

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P15/S2946/FUL

Goring And Streatley Community Energy Ltd  
Lisa Ashford  
Yarnton House  
High Street  
Streatley  
Reading  
RG8 9HY

## PLANNING PERMISSION

---

Application No : **P15/S2946/FUL**

Application proposal, including any amendments :

**Demolish part of the existing weir at Goring Lock for a distance of approximately 18m westwards of the lock island, and replace it with three archimedes screws (3.5m in diameter each), associated housing for generators and control equipment, a 2.1m wide fish pass, a new eel pass and a new 3.0m wide flood control gate for the use of the Environment agency. (as amended by plans relocating control hut adj. to lock house, and as amplified by additional information, rec'd 12 January 2016).**

Site Location : **Goring On Thames Weir Goring-on-Thames**

---

South Oxfordshire District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. 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.

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.

2. That the development hereby approved shall be carried out in accordance with



the details shown on the following approved plans, PL2/015, PL2/002, PL2/003, PL2/001-2, PL2/000-2, PL2/004-2, PL2/012-2, PL2/013-2, PL2/014-2, PL2/015-2 and PLA/016-1, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. The development permitted by this planning permission shall be carried out in accordance with the approved:  
Flood Risk Assessment (FRA)(PBA ref. 22623/001 v2, dated July 2010), and FRA update note (PBA ref. 22623/CBH/SCD/ES, dated 21 December 2015), and the following mitigation measures detailed within these documents:
  - Generators to be located above the 1% AEP plus climate change flood level
  - Flood resilience measures to the control hut up to 600mm over the 1% AEP plus climate change flood level.

The mitigation measures shall be fully implemented prior to generation and subsequently maintained in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: The development involves new structures within the River Thames and its floodplain. Paragraph 100 of the National Planning Policy Framework (NPPF) requires that development in areas of flood risk is made safe without increasing flood risk elsewhere. The above condition is required in order to ensure the implementation of flood risk mitigation measures identified in the FRA to reduce the risk of flooding to people and property.

4. Prior to the commencement of any development a Construction Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The approved plan shall be complied with throughout the construction period, and shall provide details of the following:
  1. timing and extent of the works
  2. the loading and unloading, and storage, of plant and materials during construction
  3. routing protocol for vehicles / barges operating on the site
  4. vehicle parking facilities for construction workers, other site operatives and visitors, or confirmation of alternative approach if not relevant;
  5. vehicle wheel washing facilities, or confirmation of alternative approach if not relevant;
  6. repair regime for access roads leading to the site, or confirmation of alternative approach if not relevant
  7. photographic condition survey of routes to be used from the nearest adoptable road to the site before and after works, or confirmation of alternative approach if not relevant

8. methods of fish rescue from coffer-dammed and de-watered areas
9. contingency plans for removing temporary works at certain times/ in the event of rising river levels
10. details of how the construction methods will not increase flood risk, in normal and high river flows
11. details of pollution prevention methods to be implemented
12. details of how the ecological value of the river and banks will be protected
13. details of the disposal of waste arising from the development

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, and to mitigate environmental and ecological impacts, and without increasing flood risk elsewhere, in accordance with Policy C6, C8 and T1 of the South Oxfordshire Local Plan 2011.

5. Prior to the installation of any equipment associated with the development hereby approved, a schedule of materials, finishes and detailing shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include an example photograph of the relevant section, along with the product specification or weblink to product details. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of integrating the visual appearance of the development with the existing weir structure, and to minimise impact on visual amenity of the sensitive landscape character of the area in accordance with Policy CSEN1 of the South Oxfordshire Core Strategy 2027 and Policies C3, C4 and D1 of the South Oxfordshire Local Plan 2011.

6. Prior to the commencement of the development hereby approved a full specification of the Archimedes screw hydroelectric power installation hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in accordance with the approved details before development takes place.

Reason: In the interests of integrating the visual appearance of the development with the existing weir structure, and to minimise impact on visual amenity of the sensitive landscape character of the area in accordance with Policy CSEN1 of the South Oxfordshire Core Strategy 2027 and Policies C3, C4 and D1 of the South Oxfordshire Local Plan 2011.

7. No development shall take place until detailed designs of the fish pass have been submitted to and approved in writing by the local planning authority. The scheme shall be subsequently implemented in accordance with the approved details before development takes place.

Reason: To ensure the protection of wildlife and supporting habitat and secure

opportunities for the enhancement of the nature conservation value of the site in accordance with Policy C8 of the South Oxfordshire Local Plan 2011 and in line with national planning policy, as supported by the National Planning Policy Framework (NPPF), paragraphs 109 and 118.

