

APPLICATION NO.	P19/S2923/O
APPLICATION TYPE	OUTLINE
REGISTERED	16.9.2019
PARISH	GORING
WARD MEMBER(S)	Maggie Filipova-Rivers
APPLICANT	Frenbury Developments Ltd and Elegant Homes (Caversham) Ltd
SITE	Land to the east of Manor Road to the south of Little Croft and to west of Elmcroft Manor Road Goring
PROPOSAL	Erection of 20 dwellings and associated works with all matters reserved except for access (as per amended plans and information received 29 November 2019)
OFFICER	Amanda Rendell

1.0 **INTRODUCTION AND SITE DESCRIPTION**

- 1.1 This application is referred to the Planning Committee at the discretion of the Service Planning Manager due to the level of the local interest and the comments of Goring Parish Council on this neighbourhood plan site.
- 1.2 The application site is shown at **Appendix A** and comprises a flat pasture greenfield site cited as being 2.24ha and situated at the southern edge of Goring between the railway line and the river Thames. It is bordered to the west by Manor Road and the residential area of Elmcroft to the east. Littlecroft is situated to the north and open countryside to the south. A public right of way runs along Manor Road which connects to the towpath along the river.
- 1.3 The site is enclosed by a good number of mature trees and hedges, many of which are protected by a tree preservation order (TPO). The entire site is located within the Chilterns Area of Outstanding Natural Beauty (AONB).
- 1.4 The site is located approximately 0.7km from the centre of Goring village (0.5km walking distance) and 0.5km from the railway station. Goring village offers a shopping arcade, post office, banks, a library, public houses, churches, a village hall and a school.
- 1.5 Goring is defined as a larger village. The neighbourhood plan area of Goring is wholly within the Chilterns AONB and is affected by Flood Zones. The application site is situated in Flood Zones 1 and 2. Taking into account the allowance for climate change, part of the site adjoining Manor Road (and Manor Road itself) are treated as within Flood Zone 3a. The site levels slope gently downwards from east to west towards Manor Road. The nearest river (River Thames) is approximately 450m away (see **Appendix B** showing the site in the wider area.)

- 1.6 The site (GNP3) is allocated in the Goring Neighbourhood Plan (GNP) for 20 dwellings under Policy 07 which sets out list of 14 criteria that an application must meet. These are set out in further detail later on **Appendix C** along with the site allocation policy in full.
- 1.7 This planning application seeks outline planning permission for 20 dwellings with all matters reserved for future consideration except access into the site as shown below on *Figure 1. Proposed site layout*.



Figure 1. Proposed site layout

- 1.8 The application is accompanied by several technical assessments, some of which have been revised/amended during the course of the application:
- Landscape and visual Impact assessment
 - Flood risk assessment
 - Arboricultural Impact Assessment
 - Ecology Report
 - Drainage Strategy
 - Groundwater Monitoring
 - Transport Statement
 - Environmental Agency pre-application response.

2.0 **PROPOSAL AND REVISIONS TO SCHEME SINCE SUBMISSION**

2.1 The development proposes 20 dwellings on the site, with 40% being affordable. It will comprise a mix of 2, 3 and 4 bed terraced, semi-detached and detached houses, with associated supporting infrastructure, individual private gardens and on plot parking spaces.

2.2 The following housing mix is proposed:

	1 -bed	2 -bed	3 -bed	4 -bed+	Total
Market Homes	0	3	5	4	12
Affordable homes	0	4	4	0	8
Total	0	7	9	4	20

2.3 Of the affordable units, it is proposed that there will be 4 x 2 bed and 2 x 3 bed affordable rented and 2 x 2 bed shared ownership units.

2.4 Vehicular access to the site will be from Manor Road. The proposal also includes the provision of two footpath links that will serve the site, one from Manor Road and the other from Elmcroft, to the east. The footpath from Elmcroft is also designed to be wide enough to enable dry emergency vehicle access in case of a 1:100 year flood event.

2.5 It is proposed to undertake minor land re-contouring in the central part of the land and construct all 20 dwellings within Flood Zone 1 levels on the eastern part of the site. The access road would cross Flood Zone 3a (including an allowance for climate change) to the west.

2.6 As the application is in outline, details of the design will be left to reserved matters stage. However, the developer indicates that it is proposed that the architecture will complement the character of the existing nearby properties.

2.7 This planning application was originally submitted in September 2019. As a result of comments made following consultation with statutory and non-statutory consultees, further revisions / additional information has been submitted, as follows:

- 2.8
- Revised Flood Risk Assessment (March 2020)
 - Revised Drainage Layout Plan (June 2020) - showing surface water attenuation tank and drainage run moved away from tree protection zones of T40 and G43.
 - Revised access plan/Manor Road width survey assessment/ground penetrating radar survey/arboricultural impact assessment and method statement (June 2020). Additional arboricultural and highways evidence to demonstrate that the access into the site can be achieved

without impacting upon protected trees at the entrance to the site on Manor Road.

- Revised Tree Protection Plan (July 2020) showing the emergency access moved away from the stem of T17 and the footpath between T2 and T3 as no-dig as well as additional tree protection fencing.
- Updated Transport Assessment (June 2020) to take into account revised access proposals.
- Additional landscape information (June 2020) - Additional offset between the southern built line and the site edge. This includes additional tree planting along the frontage of the meadow, along street and garden trees provided in between groups of houses, additional standard trees on southern boundary,

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Please note the comments below represent the most recent comments on the revised plans and all comments can be viewed in full on the Council's website www.southoxon.gov.uk under the planning reference number.

Goring Parish Council – **Neither support nor object** to the application. They comment that previous concerns are not addressed; the access is lengthy and could be subject to flooding; an isthmus is being created which could result in houses being cut off by flooding. No access for emergency services during flooding. Particular attention should be paid to comments by drainage, the Environment Agency and the Chilterns Conservation Board. Plans for access cannot be adequately assessed in isolation.

Countryside Officer-**No objections** subject to the imposition of a detailed biodiversity mitigation and enhancement strategy (BMES).

Drainage – **No objections**. Having reviewed the information submitted, the drainage officer is content that the surface water drainage scheme and flood mitigation measures are feasible for the proposed development, subject to the imposition of conditions regarding: 1) the submission of a floodplain compensation scheme; 2) a detailed surface water drainage scheme to be submitted with the RM application; 3) the submission of a foul water drainage scheme; 4) the submission of a strategy and programme for groundwater monitoring and 5) the submission of a safe egress and access plan prior to the occupation of any dwelling.

Forestry Officer - **No objections** following the submission of amended information regarding impact on protected trees, subject to conditions regarding 1) the submission of a Tree protection measures 2) details of all drainage and utilities 3) a detailed schedule of timings for arboricultural supervision for works within root protection areas 4) landscaping details.

