

APPLICATION NO.	P23/S4299/FUL
SITE	Cedar Wood House Elvendon Road Goring, RG8 0LP
PROPOSAL	Replacement dwelling (As amended by plan received 2 February 2024 to remove proposed new access and garage/carport).
AMENDMENTS	Amended plans received to remove proposed new access and garage/carport
APPLICANT	Mr & Mrs Steen
APPLICATION TYPE	FULL APPLICATION
REGISTERED	20.12.2023
TARGET DECISION DATE	16.5.2024
PARISH	GORING
WARD MEMBER(S)	Maggie Filipova-Rivers
OFFICER	Andy Heron

1.0 INTRODUCTION

- 1.1 This report sets out the officer’s recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 This application is referred to planning committee following an objection received from Goring Parish Council. The parish council have raised concerns that the development would impact the views of the National Landscape area and have also cited highway safety concerns. A map extract identifying the site is **attached** at appendix 2.
- 1.3 The site consists of a detached 2 bedroom dwelling which is situated on a ridge which is located to the north-eastern fringe of Goring. The site is situated within the Chilterns National Landscape (formerly the AONB). Neighbouring dwellings are situated to the east, south and west. Open countryside is situated to the north.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the demolition of the existing dwelling and construction of a replacement 4 bedroomed detached dwelling. The dwelling will be designed with a hipped roof with gables to the front and rear. The dwelling will have a maximum height of 9 metres and a footprint of 18.4 by 13.9 metres.
- 2.2 The existing vehicle access onto Elvendon Road is to remain as existing. 4 on-site car parking spaces are proposed. The dwelling will be constructed of brick, and natural slate to fit in with the character of the surrounding rural area.
- 2.3 This application follows an application (P23/S0208/FUL) which was refused in May 2023 due to the height, mass and bulk of the proposed replacement dwelling and the impact it would have on the Chilterns National landscape, and

insufficient tree information. This current application has reduced the height, mass and bulk of the proposed dwelling and proposes to use materials which are more in keeping with the surrounding area. Additional tree protection information has also been submitted in support of the application.

2.4 Amended plans have been received to remove a proposed new vehicle access and garage/carport. The amended plans were submitted to overcome initial concerns received from the county council’s highways officer, and a letter of objection received from a neighbouring occupant concerning neighbouring amenity and highway safety.

2.5 An aerial photograph showing the surrounding area is shown below.



2.6 Copies of the plans accompanying the application are **attached** as appendix 3 to this report. All the plans, supporting information and representations can be viewed on the council’s website www.southoxon.gov.uk under the planning application reference number.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

The comments below represent the latest comments on the scheme. Full details of the representations can be viewed on the Council’s website www.southoxon.gov.uk under the planning reference number.

3.1 Statutory Consultee responses

Representation	Comments
Goring Parish Council	Object. The development would impact the views of the National Landscape area and will create highway safety implications.
Oxfordshire County Council Highways	No objection , subject to a car parking compliance condition. A revised plan has been

	submitted which retains the existing vehicular access. The proposal is unlikely to result in any significant intensification of transport activity at the property or the highway network.
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3.2 **Council - professional officer comments**

Representation	Comments
Ecology	No objection , subject to a condition requiring a lighting strategy for bats.
Tree officer	No objection , subject to tree protection and landscaping conditions.
Landscape officer	No objection.

3.3 **Public responses**

Representation	Comments
2 letters of objection received	Impact on National Landscape area, impact on trees, highway safety concerns, impact on neighbouring amenity, impact on water supply in area.
4 letters of support received	Development is small in scale and nestled into landscape, more in keeping than existing dwelling with the character of the area.

4.0 **RELEVANT PLANNING HISTORY**

4.1 Application Number	Description of development	Decision and date
P23/S0208/FUL	Demolition of the existing dwelling house and construction of a replacement dwelling and garage including improvements to existing vehicular access.	Refused (26/05/2023)
P63/H0273	HOUSE AND GARAGE WITH ALTERATION TO EXISTING ACCESS.	Approved (10/07/1963)
P60/H0843	Erection of bungalow and garage	Approved (23/11/1960)
P60/H0585	SITE FOR A SINGLE STOREY DWELLINGHOUSE WITH ACCESS.	Approved (25/08/1960)

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development is not EIA development.

