



Sustainability Appraisal

Goring Neighbourhood Plan

Publication Version

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1 NON-TECHNICAL SUMMARY

1.1 INTRODUCTION

The purpose of this Sustainability Appraisal Report (incorporating the Strategic Environmental Assessment) is to provide an assessment of any significant environmental, social and economic effects resulting from the policies and proposals of the Submission version of the Goring-on-Thames Parish Neighbourhood Plan. The designated Neighbourhood Plan Area coincides with the parish boundary.

The Neighbourhood Plan (the Plan) has been released for consultation by the Parish Council (GPC) under the Neighbourhood Planning Regulations 2012. The District Council issued a screening opinion requiring an SEA. GPC has met this obligation by preparing a Sustainability Appraisal (SA) under the Environmental Assessment of Plans & Programmes Regulations 2004 which was consulted on for the statutory six-week period alongside the Pre-Submission Plan in October–December 2017. The comments made on both documents were analysed and appropriate modifications made. In addition, AECOM was commissioned to advise on the Regulation 14 and Regulation 16 version of the document and have confirmed that this SA report 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 essence of the overall Planning strategy for the District has been, and will continue to be, to focus development on the main towns, new strategic development areas and larger villages of the District and to maintain the rural character of the open countryside that makes up the majority of the area. The Parish does not lie within an area planned for significant growth and is currently considered a ‘large village’.

1.2 SUSTAINABILITY CONTEXT OF GORING

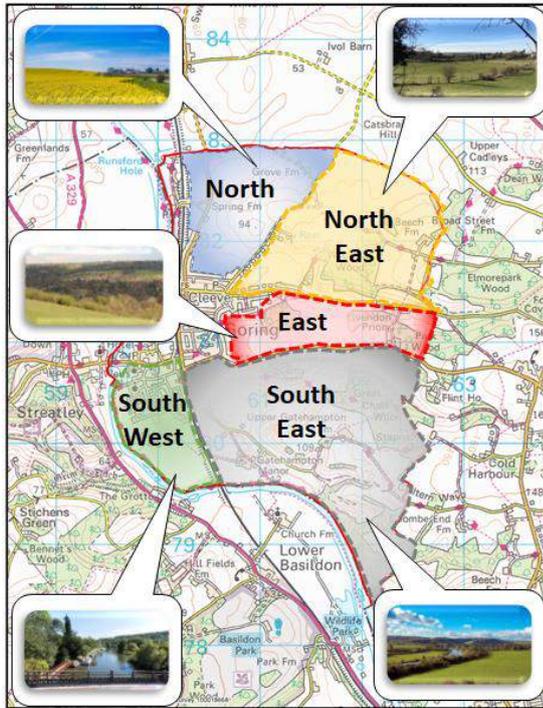
Goring is located in the County of Oxfordshire and is 19 miles from Oxford, 10 miles from Didcot and 11 miles from Reading in Berkshire. Transport links include the Great Western Railway’s local stopping service to Oxford, Reading and London.

The village of Goring lies within one of the most protected landscapes in the country, located entirely within the Chilterns Area of Natural Beauty (AONB) and directly facing the North Wessex Downs AONB on the west bank of the River Thames. Goring’s location, at the point where the Thames flows through the narrow gap between the Chilterns and Berkshire Downs, is in a natural valley containing a substantial amount of floodplain. Goring is joined with Streatley in Berkshire by an iconic bridge across the river. This location is both part of its charm and the reason for its protected status, but it is also a significant constraint to large amounts of new development. The whole area is known nationally as the Goring Gap and is a beautiful and biodiversity rich locality.

AONBs are designated by the government to ensure that the special qualities of England’s finest landscapes are conserved and enhanced. In terms of planning policy, they have the same status as National Parks. Their legal framework is provided by statute which places a duty on relevant authorities (including Local Authorities) to ‘have regard to the purpose of conserving and enhancing the natural beauty of the AONB’ when ‘exercising or performing any functions in relation to, or so as to affect, land in an AONB.’ This includes the selection of new sites for development and the design and mitigation of these sites.

In addition to the clear guidance in the National Planning Policy Framework (NPPF), there are many statutory policies to protect and conserve the AONB setting of Goring and its

Conservation Areas. These are summarised in Section 3 of this SA and in more detail in Appendix A. They include the Chilterns AONB Management Plan, North Wessex Downs AONB Management Plan, saved policies from South Oxfordshire District Council’s Local Plan 2011 and Core Strategy 2012. The evidence and strategies behind the Emerging Local Plan 2033 have also been taken into account. The surroundings of AONBs are important to their landscape character and quality. Proposals that affect views into and out of an AONB need to be carefully assessed to ensure that they conserve and, if possible, enhance its natural beauty and landscape character.



Five unique landscape areas of Goring

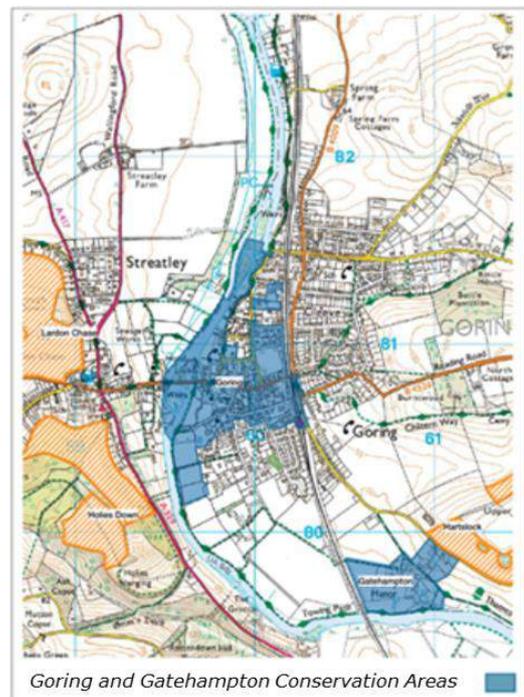
There are five distinct landscape areas in Goring which each have different characteristics but together form the unique landscape and visual amenity of the Goring Gap. To the south east of the village is open escarpment and farmland, to the east is an open hill top overlooking Goring with wooded valleys beyond. To the north east is wooded countryside, opening up to rolling farmland with bare hill tops to the north, while the river on the western border is characterised by tree-lined meadow land. Each area is highly visible and contributes in its own way to the beauty of the landscape and setting of the Chiltern AONB, the setting and character of the River Thames and the North Wessex Downs AONB and their appreciation by residents and visitors.

Most potential development sites for housing allocations will be on greenfield sites on the periphery of the village. They are likely to be highly visible over an extremely wide area. They

must be carefully and sensitively selected to have the least damaging effect on landscape character and visual amenity and minimise harm to the wider environment and river setting.

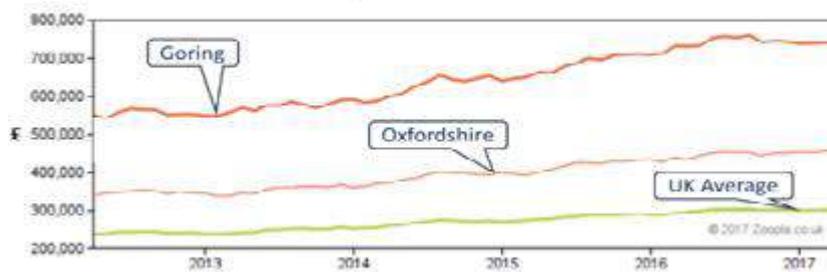
The richness of Goring’s heritage is well demonstrated by the fact that it has an extensive archaeological record, contains two Conservation Areas and 29 listed buildings and structures. They, and other non-designated heritage assets, play a significant role in defining the appearance and character of the parish. Goring Conservation Area was designated in 1978 and extended in 1988; Gatehampton Conservation Area was designated in 1984.

At the Census in 2011 the population of Goring was 3,187. Assuming it has grown since then in line with the national average of 2.2%, the population at the time of this report is estimated to be over 3,250. The Census recorded 1,491 dwellings, concentrated in Goring itself, in Cleeve to the north and in Gatehampton to the south. About one in three of these are occupied by retired or semi-retired people, many of whom brought their young families to Goring during the 1960s and 1970s to occupy major new housing developments.



The Census shows that 31.7% of Goring residents were aged 65 or over, the highest percentage in South Oxfordshire and almost double the national average (See Appendix B 3.2). This may be a consequence of the higher than average number of dwellings/units for older people in the village (See Appendix B3.3). In contrast, in 2011 there were 525 young people aged 0 to 15, which, at 16.5% is below the SODC ratio of 19.2% and the ratio for England of 18.9%. This age profile has an important bearing on the social and economic sustainability of the village and on the housing need going forward.

As outlined above, for many reasons Goring is a sustainable, attractive and sought-after location. It has a high percentage of large properties, 45% with four or more bedrooms. As a consequence, housing in Goring is expensive by UK and Oxfordshire standards, making it difficult for young people and lower-income groups to buy a property in the village.



Average home values (Source Zoopla 2017)

The implications of these figures for the future balance of housing in the village are clear. There is a need for new dwellings that are lower in cost and smaller in size to widen the housing mix.

