



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 9: Goring

March July 2011

GORING

Settlement	Goring		
Site Ref	GOR1		
Other useful refs	Submitted site 044		
Site address	Land at Wallingford Road, Goring		
Planning history	PO1/W0797/O	Petrol Station	Refused
	P70/H0009	Intensive dairy unit and grass dryer	No Decision
	P66/H0229	Erection of farm manager's house and 2 pairs of semi-detached farm workers cottages	Refused
Site size (hectares) (hectares)	4.1		
Site description and current uses	Agriculture and open countryside		
Site boundaries	Hedges to all boundaries		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Railway line to the West • Residential to the South • Agriculture to the North and East. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Within the Chilterns AONB • Grade II agricultural land • The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> • Legally protected Red Kite present on site • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 044.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR2		
Other useful refs	None		
Site address	Area between Icknield Way and B4009		
Planning history	P70/H0009	Intensive dairy unit and grass dryer	No Decision
	P60/H0886	Residential Development	Refused
	P58/H0615	Residential development (4 1/2 houses per acre)	Refused (appeal dismissed)
	P58/H0277	Residential development (20 houses per acre)	Refused
Site size (hectares)	3.3		
Site description and current uses	Open countryside to the rear of residential properties		
Site boundaries	Mostly mature hedging		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to East, South and West Agriculture to the North. Pumping station with associated development to the South. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Chilterns AONB Grade II agricultural land The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> Legally protected Small Blue present on site Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Site has not been submitted for development through the LDF process and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR3		
Other useful refs	Site submission 045		
Site address	Land at Icknield Road, Goring		
Planning history	P06/W0633/O	Application for 24 affordable dwellings	Withdrawn
	P58/H0617	Residential development	Refused
	P58/H0615	Residential development	Refused
Site size (hectares)	0.6		
Site description and current uses	Hard standing and scrub land		
Site boundaries	<ul style="list-style-type: none"> • Bunds to the North • Scrub and fencing to the West, • Scrub to the South • Access point including fencing and gate to the East 		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agriculture to the North and West • Pumping station and associated development to the South • Residential to the East 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • Grade II agricultural land • The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 045.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR4		
Other useful refs	Submitted site number 077		
Site address	Land to the rear of Cleve Cottages on Icknield Road		
Planning history	P62/H0126	Erection of 11 new houses and garages	Refused
Site size (hectares)	0.6		
Site description and current uses	Grassland to the rear of Cleve Cottages behind the fire station.		
Site boundaries	Area is boarded by mature trees and hedges on sides abutting residential gardens.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential development to the North and South. Agricultural land to the East. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Chilterns Area of Outstanding Natural Beauty TPOs abutting site 		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the LDF process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 077.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring
Site Ref	GOR5
Other useful refs	None
Site address	Land between Icknield Road and Elevendon Road
Planning history	None
Site size (hectares)	7.2
Site description and current uses	Rough triangle of open land between the very low density ribbon development of the houses on Icknield Road and properties on Elvendon road.
Site boundaries	Area is boarded by mature trees and hedges on sides abutting residential gardens.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential development to the North and South. Agricultural land to the East.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> Chilterns Area of Outstanding Natural Beauty TPOS abutting site Grade II agricultural land The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the LDF process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	The availability of the site is unknown as it has not been submitted for consideration.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.