Air Quality – **No objections** subject to the imposition of conditions regarding 1) EV Charging points 2) sustainable travel packs 3) gas fired boilers to meet a minimum standard of <40 mgNOx/kWh and 4) all development to provide some form of secure cycle storage.

Contaminated Land **No objections** based on the information submitted there does not appear to be any potential sources of contaminated land that could impact the development site.

Environmental Protection Team **No objections.**

Housing Development **No objections.** The team are pleased to see the suggested mix for 8 affordable units across affordable rented and shared ownership whilst meeting the unit sizes.

Leisure – **No objections** subject to the development following Sport England's Active Design Guide Principles to promote walkable communities and connected walking and cycling routes.

Oxfordshire County Council (Highways Authority) **No objections** subject to conditions 1) New vehicle access 2) Vision splay details 3) Estate Accesses, Driveways and Turning Areas 4) No Surface Water Drainage to Highway 5) details of swales/sustainable drainage 6) Travel Information Pack. A number of informatives are also recommended.

Oxfordshire County Council (Lead Local Flood Authority) **No comments** to make on the application and would recommend consultation with the SODC drainage team.

Oxfordshire County Council (Archaeology) **No objections** subject to conditions requiring a programme of archaeological investigation prior to the commencement of any development on the site.

Oxfordshire County Council (Education) **No objection** subject to a s106 contribution of £86,651 towards expansion of secondary and sixth form capacity at Langtree School

Thames Water Development Control **No objections** in respect of surface water, water network infrastructure capacity, waste water network and sewage treatment works infrastructure capacity subject to the developer following the sequential approach to the disposal of surface water. Advice is provided regarding protection of groundwater, construction near water mains, and underground water assets.

Urban Design Officer **No objections** However, a number of comments and recommendations are made for improvements.

Waste Management Officer **No objections**

Crime Prevention Design Adviser **No objections** subject to conditions being imposed regarding Secure by Design principles. Advice provided.

Environment Agency **No objections.** The EA initially advised that they do not wish to be consulted but have recently confirmed the development will meet the NPPF requirements in relation to flood risk if a planning condition is

included confirming mitigation measures covering 1) finished floor levels to be set no lower than 44.67 AOD and 2) compensatory storage to be provided as indicated.

Chilterns Conservation Board – **Object** on the following grounds:

- Have consistently opposed the development of this site
- Density and form of the proposed development is not in character to a rural edge to the AONB
- Development pushed to southern extremities, modest landscape setting and landscape buffer results in a failure to conserve the special qualities of the AONB
- Material erosion of boundary between south eastern section of the site and wider AONB.
- Insufficient mitigation to address impact of development from the south

Landscape Architect – **No objections**. Additional information and amendments have addressed many concerns regarding the impact on the southern boundary. The revised site layout plan indicated that there is sufficient space to address outstanding issues at Reserved Matters stage.

Neighbouring Residents

Letters of representation have been received from the occupiers of 47 properties with one letter from the agent acting on behalf of the GNP Reserve Site at Gatehampton Road raising the following objections:

- Inconsistencies and contradictions between the sequential test (carried out as part of the GNP) and Flood Risk Assessment
- Development should require a new sequential test
- Competing mitigation to address AONB and flooding risk
- Referendum version of GNP avoids building in flood zone 2 and 3
- Development is contrary to what residents voted for
- Development contrary to GNP and Strategic Plan
- Flood risk-development should not be built in flood zone
- Development out of context with immediate area
- Location of SUD's, Surface Water/Foul Water Drainage proposals
- Impact on AONB and lack of exceptional circumstances for development
- Impact on trees due to pedestrian/emergency access from Elmcroft
- Potential for crime and anti-social behaviour
- Density and impact on rural character of area
- Alternative sites available to meet housing need
- Loss of privacy and overlooking
- Risk to trees including those covered by TPO
- Impact of lighting
- Application should be full rather than outline
- Impact on public views
- Loss of security during construction and when development is complete

- Traffic impact in the village and on Manor Road
- Pedestrian access to Elmcroft could be changed to allow vehicles to choose which entrance to use.
- Impact on wildlife
- Layout cramped and incongruous
- Noise impact
- Change in climate change allowance calculations
- Drainage issues
- Application site cannot accommodate 20 houses, only a smaller number in current flood zone 1 with the remainder on the reserve site at Gatehampton Road.

In addition to the above, a group of local residents have commissioned an independent technical review by Waterco of the developer's flood risk and drainage proposals. Ten residents have also sought legal advice from a firm of solicitors seeking support for the objections.

One local resident (DB) has sought legal advice from a firm of solicitors seeking support for the objections.

One resident (also a chartered civil engineer) has also undertaken his own detailed review of the FRA.

One letter signed by 48 local residents in 32 households raising concern regarding landscape impact, impact upon the AONB, density and flood risk.

One letter signed by the occupiers of 8 dwellings comparing Goring Parish Council's objection to the planning application (P20/S2488/FUL) for another neighbourhood site in Goring and this current application at Manor Road.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S3483/O](#) - Refused (21/01/2016) - Appeal dismissed (21/09/2016) outline development of up to 35 dwellings with access, garages and landscaping. (as amended by drawing no 3298-104C and revised planning statement accompanying Agent's email dated 8 December 2015 which increases the number of units from up to 27 to up to 35). See Figure 2. for previous layout.

[P13/S3754/O](#) - Refused (04/02/2014) - Appeal dismissed (31/03/2015) Development of 3 detached dwellings with garages and access. As clarified by tree schedule and arboricultural impact assessment accompanying agent's email dated 16 January 2014. As amended by drawing no 2060AK0002E accompanying agent's email dated 21 January 2014.



Figure 2. Previous 2015 dismissed appeal scheme P15/S3483/O.

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) as it does not exceed 150 homes and the site area is under 5ha. However, as the site is within a 'sensitive area' (AONB) it has been screened under Regulation 8. This concluded that the development did not need to be accompanied by an EIA.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework (NPPF)

Updated in June 2019 and the associated NPPF Planning Practice Guidance (PPG)

6.2 **The Development Plan** comprises:

- The South Oxfordshire Core Strategy (SOCS) 2027
- The South Oxfordshire Local Plan (SOLP) 2011 saved policies
- The Goring Neighbourhood Plan (GNP) 2018

The Council is preparing a new South Oxfordshire Local Plan 2034 (ESOLP) which will set out how development will be planned and delivered across South Oxfordshire to 2034. An update is provided below in paragraph 6.9.