1.3 PLAN OVERVIEW

While its location in the AONB and proximity to the Thames places statutory and physical constraints on development, these constraints do not prevent all development in the AONB. The neighbourhood plan is required to take a balanced view which supports the strategic priorities of the local plan and does not promote less development than set out in the local plan, while at the same time giving great weight to conserving the landscape and scenic beauty of the AONB, and in the case of Goring, steering development away from areas of flood risk. The Plan has identified ALL available development sites where the harm to the AONB and potential flood risk can be mitigated sufficiently. To support this, the Plan has commissioned expert analysis in areas of Landscape and Visual Impact, Biodiversity and Habitats and Flood Risk Management. This evidence is available within the Plan evidence database. In addition, a Sustainability Appraisal Health Check and a Policy and Evidence Review have been commissioned with AECOM using funding from Locality¹.

The Plan contains 19 policies for the use and development of the land in the parish of Goring in the Plan period up to 2033. These policies, together with the policies of the Local Plan and the National Planning Policy Framework (NPPF) will be used by SODC to help determine planning applications once the Plan is approved. Although the Emerging Local Plan has not yet been adopted, the Plan has been informed by its reasoning and evidence base.

The Vision confirmed in the Plan for Goring is:

VISION – Goring must continue to be a friendly, open, vibrant and energetic village community that is able to evolve and develop whilst ensuring its beauty is maintained and enhanced in all areas for the benefit of the people who live and work in it.

To achieve this vision, the Plan has confirmed the fifteen Objectives shown in the following table:

| Plan Objective Identity | Plan Objective |
|---|--|
| Objective.01: Meeting housing need | Taking into account historical development trends in Goring, land availability and infrastructure and policy constraints, international, national and local policies and regulations, the optimum number and range of new housing for Goring will be delivered to help meet overall demand, to better align with changing demographics and to target developments at the type of dwellings under-represented in the current housing mix. |
| Objective.02: Avoiding sprawl | To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside. |
| Objective.03 Identify all available and suitable sites | To contribute to Goring's housing need by identifying all suitable and available development sites that comply with relevant regulatory requirements and local Plans, taking account of the unique status and characteristics of Goring and the preferences of its residents |
| Objective.04: Protecting the landscape | To maintain, and where possible enhance, the natural beauty of Goring's countryside, open spaces, river setting and The Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics. |
| Objective.05: Maintaining biodiversity | To maintain and enhance biodiversity in Goring Parish. |
| Objective.06: Minimising pollution | To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds. |
| Objective.07: Building design | To ensure that all new developments in Goring are designed to a high standard and satisfy the unique characteristics and requirements of the village. |
| Objective.08: Heritage conservation | Goring will conserve and enhance its heritage, an irreplaceable resource, making sure that it remains in productive use and realises its potential for delivering environmental, social and economic benefits for the village. |
| Objective.09: Maintain and enhance community facilities | To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents. |
| Objective.10: An integrated community | To ensure that Goring remains a socially and physically integrated community. |
| Objective.11: Goring Primary School capacity and facilities | To have the best possible education facilities and adequate capacity to accommodate the children residing in the village |
| Objective.12: Medical practice facilities | The medical practice should be able to improve and extend its facilities to be able to offer a wider range of services than is possible at present. |
| Objective.13: Minimise traffic impact | To minimise the impact of any increase in traffic caused by new developments and to improve, where possible, the environment for pedestrians, businesses and property owners in the village centre. |
| Objective.14: Pedestrian and cycle routes | To ensure that any new housing sites and routes from the site to the village centre are accessible and safe for all users, including pedestrians, cyclists, people with disabilities and deliveries. |
| Objective.15: Local economy | To protect, support and enhance the vitality of Goring village centre as an essential component of the sustainability of Goring. |

1.4 SUSTAINABILITY OBJECTIVES

The Plan must contribute to the achievement of sustainable development to meet its basic conditions. The Sustainability Objectives shown below have been derived from the International, National and Local (INLO) policy context, the sustainability context of Goring and feedback from statutory consultees on the SA Scoping Report issued in March 2016. These 30 Sustainability Objectives are shown in the table below.

| No. | Goring Neighbourhood Plan Sustainability Objectives |
|-----|---|
| 1 | To prioritise the use of brownfield sites |
| 2 | To encourage the re-use and refurbishment of existing buildings |
| 3 | To conserve and enhance the natural beauty of Goring's countryside setting and the AONB in particular |
| 4 | To ensure that new buildings and re-use of existing buildings are of high quality and in keeping both with the rural and historic character of Goring and with their immediate surroundings |
| 5 | To integrate new housing developments with existing communities |
| 6 | To ensure the provision and enhancement of open green spaces and allotments |
| 7 | To ensure that new and existing developments are well connected to the village centre and other amenities by a network of safe and accessible footpaths and/or cycle paths which maintain and enhance existing rights of way |
| 8 | To minimise light pollution |
| 9 | To minimise the risk of crime and to maximise safety and security for the occupiers of the new dwellings and the inhabitants of Goring as a whole |
| 10 | To ensure adequate vehicle parking including appropriate provision for visitors and non-residents who come into Goring to make use of its amenities |
| 11 | To ensure that so far as possible a good mix of community facilities is easily accessible from people's homes without needing to drive |
| 12 | To ensure that new developments prioritise safe facilities and access for pedestrians and cyclists |
| 13 | To minimise the impact of any increase in traffic and to improve the current issues of traffic congestion |
| 14 | To provide facilities which will support and encourage home-working |
| 15 | To maintain and enhance the existing public transport options for Goring |
| 16 | To ensure that drainage is suitable to minimise the risk and impact of flooding and that there is sufficient sewerage capacity |
| 17 | To preserve undeveloped, wherever possible, land with soil quality of grade 3a and above. |
| 18 | To reduce harm to the environment by seeking to minimise pollution of all kinds, especially water, air, soil and noise pollution |
| 19 | To minimise waste generation and encourage the re-use of waste through recycling, composting and/or energy recovery |
| 20 | To protect, manage and enhance the quality and quantity of our water resources in a sustainable way |
| 21 | To engage with current best practice on minimising and mitigating the contribution of new development to climate change |
| 22 | To maintain and enhance existing community facilities and to develop additional facilities for the benefit of the community |
| 23 | To ensure that there are sufficient places available in the village school for all primary-school aged children living in Goring |
| 24 | To ensure that there is sufficient capacity in the village medical practice to cope with the current proposed and any future expansion in population |
| 25 | To ensure the preservation of archaeologically sensitive areas and, where possible, to enhance community knowledge of and engagement with local heritage and archaeology |
| 26 | To maintain and enhance biodiversity by (i) protecting and improving existing wildlife habitats; (ii) safeguarding relevant landscape features (e.g. hedgerows); and (iii) conserving and enhancing wildlife corridors, incorporating all the above into new developments wherever possible |
| 27 | To ensure the provision of affordable housing and an appropriate mix of dwelling types so as to meet the needs of present and future generations and to improve the prospects of people with meaningful local connections wishing to find housing in Goring |
| 28 | To contribute to the provision of varied local employment at a sustainable wage |
| 29 | To promote and enhance the tourist economy, encouraging greater use by residents and visitors of the facilities and amenities Goring can offer |
| 30 | To promote Goring as a place with a strong and vibrant community |

1.5 REASONABLE ALTERNATIVES - STRATEGIC ISSUES, SITE OPTIONS AND SPATIAL STRATEGY ALTERNATIVES

1.5.1 Introduction

Consideration of reasonable alternatives is at the heart of the sustainability process. To achieve the Plan's preferred alternative, a step-by-step process has been followed and is explained in more detail below and in the main contents of the SA.

- 'top-down' consideration was given to a range of key strategic issues and the 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 of how the spatial options relate to the Plan's sustainability objectives;
- drawing upon the above and in parallel, merging the output to select the most sustainable and preferred alternative for the Plan.

1.5.2 Strategic issues

The first step in evaluating the reasonable alternatives is to identify and analyse the strategic context in Goring and in particular the main strategic issues facing the Plan.

Ten major strategic issues have been considered, and are discussed in Table 1, below. For each issue, the most sustainable option is identified and confirmed. The analysis of these issues is covered in greater depth in Section 6.1. Table 1. Strategic Issues

| Identity | Strategic issue | Considerations | Most sustainable option |
|----------|---|--|--|
| 1 | How should the Plan balance the need to protect the AONB with the requirement for housing development? | <p>NPPF paragraph 115 is clear that great weight should be given to conserving landscape and scenic beauty in AONBs.</p> <p>It could be argued that no development is possible, save for continued infill and/or carefully controlled re-development of brownfield sites. This would conflict with SODC's housing need. A plan that adopted this approach would fail the basic condition. National planning policy states that neighbourhood plans should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>The neighbourhood plan is required to take a balanced view which supports the strategic priorities of the local plan and does not promote less development than set out in the local plan while giving great weight to conserving the landscape and scenic beauty of the AONB, and in the case of Goring to steering development away from areas of flood risk.</p> | <p>The Plan has concluded that the most appropriate option is to identify all available sites where, with appropriate mitigation, any detrimental effect on the environment, the landscape and recreational opportunities could be moderated to an acceptable level. Expert analysis was commissioned to underpin this conclusion.</p> |
| 2 | How should the Plan balance the need for development against the requirements to minimise flood risk and to protect the AONB when those demands appear to conflict? | <p>The Plan balances the need for development by ensuring compliance with the National Planning Policy Framework (NPPF), in particular on both protection of the AONB and protection against flood risks.</p> <p>The Plan has only allocated sites where, with mitigation, development <u>both</u> falls below the threshold of acceptable harm to the AONB <u>and</u> can be carried out in such a way as to be appropriately flood resilient and resistant, safe for its residents throughout the development's lifetime and not cause flooding problems elsewhere.</p> | <p>The most sustainable option is to propose ALL suitable sites, including those in the AONB or with flood risk, where it can be demonstrated that mitigation will limit the harm and risk to acceptable levels.</p> <p>Expert assistance was commissioned to underpin this conclusion.</p> |

