This is not an infill site</p> | <p>NA</p> |
| <p>Policy 03. Housing mix The Plan will support a significant proportion of 1, 2 or 3-bedroom units including low cost/affordable</p> | <p>The proposal is for 16 x 2 and 3-bedroom homes including low cost/affordable accommodation and market housing.</p> | <p>Yes</p> |

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| accommodation and properties suitable for older people. | | |
| Policy.04: Housing for the elderly | Not applicable. This proposal provides homes for all ages | NA |
| Policy.05. Affordable housing SODC LP2035 Policy H9 has superseded GNP Policy 05. Within the AONB 40% affordable housing is required on all sites with a net gain of five or more dwellings or where the site has an area of 0.5 hectares or more. | This proposal includes 6 affordable homes on site. The total requirement of 40% for the site is 6.4 homes, so the additional 0.4 of a dwelling will be sought as a financial contribution. | Potentially compliant , subject to agreement over financial contribution of remaining 40% of a dwelling. |
| Policy.06 Housing Mix SODC LP2035 Policy H11, Housing Mix has superceded GNP Policy 06. <ul style="list-style-type: none"> All affordable housing and at least 15% of market housing on sites of 10 dwellings or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards). At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings. | <p>The houses are adaptable and accessible, suitable for 'lifetime' living.</p> <p>They are in excess of and comply with Policy H 11 of the South Oxford Plan and Policy.03 of the Goring Neighbourhood Plan.</p> <p>All plots are designed to meet:</p> <ul style="list-style-type: none"> the Building Regulations 2010 standards of Approved Document: Part M (4) Category 2 and the nationally Described Space Standards. <p>This development of 16 homes is not required to meet the standards of Part M (4) Category 3: wheelchair accessible dwellings.</p> | Yes |

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| <ul style="list-style-type: none"> All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards. | | |
| <p>Policy.11: Conserving and enhancing Goring’s landscape</p> <p>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:</p> <ul style="list-style-type: none"> conserves and enhances the AONB’s special qualities, distinctive character, tranquility and remoteness in accordance with national planning policy and the overall purpose of the AONB designation is appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment meets the aims of the statutory Chilterns AONB Management Plan | <p>As was acknowledged by the Planning Inspector in 2019, <i>“GNP8 has the disadvantage of being visible from significant parts of the rural AONB and was inadequately screened at the time of the examination. It would also reduce the gap between Goring village and Gatehampton. It is not as good a site for development as the four allocated sites. It has the advantage of being capable of substantially improved screening, of being within easy walking distance of the station and a recreation ground, of being in flood zone 1 and of being likely to provide needed affordable housing. Of the sites that have not been allocated, it is the most appropriate to be held in reserve in case the four allocated sites cannot meet the need for new dwellings.”</i></p> <p>These comments reflect the challenges of providing housing in Goring that meets the requirements of Policy.11, and also the social and economic needs of the community. In this case, the Planning Inspector decided that sufficient mitigation, through good design and adequate screening, tilted the balance on this occasion in favour of allowing development on</p> | <p>Potentially compliant.</p> <p>This will require a planning condition to deliver a management plan for protection and enhancement of the hedges, trees, open spaces and other planting. This must be submitted and agreed prior to the start of on-site works.</p> |