GORING

Settlement	Goring		
Site Ref	GOR6		
Other useful refs	None		
Site address	Land to rear of 98 – 108 Elvendon Road		
Planning history	P65/H0558	Site for two detached dwellings	Permitted
	P65/H0107	Site for two dwellings	Permitted (but revoked later)
	P64/H0669	Site for 10 detached dwellings	Refused
	P52/H0298	Residential development (density of 2 per acre)	No Decision
Site size (hectares)	1.4		
Site description and current uses	Rough grass field		
Site boundaries	Established hedging on all sides		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to North, West and East Large residential garden to East. Woodland to the South. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Chilterns AONB Grade II agricultural land The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> Site slopes gently with hollow between residential to front and woodland to rear. Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Land has not been submitted for development through the LDF process and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR7		
Other useful refs	None		
Site address	Area to east of Fairfield Road		
Planning history	P02/W0076	Construction of telecommunications tower (on edge of site)	Refused but later granted permission
	P73/H1108	Residential development	Refused
Site size (hectares)	14.8		
Site description and current uses	Open pasture land with telecommunications tower in south east corner		
Site boundaries	Mostly mature trees and hedging		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to North and West of site Agriculture to East and South. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> Chilterns AONB The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> Pylons run across site Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Site has not been submitted for development through the LDF process and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR8		
Other useful refs	None		
Site address	Area between playing field and Burntwood Hall		
Planning history	P59/H0155	Erection of 6 dwellings	Refused
Site size (hectares)	5.3		
Site description and current uses	Open pasture land in agricultural use		
Site boundaries	Mostly low hedging with mature trees and hedges to the East		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agriculture to the South • Burntwood Hall to the East • Residential to the North • Playing field to the West. 		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the LDF process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Site has not been submitted for development through the LDF process and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR9		
Other useful refs	None		
Site address	Area off Gatehampton Road		
Planning history	P59/H0692	Residential Development	Refused
Site size (hectares)	12.6		
Site description and current uses	Open pasture land currently in agricultural use		
Site boundaries	Mostly mature trees and hedges		
Surrounding land uses and character of surrounding area	Mostly surrounded by agriculture although there is a small amount of residential on the North West tip of the site.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • Grade II agricultural land • The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the LDF process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Site has not been submitted for development through the LDF process and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR10		
Other useful refs	None		
Site address	Area between Gatehampton Road and Railway		
Planning history	P93/W0391	Erection of agricultural barn	Granted at appeal
	P59/H0692	Erection of one detached dwelling	Refused
Site size (hectares)	5		
Site description and current uses	Overgrown pasture/scrub land on southern edge of Goring		
Site boundaries	Mostly mature hedging		
Surrounding land uses and character of surrounding area	Mostly surrounded by agriculture with residential to the North.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • Grade II agricultural land • The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> • Site is within a Mineral Consultation area • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Land has not been submitted for development through the LDF process and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the LDF process during which its acceptability will be judged by comparison with other potentially suitable sites.		

GORING

Settlement	Goring		
Site Ref	GOR11		
Other useful refs	Part of site has been submitted as site 143 (rectangular piece of land with access to Elmcroft)		
Site address	Land at Manor Road		
Planning history	P79/S0594/O	Erection of five detached dwellings	Refused
	P68/H0111	Erection of six dwellings	Refused
	P68/H0110	Increase density from 3 to 5 dwelling houses	Permitted
	P66/H0623	Erection of 3 dwellings	Refused (appeal dismissed)
	P66/H0623	Erection of 7 houses	Permitted
	P51/H0144	Site for cemetery	No Decision
Site size (hectares)	6.8		
Site description and current uses	Overgrown scrub land and arable land on the Southern most edge of Goring		
Site boundaries	Mostly mature trees and hedges (some with TPOs near access point)		
Surrounding land uses and character of surrounding area	Mostly agricultural land with residential to the North		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • Grade II agricultural land • The proposed site would be on the edge of Goring. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements. 		
Physical problems or limitations	<ul style="list-style-type: none"> • Cluster of TPOs on North East Border • Approximately 1.2ha in flood zone 2 and 1ha in flood zone 3 • Site is partly within a Minerals Consultation area • Transport assessment to be completed, if appropriate, through the LDF process 		
Suitability	Site is considered not suitable in principle as the majority of the submitted site is in the flood zone.		
Availability and Achievability			
Availability	Intention known for central area of site through site submission 143 and SHLAA response. The rest of the site has not been submitted and so availability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the LDF process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

