

<b>APPLICATION NO.</b>	<a href="#">P11/W1724</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	09.11.2011
<b>PARISH</b>	GORING
<b>WARD MEMBER(S)</b>	Mrs Ann Ducker OBE Mrs Pearl Slatter
<b>APPLICANT</b>	SOHA Housing Ltd
<b>SITE</b>	land next to the Pumping Station Icknield Road Goring on Thames
<b>PROPOSAL</b>	Erection of 19 Affordable Homes (6 flats and 13 houses) with access road and parking
<b>AMENDMENTS</b>	As amplified by drawings accompanying email from Agent dated 9 December 2011 & as amplified by plan accompanying email from agent dated 21 December 2011 & 6 January 2012
<b>GRID REFERENCE</b>	460797/181745
<b>OFFICER</b>	Mr M.Moore

**1.0 INTRODUCTION**

- 1.1 This application is referred to Planning Committee at the discretion of the Development Manager.
- 1.2 The site, which is shown on the **attached** plan, lies to the north-east of the built up area of Goring-on-Thames. The whole area lies within the Chilterns Area of Outstanding Natural Beauty. The site at present is generally level on an east/west axis but has a distinct slope from north to south. It is presently empty and it is understood was used for the storage of pipes in connection with the construction of the Goring to Didcot water main sometime ago. There is very little vegetation on the land. To the north and east is an earth bund put in sometime ago. To the south is a hedgerow and there are trees and shrubs on the road frontage. There is an existing vehicular access with a wide bellmouth leading to two large farm gates. To the north and east of the site the land continues to rise up and is wholly within agricultural use. To the south is the Thames Water pumping station and to the east is low density housing along Icknield Road. Icknield Road at this point comprises a ribbon of development extending on one side of the road for some distance northwards.

**2.0 PROPOSAL**

- 2.1 The application seeks full planning permission for 19 houses and flats with the following mix:

4 no.	1 bed flats
2 no.	2 bed flats
9 no.	2 bed houses
4 no.	3 bed houses

- 2.2 Access is proposed to be taken from the south of the existing frontage onto Icknield Road. There would be a traffic calmed entrance with a slight curve onto a straight road to the end of a cul de sac where the access would split north and south to serve parking areas. A total of 31 parking spaces are proposed. The development has 9, two-storey buildings with simple brick and tiled elevations. The two units on the front of the site are

accessed from a front door fronting onto Icknield Road whilst the other units are accessed from the new road.

2.3 It is accompanied by a tree survey, an ecology report, drainage strategy, transport statement, sustainable statement, design and access statement and a report from the rural housing enabler setting out the circumstances of the application which is submitted as an ‘exceptions’ site. A layout plan and typical elevations are **attached** to this report. Full details of the application can be found on the Council’s website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATION AND REPRESENTATIONS**

- |      |   |   |  |
|------|---|---|--|
| 3.1  | Goring Parish Council   | - | Approve. They comment that they hope that Oxfordshire County Council (Highways) are satisfied on issues of highway safety.   |
| 3.2  | South Oxfordshire District Council<br>Housing Development and<br>Regeneration Officer | - | Support.   |
| 3.3  | South Oxfordshire District Council<br>Building Control Surveyor                       | - | No objection.  |
| 3.4  | South Oxfordshire District Council<br>Waste Management Officer                        | - | Comments,  |
| 3.5  | South Oxfordshire District Council<br>Forestry Officer                                | - | No objection.  |
| 3.6  | South Oxfordshire District Council<br>Contaminated Land Officer                       | - | No objection.  |
| 3.7  | South Oxfordshire District Council<br>Environmental Protection Team                   | - | No objection. They require some conditions to limit hours of construction and control noise and dust during development.   |
| 3.8  | OCC (Developer Funding)   | - | Requires contributions to education, highways (works within Icknield Road), waste management, museum resource centre and day care (a total of just over £164,000).   |
| 3.9  | OCC (Highways)  | - | No objection. They require a construction travel management plan, conditions on cycle parking, provision of visibility splays, access to specification, sustainable travel information packs, drainage off road to be agreed, details of the road construction, plus contributions towards traffic calming features. |
| 3.10 | Monson  | - | Require conditions on foul and surface water drainage.   |