6.0 POLICY & GUIDANCE

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory Development Plan comprises:

- The Local Plan 2035
- Adopted neighbourhood plans

6.2 Development Plan Policies

The South Oxfordshire Local Plan (SOLP) 2035 policies which are relevant to the proposed development consist of:

- DES1 - Delivering High Quality Development
- DES2 - Enhancing Local Character
- DES5 - Outdoor Amenity Space
- DES6 - Residential Amenity
- DES7 - Efficient Use of Resources
- DES8 - Promoting Sustainable Design
- DES9 - Renewable Energy
- DES10 - Carbon Reduction
- ENV1 - Landscape and Countryside
- ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
- ENV3 - Biodiversity
- EP3 - Waste collection and Recycling
- H1 - Delivering New Homes
- H18 - Replacement Dwellings
- INF1 - Infrastructure Provision
- INF4 - Water Resources
- STRAT1 - The Overall Strategy
- TRANS2 - Promoting Sustainable Transport and Accessibility
- TRANS5 - Consideration of Development Proposals

6.3 Neighbourhood Plan

This plan was made (adopted) as part of the district council's development plan on Thursday 18 July 2019. The relevant policies to the proposed development consist of:

- Policy.01 – Number of dwellings to be allocated
- Policy.11 – Conserving and enhancing Goring's landscape
- Policy.12 – Conserve and enhance biodiversity
- Policy.13 – Light pollution
- Policy.15 – Water, sewerage, and drainage capacity
- Policy.16 – Building design principles
- Policy.19 – Adequate parking within new developments
- Policy.20 – Walking and cycling

- 6.4 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (NPPF)
 - The National Planning Practice Guidance (NPPG)
 - National Design Guide Planning practice guidance for beautiful, enduring and successful places (NDDG)
 - South Oxfordshire and Vale of White Horse Joint Design Guide 2022
 - South Oxfordshire Infrastructure Delivery Plan (April 2020)
 - South Oxfordshire District Council Corporate Plan 2020 - 2024
 - Chilterns AONB Management Plan 2019 – 2024
 - Countryside and Rights of Way Act 2000

7.0 **PLANNING CONSIDERATIONS**

7.1 **The relevant planning considerations are the following:**

- **Principle of development**
- **Design and impact on the rural character of the area and the National Landscape**
- **Residential amenity**
- **Access and parking**
- **Trees**
- **Biodiversity**
- **Carbon reduction**
- **Water supply**

7.2 **Principle of development**

The site is situated within Goring, one of the larger villages within the district. Policies STRAT1 and H1 of the SOLP, and policies 01 and 02 of the Goring Neighbourhood Plan encourage development in these highly sustainable areas, providing that an important open space of public, environmental, historical, or ecological value is not lost, nor an important public view harmed. The development is situated on a site located on a prominent ridge to the south of an area of open landscape which is within the Chilterns Escarpment Character Area. The site does not form an area of important open space or within a conservation area, nor are there any ecological constraints.

- 7.3 The principle of development is therefore considered acceptable, subject to the impact of the development on the rural landscape and the setting of the Chilterns National Landscape.

7.4 **Design and impact on the rural character of the area and the National Landscape**

The site is situated within the Chilterns National Landscape. Designation of a National Landscape confers formal recognition that the natural beauty of the area is of national importance. The primary purpose of the designation is to conserve and enhance natural beauty.

- 7.5 Policy ENV1 of the SOLP seeks to protect the rural landscape and countryside against harmful development, particularly within the National Landscape areas.

Paragraph 182 of the NPPF confirms that ‘great weight’ should be given to conserving and enhancing the character and qualities of AONB’s (now renamed National Landscape areas) ‘which have the highest status of protection’. This is also emphasised by policy ENV1 of SOLP and reinforces the statutory duty placed on the council under S85 of the Countryside Rights of Way Act 2000.

