



# Basic Conditions Statement

Goring Neighbourhood Plan

Publication Version

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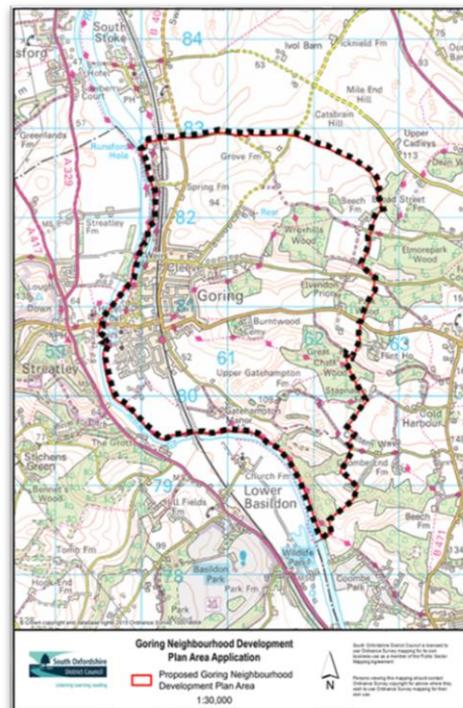
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# 1 INTRODUCTION

This Statement has been prepared by Goring on Thames Parish Council (GPC) to accompany its submission to the local planning authority, South Oxfordshire District Council (SODC) of the Goring on Thames Neighbourhood Plan (the Plan) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”).

Following a public meeting in May 2015, GPC decided to support the development of a Neighbourhood Plan for Goring. A large number of villagers (~ 40) volunteered to contribute to the development of the plan. From these volunteers, a subcommittee of GPC was formed, known as the Steering Group (SG), which in turn established a number of Work Groups, also drawn from volunteers, to carry the work forward. GPC agreed Terms of Reference for the SG and the Work Groups in September 2015.

Following the required statutory consultation period, the Goring on Thames Neighbourhood Area was designated on 20th November 2015 and it exactly follows the Goring on Thames Parish Council boundary (see map below right). This area includes the built areas of Goring and Gatehampton (including the Goring Conservation Area and the Gatehampton Conservation Area, see map below left), and the surrounding countryside, all of which falls within the Chilterns Area of Outstanding Natural Beauty (AONB) and directly faces the North Wessex Downs AONB on the western bank of the River Thames.



The Plan must be in general conformity with the strategic policies that apply to the Goring on Thames Neighbourhood Area and must satisfy a set of legal requirements and meet the basic conditions. These are set out in planning legislation and deal with matters such as:

- General conformity with strategic local policy
- Regard to national policy
- Contributing to achievement of sustainable development
- Compatibility with EU Obligations.

The Plan’s compliance with these matters is considered in more detail in Sections 3 of this basic conditions statement.

## 2 LEGAL REQUIREMENTS

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This section of the basic conditions statement confirms that in the view of Goring on Thames Parish Council, the Goring on Thames Neighbourhood Plan Submission Version meets the legal requirements for a Neighbourhood Development Plan:

- The draft Plan is being Submitted by a qualifying body:
  - The Plan Submission Version is being submitted by GPC which is the qualifying body.
- What is being proposed is a neighbourhood development plan:
  - The Plan Submission Version relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- The proposed neighbourhood plan states the period for which it is to have effect:
  - The Plan Submission Version (Chapter 1, section 1.3, scope of Plan) specifies the time period for which it is to have effect as 2018 – 2033.
- The policies do not relate to excluded development:
  - The Plan Submission Version does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area:
  - The Plan Submission Version relates to the Goring on Thames Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to this neighbourhood area.
- The proposed neighbourhood plan has a designated area:
  - The Goring on Thames Neighbourhood Area was designated on 20th November 2015. The Neighbourhood Area boundary is shown in Section 1 of this statement and in the Neighbourhood Plan and Sustainability Appraisal. The Neighbourhood Area follows the Goring on Thames Parish Council boundary.

### **3 BASIC CONDITIONS**

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The basic conditions which have to be met by a neighbourhood development plan are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38 of the Planning and Compulsory Purchase Act 2004. A Neighbourhood development plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies contained in the development plan for the area of the authority;
- not breach, and be otherwise compatible with, EU obligations.

In addition, Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) add a further basic condition for neighbourhood plans that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012)

This section of the basic conditions statement confirms that the Plan Submission Version meets all of the basic conditions required for a Neighbourhood Development Plan.

#### **3.1 HAVING REGARD TO NATIONAL POLICY**

The National Planning Policy Framework ("NPPF") sets out the Planning Policies for England, together with the National Planning Practice Guidance (NPPG).

The table below summarises how the national policies have been taken into account for each planning policy in the Plan.

Table 1 Plan policies - compliance with NPPF

| Policy                                       | NPPF Paragraph numbers        | Commentary  |
|--|-------------------------------|---|
| Policy.01: Number of houses to be allocated. | 14,17,47,50,55,58,115,116,184 | <p>This policy enables Goring to meet, as far as reasonably possible, SODC's objectively assessed need for housing allocated to Goring. It incorporates the principle of sustainable development by identifying all sites suitable and available for development, whilst conforming to the requirements of national policy in relation to AONBs. The local context requires the capacity for additional housing to be balanced against constraints imposed by Goring's sensitive location within the Chilterns AONB and overlooked by the Wessex Downs AONB.</p> <p>The Plan promotes the level of development set in the SODC emerging local plan in which paragraph 5.27 notes examples of the constraints that could apply and that the target is subject to such constraints.</p> <p>Policy.01 supports development which reflects the scale and character of the village and its rural environment and which contributes to widening the housing mix to ensure a sustainable and vibrant community, but without undue harm to the AONBs.</p> |
| Policy.02: Infill                            | 50,14,17,58                   | <p>The Plan envisages that historic rates of infill will continue in future. Policy.02 permits proposals for small sites of less than 0.2 ha to conserve and enhance the character and fine-grained fabric of the village. Infill sites, designed to reflect local character, will support Policy.01 in meeting SODC's housing need, contribute to the overall sustainability of the village, widen the choice of homes and, in Goring, have traditionally met the need for individual, larger, often custom-build or self-build homes, conforming to national policy to provide a range of dwellings.</p>  |
| Policy.03 Housing mix                        | 14,17,50                      | <p>Policy.03 conforms to national policy by responding to the need to widen the choice of high quality, affordable homes in Goring to meet the needs of young people and of older people wishing to downsize. 1, 2 and 3 bedrooed properties built to inclusive design and low carbon standards are in particularly short supply.</p>   |
| Policy.04: Housing for the elderly           | 50                            | <p>Policy.04 seeks to support new specialist housing for the 75+ age group when supply in Goring has fallen below the proportions recommended by the relevant bodies, and no longer has sufficient capacity to meet local demand. Goring currently has an excess of</p>   |