| Identity | Strategic issue | Considerations | Most sustainable option |
|----------|--|---|---|
| 3 | Is the existing infrastructure of Goring adequate to meet the needs of the community in the light of the proposed development? | <p>Goring is, in many respects, a community which scores well in sustainability terms. It benefits from a railway station, a primary school and medical practice, shops, and a thriving community.</p> <p>Any additional housing in Goring is inevitably going to place additional pressure on the facilities in the village.</p> <p>The number of new dwellings proposed by the Plan will have a relatively modest impact provided that sites are selected carefully and that mitigation is thoroughly addressed.</p> | The most sustainable option is to accept the modest growth in the Plan and to manage the consequences through the Plan policies and actions to ensure that the needs of the community can be met by the existing infrastructure. |
| 4 | Should the Plan be delayed until a strategy for the school has been agreed? | <p>The issues facing the community with respect to the school are outlined in Section 11 of the Plan. OCC has confirmed that there is not a capacity issue and recommends a more flexible approach should be taken to managing peaks of pupil intake. The school currently has a good OFSTED rating and offers a high standard of education. However, some residents are concerned about the state of maintenance of some of the building which requires further investment. There is a view held by some developers and residents in the village that the Plan should be delayed until a solution has been identified that has the support of all parties including the responsible authorities (OCC, SODC, GPC and Diocese).</p> <p>The Plan was initiated by GPC to give the village more control over its future, to protect it against extensive and unwanted development, urban sprawl and further uncontrolled pressure on its community facilities and infrastructure. There is a high risk that new, speculative planning applications for housing will be submitted before a Plan is made. The sooner the Plan is accepted, the sooner Goring will have more control over its own destiny.</p> <p>There is no immediate sustainability issue with the school. Proceeding with the Plan to the current timescales will not have an adverse impact on the resolution of the issues. The Plan supports a full and professional evaluation of the issues facing the school and has nominated it as a Strategic Project.</p> | The most sustainable solution is to expedite the Plan. The Plan proposes that a Strategic Project should be initiated to evaluate the options for the school. Any proposals involving the allocation of land should be considered in a subsequent iteration of the Plan or through the normal Planning application process. |

| Identity | Strategic issue | Considerations | Most sustainable option |
|----------|---|--|---|
| 5 | How should the Plan balance the requirement to sustain and enhance biodiversity against the requirement to provide housing for local/SODC need? | <p>Goring Parish is rich in biodiversity. It is a very green and special landscape and has numerous protected and special wildlife areas. There are few brownfield sites within the built area of Goring and nearly all development will have to be on the periphery of the village and in the countryside. Without careful planning, biodiversity will be damaged.</p> <p>With thorough consideration during the planning application phase, the adverse impact on biodiversity can be limited or there can potentially be a positive impact. The Plan will define site-specific requirements for each proposed development site to optimise the impact on biodiversity.</p> | The most sustainable option is to ensure that each allocated site has detailed site-specific conditions that protect or increase biodiversity. |
| 6 | How should the Plan satisfy the market requirement for lower cost, smaller and affordable houses in Goring? | <p>Houses in Goring are expensive compared to the Oxfordshire and the national average. 45% have four or more bedrooms.</p> <p>Goring has a higher relative proportion of older people and there is a need for additional small properties (1, 2 and 3 bedroom) to support people wishing to downsize. There is also a need for smaller homes that are affordable for the younger generation and first-time buyers. Widening choice and flexibility in the general mix of housing will also help future-proof the housing stock for future generations.</p> <p>The Goring Neighbourhood Plan Housing Needs survey, plus the Parish 2004 and 2011 affordable housing need reports indicate that Goring is most likely to need between 30 and 40 affordable houses over the Plan period.</p> | The most sustainable option is to support SODC policies on affordable and low-cost housing and to ensure that new homes in Goring have mainly 1, 2 or 3 bedrooms. |

| Identity | Strategic issue | Considerations | Most sustainable option |
|----------|--|---|--|
| 7 | <p>Are there large sites or clusters of sites that collectively may provide a better alternative and change the allocation of sites?</p> | <p>Only 7% of survey respondents would prefer all new houses to be placed on one large site. In principle, this could be either a single site or a closely connected cluster of sites. The overwhelming preference of residents responding (over 90%) is that new development sites should be small or medium in size and distributed around the village.</p> <p>Further analysis of the potential spatial options is discussed below in Section 1.5.2 and in more detail in Section 6 of this SA. There is no single site or cluster of sites that would meet the housing need and be a better solution than the four distributed sites option outlined in the Plan.</p> <p>There are no large sites where the visual impact of a major development would not cause damage to the AONBs.</p> | <p>The most sustainable option is for homes to be built on small and medium sites distributed around the village.</p> |
| 8 | <p>Should the Plan identify sites suitable for commercial businesses or mixed-use development to improve the economic sustainability of the village?</p> | <p>There are no "large" employers in Goring and the village is constrained by its location and the local road network.</p> <p>The number of Goring residents who either work or are based from home is significantly higher than the SODC average. There is no evidence that these businesses need new commercial premises.</p> <p>There is no land available in the built area of the village for new commercial premises. There is limited opportunity to develop significant new businesses in Goring through the policies of this Plan. The main opportunity appears to be for small businesses in the retail, hospitality and tourism sectors.</p> <p>There is a limited supply of suitable land for development in Goring and this is all required to support new housing.</p> <p>Redevelopment of the High Street Arcade area with mixed use accommodation is the best opportunity to improve the economic sustainability of the village centre. It has been nominated by the Plan as a Strategic Project.</p> | <p>The most sustainable option is for greenfield development sites to be used for new homes rather than commercial businesses.</p> |

| Identity | Strategic issue | Considerations | Most sustainable option |
|----------|--|---|--|
| 9 | Should the Plan support an increased density of housing to support additional development in Goring? | <p>SODC’s policy CS H2 Density says a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area. SODC’s emerging Local Plan 2033 policy DES8 requires ‘the efficient use of land, with densities of at least 30 dwellings per hectare’ but also states that this should take local circumstances into account, including access to local services and facilities and local character.</p> <p>All new development in Goring will be in the AONB and typically on the edge of the village. The village also has areas at risk of flooding. Housing density needs to be appropriate.</p> <p>The four sites nominated in the Plan are in different areas of the village. Each of these sites has distinctly different characteristics and can support different housing densities.</p> | The most sustainable solution is to support housing density that is in keeping with the characteristics of each allocated site and the village as a whole. |

| Identity | Strategic issue | Considerations | Most sustainable option |
|----------|--|---|---|
| 10 | How should the Plan balance the need for housing development against the requirements to conserve and enhance the historic environment | <p>The Plan balances the need for development with conserving and enhancing the historic environment of Goring and Gatehampton by ensuring compliance with the National Planning Policy Framework (NPPF).</p> <p>Heritage assets, such as the rich archaeological resource, and the historical built environment of the village, are irreplaceable and help to define an ancient parish such as Goring. These assets are enjoyed by, and in the safe keeping of, the local community but they are also of significance at a district and national level. There is a local responsibility to value and to care for these assets, both for the sake of the community and for others outside it.</p> <p>The National Planning Policy Framework requires great weight to be given to the asset’s conservation when considering the impact of a proposed development on the significance of a designated heritage asset, with the more important the asset, the greater that weight should be.</p> <p>Development must take account of both designated and non-designated assets. The Plan has only allocated sites where, with mitigation, development will not cause harm to the historic environment.</p> | The most appropriate option is to adopt a strategic policy that will protect the historic environment, safeguarding assets that help to establish the distinctive character of Goring parish at local level, but which also align with requirements of the local plan and the NPPF. |

1.5.3 Available sites and site assessment

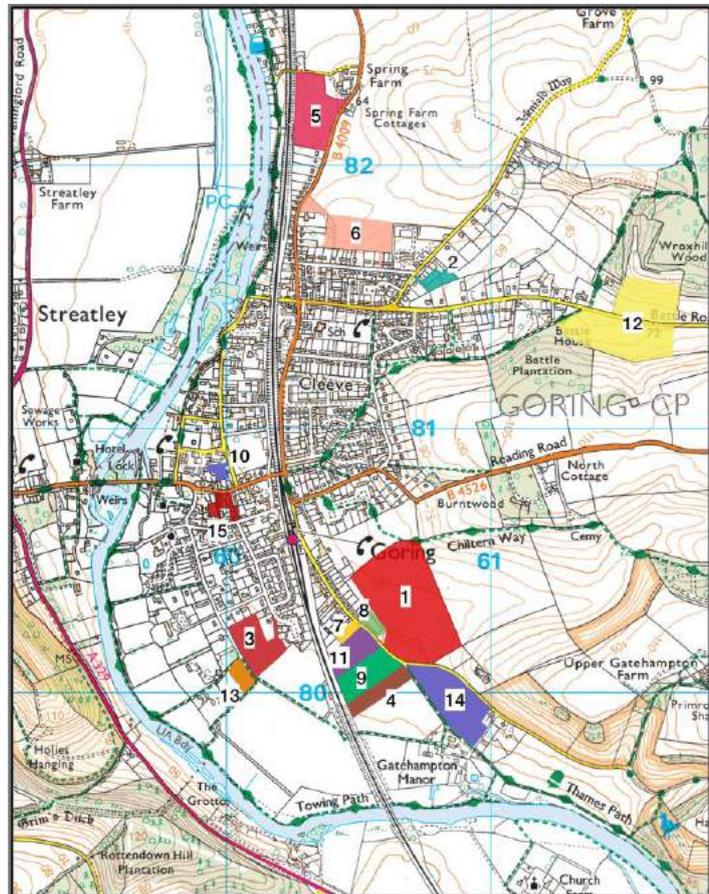
Fifteen sites were originally submitted by developers and landowners and were allocated identities (Goring Neighbourhood Plan (GNP) 1-15) and are shown on the map below. One of these sites was subsequently withdrawn.