- 3.11 Thames Water - No objection but requires information on protection of nearby abstraction source.
- 3.12 Chilterns Conservation Board - Objection. They make comments on the details of the design (which to a large extent have been resolved through amended plans) they consider the development could be more sustainable, there are no details of lighting, the road surface could be better and in conclusion they consider that it neither preserves or enhances the Chilterns Area of Outstanding Natural Beauty.
- 3.13 Neighbours (17) - Objection. Concerns have been expressed about traffic, the density of development, that flats are not in keeping with the surroundings, there will be additional pressure on already stretched facilities within the village, it lies outside the village envelope, it will have a detrimental impact on the Chilterns AONB, there has been limited public consultation, is not on brown land, they consider the design is ugly, access is extremely difficult and draw attention to the fire station which lies in Icknield Road and there will be an impact on privacy.

#### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P95/W0102/O – This application proposed four houses on a small portion of the present site. Planning permission was refused in November 1995 and a subsequent appeal dismissed in February 1996. It was considered to be an extension of development into the countryside with no overriding justification to grant planning permission.
- 4.2 P03/E0087/O – This application was for speculative housing and was withdrawn prior to determination.
- 4.3 P06/W0633/O – This was an outline application for 24 affordable houses submitted as an 'exceptions' site by an RSL. The application was withdrawn in August 2006 due to ownership issues.

#### 5.0 **POLICY & GUIDANCE**

##### 5.1 Adopted South Oxfordshire Local Plan Policies:

- G2 – Protection and enhancement of the environment
- G6 – Promoting good design
- EP1 – Prevention of polluting emissions
- EP6 – Sustainable drainage
- EP7 – Impact on groundwater resources
- D1 – Good design
- D2 – Safe and secure parking for vehicles and cycles
- D3 – Out amenity area
- D4 – Reasonable level of privacy for occupiers
- D6 – Community safety

- D10 – Waste management
- D11 – Infrastructure and services secured
- H6 – Locations where housing will not be permitted
- H10 – Exception sites
- C1 – Landscape character
- C2 – Area of Outstanding Natural Beauty
- C9 – Trees

**6.0 PLANNING CONSIDERATIONS**

6.1 The main issues in this case are:

- i) Whether the development of land beyond the built up limits of Goring is justified by the need for affordable housing
- ii) Whether the form and density of development is acceptable
- iii) Impact on AONB
- iv) Highway and pedestrian safety
- v) Infrastructure and affordable housing
- vi) Impact on amenities of occupants of nearby properties
- vii) Any other issues

6.2 The site lies beyond the built up limits of Goring where new residential development would be in conflict with the Council's adopted planning policies. Policy H10 however, allows for small scale affordable housing on the edges of villages as an exception to normal planning policy provided that certain criteria are met. In this case the scheme has been developed by the applicant, a registered social landlord, in conjunction with Goring Parish Council and the District Council's Housing Services. It follows on from a local housing needs survey conducted by the rural housing enabler. The Council's Housing Development and Regeneration Officer has confirmed that the proposals accord with the needs of those households identified as requiring affordable housing in the housing survey. It provides an appropriate mix of accommodation both in terms of size and type of property to be provided. It will be necessary to ensure that the properties meet this need through the completion of appropriate agreements and to be affordable housing for local persons. In this case, although speculative housing development would be contrary to the general housing policies of the Local Plan, the site does have development on two sides. In particular, Icknield Road has development on one side extending as a ribbon into open countryside. To the south, there is a large water pumping station. Notwithstanding this, there can be no doubt that there would some harm arising from the extension of development into the countryside. It is necessary to consider whether this harm is outweighed by the benefits associated with meeting local housing needs. The impact on the Area of Outstanding Natural Beauty is considered below.

6.3 The development has been set well back from the entrance/exit to the site to permit additional planting along the front boundary. The access road has a deliberate bend at the entrance to ensure that direct views along the whole length of the site are not obtained. In addition, the two properties at the entrance have been deliberately turned towards Icknield Road for their front doors even though their parking areas are further into the site. Given the existing earthbunds and the local topography, I am satisfied this site represents a discrete area of land which will not prejudice the ability of the Council to refuse planning permission for further extensions to the settlement.