The relevant Development Plan policies to this proposal are:

6.3 South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSB1 - Conservation and improvement of biodiversity

- CSC1 - Delivery and contingency
- CSEN1 - Landscape protection
- CSG1 - Green infrastructure
- CSH1 - Amount and distribution of housing
- CSH2 - Housing density
- CSH3 - Affordable housing
- CSH4 - Meeting housing needs
- CSI1 - Infrastructure provision
- CSM1 - Transport
- CSM2 - Transport Assessments and Travel Plans
- CSQ1 - Renewable energy
- CSQ2 - Sustainable design and construction
- CSQ3 - Design
- CSQ4 - Design briefs
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

6.4 South Oxfordshire Local Plan 2011 (SOLP 2011) Policies:

- C3 - Special character of the River Thames
- C4 - Landscape setting of settlements
- C6 - Maintain & enhance biodiversity
- C8 - Adverse effect on protected species
- C9 - Loss of landscape features
- CON11 - Protection of archaeological remains
- CON12 - Archaeological field evaluation
- CON13 - Archaeological investigation recording & publication
- D1 - Principles of good design
- D10 - Waste Management
- D12 - Public art
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D6 - Community safety
- D7 - Access for all
- EP1 - Adverse effect on people and environment
- EP2 - Adverse effect by noise or vibration
- EP3 - Adverse effect by external lighting
- EP4 - Impact on water resources
- EP6 - Sustainable drainage
- EP7 - Impact on ground water resources
- EP8 - Contaminated land
- G2 - Protect district from adverse development
- G3 - Development well served by facilities and transport
- G4 - Protection of Countryside
- G5 - Best use of land/buildings in built up areas
- R1 - Outdoor sport or play areas
- R2 - Provision of play areas on new housing development
- R6 - Public open space in new residential development
- R8 - Protection of existing public right of way

- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users
- T7 - Protection and improvement to footpath and highway network
- T8 - Provision and management of car parking

6.5 **Goring Neighbourhood Plan (GNP) 2018-2033** (Made on 18 July 2018)
The Goring Neighbourhood Plan (GNP) was officially adopted or 'made' by South Oxfordshire District Council following an independent Examination and a positive referendum.

The GNP allocates four development sites for housing:

1. GNP2-Icknield Road
2. GNP3-Manor Road
3. GNP6-Wallingford Road/Spring Road
4. GNP10-Thames Court.

A fifth site (GNP8-Gatehampton Road) is held in reserve in case the above four sites do not produce approximately 94 new dwellings. Figure 3 below sets out these sites.



6.6 **Figure 3: Allocated development sites in the GNP and reserve site**
In accordance with the NPPF, the site has been subject to a Strategic Flood Risk Assessment and Sequential Test via its allocation in the Goring Neighbourhood Plan.

- 6.7 In respect of Site GNP3, the site subject of this application, modifications relating to the updated Environment Agency’s flood map, were made in relation to Site GNP3 allocated for residential development under Policy 7. Criteria 5 of Policy 7 was modified to say:

“All dwellings must be built in Flood Zone 1 levels and built to safe standards recommended by the Environment Agency and OCC to protect against long-term flood risk”.

Where the policy had previously referred to “in flood zone 1 “ this was replaced with “in flood zone 1 *levels*”. The addition of the word “levels” in the policy was to provide clarity as to how the policy should be interpreted. This acknowledged that the re-contouring referred to in the examiner’s report may assist in the delivery of housing on site by adapting land on which dwellings are to be constructed to levels equivalent to Flood Zone 1. The modification was consistent with the examiner’s considerations and recommendations and accepted in the made Neighbourhood Plan.

- 6.8 Policy 03 of the GNP indicates that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential development.

Other relevant policies are:

Policy 11: Conserving and enhancing Goring’s landscape

Policy 12: Conserve and enhance biodiversity

Policy 13: Light pollution

Policy 14: Air Quality and pollution

Policy 15: Water, sewerage and drainage capacity

Policy 16: Building design principles

Policy 17: The historic environment

Policy 18: Open space, sport and recreation in new residential development

Policy 19: Adequate parking within new developments

Policy 20: Walking and cycling

- 6.9 **Emerging South Oxfordshire Local plan 2034 (ESOLP)**

The Inspector has issued his report following the Examination in Public. He has found the Local Plan sound subject to the main modifications. At the time of writing this report the Plan has substantial weight. If the plan is adopted by the Council on 10 December 2020 it will carry full weight. Relevant policies include;

CF3 - New open space, sport and recreation facilities

CF4 - Existing open space, sport and recreation facilities

CF5 - Open space, sport and recreation in new residential development

DES1 - Delivering high quality development

DES2 - Enhancing local character

DES3 - Design and Access Statements

DES4 - Masterplans for allocated sites and major development

DES5 - Outdoor amenity space

DES6 - Residential amenity
DES7 - Public art
DES8 - Efficient use of resources
DES9 - Promoting sustainable design
DES10- Energy Efficiency
DES11- Carbon Reduction
ENV1 - Landscape and countryside
ENV3 - Biodiversity Non designated sites, habitats and species
ENV4 - Watercourses
ENV5 - Green infrastructure in new developments
ENV9 - Archaeology and scheduled monuments
ENV12 - Pollution - Impact of development on human health, the natural environment and/or local amenity
EP1 - Air quality
EP3-Waste Collection and Recycling
EP4 - Flood risk
H1 - Delivering new homes
H4 - Housing in the larger villages
H9 - Affordable housing
H11 - Housing mix
INF1 - Infrastructure Provision
INF2- Electronic Communications
INF4 - Water resources
STRAT1 - The overall strategy
STRAT2 - Housing and employment requirements
STRAT4 - Strategic development
STRAT5- Residential densities for major residential development
TRANS2E - Promoting sustainable transport and accessibility
TRANS4E - Transport assessment, transport statements and travel plans
TRANS5E - Consideration of development proposals

6.10 **Supplementary Planning Guidance/Documents**
South Oxfordshire Design Guide 2016 (SODG 2016)
Developer Contributions SPD 2016

6.11 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.12 **Other material planning considerations**

- Chilterns AONB Management Plan 2019-2024
- Chilterns AONB Design Guidance
- Landscape Character Assessment for the Local Plan 2033 November 2017

- Oxfordshire Wildlife and Landscape Study (Oxfordshire County Council, 2004)

7.0 **PLANNING CONSIDERATIONS**

7.1 The relevant planning considerations are the following:

- Principle of development including Councils housing land supply
- Exceptional development in the AONB
- Other Material planning considerations
 - Flood Risk
 - Landscape Impact
 - Proposed Housing Mix/Affordable housing
 - Highways and Access (including pedestrian and cycle access) and Parking arrangements.
 - Drainage/Impact on public water supply
 - Design and Layout
 - Impact on Ecology/Biodiversity
 - Impact on Trees
 - Archaeology
 - Residential amenity/Privacy
 - Waste Management
 - Energy Efficiency
- Infrastructure Requirements - Community Infrastructure Levy/ S106

Principle of Development

7.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The development plan currently comprises the South Oxfordshire Core Strategy (SOCS), the saved policies of the South Oxfordshire Local Plan 2011 (SOLP) and the Goring Neighbourhood Plan (GNP) 2018.