8. No development shall take place until detailed designs of the eel pass have been submitted to and approved in writing by the local planning authority. The scheme shall be subsequently implemented in accordance with the approved details before development takes place.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policy C8 of the South Oxfordshire Local Plan 2011 and in line with national planning policy, as supported by the National Planning Policy Framework (NPPF), paragraphs 109 and 118.

9. The development permitted by this planning permission shall only be carried out in accordance with the approved Environment report (July 2009), Ecological and sedimentological report (November 2013) and Water Framework Directive Compliance Assessment (June 2014) and the mitigation measures detailed within these documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policy C8 of the South Oxfordshire Local Plan 2011 and in line with national planning policy, as supported by the National Planning Policy Framework (NPPF), paragraphs 109 and 118.

10. No development shall take place until a detailed scheme for protecting the surrounding area from noise arising from the development hereby permitted has been submitted to and approved in writing by the local planning authority. The scheme shall include an acoustic report produced broadly in accordance with BS 4142:2014 'Methods for rating and assessing industrial and commercial sound'. Thereafter, the development shall not be carried out other than in accordance with the approved details.

The acoustic report shall be prepared by a competent person with a detailed knowledge of acoustics. It is recommended that an acoustic consultant qualified (as a minimum) to be an associate member of the Institute of Acoustics carry out this work. A list of accredited consultants can be found on the Institute of Acoustics' website [www.ioa.org.uk](http://www.ioa.org.uk) or by telephoning 01727 848195.

Reason: To protect the occupants of nearby residential properties from loss of amenity due to noise disturbance and in accordance with Policy EP2 of the

South Oxfordshire Local Plan 2011.

11. Prior to the first use of the development hereby approved, an indicative schedule and plan of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the extent of illumination, structure and luminance levels typically required for the purposes of a maintenance programme or emergency work. No lighting shall be installed without the prior grant of planning permission, except for the purposes of maintenance or emergency work, in accordance with the subsequently approved details.

Reason: To minimise disturbance to the surrounding area of high ecological and landscape value in accordance with policy EP3 of the South Oxfordshire Local Plan.

NB: All wild birds and their nests receive protection under the Wildlife and Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore in order to avoid contravention of this legislation any site works likely to affect potential bird nesting habitat should be timed to avoid the main bird nesting season which runs from March to August. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests present.

NB: No construction / demolition vehicle access may be taken along or across a public right of way without prior permission and appropriate safety / mitigation measures approved by the Oxfordshire County Council Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants or their contractors to put right / make good to a standard required by the Countryside Access Team. No materials, plant, temporary structures or excavations of any kind shall be deposited / undertaken on or adjacent to the public right of way that may obstruct or dissuade the public from using the public right of way whilst development takes place, unless otherwise agreed in writing.

NB: Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Thames, designated a 'main river'.

Significant temporary works will need to be considered and included in the consent. The Environment Agency have two months to determine a consent and work cannot commence until consent has been granted. We recommend that the developer does not apply for consent until planning permission has been granted, and also until any issues with the water resources permit (also issued by the EA) are dealt with.

NB: The above permission/consent may contain pre-conditions, which require

specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

## **Reason for Decision**

By virtue of the scale, layout and design of the development, the hydropower scheme is not considered to be harmful to the special landscape character of the Area of Outstanding Natural Beauty or the river corridor, as amplified by the Visual Impact Assessment.

The impact on the historic merits of the Conservation Area and effect on visual amenity constitutes less than substantial harm, which is outweighed by the public benefit of the renewable energy generation and through the use of the existing water source. Subject to detailed information to be submitted for approval by condition, the scheme does not present planning issues with respect to ecological and environmental protection, flood risk and noise emission.

Subject to conditions, the proposal accords with the National Planning Policy Framework (2012) and National Planning Practice Guidance (2014), South Oxfordshire Core Strategy (2012), South Oxfordshire Local Plan (Saved policies, 2011) and the South Oxfordshire Design Guide (2008).

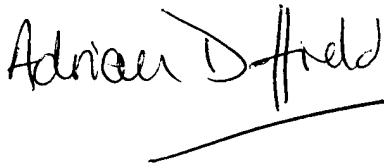
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

## Key Policies

CSS1	The Overall Strategy
CSEN1	Landscape protection
CSEN3	Historic environment
CSQ1	Renewable energy
CSQ3	Design
CSB1	Conservation and improvement of biodiversity
C3	Special character of the River Thames
C4	Landscape setting of settlements
C6	Maintain & enhance biodiversity
C8	Adverse affect on protected species
C9	Loss of landscape features
CON7	Proposals in a conservation area
D1	Principles of good design
G2	Protect district from adverse development
EP2	Adverse affect by noise or vibration
R8	Protection of existing public right of way
CF1	Protection of recreational or essential community facilities

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning  
**9th March 2016**



## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).