15 Sites Offered for Development

It was determined at an early stage that, given the environmental and policy constraints faced by Goring, particularly the impact of major development in the AONB and those set out in Section 3 of this SA, the site selection methodology³ would be evidence-based and criteria-based. This included feedback from agencies such as EA and Thames Water and commissioning independent expert evidence, specifically on Landscape and Visual Impact (LVIA)⁴, biodiversity and the local environment⁵.

ALL site proposed to the Plan were assessed objectively against identical site selection criteria to identify which of them, with mitigation could be acceptable for development within the AONB and river plain.

Further consultation then took place with residents and developers. All sites were reassessed against any new information and the most suitable sites were provisionally selected and allocated for development. This detailed process resulted in the identification of five potentially suitable sites. Nine sites were assessed as unsuitable.



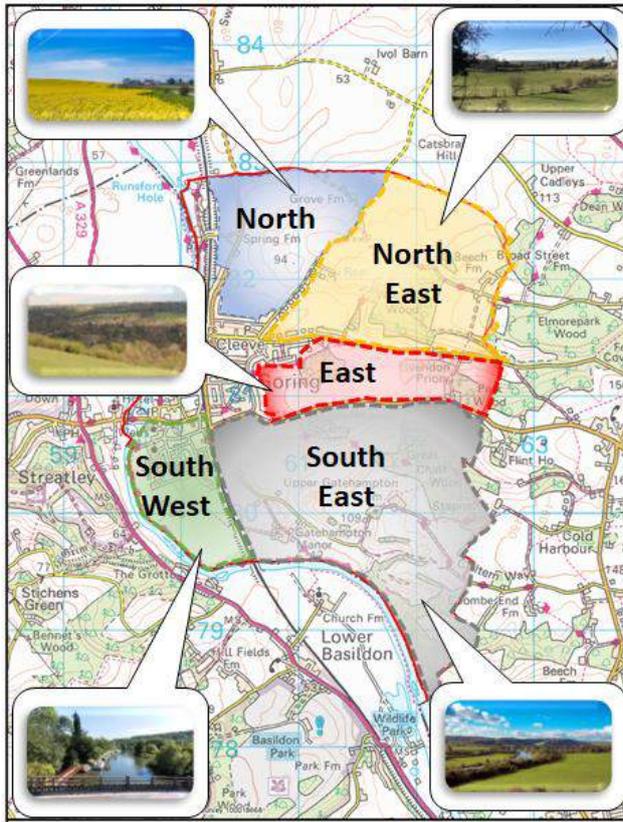
The site selection process was managed in parallel with the evaluation of the strategic issues and spatial options to ensure that it could all be melded into a coherent Plan.

1.5.4 Spatial options – landscape areas for potential development

Large areas of the parish may be inappropriate for major development because the whole Neighbourhood Area is in one AONB and forms the setting of another. A coherent spatial strategy is required to ensure that development takes place in a controlled way and to contain further urban sprawl and the closure of green gaps towards neighbouring communities, and to ensure that new developments are contiguous to the existing built area and as close as possible to existing facilities and services.

The opportunity for further development is physically constrained by the River Thames to the west and environmentally constrained by the AONB to the north, south and east.

As mentioned in 1.2 above, the Neighbourhood Area in this part of the AONB has five distinct landscape areas, each with importantly different characteristics that together contribute to the special landscape known as the Goring Gap. The five different landscape areas are shown again on the map below.



Spatial Options - Landscape Areas

- North – this sector is defined as the green-field land within the Parish boundary which is to the east of the Railway line, to the west of Icknield Road and to the north of Springhill Road.
- North East – this sector is defined as the greenfield land within the Parish boundary which is to the east of Icknield Road and to the north of Elvendon Road.
- East – this sector is defined as the greenfield land within the Parish boundary which is to the east of Fairfield Road, to the south of Elvendon Road and to the north of Reading Road.
- South East - this sector is defined as the greenfield land within the Parish boundary which is to the south of Reading Road and to the east of the railway line.
- South West - this sector is defined as the greenfield land within the Parish boundary which is to the south of the High Street (B4009) and to the West of the railway line.

1.5.5 Analysis of spatial options

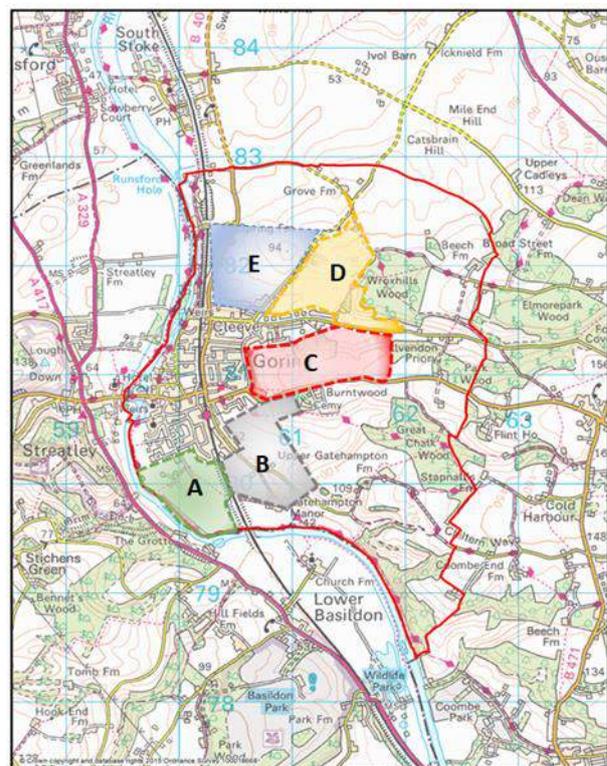
The map opposite shows a reduced area of each of these landscape areas and includes the sites that were either submitted to the Plan in its call for sites together with those included in SODC’s October 2017 Strategic Housing and Economic Land Availability Assessment (SHELAA)⁶. The outlines of the shaded areas are not intended to be definitive boundaries; rather they should be interpreted as indications of the potential development areas.

All of the spatial areas contain sites that have been submitted to the Plan. Of the 14 sites available to the Plan, one is in the centre of the village and the others are on the periphery, distributed across areas A, B, C, D and E.

Housing development could either all be located in a single one of these areas or be distributed around the village in some way. There is no obvious village boundary that could be applied to better manage the growth of the village while retaining the flexibility to meet future housing need.

Focusing all development in one area presents a number of issues:

Five potential development areas



- Large scale development in A, B, C, D or E would be inappropriate because they are all in the AONB and would have a major adverse impact on both the landscape and visual amenity in the local area, the areas immediately around the site and on long distance views.
- Residents of the village have a strong aversion to allocation of a single large site or area. Over 90% of survey respondents preferred development sites to be small or medium in size and distributed around the village.
- Area A is next to the river and contains flood zones that limit the developable area.
- Areas A, B and E would have a major impact on the green gaps between Goring and both South Stoke and Gatehampton.
- A, B, C, D and E would significantly extend the village's built-form into the AONB.

Eight approaches that might feasibly be taken for potential housing development are outlined below and considered on the following pages and in more detail in Section 6 of this SA. These options included the five spatial areas (A-E) and combinations of the five possible sites mentioned above plus an additional site (GNP5 on the outskirts of the village and assessed by two independent LVIA reviews as unsuitable for development) that one developer included as part of a potential new school proposal.

- A. Spatial area A: land to the south of the village, to the west of the railway line and bordered by the River Thames;
- B. Spatial area B: land to the south of the village, east of the railway and north of Gatehampton;
- C. Spatial area C: land east of Fairfield Road including Cow Hill;
- D. Spatial area D: land to the north and east of the village between Icknield Road and Wroxhills Wood;
- E. Spatial area E: land to the north of the village, bordered by the railway and Icknield Road;
- F. Seven sites (GNP2, GNP3, GNP13, an extended GNP6, GNP10, plus GNP5 and the existing school site).
- G. Six sites, (GNP2, GNP3, GNP13, GNP6, GNP10, plus the existing school site);
- H. Five sites (GNP2, GNP3, GNP13, GNP6, GNP10).