| Policy  | NPPF Paragraph numbers         | Commentary   |
|---|--------------------------------|--|
|   |                                | provision of specialist housing for those aged 75+ with provision significantly in excess of standards applied by OCC. There is a shortage of smaller dwellings for downsizers in mixed-age housing areas, where independent living in later life can be supported. By widening the housing mix, in line with national policy, the needs of this particular group will be met.   |
| Policy.05: Affordable housing                                 | 14,17,47,50                    | Policy.05 seeks to require all allocated sites to provide at least 40% of affordable dwellings to meet local needs. This policy complies with national requirements to meet the identified need for affordable housing, and to create inclusive and mixed communities. It will also contribute to the overall sustainability of the village.   |
| Policy.06 Site Allocation GNP2                                | 14, 47, 50, 109, 115, 116, 118 | <p>Policy.06 will contribute to boosting the supply of housing in the local area by providing for the residential development of approximately 14 homes, and by specifying the type of housing to be supported. By requiring locally appropriate and detailed mitigation for the development, it addresses the fact that this is a greenfield site within the Chilterns AONB.</p> <p>Policy.06, Policy.07, Policy.08 and Policy.09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |
| Policy.06: SSR: Appropriate road, pedestrian and cycle access | 17, 30, 32, 35                 | This policy accords with national policy by encouraging use of sustainable transport modes, by seeking to improve community health and wellbeing and by planning to retain the vitality of the village centre through securing provision of accessible and safe routes for walking, cycling and wheelchair use.  |
| Policy.06: SSR: Building design                               | 17, 56, 57, 58, 59, 60, 61, 64 | This policy supports national policies by requiring good design which will contribute to the character of the village and the AONB in which it is located. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy 15) have both been adopted as Supplementary Planning Guidance by the local planning authority.   |
| Policy.06: SSR: Net gain in biodiversity                      | 109, 114, 118                  | The importance accorded by national policies to conserving and enhancing biodiversity is recognised by this policy which aims to protect and where possible enhance biodiversity on this partially protected site by further wildlife appraisal and new planting.  |

| Policy  | NPPF Paragraph numbers                        | Commentary  |
|---|---|---|
|   |   |   |
| Policy.06: SSR: Protection of the historic environment                | 128, 129                                      | This policy seeks to conserve and enhance Goring's historic environment and heritage assets, strengthening broader heritage policies from the NPPF and putting them into action locally. Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, and to understand the impact of the proposal.  |
| Policy.06: SSR: Smaller homes with 2 or 3 bedrooms                    | 14, 50  | This policy accords with national policy by seeking to provide smaller dwellings to better meet the local need. This aims to make the housing stock more sustainable by widening the choice of dwellings available in Goring where housing is heavily weighted towards larger, detached dwellings.  |
| Policy.06: SSR: Tree and vegetation screening to manage visual impact | 17, 115, 116                                  | This policy accords with the national policy requirement to protect Goring's nationally designated AONB landscape assets by requiring appropriate mitigation planting to reduce the harm arising from necessary housing development in response to the housing need.  |
| Policy.06: SSR: Tree protection                                       | 17, 109, 115, 118                             | This policy is in line with national policy on protecting landscape and the natural environment and the amenity of neighbouring properties by requiring protection of mature trees and hedgerow on this edge-of-village site within the AONB.   |
| Policy.07 Site Allocation GNP3  | 14, 47, 50, 100, 101, 102, 103, 109, 115, 116 | <p>Policy.07 will contribute to boosting the supply of housing in the local area, by providing for the residential development of approximately 20 homes, and by specifying the type of housing to be supported. By requiring locally appropriate and detailed mitigation for the development, it addresses the fact that this is a greenfield site within the Chilterns AONB and where measures to avoid flood risk during the lifetime of the development are appropriate.</p> <p>Policy 06, Policy 07, Policy 08 and Policy 09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |

| Policy   | NPPF Paragraph numbers         | Commentary   |
|--|--------------------------------|--|
| Policy.07 SSR: Appropriate road, pedestrian and cycle access | 17, 30, 32, 35, 58             | This policy accords with national policy by encouraging use of sustainable transport modes, by seeking to improve community health and wellbeing and by planning to retain the vitality of the village centre through securing provision of accessible and safe routes for walking, cycling and wheelchair use. It also requires sensitive design of road access to the site to protect the character of the adjacent streetscape.   |
| Policy.07 SSR: Building design                               | 17, 56, 57, 58, 59, 60, 61, 64 | This policy supports national policies by requiring good design which will contribute to the character of the village and the AONB in which it is located. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy 15) have both been adopted as Supplementary Planning Guidance by the local planning authority.   |
| Policy.07 SSR: Flood risk mitigation and management          | 99, 100, 103                   | This policy is in line with national policies on the impact of climate change on flooding and on protecting the environment from pollution by steering development to areas of lowest flood risk, ensuring that flood risk elsewhere is not increased and that the site will be safe for its lifetime. The policy requires a range of mitigating measures to ensure that adequate drainage capacity is available and flood risk is minimised for residents of existing as well as the new dwellings.                     |
| Policy.07 SSR: Net gain in biodiversity                      | 99, 109, 114, 118              | The importance accorded by national policies to conserving and enhancing biodiversity is recognised by this policy which aims to protect and where possible enhance biodiversity on this site by seeking retention of existing boundary planting and additional planting, together with retention of that part of the site at greater risk of flooding as meadowland, providing additional green infrastructure.   |
| Policy.07 SSR: Protection of the historic environment        | 128, 129                       | This policy seeks to conserve and enhance Goring's historic environment and heritage assets, strengthening broader heritage policies from the NPPF and putting them into action locally. Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, to understand the impact of the proposal and to consider mitigation if appropriate. |
| Policy.07 SSR: Smaller homes with 2 or 3 bedrooms            | 14, 50                         | This policy accords with national policy by seeking to provide smaller dwellings to better meet the local need. This aims to make the housing stock more sustainable by widening the choice of dwellings available in Goring where housing is heavily weighted towards larger, detached dwellings.   |

| Policy   | NPPF Paragraph numbers         | Commentary   |
|--|--------------------------------|--|
| Policy.07 SSR: Adequate parking on the site                          | 17, 39, 58, 69                 | Whilst supporting public transport, walking and cycling, the Plan recognises that, in this rural community, high car ownership and usage are inevitable. This policy seeks sensitive car parking arrangements in new developments to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape.  |
| Policy.07 SSR: Tree and vegetation screening to manage visual impact | 17, 115, 116                   | This policy accords with the national policy requirement to protect Goring's nationally designated AONB landscape assets by requiring appropriate mitigation planting to reduce the harm arising from necessary housing development in response to the housing need.   |
| Policy.07 SSR: Tree protection                                       | 109,115,118                    | This policy is in line with national policy on protecting landscape and the natural environment by requiring protection of mature trees on this edge-of-village site and along its tree-lined boundary with the road leading to it, all within the AONB.   |
| Policy.07 SSR: Water quality / pollution                             | 109                            | This policy complies with national policies on protection of water sources from pollution by requiring the developer to ensure that adequate measures are put in place to protect the nearby source.   |
| Policy.08 Site Allocation GNP6                                       | 14, 47, 50, 109, 115, 116, 118 | <p>Policy.08 will contribute to boosting the supply of housing in the local area by providing for the residential development of approximately 46 homes, and by specifying the type of housing to be supported. By requiring locally appropriate and detailed mitigation for the development, it addresses the fact that this is a greenfield site within the Chilterns AONB.</p> <p>Policy 06, Policy 07, Policy 08 and Policy 09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |
| Policy.08 SSR: Appropriate road, pedestrian and cycle access         | 17, 30, 32, 35, 115,116,       | This policy accords with national policy by encouraging use of sustainable transport modes, by seeking to improve community health and wellbeing and by planning to retain the vitality of the village centre through securing provision of accessible and safe routes for walking, cycling and wheelchair use.  |