7.3 Paragraph 73 of the National Planning Policy Framework requires Local Planning Authorities to identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

7.4 In July 2020 the Council issued its latest assessment of the district's five- year housing land supply for South Oxfordshire. Based on an annual requirement of 776 dwellings a year (the midpoint of the range recommended by the 2014 Strategic Housing Market Assessment (SHMA)), and applying a 20% buffer to that requirement, the assessment shows 9.15 years' supply.

- 7.5 In terms of the principle of the development, the site is allocated for development in the Goring Neighbourhood Plan for the development of 20 dwellings (GNP3), the justification for this being set out below.
- 7.6 The GNP Decision Statement “ *acknowledges that neighbourhood plans are required to take a balanced view, supporting the strategic priorities of the Local Plan and which does not promote less development than set out in the Development Plan, whilst giving great weight to conserving the landscape and scenic beauty of the AONB and directing development away from areas at risk of flooding. The Plan is supported by a robust site selection process. All sites were assessed for potential impacts upon landscape and character and visual amenity and sites in areas at risk of flooding were subject to proportionate sequential and exceptions tests. Overall, as modified by the examiner, the Plan proposes to deliver new residential development on four housing allocations sites and one reserve site where, with mitigation, development does not significantly harm the character and visual amenity of the AONB and can be carried out in such a way as to be appropriately flood resilient and safe for its residents throughout the development’s lifetime*”.
- 7.7 The GNP Decision Statement goes on to say “ *The Examiner recognised in his report that the main issue was the tension between contributing to the need for housing and the constraints that arise from the village being in the Chilterns AONB and surrounded by it and the River Thames. The Plan is accompanied by a detailed evidence base which supports its assessment of the capacity of Goring to accommodate housing development. The council is satisfied that the Plan achieves an appropriate balance*”.
- 7.8 The principle of development for twenty dwellings is therefore acceptable.

Exceptional development in the AONB

- 7.9 The site is located wholly within the Chilterns Area of Outstanding Natural Beauty (AONB) which are part of a broad belt of chalk upland running across England in an arc from Dorset to Yorkshire. The Goring Gap, where the River Thames carves through the chalk escarpment, forms the boundary between the two Areas of Outstanding Natural Beauty in South Oxfordshire, the other being the North Wessex Downs. The Chilterns AONB is generally a more enclosed and wooded landscape than the more open uplands of the North Wessex Downs.
- 7.10 Paragraph 172 of the NPPF states that “*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues*”.
- 7.11 The NPPF goes on to say that “*The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

- a) *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) *the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

- 7.12 Section 84 of the Countryside and Rights of Way Act 2000 (CROW Act) requires the Local Planning Authority must take actions “*for the purposes of conserving and enhancing the natural beauty of the area of outstanding natural beauty or so much of it as is included in their area*”.
- 7.13 Core Strategy policy CSR1 states that “. *Suitably designed and located development at an appropriate scale that facilitates the economic and social wellbeing of such areas, especially in the Larger villages in the Areas of Outstanding Natural Beauty will be supported. This includes the provision of adequate housing to meet identified local needs*”.
- 7.14 Goring is a larger village located wholly within the Chilterns AONB and therefore any development to support the economic and social wellbeing of the village will need to take place in the AONB and Policy CSR1 of the SOC’s acknowledges as much.
- 7.15 As part of the GNP site allocation, a site selection process was followed, including Strategic Environmental Assessment (SEA). The examination process of the Neighbourhood Plan will have tested the site to ensure that it had regard to National Policy and also that it was in general conformity with the strategic policies in the adopted SOCS.
- 7.16 With regard to the NPPF, the exceptional circumstances test has been undertaken and therefore the principle of the site for development as supported by Policy 07 in the GNP is acceptable. The details comprising the development are still required to meet the relevant policy tests and this is discussed below.

Other Material Planning Considerations.

Flood Risk.

- 7.17 Flood Zones.
The application is accompanied by a Flood Risk Assessment (FRA) in accordance with the requirements of policy 07 (4) of the GNP. The scheme has been designed in detailed consultation with the Environment Agency and the Council’s Drainage Officer in accordance with the requirements of the South Oxfordshire Strategy Risk Assessment.
- 7.18 Figure 4. below shows the flood extent plan submitted as part of the FRA. The site itself lies within three Flood Zones. The eastern section of the site nearest Elmcroft (not hatched) is in Flood Zone 1 which has the lowest risk of

flooding, the central section is in Flood Zone 2 (hatched horizontal) and the western lower section (hatched diagonally) adjacent to Manor Road is in Flood Zone 3a (when the additional climate change* allowance is used).

*Climate change allowances are predictions of anticipated change for peak river flow and peak rainfall intensity. To increase resilience to flooding, allowances for climate change should be included in FRA's.