The spatial approaches are analysed for their alignment with the Plan sustainability objectives and summarised in Table 'Analysis of Spatial Options vs Sustainability Objectives' below. (NB – a shortened description of the objectives is used to fit in with the table format). A more detailed analysis to support this table is provided in the evidence database at www.goringplan.com

Where the spatial option would be extremely harmful to a sustainability objective it is shown in red; where it is supportive it is shown in green. A white box indicates that the spatial option is broadly neutral for that sustainability objective. The arrows in the boxes indicate the degree of the effect so, for example, a downward arrow shows a greater effect than a diagonal arrow and a red box with a downwards arrow means that the option is extremely damaging to that sustainability objective.

| Sustainability Objectives ↓ | Spatial Options → | | | | | | | |
|---|-------------------|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H |
| 1. Prioritise brownfield | → | → | → | → | → | ↑ | ↑ | ↑ |
| 2. Re-use and refurbishment of existing buildings | → | → | → | → | → | → | → | → |
| 3. Conserve and enhance the Goring’s countryside and the AONB | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | ↔ |
| 4. High quality buildings in keeping both with the rural and historic character of Goring and with their surroundings | → | → | → | → | → | ↔ | ↔ | ↔ |
| 5. Integrate new housing developments with existing communities | ↔ | ↔ | → | ↔ | ↔ | ↔ | ↑ | ↑ |
| 6. Ensure the provision and enhancement of open green spaces | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | → | → |
| 7. Developments are well connected to the village centre and amenities by footpaths and/or cycle paths | ↑ | → | ↔ | ↓ | ↓ | ↔ | ↔ | ↔ |
| 8. Minimise light pollution | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | → | → |
| 9. Minimise the risk of crime and to maximise safety and security | → | → | → | → | → | → | → | → |
| 10. Ensure adequate parking | → | → | → | → | → | → | → | → |
| 11. Ensure community facilities are accessible without need to drive | ↔ | → | → | ↔ | ↔ | → | ↔ | ↔ |
| 12. Ensure developments prioritise facilities for pedestrians/cyclists | → | → | → | → | → | → | → | → |
| 13. Minimise the impact of traffic, improve the traffic congestion | ↓ | ↓ | ↔ | ↓ | ↔ | → | → | → |
| 14. Provide facilities to support and encourage home-working | → | → | → | → | → | → | → | → |
| 15. Maintain and enhance existing public transport options | → | → | → | → | → | → | → | → |
| 16. Ensure drainage is suitable and sufficient sewerage capacity | → | ↔ | → | → | → | → | → | → |
| 17. Preserve land with soil quality of grade 3a and above. | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | ↔ | ↔ |
| 18. Reduce harm to the environment by minimising pollution | → | → | → | → | → | → | → | → |
| 19. Minimise waste generation and encourage the re-use of waste | → | → | → | → | → | → | → | → |
| 20. Manage and enhance our water resources in a sustainable way | → | → | → | → | → | → | → | → |
| 21. Best practice on minimising and mitigating the contribution of new development to climate change | → | → | → | → | → | → | → | → |
| 22. Maintain and enhance existing and new community facilities | → | → | → | → | → | ↔ | ↔ | ↔ |
| 23. Ensure there are sufficient places available in the village school | → | → | → | → | → | → | → | → |
| 24. Ensure there is sufficient capacity in the village medical practice | → | → | → | → | → | → | → | → |
| 25. Ensure the preservation of archaeologically sensitive areas | → | ↓ | → | → | → | → | → | → |
| 26. Maintain and enhance biodiversity | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | ↔ | ↔ |
| 27. Ensure provision of affordable housing and mix of housing types | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↔ | ↔ |
| 28. Provision of varied local employment at a sustainable wage | → | → | → | → | → | ↔ | ↔ | ↔ |
| 29. Enhance the tourist economy, encouraging greater use by residents and visitors of the facilities and amenities Goring | → | → | → | → | → | → | → | → |
| 30. Promote Goring as a place with a strong and vibrant community | → | → | → | → | → | → | → | → |

Analysis of Spatial Options vs Sustainability Objectives

For many of the Plan's sustainability objectives, development in any of the spatial options would have a neutral or broadly equal (positive or negative) impact:

- all options would have a very positive impact on the provision of affordable housing and a mix of housing to meet Goring's need;
- options A-F would support more major development (and therefore more dwellings) than the specific sites that are available to the Plan and are identified in options G and H. However, the neighbourhood plan is required to take a balanced view which supports the strategic priorities of the local plan and does not promote less development than set out in the Local Plan, while at the same time giving great weight to conserving the landscape and scenic beauty of the AONB, and in the case of Goring, steering development away from areas of flood risk. The harm which these options would cause to the AONB means that the Plan should not proceed with these options;
- all options would have a negative impact on light pollution in the AONB and preservation of land of high agricultural value;
- all options would have a negative impact on conserving and enhancing the countryside and AONBs although on some specific sites careful mitigation can limit this impact to an acceptable level;
- options A-E are likely to have a net adverse impact on biodiversity;
- large-scale development in any single area will have a cumulative impact on the adverse effects discussed above, together with an incremental adverse impact on traffic in that area and, in some cases, on minor residential roads.

The table below analyses the spatial options A-H in more detail to decide whether they are suitable for development. It includes a column headed "Considerations" which includes commentary on the key sustainability issues about that spatial option and identifies where there is a significant issue or difference between the options and where there is a significant positive or negative effect.

For each option, the table concludes as to whether it is suitable for further consideration as a preferred alternative or whether it should be classified as an unsuitable option. The analysis states the most suitable options and identifies the most sustainable alternative for the Goring Neighbourhood Plan.

Spatial options vs their impact on Plan’s sustainability objectives

| | Area or sites considered | Considerations | Suitable for development? |
|---|---|---|---------------------------|
| A | Spatial area A: land to the south of the village, to the west of the railway line and bordered by the River Thames. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, the whole area of land is not a reasonable option because:</p> <ul style="list-style-type: none"> • Flood risk: development should be steered away from large parts of this area because it includes significant amounts of flood zones 2 and 3; • Impact on AONB and local area: development of a significant proportion of this cluster of land would be highly visible from the North Wessex downs AONB; • Impact on visual amenity: the quality of the views from this area to the edge of the village from Manor Road, the Thames Path and other nearby footpaths would be damaged if a large part of this area was developed; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of residents favoured small or medium distributed sites. <p>This option has the advantage of being within walking and cycling distance from the village centre and its amenities.</p> <p>Two independently LVIA’s and the Strategic Flood Risk Assessment undertaken by this Plan have identified a small area of the GNP3 site that is suitable for development. (Development of this area, with the strict mitigation defined in Appendix G has been allocated in the Plan).</p> | No |
| B | Spatial area B: land to the south of the village, east of the railway and north of Gatehampton. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, it is not a reasonable option because:</p> <ul style="list-style-type: none"> • Green gap: development in this area would significantly close the green gap between the Goring built area and the hamlet of Gatehampton with its Conservation Area; • Impact on AONB and local area: development will have a significant effect on the visual qualities of this area within the Chilterns AONB, due to its open aspect, rising to the Chilterns escarpment. From the higher ground of the North Wessex Downs AONB to the east it is highly visible; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of survey respondents favoured small or medium distributed sites; • There is an archaeologically sensitive area around Gatehampton in and adjacent to the Gatehampton Conservation Area. <p>Components of this cluster of land were proposed to the Plan. Sites GNP1, GNP4, GNP7, GNP8, GNP9, GNP11 and GNP14 were individually assessed in their own right as unsuitable for development, in a large part due to their visual impact and adverse effect on the landscape in this area. A combination of these sites would have a cumulative and disproportionate impact.</p> | No |

| | Area or sites considered | Considerations | Suitable for development? |
|---|---|--|---------------------------|
| C | Spatial area C: land east of Fairfield Road including Cow Hill. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, it is not a reasonable option because:</p> <p>This is not a reasonable option for large scale development because:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: development of this area would be on a hillside directly behind the existing built area of the settlement. It is highly visible from the North Wessex Downs AONB and forms an important green backcloth to the village; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of survey respondents favoured small or medium distributed sites. <p>This option has the advantage that housing development would be close to the school.</p> | No |
| D | Spatial area D: land to the north and east of the village between Icknield Road and Wroxhills Wood. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, the whole area of land is not a reasonable option because:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: this area forms a significant landscape asset and is used by walkers on the Chiltern Way; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of survey respondents favoured small or medium distributed sites; • It is on the periphery of the village and large-scale development here would therefore be less integrated with the existing community and less assessable without the need to drive. <p>The area includes a large site, GNP12 which has been assessed as unsuitable for development, principally on landscape and visual grounds. A small area of this cluster (GNP2) is largely hidden from view and has existing housing on two of three sides. It has been nominated in the Plan, subject to strict mitigation.</p> | No |

| | Area or sites considered | Considerations | Suitable for development? |
|---|--|---|---------------------------|
| E | Spatial area E: land to the north of the village, bordered by the railway and Icknield Road. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, the whole area of land is not a reasonable option because:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: development of a significant proportion of this cluster of land would be highly visible from the North Wessex downs AONB; • Green Gap: development in this area would significantly close the green gap between the Goring built area and South Stoke; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of residents favoured small or medium distributed sites; • It is on the periphery of the village and large-scale development here would therefore be less integrated with the existing community and less assessable without the need to drive. <p>Option E, however has the advantage of a bus stop on its edge with a limited bus service. Development of just a defined area of the GNP6 site, with the strong and essential mitigation defined in Appendix G is acceptable and will have a limited effect on the visual qualities of the wider area and has been allocated in the Plan.</p> | No |