| Policy   | NPPF Paragraph numbers         | Commentary  |
|--|--------------------------------|---|
|  |                                | Road access to the site needs sensitive design to mitigate any unavoidable landscape and visual damage and to ensure safety. Mitigation will include careful grading of the road to the junction with the B4009 and screening to protect the character of the adjacent AONB landscape and neighbouring properties from undue harm.  |
| Policy.08 SSR: Building design   | 17, 56, 57, 58, 59, 60, 61, 64 | This policy supports national policies by seeking good design which will contribute to the character of the village and the AONB in which it is located. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy 15) have both been adopted as Supplementary Planning Guidance by the local planning authority.  |
| Policy.08 SSR: Mitigation of visual impact                                 | 17, 115, 116                   | <p>This policy recognises the national requirement to protect the AONB landscape from undue harm whilst contributing to meeting the housing need.</p> <p>It aims to mitigate the visual impact of this village-edge development on the wider landscape, on long distance views and on the amenity of neighbouring residents by sensitive site layout and design for this steeply sloping site, by use of appropriate densities for a rural fringe setting and by appropriate planting.</p>  |
| Policy.08 SSR: Net gain in biodiversity                                    | 109, 114, 118                  | The importance accorded by national policies to conserving and enhancing biodiversity is recognised by SSRs that aim to protect and where possible enhance biodiversity on this site by requiring enhancement of existing boundary planting and additional planting to create new wildlife corridors. An area of Traditional Orchard, a Priority Habitat, will also be restored.  |
| Policy.08 SSR: Open green / recreation space                               | 73,75                          | This policy accords with national policy on promoting healthy communities. It seeks to meet an identified local shortfall in children's facilities by provision of a secure children's play area, and to improve community facilities with an additional open green space and restoration of a Traditional Orchard, a Priority Habitat, on this site.   |
| Policy.08 SSR: Protection of the historic and palaeontological environment | 128, 129                       | This policy seeks to conserve and enhance Goring's historic environment and heritage and palaeontological assets, strengthening broader heritage policies from the NPPF and putting them into action locally. Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, to understand the impact of the proposal and to consider mitigation if appropriate. |

| Policy   | NPPF Paragraph numbers                 | Commentary  |
|--|--|---|
| Policy.08 SSR: Smaller homes with 1, 2 or 3 bedrooms         | 14, 50                                 | This policy accords with national policy by seeking to provide smaller dwellings to better meet the local need. This aims to make the housing stock more sustainable by widening the choice of dwellings available in Goring where housing is heavily weighted towards larger, detached dwellings.  |
| Policy.08 SSR: Adequate parking on the site                  | 17, 39, 58, 69                         | Whilst supporting public transport, walking and cycling, the Plan recognises that, in this rural community, high car ownership and usage are inevitable. This policy seeks sensitive car parking arrangements in new developments to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape.   |
| Policy.08 SSR: Water quality / pollution                     | 109                                    | This policy complies with national policies on protection of water sources from pollution by requiring the developer to ensure that adequate measures are put in place to protect the nearby source.  |
| Policy.09 Site Allocation GNP10                              | 14, 22, 28, 47, 50, 109, 115, 116, 118 | <p>Policy.09 will contribute to boosting the supply of housing in the local area by providing for the residential development of approximately 14 homes, and by specifying the type of housing to be supported. Permission for residential development will be subject to the requirements of the relevant Local Plan policy operating at the time in relation to the protection of employment land.</p> <p>By requiring locally appropriate, and detailed mitigation for the development it will address the fact that this is a brownfield site in a historic environment, the Goring Conservation Area.</p> <p>Policy 06, Policy 07, Policy 08 and Policy 09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |
| Policy.09 SSR: Appropriate road, pedestrian and cycle access | 17, 30, 32, 35                         | This policy accords with national policy by encouraging use of sustainable transport modes, by seeking to improve community health and wellbeing and by planning to retain the  |

| Policy  | NPPF Paragraph numbers              | Commentary  |
|---|-------------------------------------|---|
|   |                                     | vitality of the village centre through securing provision of accessible and safe routes for walking, cycling and wheelchair use.  |
| Policy.09 SSR: Building design                        | 17, 56, 57, 58, 59, 60, 61, 64, 126 | This policy supports national policies by requiring good design which will contribute to conserving and enhancing the character of the village, particularly the surrounding Goring Conservation Area and the AONB in which it is located. Soft landscaping can help to improve the appearance of this important village centre site. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy.15) have both been adopted as Supplementary Planning Guidance by the local planning authority.   |
| Policy.09 SSR: Protection of the historic environment | 128, 129, 131, 132,                 | This site lies within the Goring Conservation Area and within the setting of designated heritage assets, although there are no designated heritage assets on the site. This policy seeks to conserve and enhance the historic environment and heritage assets in the village centre, strengthening broader heritage policies from the NPPF and putting them into action locally. Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, to understand the impact of the proposal and to consider how the Conservation Area should best be conserved and enhanced by new development. |
| Policy.09 SSR: Smaller homes with 1 or 2 bedrooms     | 14, 50                              | This policy accords with national policy by seeking to provide smaller dwellings to better meet the local need. This aims to make the housing stock more sustainable by widening the choice of dwellings available in Goring where housing is heavily weighted towards larger, detached dwellings.  |
| Policy.09 SSR: Adequate parking on the site           | 17, 39, 58, 69                      | This village centre site is highly sustainable for residential development and is very accessible on foot. However, whilst supporting public transport, walking and cycling, the Plan recognises that, in this rural community, high car ownership and usage are inevitable. This policy seeks sensitive car parking arrangements in new developments to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape. This village centre site will continue to meet the parking needs of some neighbouring businesses.   |