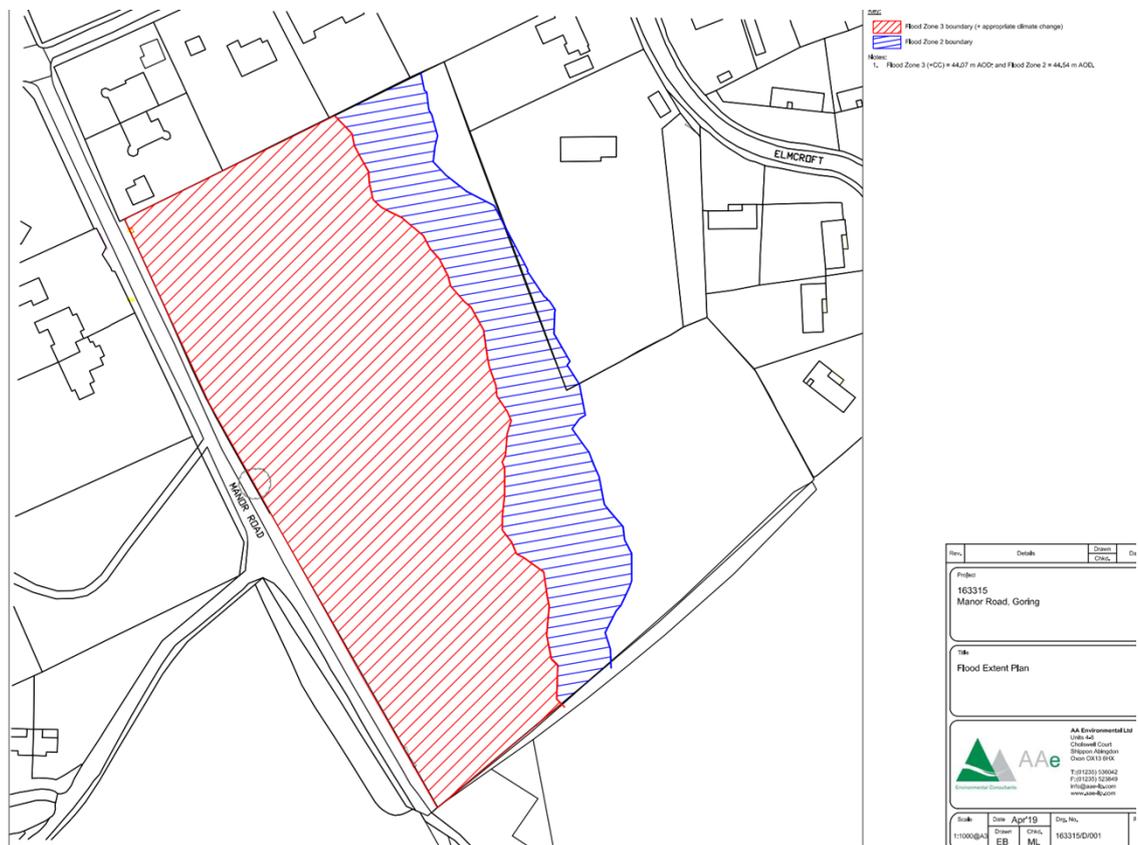


Figure 4: Flood Extent Plan (submitted as part of the Flood Risk Assessment).

7.19 Flood risk-Residential Development.

The FRA concludes that without mitigation, the proposed development on the land would be at risk from river flooding during a 1:100 year flood event and extreme 1:100 year to 1:1000 year flood event (Flood Zone 2 definition). The NPPG defines development of new dwellings as ‘more vulnerable’ in flood risk terms. Residential development is described as a compatible use within Flood Zone 1.

7.20

It is proposed to locate all the dwellings on the eastern part of the site. Within the area defined as Flood Zone 1, it is proposed to build eight dwellings. Without any mitigation, some of the remaining units would be partly located on land currently defined as Flood Zone 2. However, it is proposed to re-contour this central part of the site so that all of the 20 dwellings are within Flood Zone 1 levels in accordance with policy 07 (5). The finished floor level would be set at 44.67m AOD (the 1:100 plus appropriate climate change allowance level of 44.07 plus 600mm in accordance with Strategic Flood Risk

Assessment guidance). The Environment Agency and the Council's Drainage Officer have confirmed that the proposed measures are acceptable.

7.21 Exception Test.

The only part of the development within Flood Zone 3a (plus climate change) is the access road from Manor Road which is required under GNP policy 07 (2). 'More Vulnerable' development may be permitted in Flood Zone 3a if the proposals meet the requirements of the Exception Test. An Exception test is necessary to demonstrate and ensure that flood risk to people and property will be managed satisfactorily while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The exception test has been undertaken as part of the FRA which acknowledges the site's allocation in the GNP and sets out the measures to ensure that the development will be safe without increasing flood risk elsewhere.

7.22 In accordance with GNP policy 07 (7) the road has been designed to be constructed to ensure that there is no run-off onto Manor Road, and that sustainable urban drainage systems (SUD's) will be incorporated into the development.

7.23 Flood risk-storage/compensation.

All earth works have been carefully designed to ensure that the zone 3a flood capacity is preserved and the proposed development will in fact increase the total flood storage capacity by around 305m³ during any significant flooding event (1:100 year event) including the provision for climate change.

7.24 Emergency Access.

In accordance with policy 07 (3), safe and dry access and egress is required during a 1 in 100 year flood event (plus appropriate climate change allowance). This is achieved by a footpath to the north east of the site via Elmcroft which can also provide emergency vehicles access to the site in such an event. In addition, a Flood Management Plan will be produced for the site and all dwellings will be provided with a copy.

7.25 With regard to GNP policy 07 (6), in view of the advice from the Council's Drainage Officer and the Environment Agency, officers are satisfied that the flood mitigation measures are appropriate for the proposed development subject to planning conditions. Conditions shall cover finished floor levels and details of the floodplain compensation scheme (based on the principles contained within the approved Flood Risk Assessment) prior to the raising of any grounds within Flood Zone 2 or 3 plus other standard drainage conditions.

Landscape Impact.

7.26 Policies C9 and D1 of the SOLP refer to the protection of landscape features and principles of good design. Policy CSEN1 and CSG1 support proposals which integrate the landscape character of the area within development.

- 7.27 Whilst the application is only outline, an illustrative site masterplan has been submitted to illustrate how twenty houses could be accommodated on site. In addition, further photomontages were produced to indicate how the development might look after 1 year and then after 15 years with the ridge line sitting amongst the landscaping and additional planting assimilating the development further into its surroundings. These photomontages can be found in the Additional Landscape Information dated June 2020 accompanying the planning application.
- 7.28 Further to concerns raised by the Council's Landscape Officer, additional information has been submitted to show street trees added to the frontage of the meadow along the main access and garden trees provided in-between the groups of houses. The southernmost properties have been moved further away from the southern boundary and the majority of the southern boundary would be retained with a 5m wide tree and shrub belt established between the boundary fence and the development, incorporating existing vegetation and additional native tree and shrub planting.
- 7.29 Whilst landscape matters are reserved, it is acknowledged that these mitigation measures are an improvement over the original layout. The further specific landscaping details specified will be required at the detailed reserved matters stage. These include:
- additional street/front garden planting to break up the proposed roofline (this may result in some adjustment to the layout at reserved matters stage)
 - adjustments to the massing of the proposed dwellings to vary the built line and ridge heights in order to break up the mass of the proposed built form in order to create a more rural edge of village layout to the proposed masterplan
 - details of proposed species mix on the southern edge of the site to take into account the interface with the wider countryside
- 7.30 Given the revisions made to the scheme and detailed mitigation proposed, I consider that the scheme represents an appropriate response to the constraints and opportunities of the site and its surroundings. I am satisfied that the scale of the development would be appropriate to the context of the site and that the development would meet the design objectives of the NPPF and the Development Plan policies that seek to secure high quality developments. This includes policy CSQ3 of the SOCS, policies D1-D4 of the SOLP and GNP policy 07 (10 and 11) and policy 11, which together seek to ensure developments contribute to a sense of place, respond to local character and that new environments are safe and accessible whilst respecting the Chilterns AONB.

Proposed Market Housing Mix/Affordable housing.

- 7.31 Whilst the application is submitted in outline, the Council would need to be assured that the proposed mix was in accordance with the housing needs identified most recently in the Strategic Housing Market Assessment (SHMA) and supported by policy CSH4 of the SOCS. Policy 03 of the GNP indicates

that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential development.