- 7.6 Policy DES1 of the SOLP seeks to ensure that all new development is of a high-quality design subject to a series of criteria. Policy DES2 of the SOLP states that all new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.
- 7.7 The height, mass and bulk of the proposed replacement dwelling has been significantly reduced, therefore overcoming the concerns related to the previous refused application. The proposed dwelling will still have a large mass, however, it will not be untypical to adjacent properties, particularly the dwellings to the west which are larger and more dominant than the proposed dwelling.
- 7.8 The landscape officer has raised no objection, commenting that the proposed dwelling will not block views towards the wider Chilterns Landscape area to the north. The landscape officer has commented that the materials and design of the existing dwelling make it appear prominent and visible from the road and footpath to east.
- 7.9 Unlike the existing materials, the proposed materials will look more muted and in keeping with adjacent properties. Although larger in size, the landscape officer has advised that the replacement dwelling will have a neutral impact on the surrounding landscape.
- 7.10 A landscaping condition is recommended to soften the impact of the development. It is considered that planting on the north-eastern side of the site would help soften the views available from the east. A hedgerow along the north and eastern edge would soften the kitchen garden and other domestic clutter which typically appears in gardens.
- 7.11 In view of the above the development will not have a significant harmful effect on the landscape. The height and scale of the development will reflect neighbouring properties as will the layout, appearance, and roof structure. The dwelling is therefore considered to fit in with the surrounding rural character of the area. Wider and longer views into the site will not be harmed.
- 7.12 I’m satisfied the development will complement its surroundings. The development will follow the ribbon layout of the surrounding area and will front onto Elvendon Road. Furthermore, the mass height and scale of the building will follow that of neighbouring dwellings. The proposed dwelling would fit into the surrounding street scene. It is recommended that permitted development rights are removed for roof alterations to preserve the rural character of the area.

- 7.13 Policy DES5 of the SOLP seeks to ensure that new dwellings provide adequate private outdoor space. The amount of land to be used for garden or amenity space will be determined by the size of the dwelling and the character of surrounding development. Minimum standards for new residential development are recommended in the Joint Design Guide. A four-bed dwelling must have a minimum of 100 square metres of amenity space. I am satisfied the site will be able to provide sufficient private amenity space that reflects the size of neighbouring dwellings and exceeds the minimum requirement.
- 7.14 To protect the appearance of the area a condition requiring details of external materials is recommended. A glazing condition is also recommended to minimise visible light transmittance. A landscaping condition is recommended to help to assimilate the development into its surroundings.
- 7.15 In view of the above the development accords with policy DES1, DES2, DES5 and ENV1 of the SOLP and paragraph 182 of the NPPF. Regard has also been given to Section 85 of the CROW Act (2000) in this assessment.
- 7.16 **Residential amenity**
- Policy DES6 of the SOLP aims to protect the amenity of neighbouring uses from loss of privacy or day/sunlight, visual intrusion, noise, or external lighting. There is unlikely to be any loss in privacy caused by the dwelling. Neighbouring properties are sufficiently distanced away and are unlikely to suffer from a loss of light or privacy.
- 7.17 It is accepted there may be some increase in noise levels during construction, although this will only be temporary. There will be no harmful impact in terms of noise towards neighbouring occupants.
- 7.18 The development will not result in significant adverse impacts on the amenity of neighbouring uses and is therefore considered to comply with policy DES6 of the SOLP.
- 7.19 **Access and parking**
- Policy TRANS5 of the SOLP requires development to provide safe and convenient access for all users to the highway.
- 7.20 Oxfordshire County Council's highway liaison officer has raised no objection to the development, subject to a car parking compliance condition. The parking and manoeuvring areas are considered adequate and acceptable and are unlikely to result in displaced vehicles onto the highway. A condition restricting occupation of the dwelling until an electric vehicle charging point has been installed is recommended to ensure sustainable forms of transport are provided in accordance with Policy DES8 of the SOLP.
- 7.21 The proposal will result in a relatively modest increase in vehicular numbers, compared to the existing use which is unlikely to adversely impact the highway. In view of the above the development accords with policy TRANS5 of the

SOLP, and policies 19 and 20 of the neighbourhood plan.

7.22 Trees

There is a Lime tree situated offsite beyond the south-west corner of the site which is protected by a Tree Preservation Order (TPO). The applicant has submitted a tree survey, arboricultural impact assessment and an arboricultural method statement.