| Policy   | NPPF Paragraph numbers              | Commentary  |
|--|-------------------------------------|---|
| Policy.10: Conserving and enhancing Goring's landscape | 14, 17, 109, 110, 115, 116          | This policy recognises the national policy requirement to protect Goring's nationally designated landscape and principal physical assets, the AONB countryside and the valley of the River Thames. It requires appropriate mitigation of adverse effects arising from necessary housing development arising from the housing need.  |
| Policy.11: Conserve and enhance biodiversity           | 109, 115, 116, 117, 118             | This policy recognises the biodiversity value of this parish within the AONB. It requires new developments to demonstrate a net gain in biodiversity by conserving, restoring and enhancing landscape features to improve wildlife habitats and ensures protection for Habitats of Principle Importance and Designated Wildlife Sites. It is supported by Site Specific Requirements where appropriate.   |
| Policy.12: Light Pollution                             | 17,110,125                          | This policy contributes to securing a good standard of amenity for residents whilst protecting the environment from light pollution by requiring good design of external lighting on development schemes to minimise impact on immediate neighbours and the wider AONB.   |
| Policy.13: Air quality and pollution                   | 17,109,110,124                      | This policy supports national policies on protecting community health and amenity and minimising the creation and impacts of air pollution by requiring that all new developments must comply with appropriate standards.   |
| Policy.14: Water, Sewerage and Drainage capacity       | 99,100,109                          | This policy is in line with national policies on the impact of climate change on water sources and flooding and on protecting the environment from pollution by requiring developers to ensure that adequate water supplies and drainage capacity are available.  |
| Policy.15: Building design principles                  | 17, 56, 57, 58, 59, 60, 61, 64, 126 | This policy accords with national policy by seeking to ensure good design in all new developments which will contribute to the character of the village and the AONB in which it is located. Policy 15 adopts SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) for new developments, both with the status of supplementary planning guidance. It supports proposals that add to local distinctiveness and seeks to conserve and enhance two Conservation Areas. |
| Policy.16: The historic environment                    | 17, 131, 132, 133, 134, 135,        | This policy accords with national policy by seeking to conserve and enhance the historic environment at both a local and a strategic level, strengthening broader heritage policies   |

| Policy   | NPPF Paragraph numbers | Commentary  |
|--|------------------------|---|
|  |                        | from the NPPF and putting them into action locally. This is in line with the core planning principle of, and the detailed provisions for, protecting heritage assets.   |
| Policy.17: Open space, sport and recreation in new residential development | 17, 70,73              | This policy seeks to promote a healthy community by maintaining and enhancing existing sports and leisure amenities, services and facilities to facilitate social interaction and participation.  |
| Policy.18: Adequate parking within new developments                        | 17, 39, 58, 69         | Whilst supporting public transport, walking and cycling, the Plan recognises that in this rural community, high car ownership and usage are essential. This policy seeks sensitive car parking arrangements in new developments to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape. |
| Policy.19: Walking and cycling   | 17, 30, 32, 35, 69     | This policy encourages use of sustainable transport modes, improvement of health and wellbeing and the vitality of the village centre by requiring provision of accessible and safe routes for walking, cycling and wheelchair use.   |

## 3.2 CONTRIBUTES TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

The commitment to sustainable development has been set out in legislation introduced at both European and National level. In 2004 the European Directive on Strategic Environmental Assessment (SEA) was implemented in the UK. This sets out the requirement for an SEA. In addition, Section 39 of the Planning and Compulsory Purchase Act 2004 requires that Local Development Documents such as the Goring Neighbourhood Plan contribute to the achievement of sustainable development. A Sustainability Appraisal (SA) has a wider context, is more comprehensive than an SEA and covers the economic and social effects as well as the natural environment.

Goring has a unique and beautiful setting and environmental considerations are fundamental to its sustainability. Because of these considerations, SODC issued a screening opinion advising GPC that it must produce an SEA and that it should also prepare a full Sustainability Appraisal Report (SA). The purpose of the SA is to demonstrate that the principles of sustainable development are embodied in the Plan and to show how it will contribute to achieving sustainable development in its wider context of Economic, Social and Environmental sustainability with a view to avoiding and mitigating negative effects and maximising the positive.

The SA Report presents an appraisal of 'the Plan and reasonable alternatives', in accordance with Article 5(1) of the Strategic Environmental Assessment (SEA) Directive (42/2001/EC) and 'tells the story' of how consideration of reasonable alternatives occurred in a timely fashion and influenced finalisation of the Plan.

- Extensive consultation took place with residents, local businesses, school governors and the Diocese, the medical centre, developers and landowners and relevant agencies such as SODC, OCC and the Chilterns Conservation Board (explained in detail in the Plan Consultation Report);
- An analysis of relevant International, National and Local Obligations (INLO) was produced;
- A detailed appraisal of the sustainability context of Goring was carried out. This led to the production of a Sustainability Scoping Report which was sent out to statutory consultees for comment;
- A refined set of Sustainability Objectives for the Plan was produced;
- A reasonable range of alternatives and options were considered for sustainable development in Goring.

This SA Report explains a step-by-step process of refining understanding of issues and options, the final step of which was identification of reasonable alternatives for housing development, specifically:

- 'top-down' consideration was given to a range of ten strategic issues and also five broad spatial areas surrounding the village;
- 'bottom-up' consideration was given to 14 site options, applying a systematic, objective, criteria-based methodology developed to reflect the sustainability objectives. A site selection process was thoroughly and systematically followed including evidence provided by expert external consultancies. A detailed assessment of each potential development site was produced;
- an analysis was made of how the spatial options relate to the Plan's sustainability options;
- drawing upon the above and in parallel, eight initial spatial options for housing growth were established and subjected to appraisal, two of the eight alternatives were selected as reasonable alternatives and one of these was evaluated as the preferred option for the Neighbourhood Plan

As described in the SA Non-Technical Summary (NTS), AECOM were commissioned to provide independent advice on the SA and to confirm that it satisfies the basic conditions. AECOM's letter of confirmation is included as an Appendix in the SA. Specifically, it confirms that the SA presents the required information in relation to:

- "An appraisal of the Plan and reasonable alternatives" (Regulation (12(2)));
- "An outline of the reasons for selecting the alternatives dealt with" (Schedule 2(2)).

The outcome of the comprehensive Sustainability Appraisal process is that four small-to-medium sites have been allocated for development. Plan policies and site-specific requirements have been included in the Plan covering areas such as landscape, housing density, design, flooding, biodiversity, heritage, landscape, access and parking to ensure the most sustainable approach to development in Goring.

In summary, because of Goring's unique characteristics, there is an important balance to be achieved to maximise the benefit of new dwellings to the social and economic sustainability of the village whilst minimising harm to its natural environment and infrastructure. The Plan and SA explain in detail how this balance will be managed in the most sustainable way.

### **3.3 BE IN GENERAL CONFORMITY WITH STRATEGIC LOCAL POLICY**

The Plan must be in general conformity with the strategic policies that apply to the Goring on Thames Neighbourhood Area, and can be found in the following key policy documents:

- South Oxfordshire Core Strategy 2012 (adopted by South Oxfordshire District Council in 2012);
- Saved policies of the South Oxfordshire Local Plan 2011 (adopted by South Oxfordshire District Council in 2006).

South Oxfordshire District Council is preparing a new Local Plan to 2033 (Emerging Local Plan, ELP). NPPG states that general conformity need only be considered against adopted Plans, but the reasoning and evidence informing the ELP may be relevant and therefore is a material consideration. Accordingly, the Plan has been also assessed against the ELP and is viewed to be in general conformity.

Specifically, the qualifying body considers that the Plan is in general conformity with the adopted SODC Core Strategy 2012 and the saved policies of the Local Plan 2011.

The table below summarises how the strategic local policies have been taken into account for each planning policy in the Plan.