- 7.32 In accordance with the SHMA, the following market mix would be appropriate on this site:

	Application proposal	SHMA (market)	% market scheme
1 bed	0	5.7%	0
2 bed	3	26.7%	25%
3 bed	5	43.4%	41.6%
4+ bed	4	24.2%	33.3%
Total	12		

- 7.33 The indicative layout plans would be in general conformity with the SMHA. Whilst the mix does indicate a slightly higher proportion of larger units on the site, the scheme exceeds the criteria in GNP policy 07 (1) providing a total of sixteen 2 and 3 bedroom new dwellings, including the affordable housing. The proposed mix will be secured by planning condition.
- 7.34 Core Strategy policy CSH3 requires 40% affordable housing to be sought on all sites where there is a net gain of three or more dwellings subject to the viability of provision on each site, however the Ministerial Statement now sets the threshold at 10 dwellings. This policy also requires that affordable housing should generally be provided on site and should be fully integrated within the market housing. It should be of a type and size that meets the needs of those eligible for affordable housing. The supporting text to this policy also states that the Council will seek a 75% social rented 25% shared ownership tenure split unless viability or other figures show a robust justification for a different mix or rent model.
- 7.35 The development would deliver 8 new affordable homes which equate to 40% of affordable housing on the site which accords with policy CSH3 of the SOCS. In terms of tenure, the mix would comprise 4 x 2 bed and 2 x 3 bed affordable rent and 2 x 2 bed shared ownership units which is in accordance with the policy requirements of a 75%/ 25% tenure split.
- 7.36 Following advice by Officers regarding clustering, amended plans now demonstrate that the affordable units can be dispersed across the site. I am therefore satisfied that affordable housing would meet the required standards and would be of a size and type which meets the requirements of those in housing need. The appropriate mix will be secured under planning condition and S106 legal agreement.

Highways-Access and parking arrangements.

- 7.37 The development proposes vehicular access from Manor Road in accordance with GNP policy 07 (2). The design and location of the access point and road has been approved by the County Highways Engineer in consultation with the Council's Forestry Officer.
- 7.38 In accordance with GNP policy 07 (3), a new pedestrian and cycle access is also proposed from Elmcroft. No objections have been raised by the Highways Officer regarding the proposed design of this route.
- 7.39 The development proposes on plot parking for each dwelling. As this application is only outline in nature, a further application would have to set out the details of all parking spaces on site for occupants of the dwellings and their visitors. However, I am satisfied that there is sufficient space on site to accommodate a level of parking that would accord with the relevant development plan policies.
- 7.40 In my opinion the proposal would comply with the relevant Development Plan policies. This includes policy CSM1 of the SOCS, policies D2 and T1 of the SOLP and policy 07 (9) and policy 19 of the GNP, which encourage and support the use of sustainable transport modes, adequate parking provision and provide for a safe and convenient access to the highway network. Conditions recommended in respect of the access, vision splays, turning areas, drainage, and the need for a Travel Information Pack will be imposed.

Drainage/Impact on public water supply.

- 7.41 Following initial concerns expressed from the Councils Drainage Officer, further evidence and information was submitted. A revised FRA was submitted along with drainage statement to accompany the proposed drainage strategy. In addition, groundwater monitoring was undertaken in February 2020 to demonstrate that the drainage strategy would not affect groundwater. It is proposed that foul water is proposed to be disposed of via main sewer and surface water will be disposed via sustainable drainage system.
- 7.42 The Council's Drainage Officer has confirmed that he is content that the surface water drainage scheme is appropriate for the proposed development, subject to conditions requiring: a detailed surface water drainage scheme to be submitted based on the approved Flood Risk Assessment; a detailed foul water drainage scheme; and detailed strategy and programme for groundwater monitoring. It is therefore considered that the development would be in accordance with policies EP6 and EP7 of the SOLP and policy 07 (7) and 07 (8) of the GNP.
- 7.43 Thames Water have been consulted on the proposal and are satisfied that if the developer follows the sequential approach to the disposal of surface water they would have no objection. No objections are raised with regard to the waste water network and sewage treatment work infrastructure capacity. No

objections are raised regarding water network infrastructure capacity. The scheme is in accordance with GNP policy 07 (13

- 7.44 Thames Water have recommended that a number of Informatives be imposed regarding: water pressure, groundwater risk management and provide advice on working in proximity to water mains and underground assets. Thames Water have also confirmed that they are satisfied that local strategy groundwater abstraction would be suitably protected provided the development is undertaken in accordance with the amended plans. Construction management plans should also detail how the developer plans to mitigate groundwater risk during construction of the development.

Design, layout and density.

- 7.45 Policy CSQ3 of the SOCS requires development to be of high quality and inclusive design which responds positively to and respects the character of the site and its surroundings, enhancing local distinctiveness and ensuring development is of a scale, type and density appropriate to the site and setting.
- 7.46 Policy D1 of the SOLP indicates that development should be well designed with protection and reinforcement of local distinctiveness.
- 7.47 GNP policy 07 (10) requires that 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.
- 7.48 As the application is outline, details of the design will be left for the reserved matters application. However, the proposal indicates that materials are likely to be a mix of bricks with tile hanging, clay tile roofs and UPVC windows.
- 7.49 Due to concerns raised by the Landscape Officer regarding the impact on the AONB, it is recommended that additional work will need to be undertaken to the scheme prior to a reserved matters application being submitted which varies the ridge lines such as the use of some 1.5 storey properties, particularly on the southern boundary to soften the rural edge. This mitigation can be secured by planning condition.
- 7.50 Hard surfacing will be permeable block paving. External lighting will be designed to mitigate light pollution to avoid impact on residents and wildlife, including the avoidance of white and ultra-violet light. A condition will be imposed to require these details to be submitted prior to commencement of development.
- 7.51 Policy CSH2 of the SOCS states that “on sites where housing is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area. The emerging Local Plan requires “the efficient use of land, with densities of at

least 30 dwellings per hectare ” but also states that this should take local circumstances into account, including local character.

- 7.52 Clearly there are several constraints on the site including flood risk, which reduces the amount of land that can be developed. The GNP acknowledges that given the AONB, housing density needs to be appropriate and policy 16 requires all new development to respond positively in respect of density.
- 7.53 The development proposes 20 dwellings across 2.24ha in accordance with the site allocation. This would result in approximately 9 dwellings per hectare (similar to the density in Elmcroft adjacent). However, taking into account the developable area, the application states that the density will be 17 dwellings per hectare over an approximate developable area of 1.2ha. The GNP indicates that densities lower than 30 dwellings per hectare would be supported on the periphery of the village.
- 7.54 It is considered that the proposed density is sensitive to the constraints in the immediate area and therefore consistent with the GNP policy regarding density and the requirements of policy CSH2 of the SOCS.
- 7.55 The Crime Prevention Officer has provided useful comments on the layout and confirmed that the amended layout has addressed their major concern relating to the footpath to Elmcroft. In accordance with policy D6 of the SOLP, it is recommended that a condition be imposed for any future applications to incorporate secured by design principles.