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| <ul style="list-style-type: none"> avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated. | <p>the site despite its shortcomings which, in other circumstances, would have not been acceptable.</p> | |
| <p>Policy. 12. Conserve and enhance biodiversity</p> <p>All proposals for new development sites, including infill, should:</p> <ul style="list-style-type: none"> demonstrate a net gain in biodiversity include management plans to ensure new and replacement biodiversity features are sustainable over the long term protect and retain all mature trees and hedgerows wherever possible protect and conserve all rare species. | <p>The Biodiversity and Net Gain report states that landscaping plans, including neutral grassland, individual trees, a pond, bioswale, and species-rich native hedgerows, will be insufficient to compensate for biodiversity loss on site, and insufficient to provide a net gain.</p> <p>The use of the Defra Statutory Biodiversity Metric to calculate measures of biodiversity for the existing and proposed habitats confirm that the proposed development is likely to lead to a net loss of -55.58% in biodiversity.</p> <p>The report states that a net gain in biodiversity is reliant on the successful restoration and/or creation of onsite habitats and their maintenance for the foreseeable future, and the successful purchase of offsite biodiversity credits.</p> | <p>Not compliant</p> <p>A net gain in biodiversity is reliant on the successful restoration and/or creation of onsite habitats and their maintenance for the foreseeable future, and the successful purchase of offsite biodiversity credits to cover the loss of onsite biodiversity units. It will be critical to ensure that appropriate management activities are put in place in order to achieve the desired condition of the proposed habitats. It is recommended that a Landscape and Ecology Management Plan (LEMP) is produced for the site. This should outline measures for the successful creation and management of habitats for a minimum of 30 years (as stated in the planning application) to ensure the target conditions for each habitat type is reached as outlined in this assessment.</p> <p>This will require the use of a planning condition to ensure the successful creation and long-term management of proposed habitats are outlined in a Landscape and</p> |

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| | | Ecology Management Plan (LEMP) for the Site. |
| <p>Policy.13: Light Pollution Development proposals must include external lighting schemes which include design features and mitigating measures that avoid overlighting and limit the adverse impact of lighting on neighbouring residents, the rural character of the countryside and biodiversity.</p> | <p>Light pollution can have a significant adverse impact on the rural character of the countryside if it's not appropriately managed.</p> <p>In rural edge sites such as this, GPC requires no street lighting along the service road/paths within the development. Precedents include Icen Close, Manor Rd (GNP3). The only lighting provided within the scheme should be to the front and rear elevations of the proposed dwellings.</p> <p>Any proposed lighting scheme should therefore avoid overlighting and will not have an adverse impact on neighbouring residents, the rural character of the countryside and biodiversity.</p> <p>GPC notes that the proposal embodies the principles of Secured by Design, the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.</p> | <p>Potentially compliant. A lighting plan will be required for the development that avoids over-lighting and that will not have an adverse impact on neighbouring residents, the rural character of the countryside and biodiversity.</p> <p>This should be secured by a planning condition.</p> |
| <p>Policy.14: Air quality and pollution This policy seeks to minimise the impact of air pollution on immediate neighbours and the wider Goring community.</p> | <p>Site is not in an Air Quality Management Area but the DAS itemises a sustainability strategy (p34) in some detail.</p> <p>The site is well connected in a sustainable location. It is served by good rail links at Goring Station, local bus</p> | <p>Potentially compliant. GPC would like reassurance that this development will adopt practical measures to reduce air quality and pollution, such as air source pumps and car charging points.</p> |

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| | <p>routes. The DAS itemises a sustainability strategy (p34) in some detail.</p> <p>However, GPC is alert to the need to minimise the impact of air pollution on immediate neighbours and the wider Goring community. For example, by:</p> <ul style="list-style-type: none"> • use of air source heat pumps powered by electricity, rather than gas boilers, ensuring there is no requirement for gas to be used in the development, thereby reducing fossil fuel emissions. • installation of electric car charging points. • encouraging use of walking and cycling to access local facilities and services in a sustainable way. • Encouragement of new residents to use sustainable transport methods rather than motorised vehicles. | |
| <p>Policy.15: Water, Sewerage and Drainage capacity 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.</p> | <p>Glanville’s drainage report has demonstrated that the proposed development:</p> <ul style="list-style-type: none"> • is in accordance with the National Planning Policy Framework • will not be at an unacceptable risk from surface water flooding or other sources • will not increase flood risk elsewhere • will employ a surface water drainage strategy based on the principles of sustainable drainage. | <p>Potentially compliant. A planning condition will be required to satisfy this policy.</p> |