Table 2 Plan policies - compliance with strategic local policy

| Policy                                       | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary   |
|--|---|---|--|
| Policy.01: Number of houses to be allocated. | CS1, H4, CSH1, CSR1, CSC1, CSS1, CSEN1                    | H1, H4, STRAT1, ENV1                        | <p>This policy enables Goring to meet, as far as reasonably possible, the objectively assessed need for housing allocated to the village by Local Plans. It incorporates the principle of sustainable development by identifying all sites available and suitable for development, whilst conforming to the requirements of local and national policies relating to protection for the AONB landscape. Development is constrained by Goring's setting, balanced by the need for additional housing. The evidence demonstrates that development proposed in the Plan can be achieved without undue harm to the Chilterns and North Wessex Downs AONBs. Allocated development is required to reflect the scale and character of the village and its rural environment, widening the housing mix to ensure a sustainable community.</p> <p>The Plan has met the target of number of dwellings, subject to capacity and constraints, set in the SODC emerging local plan (paragraph 5.27 notes examples of the constraints that could apply and that the target is subject to such constraints).</p> |
| Policy.02: Infill                            | CS1, CSEN1, CSQ3, CSR1                                    | H1, H16, STRAT1, ENV1                       | <p>The Plan envisages that historic rates of infill will continue. Policy.02 supports proposals for infill development on sites of less than 0.2 ha. This will conserve and enhance the character and fabric of the village by being of a scale appropriate to the village's constraints and being more likely to be successfully integrated into the village and landscape. Therefore, in line with existing and emerging local policies, Policy.02 respects the requirement to conserve and enhance the natural beauty of the designated AONB landscape.</p>   |

| Policy                             | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary   |
|------------------------------------|---|---|--|
| Policy.03 Housing Mix              | CSH3, CSH4  | H9, H11                                     | This policy meets current and emerging local policy aims by requiring provision of a range of safe and accessible properties, including affordable homes, on all allocated sites in order to meet local need and to help rebalance the existing housing stock in the village which is currently weighted towards larger dwellings.   |
| Policy.04: Housing for the elderly | CSH4  | H11, H13                                    | Policy.04 seeks to widen the options available to older residents for downsizing into mixed-age residential areas by providing a mix of high quality, smaller homes where personal care can maintain independence. By widening the housing mix, in line with current and emerging local policy, the needs of this particular group should be met.  |
| Policy.05: Affordable housing      | CSH3, CSH4  | H9, H11                                     | This policy accords with current and emerging local policies by seeking provision of affordable housing on all allocated sites at the level and to standards specified. It seeks to provide a range of sizes and types of dwelling to meet the local need and to rebalance the existing housing stock in the village. It also aims to create inclusive and mixed communities and contribute to the overall sustainability of the village.  |
| Policy.06 Site allocation GNP2     | H4, CSH1, CSR1, CSC1, CSS1, CSEN1                         | H1, H4, STRAT1, ENV1, DES4                  | <p>Policy.06 accords with current and emerging local policies by helping to increase the supply of housing in the local area by providing for the residential development of approximately 14 homes, and by specifying the type of housing to be supported. By requiring a Masterplan and locally appropriate and detailed mitigation for the development, it seeks to address the fact that this is a greenfield site within the Chilterns AONB.</p> <p>Policy.06, Policy.07, Policy.08 and Policy.09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033    | Commentary   |
|--|---|--|--|
| Policy.06 SSR: Appropriate road, pedestrian and cycle access | T1, CST1, CSI1  | TRANS2, TRANS5, INF1                           | This policy accords with current and emerging local policies by encouraging use of sustainable transport modes, by seeking to improve community health and wellbeing and by planning to retain the vitality of the village centre through securing provision of accessible and safe routes for walking, cycling and wheelchair use.  |
| Policy.06 SSR: Building design                               | D1, D6, CSH2, CSQ2, CSQ3, CSQ4, CSEN1                     | ENV5, DES1, DES2, DES4, DES5, DES6, DES8, DES9 | <p>This policy supports current and emerging local policies by seeking good design which will contribute to the character of the village and minimise undue harm to the AONB in which it is located. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy 15) have been adopted as Supplementary Planning Guidance by the local planning authority.</p> <p>Dwelling densities lower than mentioned in CSH2 and DES8 are considered appropriate for this semi-rural, edge-of-village site allocation in Goring. Such variation is allowed for in CSH2 and DES8.</p> |
| Policy.06 SSR: Net gain in biodiversity                      | C6, C7, C8, CSB1, CSG1                                    | ENV2, ENV3, ENV4, ENV5                         | This policy accords with current and emerging local policies by seeking a net gain of biodiversity on this partially protected site by further wildlife appraisal and new planting.  |
| Policy.06 SSR: Protection of the historic environment        | CON11, CON12, CON13, CON14, CSEN3                         | ENV6, ENV9                                     | This policy seeks to conserve and enhance Goring's historic environment and heritage assets, in line with current and emerging local policies. Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, and to understand the impact of the proposal, considering mitigation if appropriate.  |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary  |
|--|---|---|---|
| Policy.06 SSR: Smaller homes with 2 or 3 bedrooms                    | CSH3, CSH4  | H9, H11                                     | This policy accords with current and emerging local policies by seeking to provide of a range of safe, accessible, 2 and 3 bedroomed dwellings on this allocated site. This will contribute to meeting local needs by helping to widen the existing housing stock in the village, making it more sustainable; currently the housing stock is heavily weighted towards larger dwellings. 40% of dwellings on the site will be affordable.  |
| Policy.06 SSR: Tree and vegetation screening to manage visual impact | G2, CSR1, CSEN1   | STRAT1, ENV1, DES4, DES6                    | This policy accords with the current and emerging local policy requirements to protect Goring's nationally designated AONB landscape assets by seeking appropriate mitigation planting to reduce any harm arising from necessary housing development in response to the housing need. This is a greenfield site in an edge-of-village location but with residential properties on two sides.  |
| Policy.06 SSR: Tree protection                                       | C6, CSB1, CSG1  | ENV1  | This policy is in line with current and emerging local policy on protecting landscape and the natural environment and the amenity of neighbouring properties by seeking protection of mature trees and hedgerow on this edge-of-village site within the AONB.   |
| Policy.07 Site Allocation GNP3                                       | H4, CSH1, CSR1, CSC1, CSS1, CSEN1                         | H1, H4, STRAT1, ENV1, DES4                  | <p>Policy.07 accords with current and emerging local policies by helping to increase the supply of housing in the local area by providing for the residential development of approximately 20 homes, and by specifying the type of housing to be supported. By requiring a Masterplan and locally appropriate and detailed mitigation for the development, it addresses the fact that this is a greenfield site within the Chilterns AONB.</p> <p>Policy.06, Policy.07, Policy.08 and Policy.09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033    | Commentary  |
|--|---|--|---|
| Policy.07 SSR: Appropriate road, pedestrian and cycle access | T1, R8, CST1, CSI1  | TRANS2, TRANS5, INF1                           | This policy is in line with, and adds a local context to, existing and emerging local policies by encouraging use of sustainable transport modes and the vitality of the village centre by requiring provision of accessible and safe routes for walking, cycling and wheelchair use; a new pedestrian and cycle route to the village will be provided. It also requires sensitive design of the road access to the site to protect the character of the adjacent streetscape and the amenity of neighbouring properties.   |
| Policy.07 SSR: Building design                               | D1, D6, R8, CSH2, CSQ2, CSQ3, CSQ4, CSEN1                 | ENV5, DES1, DES2, DES4, DES5, DES6, DES8, DES9 | <p>This policy supports current and emerging local policies by seeking good design which will contribute to the character of the village and the AONB in which it is located; a new pedestrian and cycle route will be provided to the village. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy 15) have been adopted as Supplementary Planning Guidance by the local planning authority.</p> <p>Dwelling densities lower than mentioned in CSH2 and DES8 are considered appropriate for this semi-rural, edge-of-village site allocation in Goring. Such variation is allowed for in CSH2 and DES8.</p> |
| Policy.07 SSR: Flood risk mitigation and management          | EP4, EP6, EP7, CSQ2, CSI1                                 | EP4  | This policy is in line with current and emerging local policies on the impact of climate change on flooding and on protecting the environment from pollution by steering development to areas of lowest flood risk, ensuring that flood risk elsewhere is not increased and that the site will be safe for its lifetime. The policy requires a range of mitigating measures to ensure that adequate drainage capacity is available and flood risk is minimised for residents of existing as well as the new dwellings.  |
| Policy.07 SSR: Net gain in biodiversity                      | C6, C7,C8,CSB1,CSG1                                       | ENV2,ENV3,ENV4,ENV5                            | The importance accorded by current and emerging local policies to conserving and enhancing biodiversity is recognised by this policy which seeks a net gain of biodiversity on this site by requiring   |