| | Area or sites considered | Considerations | Suitable for development? |
|---|--|---|---------------------------|
| F | A cluster of seven sites (GNP2, GNP3, GNP13, GNP10, an extended GNP6 (in order to allocate land for a new school), GNP5 and the existing school site | <p>This option includes the combination of GNP5, an extended GNP6 to support a new school and the redevelopment of the existing school site for new dwellings. It was suggested by the developer that proposed GNP5 and GNP6. In this option, there would be a trade-off in numbers of new dwellings between the area proposed on GNP6 for a new school and the area available for new dwellings on the existing school site. This option would support less new dwellings than options A-E but would support more dwellings than options G and H below. However, it is not a reasonable option, for the reasons outlined below:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: <ul style="list-style-type: none"> ○ major development on GNP5 between the Goring built area and South Stoke has already been determined to be unsuitable for development by the Plan's independent LVIA and by SODC previously, principally because of its impact on the AONB; ○ development on site GNP6 is limited by LVIA considerations to a part of the site below the crest of a hill because of the impact on the AONB. The developer proposal for an extended GNP6 would further encroach on the AONB; • Green Gap: development on GNP5 would significantly close the green gap between the Goring built area and South Stoke; • Oxfordshire County Council, the responsible body for education in Goring, has confirmed as part of its Regulation 14 feedback that the village does not need additional school capacity to support the additional dwellings planned over the lifetime of the Plan and that it would be concerned about the impact on other local primary schools if a larger capacity school was built in Goring at this time; • The existing school site, while a brownfield site and therefore potentially an attractive development option, is partly owned by OCC and is not currently available for development; • Although this option would introduce additional dwellings by development on the existing school site, there would be dwellings lost in the developable area of GNP6 because part of the existing proposed site would be used for the development of the new school; • Detailed consideration of flood risk is required because GNP3 and 13 contain areas in Flood Zones 2 and 3. A detailed Strategic Flood Risk Assessment⁷ was produced as part of the overall site selection process and independently verified by external consultants JBA. <p>This option has the benefit of including development on two brownfield sites (although the existing school site has not been made available to the Plan) and GNP6 includes a public open space. It is also assessed positively for its impact on biodiversity because of the protection of the traditional orchard area on GNP6 and the introduction of a meadow area in GNP3.</p> <p>However, it has a negative impact on local employment because it includes GNP10 which is a small brownfield site in the village centre which currently supports one of Goring's largest businesses.</p> | No |

| | | | |
|----------|---|--|-----------|
| <p>G</p> | <p>A cluster of six sites (GNP2, GNP3, GNP13, GNP6 in its current boundaries, GNP10, plus the existing school site) in order to allocate land for a replacement school.</p> | <p>This option could, with careful mitigation be a realistic option and it was shortlisted for more detailed consideration, because:</p> <ul style="list-style-type: none"> • The five sites (GNP2, GNP3, GNP13, GNP6 in its current boundaries, and GNP10), individually and in combination, have been determined by external landscape consultants to be acceptable for development, subject to site-specific requirements to mitigate against the harm to the AONB's caused by the development; • The existing school site, while not submitted to the Plan in its call for sites and consequently not assessed for development, is a brownfield site and therefore probably attractive for development; • The option meets the village preference for small to medium sites distributed around the village. <p>This option was considered further to review whether it could be acceptable for land to be allocated for a new school on site GNP6, within the constraints included in the site-specific requirements, providing that any reduction and/or change in the number and types of residential dwellings on GNP6 was made good by development on the existing school site:</p> <ul style="list-style-type: none"> • although an initial and incomplete site submission was provided in late 2017 for the existing school site, there is no evidence it is available for development in the timescale of this Plan. It has multiple ownership and would not be available for development unless an alternative site was found. The only proposal at the time of writing the Plan would involve the allocation of GNP5 in a land swap deal with a developer. However, GNP5 is not suitable for development and has not been allocated by the Plan. The school site is not therefore available for consideration by the Plan; • OCC has confirmed that the current school has capacity to meet the needs of in-catchment children during the Plan period and would be concerned regarding expansion to a 1.5 form school; • Oxfordshire County Council, the responsible body for education in Goring, has confirmed as part of its Regulation 14 feedback that the village does not need additional school capacity to support the additional dwellings planned over the lifetime of the Plan and that it would be concerned about the impact on other local primary schools if a larger school was built in Goring at this time; • the scheme that was proposed by the developer/Diocese/school contains retirement properties on the existing school site, which are not a priority for Goring's housing need; • should it be determined at a later date that a new school is a realistic and economic option, and provided that any proposal is made with the full support of the responsible authorities, it is possible that this could be a reasonable option for a later iteration of the Plan or to be handled outside of the Plan through the normal planning process. • This option is unlikely to result in any significant increase in dwellings compared to option H. <p>Because GNP3 and 13 contain areas in Flood Zones 2 and 3 a detailed Strategic Flood Risk Assessment was produced as part of the overall site selection process and independently verified by external consultants JBA (see option H below).</p> | <p>No</p> |
|----------|---|--|-----------|

| | Area or sites considered | Considerations | Suitable for development? |
|---|--|---|----------------------------------|
| | | <p>This option potentially includes the development of two brownfield sites (although the existing school site has not been made available to the Plan) and GNP6 includes a new children’s play area and a public open space. It is also assessed positively for its impact on biodiversity because of the protection of the traditional orchard area on GNP6 and the introduction of a meadow area in GNP3. However, it has a negative impact on local employment because it includes GNP10 which is a small brownfield site in the village centre which currently supports one of Goring’s largest businesses.</p> | |
| H | <p>A cluster of five sites (GNP2, GNP3, GNP13, GNP6, GNP10) distributed around the village</p> | <p>Although this option provides less houses than options A to F, it is still compliant with the adopted SODC local plan and the emerging local plan. It is a reasonable option for housing development and was shortlisted for more detailed consideration because:</p> <ul style="list-style-type: none"> • The sites, individually and in combination, are acceptable for development, subject to strict site-specific requirements to mitigate against the harm caused by the development; • The option meets the villager’s strong preference for a number of small to medium sites distributed around the village <p>Because GNP3 and 13 contain areas in Flood Zones 2 and 3, a Strategic Flood Risk Assessment was produced as part of the overall site selection process and independently verified by external consultants JBA. The SFRA and a Sequential Test demonstrated that some development on GNP3 was acceptable but that GNP13 should be excluded from this option due to flood risk.</p> <p>This option includes the development of a brownfield site, GNP10, currently housing one of Goring’s largest businesses employing 50 staff. It would therefore have a negative impact on local employment. The Plan’s will make it clear that this site should only be taken forward for housing development if there is clear evidence that the site has no sustainable future as employment land. In that situation, it would become a sustainable site for housing development in Goring.</p> <p>GNP6 includes a new children’s play area and a public open space. It is also assessed positively for its impact on biodiversity because of the protection of the traditional orchard area on GNP6 and the introduction of a meadow area in GNP3.</p> | <p>Yes, if GNP13 is excluded</p> |

| | Area or sites considered | Considerations | Suitable for development? |
|--|---|--|---------------------------|
| | <p>A cluster of four sites (GNP2, GNP3, GNP6, GNP10) distributed around the village</p> | <p><u>Preferred Option – Option H excluding GNP13</u></p> <p>This preferred option is the same as Option H but excludes the small site, GNP13. It is the most acceptable spatial option for housing development in Goring, given the considerable constraints of the AONBs and river flood plain. Strict site-specific requirements will be required to ensure that harm to the AONB is minimized to an acceptable level.</p> <p>This option delivers an acceptable balance between contributing to the housing need of Goring and the District whilst at the same time managing the negative impact of major development in the AONB and maximising the achievement of the sustainability objectives of the Plan.</p> <p>This option allocates four small to medium sites distributed around the village which, with considerable mitigation, would be acceptable for development.</p> | <p>Yes</p> |

1.5.6 The most sustainable alternative

From the above analysis, the Plan has concluded that the most reasonable option for new housing development in Goring is to allocate small to medium sites, either brownfield or on the periphery of the built area and contiguous with the edge of the village, which can be mitigated to make development acceptable. The analysis illustrates and emphasises the delicate balance that must be achieved between the efficient use of land to meet housing need whilst protecting the special landscape and environment of Goring and the Goring Gap in compliance with NPPF paragraphs 115 and 116.

The analysis concludes that Option H is the only reasonable, available and sustainable strategy available for Goring. It is the preferred option recommended throughout the Plan and the SA.

Four sites (GNP2, GNP3, GNP6 and GNP10) will be allocated for development, in whole or in part. The Plan states that GNP10 should only be taken forward for housing development if there is clear evidence that the site has no sustainable future as employment land. In that situation, it would become a sustainable site for housing development. All sites will be subject to extensive mitigation (defined by Site-specific Requirements (SSRs)) assigned to each site and shown in Appendix G. These SSRs are critical to ensuring that the sites are designed to minimise the adverse impact on the landscape and environment whilst maximising the benefit against other Sustainability Objectives. Due to Goring's unique sustainability context, the SSRs are more detailed than might normally be expected in a neighbourhood plan. However, to comply with NPPF and to minimise the impact of these major developments in the AONB and in the Goring conservation area, the sites will not be acceptable for development without this detailed level of SSRs.

In addition, from the Strategic Issues analysis, it has been identified that the Plan should support housing density that is in keeping with the characteristics of each allocated site and the village as a whole and that the most sustainable option is to support SODC policies on affordable and low-cost housing and to ensure that the housing mix in Goring is improved by new homes that are mainly 1, 2 or 3 bedrooms.