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| <ul style="list-style-type: none"> • New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes. • Proposals that increase the requirement for water will only be permitted where adequate • water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality, biodiversity or other land uses. • Any development must demonstrate that it meets appropriate standards of sewerage and drainage provision so as to minimise adverse impacts on immediate neighbours and the wider community of Goring. | | |
| <p>Policy 16 - Building Design Principles To ensure that all development respects and maintains the character of the village and the surrounding rural AONB, the Plan will support proposals which:</p> | <p>The houses have been designed as semi-detached barn-style homes, intended to reflect the rural context at the edge of the village. The proposed dwellings are 1.5 storeys in height with dormer windows, reflecting the character of the many bungalows lining Gatehampton Rd. Rooflines have been broken up to reduce the visual impact of the development and integrated photovoltaic panels to</p> | <p>Potentially compliant. The design is appropriate in the context of the site’s rural location.</p> <p>GPC has reservations about the use of wooden siding for walls which is not a feature of Goring domestic, vernacular buildings. If siding is to be used it should be black in the</p> |

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| <ul style="list-style-type: none"> • comply with SODC's Design Guide and the Chilterns Buildings Design Guide • respond positively to scale, mass, density and design of the immediate area and the village context • conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area • in edge of village locations, acknowledge the Plan's spatial strategy and are sensitive to the transition from urban to rural character • sympathetically introduce high quality, modern design in appropriate locations • particularly in the conservation areas, 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 • respect and protect the AONB. | <p>match the roof tiles should reduce glare in distant views.</p> <p>For small houses, the plot sizes are generous. They satisfy private amenity requirements while the shared amenity space adds a feeling of spaciousness and will encourage a sense of community.</p> <p>Ridge heights are comparable to neighbouring properties and hips and half-hips have been used to reduce the area of roof visible from afar.</p> <p>As shown in the street scenes, the development will be set well back from the road and will be screened by hedges and trees. The pedestrian path provided within the development will improve safety for walkers by reducing the length of the lane they will be using.</p> <p>Materials are specified (DAS p23), but it should be noted that use of wooden siding is questionable and is not a feature of Goring domestic, vernacular buildings. If siding is to be used it should be black in the style of occasional local farm buildings such as The Barn, Station Rd. Siding also needs diligent on-going maintenance and over time houses can change their individual appearance and therefore the character of the development. Hung clay tiles might be a better long-term solution unless a way can be</p> | <p>style of occasional local farm buildings such as The Barn, Station Rd. Siding also needs diligent on-going maintenance and over time houses can change their individual appearance and therefore the character of the development, unless a way can be found to maintain all the properties together. Hanging clay tiles might be a better long-term solution.</p> <p>Contrasting brick string courses are typical of Goring but, on small houses, care must be taken not to overload the detail - the example shown on p23 is too large.</p> <p>GPC would like to see details of the proposed means of heating the houses and the locations of air source heat pumps if used.</p> |
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| | <p>found to maintain siding on all the properties together.</p> <p>Contrasting brick string courses are typical of Goring but, on small houses, care must be taken not to overload the detail - the example shown on p23 is too large in scale.</p> <p>The DAS states that passive design measures will limit heat loss and excessive heat gain, but it does not mention the form of heating to be used. If air source heat pumps are to be it would be helpful to see these located on the plans.</p> | |
| <p>Policy.17: The Historic Environment 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.</p> <p>Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the</p> | <p>The applicant's archaeological and heritage statement concluded that there are no known heritage assets on the site or in a position to be affected by its development.</p> <p>But the site lies within the archaeologically rich Thames Valley with significant archaeological remains to the south in the vicinity of Gatehampton Manor and the banks of the Thames. The Oxfordshire HER lists many finds within 1km of the site and there is potential for new finds during construction.</p> | <p>Potentially compliant. A planning condition will be needed to require the gathering of further information during site excavations about any below-ground archaeological deposits.</p> |