| Policy  | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary  |
|---|---|---|---|
|   |   |   | retention of existing boundary planting and additional planting, together with retention of that part of the site at greater risk of flooding as meadowland.  |
| Policy.07 SSR: Open green / recreation space          | R6, CSI1, CSR3, CSQ3                                      | ENV5, DES5, CF2, CF3, CF5                   | This policy gives local context to current and emerging local policies on promoting healthy communities by requiring retention of the part of the site part of the site at greater risk of flooding as an open green space, providing additional green infrastructure.  |
| Policy.07 SSR: Protection of the historic environment | CON11, CON12, CON13, CON14, CSEN3                         | ENV6, ENV9                                  | This policy seeks to conserve and enhance Goring's historic environment and heritage assets, in line with current and emerging local policies. Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, and to understand the impact of the proposal, considering mitigation if appropriate. |
| Policy.07 SSR: Smaller homes with 2 or 3 bedrooms     | CSH3, CSH4  | H9, H11                                     | This policy accords with current and emerging local policies by seeking to provide of a range of safe, accessible, 2 and 3 bedroomed dwellings on this allocated site. This will contribute to meeting local needs by helping to widen the existing housing stock in the village, making it more sustainable; currently the housing stock is heavily weighted towards larger dwellings. 40% of dwellings on the site will be affordable.  |
| Policy.07 SSR: Adequate parking on the site           | T2, CSI1  | TRANS5, INF1                                | Whilst supporting public transport, walking and cycling, the Plan recognises that, in this rural community, high car ownership and usage are inevitable. This policy seeks sensitive car parking arrangements in new developments to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape.   |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary   |
|--|---|---|--|
| Policy.07 SSR: Tree and vegetation screening to manage visual impact | G2, CSR1, CSEN1   | STRAT1, ENV1, DES4, DES6                    | This policy accords with the current and emerging local policy requirements to protect Goring's nationally designated AONB landscape assets by requiring appropriate mitigation planting to reduce any harm arising from necessary housing development in response to the housing need. This is a greenfield site in an edge-of-village location but with residential properties on two sides.   |
| Policy.07 SSR: Tree protection                                       | C6, CSB1, CSG1  | ENV1  | This policy is in line with current and emerging local policy on protecting landscape and the natural environment and the amenity of neighbouring properties by requiring protection of mature trees and hedgerow on this edge-of-village site within the AONB.  |
| Policy.07 SSR: Water quality / pollution                             | EP7, CSI1   | ENV12                                       | This policy complies with current and emerging local policies on protection of water sources from pollution by requiring the developer to ensure that adequate measures are put in place to protect the nearby source.   |
| Policy.08 Site Allocation GNP6                                       | H4, CSH1, CSR1, CSC1, CSS1, CSEN1                         | H1, H4, STRAT1, ENV1, DES4                  | <p>Policy.08 accords with current and emerging local policies by helping to increase the supply of housing in the local area by providing for the residential development of approximately 46 homes, and by specifying the type of housing to be supported. By requiring a Masterplan and locally appropriate and detailed mitigation for the development, it will address the fact that this is a greenfield site within the Chilterns AONB.</p> <p>Policy.06, Policy.07, Policy.08 and Policy.09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |
| Policy.08 SSR: Appropriate road,                                     | R8, T1, CST1, CSI1  | TRANS2, TRANS5, INF1                        | This policy is in line with, and adds a local context to, existing and emerging local policies by encouraging use of sustainable transport modes and the vitality of the village centre by requiring provision of accessible and safe routes for walking, cycling and wheelchair use;  |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033    | Commentary  |
|--|---|--|---|
| pedestrian and cycle access                      |   |  | a new pedestrian and cycle route to the village will be provided It also requires sensitive design (supported by a safety review and including planting of screening vegetation) of the road access to the site to mitigate the visual impact on its neighbouring properties and the wider AONB.  |
| Policy.08 SSR: Building design                   | D1, D6, R8, CSH2, CSQ2, CSQ3, CSQ4, CSEN1                 | ENV5, DES1, DES2, DES4, DES5, DES6, DES8, DES9 | <p>This policy supports current and emerging local policies by requiring good design which will contribute to the character of the village and the AONB in which it is located; a new pedestrian and cycle route will be provided to the village. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy 15) have been adopted as Supplementary Planning Guidance by the local planning authority.</p> <p>Dwelling densities lower than mentioned in CSH2 and DES8 are considered appropriate for this semi-rural, edge-of-village site allocation in Goring. Such variation is allowed for in CSH2 and DES8.</p>   |
| Policy.08 SSR: Mitigation of wider visual impact | C3, C4, C9, G2, G4, CSR1, CSEN1, CSQ3                     | STRAT1, ENV1                                   | <p>This policy accords with the current and emerging local policy requirements to protect Goring's nationally designated AONB landscape assets by requiring appropriate mitigation to minimise any visual harm arising from necessary housing development in response to the housing need. This is a sensitive greenfield site in an edge-of-village location.</p> <p>This policy seeks a combination of locally-detailed mitigation measures to protect local and long-distance views and amenity for neighbouring properties. Measures include road design and vegetation screening, site layout and building design, planting in the form of hedgerows and/or tree belts and avoidance of unnecessary light pollution.</p> |
| Policy.08 SSR: Net gain in biodiversity          | C6, C7, C8, CSB1, CSG1                                    | ENV2, ENV3, ENV4, ENV5                         | Current and emerging local policies on conserving and enhancing biodiversity are supported by this policy which seeks a net gain of biodiversity on this site by requiring enhancement of existing  |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary   |
|--|---|---|--|
|  |   |   | boundary planting and additional planting to create new wildlife corridors.  |
| Policy.08 SSR: Open green / recreation space                               | R2, R6, CSI1, CSS1, CSR3, CSQ3                            | ENV5, DES5, CF2, CF3, CF5                   | This policy gives local context to current and emerging local policies on promoting healthy communities by seeking provision of a secure children's play area. The policy also seeks the regeneration of a Traditional Orchard and its designation as a community orchard.   |
| Policy.08 SSR: Protection of the historic and palaeontological environment | CON11, CON12, CON13, CON14, CSEN3                         | ENV6, ENV9                                  | This policy seeks to conserve and enhance Goring's historic environment and heritage and palaeontological assets, in line with current and emerging local policies. Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, and to understand the impact of the proposal, considering mitigation if appropriate. |
| Policy.08 SSR: Smaller homes with 1, 2 or 3 bedrooms                       | CSH3, CSH4  | H9, H11                                     | This policy accords with current and emerging local policies by seeking to provide of a range of safe, accessible, 1, 2 and 3 bedroomed dwellings on this allocated site. This will contribute to meeting local needs by helping to widen the existing housing stock in the village, making it more sustainable; currently the housing stock is heavily weighted towards larger dwellings. 40% of dwellings on the site will be affordable.  |
| Policy.08 SSR: Adequate parking on the site                                | T2, CSI1  | TRANS5, INF1                                | Whilst supporting public transport, walking and cycling, the Plan recognises that, in this rural community, high car ownership and usage are inevitable. This policy seeks sensitive car parking arrangements in new developments to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape.  |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary  |
|--|---|---|---|
| Policy.08 SSR: Tree and vegetation screening to manage visual impact | G2, CSR1, CSEN1   | STRAT1, ENV1, DES4, DES6                    | This policy accords with the current and emerging local policy requirements to protect Goring's nationally designated AONB landscape assets by requiring appropriate mitigation planting to reduce any harm arising from necessary housing development in response to the housing need. This is a greenfield site in an edge-of-village location on a steeply sloping site.   |
| Policy.08 SSR: Water quality / pollution                             | EP7, CSI1   | ENV12, EP1                                  | This policy complies with current and emerging local policies on protection of water sources from pollution by requiring the developer to ensure that adequate measures are put in place to protect the nearby source.  |
| Policy.09 Site Allocation GNP10                                      | H4, CSH1, CSR1, CSC1, CSS1, CSEN1                         | H1, H4, STRAT1, ENV1, DES4                  | <p>Policy.09 will contribute to boosting the supply of housing in the local area by providing for the residential development of approximately 14 homes, and by specifying the type of housing to be supported. Permission for residential development will be subject to the requirements of the relevant Local Plan policy operating at the time in relation to the protection of employment land. By requiring a Masterplan and locally appropriate and detailed mitigation for the development, it will address the fact that this is a brownfield site in a sensitive historic environment, the Goring Conservation Area.</p> <p>Policy 06, Policy 07, Policy 08 and Policy 09 all contribute to the implementation of Policy.01 above.</p> <p><i>In the subsequent boxes, "this policy" refers to the site allocation policy and its supporting site-specific requirements.</i></p> |
| Policy.09 SSR: Appropriate road, pedestrian and cycle access         | R8, T1, CST1, CSI1  | TRANS2, TRANS5, INF1                        | This policy accords with current and emerging local policies by encouraging use of sustainable transport modes, by seeking to improve community health and wellbeing and by planning to retain the vitality of the village centre through securing provision of accessible and safe routes for walking, cycling and wheelchair use.   |