1.6 SUSTAINABILITY OBJECTIVES VS PLAN POLICIES

The Plan has fifteen objectives, nineteen policies (relating to land use) and ten actions (proposals and projects which are not related to land use but are important to the community and will contribute towards achievement of the Plan's objectives and vision).

The table below analyses the Sustainability Objectives against Plan Policies. Green cells show where the policy is supportive of the sustainability objective, red shows where the policy has a harmful impact and white cells show where the impact is largely neutral.

As can be seen, there is a strong correlation between the Plan's policies and sustainability objectives.

The addition of new dwellings has a positive impact on the social and economic sustainability of Goring by enhancing the use of existing community facilities, improving the housing mix and by potentially increasing support for local traders and individual enterprises. The site-specific requirements (SSRs) require that biodiversity is conserved and increased on all allocated sites and new community facilities are included on GNP 6 and GNP3. However, the impact of major development and new site allocations will harm the AONB’s and Goring’s unique natural environment as well as putting more stress on the infrastructure of the village, particularly traffic and parking. The effect of these negative impacts has been reduced to acceptable levels by the design of detailed SSRs. The allocation of GNP10 is subject to SODC Local Plan Policy E6. If the site has a change of use during the life of this Plan, it will result in a complex relationship between social and economic sustainability with the loss of employment land vs a gain in residential land and of small dwellings in the village centre.

| Policy ↓ Sustainability Objective → | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----|-------|-------|-------|-------|----|-------|-------|-------|-------|----|-------|-------|-------|-----|-------|
| 01 - Number of dwellings to be allocated. | Green | | Red | | Green | Green | | Red | | | Green | | | | | | Red | | | | | | | | | Green | Green | Red | | Green |
| 02- Infill | | | Red | | Green | Red | | | | | Green | | Green | | | | | | | | | | | Green | | Red | | | | Green |
| 03 - Housing mix | Green | Green | | | | | | | | | | | | | | | | | | | | | | | | | | | | Green |
| 04 - Housing for the elderly | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Green |
| 05 - Affordable Housing | | | | | | | | | | | | | | | | | | Red | | | | | | | | | | | | Green |
| 06 - Allocated Site GNP2 | | | Red | Green | Green | | | Red | Green | Green | Green | Green | Green | | | Green | Red | | | | Green | | | | | Green | Green | Green | | Green |
| 07 - Allocated Site GNP3 | | | Red | Green | Green | Green | | Red | Green | Green | Green | Green | Green | | | Green | Red | | | | Green | | Green | | | Green | Green | Green | | Green |
| 08 - Allocated Site GNP6 | | | Red | Green | Green | Green | | Red | Green | Green | Green | Green | Green | | | Green | Red | | | | Green | | Green | | | Green | Green | Green | | Green |
| 09 - Allocated Site GNP 10 | Green | | | Green | Green | | | | Green | Green | Green | Green | Green | | | Green | | | | | Green | | | | | Green | | Green | Red | Green |
| 10 - Conserving and Enhancing Goring’s Landscape | | | Green | | | Green | | Green | | | | | | | | | Green | Green | | | | | | | | | Green | | | Green |
| 11 - Conserve and enhance biodiversity | | | Green | | | Green | | | | | | | | | | | | Green | Green | | | Green | Green | | | | Green | | | Green |
| 12 - Minimise Light pollution | | | Green | | | Green | | Green | | | | | | | | | | Green | Green | | | | | | | | | | | Green |
| 13 - Air-quality and pollution | | | Green | | | Green | Green | | | | | | | | | | | Green | Green | | | | | | | | | | | Green |
| 14 - Water,Sewerage and Drainage capacity | | | | | | | | | | | | | | | | Green | | | Green | | | Green | | | | | | | | Green |
| 15 - Building Design principles | | Green | | Green | | Green | | | | | | | | Green | | | | | Green | | | Green |
| 16 - The Historic Environment | | Green | | Green | | | | | | | | | | | | | | | | | | | | | | | | | | Green |
| 17 - Open Space, Sport and recreation in new residential developments | | | Green | | | Green | | Green | | | | Green | | | | | | | | | | | Green | | | | | | | Green |
| 18 - Adequate parking within new developments | | | | | | | | | | | Green | | Green | Green | | | | | | | | | | | | | | | | Green |
| 19 - Walking and cycling | | | Green | | Green | | Green | | | | | Green | Green | Green | | | | | Green | | | | Green | Green | | | | | | Green |

Alignment of sustainability objectives with Plan policies

1.7 SUMMARY

This SA is a mechanism for considering and communicating the likely effects of the emerging Neighbourhood Plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising the positives. The SA Report should present an appraisal of 'the Plan and reasonable alternatives', in accordance with Article 5(1) of the Strategic Environmental Assessment (SEA) Directive (EG/42/2001) and 'tell 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, the EA, CCB and OCC, and is explained in detail in the Plan Consultation Report. An analysis of relevant International, National and Local Obligations (INLO) was produced (Appendix A). A detailed appraisal of the sustainability context of Goring was carried out (Appendix B). This led to the production of a Sustainability Scoping Report which was sent out to statutory consultees for comment. The feedback from this consultation (Appendix D) was fundamental input to refining the Sustainability Objectives for the Neighbourhood Plan (section 1.4). A reasonable range of alternatives and options were considered (section 1.5).

This SA Report explains a step-by-step 'story' 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 Plan's 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 of how the spatial options relate to the Plan's sustainability objectives;
- 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 assessed as the preferred option for the Neighbourhood Plan.

The outcome of this process is that four small to medium sites have been allocated for development. Site specific requirements have been identified covering areas such as housing density, design, flooding, biodiversity, heritage, landscape, access and parking.

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

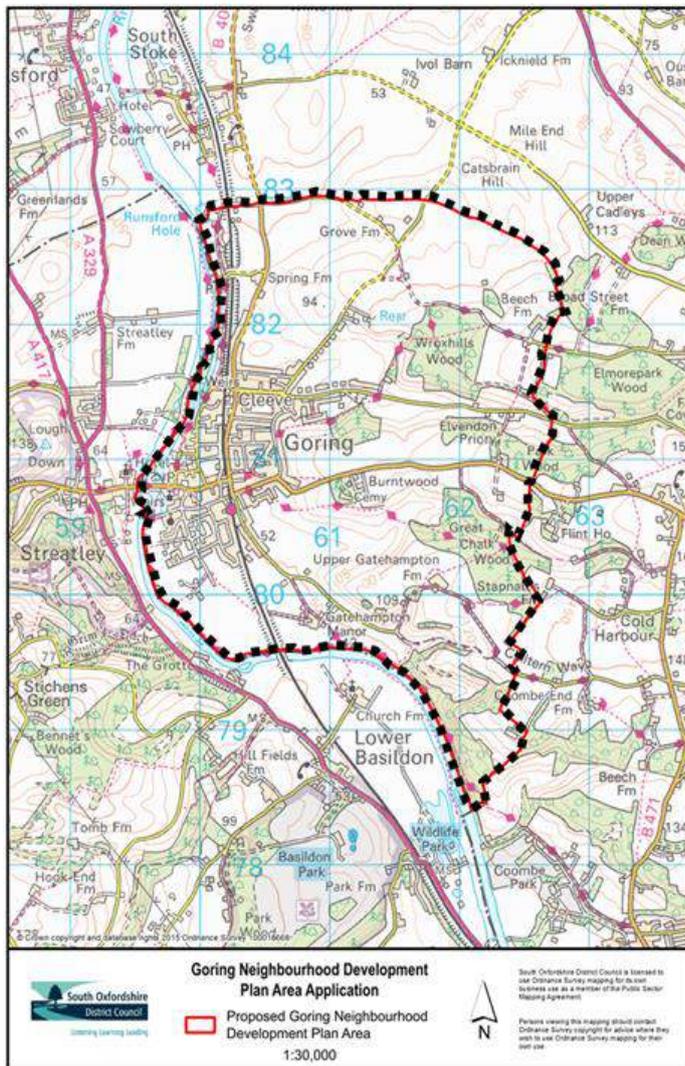
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2 INTRODUCTION – PURPOSE AND PROCESS

2.1 PURPOSE

The Localism Act of 2011 introduced Neighbourhood Planning into the hierarchy of spatial plan-making in England, giving communities a new right to shape their local areas.

In 2015 GPC determined that a Neighbourhood Plan (the Plan) should be produced, in consultation with the community, to take account of the local circumstances and needs of the Parish of Goring on Thames. The Plan and associated Sustainability Appraisal have been agreed for submission by the Qualifying Body, GPC to the local Planning authority, South Oxfordshire District Council (SODC), under the Neighbourhood Planning Regulations 2012.



The designated Neighbourhood Area for the Goring Neighbourhood Plan comprises the village of Goring on Thames in the District of South Oxfordshire District Council and exactly coincides with the parish boundary.

The Plan contains nineteen policies for the use and development of the land in the Parish of Goring on Thames in the Plan period up to 2033. These policies, together with the policies of the Local Plan and the National Planning Policy Framework (NPPF) will be used by SODC to help determine Planning applications once the Plan is made. Without the Plan, proposals for development in the Parish would be left to individual planning applications and opportunities to manage change positively and cumulatively could be lost.