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| <p>significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2012).</p> | | |
| <p>Policy.18: Open space, sport and recreation in new residential development</p> | <p>Although this site will not be required to provide or contribute towards sport and recreation facilities, it will have a communal amenity space which will need maintenance and occasional enhancement.</p> <p>A legal agreement will be needed to allocate on-going responsibility for the space, either to a servicing management company or to a Council.</p> | <p>Potentially compliant</p> <p>This will require a planning condition to deliver a management plan for protection and enhancement of the hedges, trees, open spaces and other planting. This must be submitted and agreed prior to the start of on-site works.</p> |
| <p>Policy 19 Adequate parking within new developments</p> <p>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.</p> <p>Where on-plot parking solutions cannot be achieved or are inappropriate, the reasoning for this should be set out in the Design and Access Statement and an alternative should be formally designed into the proposed scheme and should</p> | <p>The proposal adopts the latest OCC Parking Standards for New Developments (July 2022). In accordance with these car parking standards, the proposal is advised to provide 32 car parking spaces, plus 3 visitor spaces.</p> <p>The site is proposing 32 car parking spaces, including 5 garage spaces.</p> <p>All dwellings will have 2 off-road car parking spaces. In addition, the site layout plan shows 12 of the driveways servicing the units are 15m long and can accommodate visitor parking. There are four units that do not have sufficient visitor space within their driveways for visitors. They are required to use on-street parking and the applicant states “the likely demand is very low for the 4 units.”</p> | <p>Not compliant</p> <p>Overall, off-road parking spaces are generous but GPC requires that additional allocated parking will be required for visitors for the four dwellings identified.</p> <p>GPC anticipates that this will be a source of irritation for residents as on-road parking was a matter of great debate during the neighbourhood plan process.</p> <p>GPC requests that the applicant revisits the layout to design in sufficient off road car parking for all dwellings and their visitors.</p> |

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| discourage informal, inconsiderate parking. | | |
| <p>Policy.20: Walking and cycling Proposals for all types of development will, where appropriate:</p> <ul style="list-style-type: none"> • 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 • 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. <p>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).</p> | <p>This site is within walking distance of the village centre, Thames Path and the open countryside. Gatehampton Rd is used by pedestrian and cyclists and generally traffic moves too fast down this stretch of Rd. The site design extends the Gatehampton Rd footpath on the eastern side and provides for cycle access from the site.</p> | <p>Potentially Compliant GPC are concerned regarding the safety of pedestrians and cyclists accessing Gatehampton Rd via the exits from the site and requires a planning condition to ensure that suitable safety measures are adopted. This should include speed limit to 20mph past the site and safety railings at both footpath entrances.</p> |

Summary of comments and planning conditions:

It is recommended that GPC requests the following in its comments to SODC:

Road and pedestrian safety – a planning condition to ensure the suitability and safety of the road and pedestrian accesses to Gatehampton Rd must be provided and approved by the planning authority. The design should include safety railings at both footpath exits.

At present, the 20mph restriction ends before the entrance to the site and the national speed limit applies beyond this along the whole of the narrow country road between Goring and Gatehampton. The road passes both entrances to the site and the whole stretch of road should be restricted to 20mph in the interest of pedestrian and cyclist safety.

Car parking - the layout should be revisited to design in sufficient off road car parking for all dwellings and their visitors.

Construction management - a planning condition to produce a Construction Management Plan which must be approved by GPC prior to commencement of any works, to ensure construction traffic and routing avoids Goring centre, no construction parking along Gatehampton Rd, cleanliness of Gatehampton Rd in the vicinity of the site, social hours working, noise and air pollution limitations to protect neighbouring residents etc.

Landscape management – a planning condition that a landscape management strategy must be provided. A management plan for protection and enhancement of the hedges, trees and other planting must be submitted prior to the start of on-site works. Perimeter hedges and screening must be subject to a legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening. Green landscape buffers will require protection for the long term to ensure that the site is screened in nearby and distant views.

Lighting – a planning condition to produce a lighting plan for the development that avoids over-lighting, protects dark skies in the National Landscape and that will not have an adverse impact on neighbouring residents, the rural character of the countryside and biodiversity.

Design - hanging clay tiles rather than wooden siding which will deteriorate and be treated differently by different owners as time goes by.

Affordable Housing – a contribution is required for affordable housing in Goring to offset the difference between 6 and 6.4 affordable dwellings (40% of 16 new houses).

Biodiversity – a planning condition to produce a Landscape and Ecology Management Plan (LEMP) for the site to ensure the successful creation and long-term management of proposed habitats and protection of biodiversity.