| Policy  | Policy references, Local Plan 2011 and Core Strategy 2012             | Policy references, Emerging Local Plan 2033    | Commentary  |
|---|---|--|---|
|   |   |  | New pedestrian access routes will be provided by this development which will improve connectivity within the village centre.  |
| Policy.09 SSR: Building design                    | D1, D6, R6, R8, CSH2, CSQ2, CSQ3, CSQ4, CSEN1                         | ENV5, DES1, DES2, DES4, DES5, DES6, DES8, DES9 | <p>This policy supports existing and emerging local policies by requiring good design which will contribute to conserving and enhancing the character of the village, particularly the surrounding Goring Conservation Area and the AONB in which it is located. Soft landscaping can help to improve the appearance of this important village centre site. SODC's Design Guide (2016) and the Chilterns Buildings Design Guide (2010) (see Policy.15) have been adopted as Supplementary Planning Guidance by the local planning authority.</p> <p>This village centre site is considered capable of accommodating a high density of smaller dwellings and housing density exceeding those mentioned in CSH2 and DES8 is considered possible on this village centre site, whilst respecting the character of Goring Conservation Area.</p> |
| Policy.09 SSR: Protection of historic environment | CON5, CON6, CON7, CON8, CON9, CON11, CON12, CON13, CON14, CSEN3, CSQ3 | ENV6, ENV7, ENV8, ENV9                         | <p>This policy seeks to conserve and enhance Goring's historic environment and heritage assets in the village centre, in line with current and emerging local policies. This site lies within the Goring Conservation Area and within the setting of designated heritage assets, although there are no designated heritage assets on the site.</p> <p>Reviewing the site against the Oxfordshire Historic Environment Record will allow the local planning authority to assess the significance of any heritage assets affected by development, including the contribution made to their setting, to understand the impact of the proposal and to consider how the Conservation Area should best be conserved and enhanced by new development.</p>  |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary  |
|--|---|---|---|
| Policy.09 SSR: Smaller homes with 1, 2 or 3 bedrooms                 | CSH3, CSH4  | H9, H11                                     | This policy accords with current and emerging local policies by seeking to provide of a range of safe, accessible, 1, 2 and 3 bedroomed dwellings on this allocated site. This will contribute to meeting local needs by helping to widen the existing housing stock in the village, making it more sustainable; currently the housing stock is heavily weighted towards larger dwellings. 40% of dwellings on the site will be affordable.   |
| Policy.09 SSR: Adequate parking on the site                          | T2, CSI1  | TRANS5, INF1                                | This village centre site is highly sustainable for residential development and is very accessible on foot. However, whilst supporting public transport, walking and cycling, the Plan recognises that, in this rural community, high car ownership and usage are inevitable. This policy seeks sensitive car parking arrangements in any new development to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape. This village centre site will also continue to meet the parking needs of some neighbouring businesses. |
| Policy.09 SSR: Tree and vegetation screening to manage visual impact | CON5, CON6, CON7, G2, CSR1, CSQ3                          | STRAT1, ENV1, ENV6, ENV7, ENV8, DES4, DES6  | This policy accords with current and emerging local policy requirements by seeking to mitigate any adverse impact on neighbours and /or the Goring Conservation Area of necessary housing development on this village centre site in response to the housing need.  |
| Policy.10: Conserving and enhancing Goring's landscape               | C3, C4, C9, G2, G4, CSR1, CSEN1, CSQ3                     | STRAT1, ENV1                                | Policy.10 complements existing and emerging local landscape policy requirements to protect and, where possible, enhance Goring's nationally designated landscape and its principal physical assets, the AONB countryside and the valley of the River Thames by requiring appropriate mitigation of any adverse effects of necessary housing development arising from the housing need.  |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012 | Policy references, Emerging Local Plan 2033 | Commentary   |
|--|---|---|--|
| Policy.11: Conserve and enhance biodiversity     | C6, C7, C8, CSB1, CSG1                                    | ENV2, ENV3, ENV5                            | This policy, together with site-specific requirements for allocated sites, supports and reinforces SODC's existing and emerging policies in this area. It protects existing designated areas and seeks to conserve and enhance biodiversity on non-designated sites by, for example, securing additional green infrastructure on new developments, with measures to ensure that new and replacement biodiversity features are sustainable over time.   |
| Policy.12: Light pollution                       | EP3, CSQ3, CSEN1  | DES6, ENV1, ENV3, ENV12                     | This supports current and emerging local policies by seeking high quality design that ensures external lighting on all new developments should avoid adverse impacts on immediate neighbours and on the wider rural environment. This is particularly important for the three allocated sites on the periphery of the village.   |
| Policy.13: Air quality and pollution             | EP1   | DES6, ENV12, EP1                            | This policy supports current and emerging local policies on protection for community health, amenity and the natural environment by minimising the creation of, and impact of, air pollution through appropriate design for all new developments and compliance with appropriate standards.  |
| Policy.14: Water, sewerage and drainage capacity | EP4, CSI1   | INF4, ENV12, EP4                            | This policy is in line with current and emerging local policies on provision of water supplies and treatment and drainage by requiring developers to ensure that adequate capacity is available.   |
| Policy.15: Building design principles            | D1, D6, CSH2, CSQ2, CSQ3, CSQ4, CSEN1                     | DES1, DES2, DES4, DES5, DES6, DES8, DES9    | <p>This policy adopts SODC's Design Guide and the Chilterns Buildings Design Guide, both with the status of local supplementary planning guidance, and is reinforced by site-specific requirements. It accords with existing and emerging local policies by seeking to ensure high quality design for all developments which will conserve and enhance the character of the village and protect the AONB in which it is located.</p> <p>Densities lower than mentioned in CSH2 and DES8 are considered appropriate for three semi-rural, edge-of-village site allocations in</p> |