7.23 The forestry officer has confirmed that the trees shown to be removed are small and would not pose a constraint to the proposed development. The tree officer has recommended a landscape and tree protection condition to mitigate tree loss, and to help assimilate the development into its surroundings.

7.24 Biodiversity

Policy ENV2 of the SOLP seeks to protect local wildlife sites from harm. It states that development will only be permitted if the need for and benefits of the development outweigh the adverse effects, it can be demonstrated that the development could not be located on an alternative site that would result in less harm, and measures will be provided which would avoid, mitigate or compensate any harm.

7.25 Paragraph 180 of the NPPF seeks to contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity. It intends to minimise impacts on and provide net gains for biodiversity. It also seeks to prevent new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

7.26 Policy ENV3 of the SOLP supports development that will conserve, restore, and enhance biodiversity. It requires all development to provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity.

7.27 A preliminary ecological appraisal and bat surveys have been submitted with the application. The countryside officer accepts the findings in these documents. They have no objection to the proposal subject to a condition requiring a lighting strategy for bats.

7.28 In view of the above the development is not considered to harm local wildlife or create a net loss in biodiversity and is therefore in compliance with policies ENV2 and ENV3 of the SOLP, and paragraphs 180 and 186 of the NPPF.

7.29 Carbon Reduction

Policy DES10 of the SOLP seeks to reduce carbon emissions and requires all new build residential dwellings to incorporate renewable energy and other low carbon technologies and / or energy efficiency measures. To comply with the

policy an energy statement and SAP calculations have been submitted in support of the planning application. The energy statement demonstrates the dwelling can achieve a 9% reduction in carbon emissions compared with 2022 Building Regulations compliant base case.

- 7.30 A condition is recommended requiring a verification report to be submitted prior to occupation to demonstrate all carbon reduction energy efficiency measures have been implemented in accordance with the energy statement.

7.31 Water supply

A local resident has raised concerns that the replacement dwelling will create more demand for water which will further harm water supply in the area.

- 7.32 Policy INF4 of the SOLP concerns water resources. It requires all development proposals to demonstrate that there is or will be adequate water supply, surface water, foul drainage and sewerage capacity to serve the whole development. In doing so applicants must demonstrate that there is adequate capacity both on and off site to serve the development and that it would not lead to problems for existing users. 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.

- 7.33 Demand for water in the district continues to increase and it is appropriate, therefore, that new development minimises the pressure on existing resources. Measures to reduce the demand for water should be incorporated into new development.

- 7.34 The proposed development seeks to replace an existing dwelling and will not be significantly different in terms of water demand compared to the present. The replacement dwelling proposes to use SUDs for surface water and a package treatment plant for foul water which will improve the existing on-site drainage. Furthermore, drainage and water supply will be covered by building regulations. In view of the above, there is not considered to be a severe increase in water demand. Local water supply is therefore not considered to be affected by the proposed development.

7.35 Community Infrastructure Levy (CIL)

The development is CIL liable to the amount of £75,727.77.

8.0 Other Relevant Legislation

8.1 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.

8.2 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.

8.3 Crime and Disorder Act 1998
In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

9.0 **PLANNING BALANCE AND CONCLUSION**

9.1 The application has been assessed against relevant policies in the development plan, the NPPF, PPG, the adopted SPD's and all other material planning considerations.

9.2 The replacement dwelling will not unduly harm the character and appearance of the rural area and National Landscape or neighbouring amenity.

9.3 The application will provide an economic and social role via the creation of additional jobs during construction. The development is also CIL liable and will contribute towards local infrastructure.

9.4 There are no technical concerns with this application, subject to the recommended conditions. Overall, in the planning balance, the benefits of the development outweigh any potential harm. As such, the application is recommended for approval.

9.5 Abbreviated versions of the recommended conditions are listed below and shown in full in appendix 1.

10.0 **RECOMMENDATION**

To grant Planning Permission subject to the following conditions. The full wording for conditions can be found in appendix 1.