Impact on Ecology/Biodiversity.

- 7.56 The outline application is supported by an ecological survey report which includes the results of previous ecological surveys on site, conducted in 2016 and also outline recommendations for biodiversity mitigation and enhancement. Whilst concerns have been raised locally regarding the impact of the development on wildlife, the surveys concluded that the habitats on site are not considered to be a constraint to development, comprising of improved grassland and ruderal/scrub boundary vegetation.
- 7.57 On this basis officers are satisfied that at this outline stage, with layout and landscaping remaining reserved matters, that the proposed development can achieve compliance with policies C6 and C8 of the SOLP, Policy CSB1 of the SOCS, Policy 07 (11) and (12) of the GNP and paragraph 170 of the NPPF subject to conditions regarding the submission of the following details as part of the RM application:
- Detailed biodiversity mitigation and enhancement strategy (BMES)
 - Updated ecological surveys as necessary (particularly badger surveys);
 - A biodiversity impact calculator assessment which demonstrates that the development will achieve a no net-loss of biodiversity on site as a minimum;
 - Details of working methods to minimise impacts on biodiversity during the construction phase;

- Details of habitat creation on site including methods to successfully establish the target habitats and a scheme of ongoing maintenance (cross referencing landscaping plans);
- Details of species enhancements on site including the provision of bird boxes, bat boxes, reptile refugia and 1 barn owl box.

Impact on Trees-Tree Protection, main access, drainage and emergency access.

- 7.58 Many of the trees located within this site are protected by a tree preservation order (TPO), having significant amenity value and make an important contribution to the Area of Outstanding Natural Beauty (AONB) landscape. Two individual trees are proposed for removal - a horse chestnut (TPO, but of moderate quality) to allow for the site entrance along with a small group of self-seeded trees and a small common oak to allow for construction of the emergency access/footpath to the north. A group of three low category trees towards the south of the site are also proposed to be removed. No objections are raised to the removal of these trees and it is considered that the significant replacement planting proposed will mitigate against any loss.
- 7.59 As a result of concerns raised by the Council's tree officer, further information was submitted to demonstrate that the proposed access works at both the Manor Road access and also for the emergency access would not impact upon adjacent protected trees. The Forestry Officer is now satisfied that the works required in the root protection areas of these trees are unlikely to result in any long-term harm to these trees. Additional tree protection measures have also been agreed with the Council's tree Officer.
- 7.60 The additional details also showed the surface water drainage attenuation tanks and drainage run moved away from tree protection zones of T40 and G43, and an updated transport statement was produced to take into account the revised access proposals.
- 7.61 Assessment of the proposed impact of the development on trees has also been undertaken in conjunction with the Council's Drainage Officer and the County Highways Officer. The Council's Forestry Officer has confirmed that the latest plans and additional information have addressed all of the previous comments and therefore no objections are raised subject to conditions covering: Tree Protection Measures, details of proposed drainage/utilities, detailed timings for arboricultural supervision for works within the root protection areas of trees to be retained, landscaping details and landscape management plan. The details provided meet the requirements of GNP policy 07 (12).
- 7.62 A reserved matters application will detail landscaping proposals and would need to provide substantial tree planting to help enhance and soften the development including mitigation. Subject to the future agreement of these details, I consider that the development would accord with policies CSEN1 of the SOCS and Policy C9 of the SOLP, which seek to resist the loss of

important landscape features and require measures to integrate development into the landscape.

Archaeology.

- 7.63 The application site lies within an area of archaeological interest located 550m NW of the site of a Roman Villa. Excavations have discovered some items of interest including a Roman coin has been recovered from 280m north east of the site. The site is also located to the north of an area of multi period settlement and ritual site identified from aerial photographs and excavation.
- 7.64 Given the archaeological interest in the immediate area and in accordance with policy 07 (14) of the GNP and CON 11,12 and 13 of the SOLP , the County Archaeologist has recommended that a programme of archaeological investigation will be required ahead of any development on the site. This would be secured through an appropriately worded planning conditions requiring a Written Scheme of Investigation (WSI), a staged programme of archaeological evaluation and mitigation and a full report summarising all findings.

Residential amenity/Privacy.

- 7.65 Policy D3 of the SOLP requires a private outdoor garden or amenity space or a shared amenity area to be provided for all new dwellings. The amount of land to be used for the amenity space should be determined by the size of the dwelling proposed, by the character of surrounding development and by plot coverage standards. Private outdoor sitting areas should not be overlooked by adjacent outdoor sitting areas, living/dining rooms or kitchens.
- 7.66 Policy D4 of the SOLP requires all new dwellings to be designed and laid out so as to secure a reasonable degree of privacy for the occupiers. Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight. Loss of a view is not a material consideration.
- 7.67 As the application is in outline, the position and scale of the proposed homes is not fixed. The layout of the proposed development may change at reserved matters stage and the impact on neighbouring properties will be carefully assessed under any future application. However, the illustrative layout indicates that the back to back distances between houses and the proposed garden sizes are greater than minimum standards. Based on this indicative layout, the distance to neighbouring properties, and the intervening screening, I believe the development could be achieved without any adverse impacts on neighbours in terms of light, outlook and privacy. This would accord with policy D4 of the SOLP, which requires new development to secure an appropriate level of privacy for existing residents. I am also of the view that based on the indicative plans, a suitable layout could be achieved that would provide an appropriate level of outdoor space for future residents.

- 7.68 Concern has been expressed regarding loss of privacy for properties on Elmcroft, whose gardens do not currently benefit from any formal screening allowing views onto the application site. The illustrative masterplan for the site proposes new tree and boundary planting along the northern boundary of the site. No enclosure details are proposed at this stage however details will be secured under planning condition.

Waste Management.

- 7.69 The proposed layout takes into account the requirements of policy D10 of the SOLP in respect of waste management. Details on the construction of access road in respect of waste collection vehicles and tracking details can be secured via planning condition.

Energy Efficiency.

- 7.70 In accordance with the requirements of policy CSQ2, as the application is only in outline at this stage, a planning condition will be imposed to secure sustainable measures at reserved matters stage.

Environmental Matters (air quality, contamination and noise).

- 7.71 No objections are raised in terms of air quality impact and conditions are recommended regarding air quality mitigation measures.
- 7.72 Other environmental protection matters, such as noise, dust and the impact of lighting can also be addressed through the use of suitably wording conditions

Other Matters.