| Policy   | Policy references, Local Plan 2011 and Core Strategy 2012                    | Policy references, Emerging Local Plan 2033 | Commentary   |
|--|--|---|--|
|  |  |   | Goring whilst a higher density is planned for the village centre allocation. Such variation is allowed for in CSH2 and DES8.   |
| Policy.16: The historic environment  | CON5, CON6, CON7, CON8, CON9, CON11, CON12, CON13, CON14, CON16, CSQ3, CSEN3 | ENV6, ENV7, ENV8, ENV9                      | Policy.16 complements existing and emerging local policies on the historic environment. This policy is supplemented by site-specific requirements and seeks to emphasise the importance of Goring's rich historic environment to the future sustainability of the village and to conserve and enhance its heritage assets and the Goring and Gatehampton Conservation Areas.   |
| Policy.17: Open space, sport and recreation in new residential development | R2, R6, R8, CSI1, CSR3, CSQ3, CSG1   | ENV5, DES5, CF1, CF2, CF3, CF5              | Policy.17, supported by site-specific requirements for allocated sites, accords with current and emerging local policies to promote healthy communities, promotes inclusion of green infrastructure within new site designs and seeks to meet an identified local shortfall in local facilities by requiring new local development to provide or contribute to accessible sport and recreation facilities.                                     |
| Policy.18: Adequate parking within new developments                        | T2, CSI1   | TRANS5, INF1                                | Whilst supporting public transport, walking and cycling, the Plan recognises that in this rural community, high car ownership and usage are essential. This policy reinforces current and emerging local policies by seeking adequate and sensitive parking arrangements in new developments to accommodate both residents' and visitors' needs, whilst minimising on-street parking, in order to achieve a safe and high-quality streetscape. |
| Policy.19: Walking and cycling   | T1, CST1, CSI1, R8   | TRANS2, TRANS5, INF1                        | This policy aligns with existing and emerging local policies in that it encourages use of sustainable transport modes, improvement of health and wellbeing and the vitality of the village centre by requiring provision of accessible and safe routes for walking, cycling and wheelchair use.  |

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### 3.4 BE COMPATIBLE WITH EU OBLIGATIONS

The Plan is compatible with EU obligations in relation to human rights, habitat protection and environmental impacts. Specifically:

- The Plan has been produced in conformity with the European Convention on Human Rights, which has been incorporated into UK law through the Human Rights Act 1998. 'Convention Rights', as they are known, are widely drawn, but the ones most related to town and country planning - and hence to Neighbourhood Plans - are set out in the Convention's Article 6(1), Article 8, Article 14 and the First Protocol Article 1;
- Where local green space designations and site allocations are proposed, the landowners concerned, as well as others who are affected by the proposals have been adequately consulted and have had the opportunity to comment on the proposals. The details of the extensive consultation on the Plan is summarised in the Consultation Statement submitted alongside the Plan Submission Version;
- SODC, in line with the requirements of the European Directive 2001/42/EC, has an obligation to determine whether the Plan is likely to have significant environmental effects. To this end, South Oxfordshire District Council (SODC) prepared a Strategic Environmental Assessment Screening Statement (June 2016) which confirmed that Goring Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) to address the potential environmental impacts on the Chilterns Area of Outstanding Natural Beauty. This assessment was incorporated into the Sustainability Appraisal Scoping Report (2016) which was produced in March 2016 and consulted on in April 2016.
- The Plan has prepared an evidence base accessible at [www.goringplan.com](http://www.goringplan.com) which includes:
  - well-documented site selection criteria and site survey evidence. Some of this evidence has been supported by expert consultancy and used as important input for the site assessment process and some of the site-specific requirements
  - a detailed Landscape and Visual Impact Assessment which was commissioned from a registered specialist consultancy employing an accepted standard methodology
  - a Strategic Flood Risk Assessment and Sequential Test which was produced and validated by a registered specialist company.

Environmental and archaeological records were also researched to ensure that all potentially protected areas were taken into account.

#### 3.4.1 IMPACT ON EUROPEAN SITES: HABITAT REGULATIONS ASSESSMENT

SODC has made an assessment of the impact of development in the district, including Goring, regarding the EU Habitat Directive Sites and Species. This was done for the South Oxfordshire Local Plan: Habitats Regulations Assessment (HRA) Report March 2017. SODC also commissioned a screening report on the impact of development proposed in the Plan on EU Special Areas of Conservation (SACs). This was completed in December 2017. The screening report concludes that

- the HRA screening of the Draft Plan has been undertaken in accordance with currently available guidance and based on a precautionary approach as required under the Habitats Regulations and that
- significant effects on the integrity of European sites around South Oxfordshire from policies and site allocations in the Local Plan are unlikely to occur in relation to:

Physical loss of or damage to habitat;

Non-physical disturbance: noise, vibration and light pollution; or

Water quantity and quality.

- With regard to the Air Quality Directive (2008/50/EC), none of the policies or site allocations in the GNP is considered likely to result in significant effects due to air pollution.