- 6.4 The application proposes a density of approximately 38 dwellings per hectare. Although this could be regarded as being on the high side, there are no detached dwellings proposed and the units are generally small. The gardens proposed exceed the Council's normal standards for residential curtilages and there is adequate land remaining for proper planting to help to assimilate the development into its surroundings. The proposed designs are simple and traditional and I consider the buildings to be an appropriate standard for the wider area. However, it must be recognised that immediately opposite the site Icknield Road is characterised by substantial detached properties set in large gardens.
- iii) Impact on Area of Outstanding Natural Beauty
- 6.5 The whole of the surrounding area is washed over by an Area of Outstanding Natural Beauty designation. Any 'exceptions' site around Goring will have an impact on the Chilterns Area of Outstanding Natural Beauty. In this case, I consider that the site is relatively well contained and there are unlikely to be substantial distant views of the site. It is generally slightly lower than its surroundings and although there may be glimpses of roofs, I consider that the site is sufficiently well contained to mean that the impact on the AONB, although unfortunate, is not substantial.
- iv) Highway and pedestrian safety
- 6.6 Icknield Road is not particularly heavily trafficked giving access into the countryside. There is an existing pavement on one side. OCC (Highways) have indicated no objection provided traffic calming is initiated prior to first use of the site. This appears to be a reasonable approach. The construction of a 'gateway' feature will assist in reducing traffic speeds and with other traffic calming measures should ensure that access to this site is safe. From the site, pedestrian access is available on one side of Icknield Road to the other facilities in Goring.
- v) Infrastructure and affordable housing
- 6.7 The applicant has indicated a willingness to pay for the infrastructure required by both the County Council (as set out above) and the District Council to fund outdoor/indoor sport, play areas, green space and community halls (a total of just over £38,000).
- 6.8 The applicant is a registered social landlord and because, if approved, it would be on the basis of it being an 'exceptions site', it is essential that the development is for affordable housing only. Again, the applicant has indicated their willingness to complete an appropriate agreement.
- vi) Impact on amenities of occupants of nearby properties
- 6.9 In terms of direct impact on the amenity of occupiers of adjoining property, the normal considerations are overlooking, overshadowing or general proximity. In this particular case, I am satisfied that there is no undue overlooking and that the properties are sufficiently far away from any residential property to not be oppressive nor lead to any overshadowing.
- vii) Any other issues
- 6.10 A contaminated land survey has already been undertaken which demonstrates that the site is not contaminated. Cycle parking and waste collection can be covered by condition. As the developer is an RSL, the dwellings will need to be constructed to meet code level 3 in the Code for Sustainable Homes. This can be secured by condition.

6.11 Concerns about lighting has been mentioned by some neighbours. Icknield Road, in the vicinity of the application site, is not particularly well lit by street lights. A condition requiring a lighting scheme to be agreed should cover the issue and it is anticipated that the development will be served by low level lighting.

7.0 **CONCLUSION**

7.1 The development will extend the limits of built development at Goring into the countryside. However, this is outweighed by the benefit of meeting an identified local housing need and the development is considered to comply with Policy H10 of the South Oxfordshire Local Plan. The development is considered to comply with other relevant development plan policies and subject to the attached conditions and the completion of legal agreements to ensure proper infrastructure provision and the retention of the dwellings as affordable housing, the development is considered to be satisfactory.

8.0 **RECOMMENDATION**

8.1 **That the decision to grant planning permission is delegated to the Head of Planning and Building Control subject to a) the prior completion of an appropriate legal agreements with: 1) The Oxfordshire County Council to secure off-site infrastructure and 2) The South Oxfordshire District Council to secure off site infrastructure provision and to ensure that the development remains affordable in perpetuity and the following conditions:**

- 1) **Commencement date 3 years**
- 2) **Compliance with plans**
- 3) **Samples of all new materials**
- 4) **Landscaping scheme**
- 5) **Tree and hedge protection measures**
- 6) **Details of slab levels to demonstrate finished ridge heights in relation to Icknield Road**
- 7) **Surface water drainage scheme (to include protection of water source)**
- 8) **Foul drainage scheme**
- 9) **Scheme for bin storage**
- 10) **Access to specification**
- 11) **Details of sustainable travel packs**
- 12) **Construction traffic management plan**
- 13) **Scheme for cycle parking**
- 14) **Limit hours of construction**
- 15) **Control noise and dust**
- 16) **Lighting scheme**
- 17) **Build to code level 3 (Code for sustainable homes).**
- 18) **Restrict permitted development for extensions.**

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