- 7.73 Concern has been expressed locally that this application site should not be developed as there are alternative sites available, namely Reserve Site GNP8 Gatehampton Road, which was put forward in the event that the allocated sites do not produce approximately 94 new dwellings. This allocation provides for between 10-16 new dwellings. Whilst still in the AONB, it is situated in Flood Zone 1. This is a greenfield site which the plan indicates “*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*” .
- 7.74 As explained above, the GNP allocates four sites for development, with a fifth site held in reserve. The plan (and the allocations) have been through extensive consultation with the community and various consultants covering landscape and visual impact, flood risk assessment and biodiversity and ecology, sustainability appraisal.
- 7.75 In the Examiner’s assessment of the GNP he noted that the total effects of site-specific constraints (the Chilterns AONB and Flood Zones 2 and 3) introduced by the draft NDP when read with existing constraints should not

prevent the achievement of sustainable development. The Examiner expressed that he was satisfied that the selection of the four sites was appropriate and that they should remain in the plan. It was acknowledged that GNP3 (the application site) would be able to provide some housing in Flood Zone 1 and with proposed re-contouring, may still be able to deliver 20 new dwellings. However, as the Examiner was unable to conclude with confidence either that it would be likely to provide 20 dwellings or that it is unlikely, it followed that the NDP should make provision for it not being able to do so. The Examiner recognised that the reserve site (GNP8) does have its problems (visual impact on the AONB and Chiltern Way) and for this reason, did not recommend its addition as a site on which new housing should definitely be built. However, it was agreed to be the most appropriate site to be held in reserve for both general and affordable housing in case the four selected sites do not result in the needed level of provision.

- 7.76 It is not for this application to consider the merits of other sites or applications. This is an allocated site which has been subject to detailed flood risk and drainage assessments and as a result, it is concluded that 20 dwellings could be built on Flood Zone 1 levels without adverse impact upon the surrounding area.

Infrastructure Requirements.

On-site infrastructure to be secured under a legal agreement.

- 7.77 On-site infrastructure can be secured through a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). If the application progressed positively, on-site infrastructure could be secured through a S106 agreement. This would include the affordable housing and the long-term maintenance and management of the open space. The size and quality of these on-site facilities would accord with policies R2 and R6 of the SOLP. In addition, it may also be necessary to be supplementary provisions regarding flood infrastructure maintenance.
- 7.78 In accordance with the Council's S106 Planning Obligations Supplementary Planning Document, financial contributions would also be required towards the following on-site infrastructure (all contributions to be index-linked):
- Provision of recycling/refuse bins-£186 per property (indicatively £3,720)
 - Street naming and numbering-£229 per 10 dwellings (indicatively £458)
 - Provision of public art- £306 per dwelling (indicatively £6,120)
 - S106 monitoring fee £628.
 - Affordable housing administration/monitoring fee-£61
- 7.79 The County Council have also requested that the following contributions be secured:
- £86,651 (index linked) towards expansion of secondary and sixth form capacity at Langtree School

7.80 The proposed development is served by Langtree School for secondary provision, which is currently oversubscribed. This school has a permanent capacity of 591 places, and as of May 2019 there were 592 pupils on roll. The school also admitted over its Published Admission Number (PAN) of 120 for the September 2019 Year 7 intake. Forecasts indicate that there will be a continued shortage of places at the school in the future, unless additional capacity is provided. The school would thus be unable to accommodate the expected increase in demand from housing growth in the area, including from this application. The proposed development would therefore be expected to contribute proportionally towards the cost of the expansion of secondary education provision that would be necessary to meet its needs

- s.278 Agreement would be required to secure all off-site access and highway mitigation/improvement works.
- s.38 Agreement would be required for the adoption of new roads.

7.81 The developer has agreed to these heads of terms. I consider that these contributions / obligations accord with policy CS11 of the SOCS, which requires new development to be supported by appropriate on and off-site infrastructure and services. They accord with the relevant tests in the NPPF as they are necessary to make the development acceptable in planning terms, are directly related to the development and are fair and reasonably related in scale and kind to the development. They are further justified through policies D10 (waste) and D12 (public art) of the SOLP.

Community Infrastructure Levy.

7.82 The Council adopted a Community Infrastructure Levy (CIL) in 2016. With the exception of the affordable housing, any additional floor space is CIL liable at a rate of £150 per sq.m (index linked and currently £182.18 per sq, m). The money collected can be pooled with contributions (either S106 or CIL) from other development sites to fund a wide range of off-site infrastructure to support growth, including schools, transport, community, leisure and health facilities.

7.83 Goring Parish Council would receive 25 percent of the CIL because they have a made Neighbourhood Plan. CIL money is to be spent on infrastructure projects that can benefit the community.

8.0 **CONCLUSION**

8.1 It is recommended that planning permission is granted for the development as the site is allocated for housing in the Goring Neighbourhood Plan and would provide significant benefits in terms of providing additional housing, including affordable housing. The proposal complies with the Development Plan policies and subject to the attached conditions would provide an appropriate form of development, given the constraints within the site.

9.0 **RECOMMENDATION**

9.1 To authorise the head of planning to grant planning permission subject to:

- i) the prior completion of a Section 106 agreement with Oxfordshire County Council and the District Council to secure the affordable housing, financial contributions and other obligations stated above, and
- ii) the following conditions:
 - 1. Approved Plans
 - 2. Approval of reserved matters-appearance, landscaping, layout and scale, timescale for submission
 - 3. Approved access provided prior to occupation/new vehicle access
 - 4. Floodplain compensation scheme based on the principles contained in the FRA.
 - 5. Housing mix in general accordance with SHMA
 - 6. Housing Space standards
 - 7. Ridge heights – Reserved Matters to include varied ridge lines including the use of some 1.5 storey units
 - 8. Surface Water Drainage scheme including sustainable features
 - 9. Foul water drainage scheme
 - 10. Groundwater monitoring strategy and programme.
 - 11. Safe egress and access plan to be submitted
 - 12. New vehicle access
 - 13. Vision splay details
 - 14. Estate Accesses, Driveways and Turning Areas
 - 15. Construction Traffic Management Plan
 - 16. No Surface Water Drainage to Highway
 - 17. Tree protection measures as agreed
 - 18. Tree protection measures-drainage and utilities
 - 19. Tree Protection Measures-schedule of works/timings
 - 20. Landscaping scheme-trees and shrubs including additional mitigation measures as set out in paragraphs 7.28 and 7.29 of this report
 - 21. Landscape Management Plan
 - 22. Boundary treatment.
 - 23. Biodiversity mitigation and enhancement strategy
 - 24. Air quality mitigation: EV charging points; gas fired boilers standards.
 - 25. Secure cycle parking details
 - 26. Construction hours
 - 27. Control of construction dust
 - 28. Lighting details
 - 29. Sustainable Travel Information Pack
 - 30. Waste management tracking plan
 - 31. Archaeological written scheme of investigation
 - 32. Staged programme of archaeological evaluation and mitigation
 - 33. Archaeology-Full report summarising works found and evaluated.
 - 34. Secure by Design Measures

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