- 1 : Commencement 3 years - Full Planning Permission**
- 2 : Approved plans**
- 3 : Sample materials**
- 4 : Lighting strategy for bats**
- 5 : Tree protection (implementation as approved)**
- 6 : Landscaping (incl access drive and hard standings)**
- 7 : Glazing**
- 8 : Energy Statement Verification**
- 9 : Parking & Manoeuvring Areas Retained**
- 10 : Electric Vehicle Charging Points**
- 11 : Withdrawal of P.D. (Part 1 Class B and C)**

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Appendix 1

Recommended Conditions (full text):

Sequence	Description	Details
1	Commencement 3 years - Full Planning Permission	<p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 003, 006, 002, 005, 001 and 004A, except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
3	Sample materials	<p>No development shall commence, except for demolition and site clearance until approved samples of all materials to be used in the external construction and finishes of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
4	Lighting strategy for bats	<p>No development shall commence until a sensitive lighting strategy for bats has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding</p>

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		<p>sites or resting places or along important routes used to access key areas of their territory, for example for foraging; and</p> <p>b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites or resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without the prior consent from the local planning authority. If no external lighting is proposed, this should be confirmed in writing to the Local Planning Authority before any works start on site.</p> <p>REASON: to avoid impacts on bats from insensitive external lighting in line with Policy ENV2 of the South Oxfordshire Local Plan</p>
5	Tree protection (implementation as approved)	<p>No development shall commence until all approved tree protection details (including fencing and temporary ground protection) listed in the Arboricultural Method Statement dated 19th December 2023 Ref 21_5837_12_05 (R3) by ROAVR group have been put in place. Thereafter, the approved tree protection shall be retained in situ for the duration of development.</p> <p>Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.</p>
6	Landscaping (incl access drive and hard standings)	<p>No development shall commence above slab level until a scheme for the landscaping of the site, including the planting of live trees and shrubs and the treatment of the access drive and hard standings has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished</p>

		<p>levels/contours, and an implementation programme. The approved scheme shall be implemented prior to the first occupation or use as approved within 12 months of the commencement of the development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
7	Glazing	<p>No windows shall be installed until details of the specification of the external glazing have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this condition requires the provision of a scheme to minimise visible light transmittance from inside to out. Thereafter, the glazing approved shall be installed and maintained in perpetuity in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with policy ENV1 of the South Oxfordshire Local Plan 2035.</p>
8	Energy Statement Verification	<p>Prior to first occupation of the dwelling house, all carbon reduction energy efficiency measures shall be implemented in accordance with the energy statement produced by Xpert Energy Installations Ltd and SAP calculations produced by Elmhurst Energy (ref: 000004) hereby approved and a verification report shall be submitted to the local planning authority and approved in writing. The verification report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the energy statement and</p>

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		<p>verification report.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>
9	Parking & Manoeuvring Areas Retained	<p>Prior to the first occupation of the dwelling, hereby approved, the parking and turning areas shall be provided in accordance with drawing no. 004, Rev A, and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.</p> <p>Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
10	Electric Vehicle Charging Points	<p>The dwelling shall not be occupied until an Electric Vehicle Charging Point has been installed.</p> <p>Reason: To ensure sustainable forms of transport are provided in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
11	Withdrawal of P.D. (Part 1 Class B and C)	<p>Notwithstanding the provisions of Classes B and C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), there shall be no roof alteration to the dwelling hereby permitted without the prior grant of planning permission.</p> <p>Reason: To safeguard the amenities of the occupiers of the adjoining properties and the character of the area in accordance with Policies DES1, DES2 and DES6 of the South Oxfordshire Local Plan 2035.</p>
12	CIL- informative	<p>The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire District Charging Schedule. Upon planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must</p>

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		submit a commencement notice to the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED. Guidance on CIL is available on the planning portal website http://www.planningportal.co.uk/cil or the council's website http://www.southoxon.gov.uk/cil together with the process for paying CIL.
13	EPS license - informative	Your attention is drawn to the need obtain a European Protected Species (EPS) Licence before any development or demolition can proceed. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.
14	S151 - informative	It is an offence under Section 151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
15	S137 - informative	No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such obstruction is an offence under Section 137 of the Highways Act 1980.
16	Neighbourhood plan - informative	Goring Neighbourhood Plan policies; Policy.01 - Number of dwellings to be allocated Policy.02 - Infill 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.19 - Adequate parking within new developments

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		Policy.20 - Walking and cycling
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