The Plan must demonstrate that it complies with relevant legislation and policies (European and National) and that it has been prepared in consultation with key professional bodies. It

must comply with the NPPF, which contains a range of generic design and development management policies to be applied to all types of development proposals. This creates the opportunity to relate the NPPF to Goring so that it is specific to the Parish and carries greater weight in decision making. The NPPF contains a variety of policies that are particularly relevant to Goring, including the promotion of the multi-functional benefits of green infrastructure assets. Such assets are especially important in defining the atmosphere, tranquillity, functioning and sustainability of Goring village and the wider Parish. The Plan can therefore bring forward specific proposals and policies to protect and improve existing assets and to create new assets through development proposals.

The Plan must also be in general conformity with the strategic policies contained in the development Plan for the area. The development Plan in South Oxfordshire consists of South Oxfordshire Core Strategy (2012) and Saved Policies of the SODC Local Plan 2011 (2016). Although the Plan will be tested for its conformity with the strategic policies of the adopted Core Strategy and Local Plan, the imminence of the emerging Local Plan (2033) means that it should also consider the emerging policies and their reasoning and evidence. The Plan has therefore assessed its policies against both the current and emerging local Plans and believes them to be in general conformity with both.

The Plan's Basic Conditions Statement (BCS) explains how the Plan conforms to all of these requirements.

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. SODC has advised GPC that it must produce an SEA and that it should also prepare a full Sustainability Appraisal (SA). In this document, the SEA is incorporated into the Sustainability Appraisal. The purpose of this 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.

This SA report provides an assessment of the sustainability issues facing Goring, the Sustainability Objectives, the development options and their strengths and weaknesses, the final Plan Objectives and Policies and their critical importance to the sustainability of the village.

2.2 THE SUSTAINABILITY APPRAISAL PROCESS

Following the decision to proceed with a neighbourhood Plan, a Steering Group (SG) was formed from volunteers, to lead the process as a formal sub-committee of the GPC. Volunteers formed work groups to manage key threads of the Plan. These included Housing Needs to identify the housing requirements of Goring; Living in the Village to identify what residents see as the features that need retaining and enhancing and features and facilities that need improving; Site Identification to identify all available development sites for potential housing allocations; Site Selection Priorities to identify residents' priorities for selecting future housing sites; Evidence Management to ensure that the whole process was evidence based; and Communications to ensure that residents were kept updated on all aspects of the Plan as it was prepared.

A Sustainability Workgroup was formed at the start of the process, working as a golden thread running across all workgroups and activities, ensuring that sustainability was maintained as a fundamental and integral part of the production of the Plan, Objectives and Policies and its Site Selection Methodology, criteria and measures.

Following a screening of the Goring Plan context by SODC, it was confirmed that an SEA would be required. Because of the unique nature of Goring and its environmental constraints, SODC advised that the SEA should be extended into an SA with additional consideration of Social and Economic sustainability, and that a Sustainability Scoping Report should be produced and sent to statutory bodies for consultation.

Government guidance⁸, suggests a five stage (A-E) approach to producing an SA (Appendix G). To achieve the outcomes required from Stages A and B, the sustainability workgroup implemented the following four phase approach, with significant overlap and interlink between phases to ensure that the process homed in on the optimum solutions for Goring:

Phase 1

- Extensive research and analysis of statutory and local Plans and policies (Appendix A);
- Initial consultation with the community;
- A thorough review of Goring's Sustainability Context (Appendix B);
- Production of the SA Scoping Report including the draft Sustainability Objectives and the Sustainability Framework (Appendix C);
- Validation of the draft sustainability objectives against SODCs sustainability framework to ensure inclusion and consistency;
- Consultation on the Scoping Report with statutory authorities and other agencies for the statutory period.

Phase 2

- Consolidation of feedback from agencies on the Scoping Report and recording appropriate action to ensure that it was all taken into account (Appendix D);
- Consolidation, analysis and publication of community feedback and priorities from initial village consultation;
- Review of all feedback and evidence to form a revised and final set of Sustainability Objectives for the Plan;
- Comparison of these final Sustainability Objectives against SODC's 2012 Local Plan Sustainability Objectives (which are unchanged in the emerging 2033 Local Plan) to ensure that they were entirely covered and 100% compliant.

Phase 3

- A formal "call for sites" to establish all land available for new housing allocations;
- Correlation of received sites with sites from the previous SODC HELAA;
- Extensive consultation with the community on preferences and priorities (Appendix E);
- Analysis and consolidation of all analysis and feedback from all sources, including the procurement of additional expert evidence:
 - a. a Landscape and Visual Impact Assessment (LVIA) and two subsequent supplementary reports carried out by Bramhill Associates⁹ of all potential development sites, supported by SODC's 2014 landscape assessment report by Kirkham / Terra Firma¹⁰ (summarised in Appendix H);
 - b. a report from Thames Valley Environmental Records Centre (TVERC) of environmentally protected areas and areas of special scientific interest in Goring Parish;

- c. OCC, SODC and Environment Agency advice regarding flood risk assessment, and expert consultancy from JBA Consulting to validate the Goring Strategic Flood Risk Assessment and Sequential Test;
- Combining this consolidation with the final Sustainability Objectives to produce a full set of *Objectives, Criteria and Measures* (OCMs – Appendix F) for the assessment of potential development sites and the production of initial Plan objectives and policies;
 - Definition and publication of the *Site Selection Methodology*¹¹ for allocating development sites, the appointment of a Site Selection Management Group (SSMG) to manage the site assessment process and the appointment by GPC of an independent Site Selection Overview Group (SSOG) to ensure the independence and integrity of the process;
 - Examination and consolidation of evidence;
 - Initial assessment by the SSMG of all available sites against all OCMs based on all of the evidence available;
 - Reviews of the preliminary conclusions of the site assessments with developers and landowners followed by re-assessment of all sites by the SSMG as a result of any additional information submitted;
 - A public exhibition on December 18th, 2016 to present the SSMG's summary of interim site assessments and the evidence to support it;
 - Ongoing review and refinement of these assessments;
 - Publication of the SSMG's site assessment process and results in *Site Selection Priorities: Methods and Results*¹²;
 - Definition and evaluation of the strategic issues facing the Plan;
 - Definition and analysis of the spatial options available to the Plan.

Phase 4

- Production of Plan objectives and policies (Appendix I);
- Testing the draft Plan objectives and policies against Goring's sustainability objectives, SODC's Local Plan 2011 Sustainability Framework (and the emerging SODC's Local Plan 2033 Sustainability Framework) to ensure compliance;
- Evaluation of the reasonable alternatives and selection of the most appropriate and sustainable approach for housing development, balancing Goring's Sustainability Objectives with national and regional policies and local preferences;
- Preparation of Site-Specific Requirements (SSRs – Appendix J) for all allocated sites to reflect the Sustainability Objectives and Plan policies, included reviews of proposed SSRs with developers/landowners;
- Finalisation of draft Plan objectives, policies, actions, strategic projects and SSRs;
- Preparation of the draft Plan and SA for Regulation 14 consultation and the subsequent update of both documents, as appropriate, to reflect feedback.

3 THE SUSTAINABILITY CONTEXT FOR GORING

3.1 CHALLENGES OF GORING'S LOCATION

The village of Goring is one of the most protected landscapes in the country, sitting as it does (in its entirety) within the Chilterns AONB, immediately facing the North Wessex Downs AONB, and with two designated Conservation Areas around large parts of the village and the adjoining hamlet of Gatehampton. Goring's location along the side of the Thames within a natural valley containing a substantial amount of floodplain is both part of its charm (and the reason for its protected status), and also a significant constraint to large amounts of new housing.

Paragraphs 14.3 and 14.4 of the SODC Core Strategy recognise the unique characteristics of the District and are particularly true for and applicable to Goring in that regard:

- 14.3: The southern half of the district is covered by two AONBs. The Chilterns AONB washes over the south-east and meets the North Wessex Downs AONB at the Goring Gap to the south-west. In considering proposals for development in the AONB we will apply the advice in the NPPF. This is to give great weight to conserving the natural beauty, landscape and countryside whilst supporting suitably located and designed development necessary to facilitate the economic and social well-being of the areas and their communities. This includes providing enough housing to meet identified local needs. We have worked in partnership to prepare management Plans for both AONBs which have been taken account of in preparing this strategy. We will continue to use the South Oxfordshire Landscape Assessment SPG to assess any proposals for development which may affect the character of our AONBs and other landscapes.

- 14.4: The River Thames runs through, and in places forms the boundary of, our district. Its valley is noted for its unspoilt peace and tranquillity. The Thames Path long distance footpath follows the river and both the river, and its banks are heavily used for leisure activities.

Paragraphs 115 and 116 of the NPPF are also of great relevance in this context, setting out the fundamental obligations of SODC and all Planning authorities when dealing with AONBs:

- para 115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and the Broads.

- para 116: Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

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

These obligations have been recognised within SODC's Core Strategy. Policy CSEN1 (Landscape) states that the District's distinct landscape character and key features will be

protected against inappropriate development and where possible enhanced. The following points are made:

- where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area;
- high priority will be given to conservation and enhancement of the Chilterns and North Wessex Downs AONBs and Planning decisions will have regard to their setting. Proposals which support the economies and social well-being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement;
- the landscapes and waterscapes of the River Thames corridor will be maintained and where possible enhanced as will the setting and heritage of the river for its overall amenity and recreation use.

In addition, the Management Plan for the Chilterns AONB¹³ gives the conservation and enhancement of the AONB the highest priority.

The presence of the Thames on the western edge of Goring adds a further challenge for any proposed development: the risk of flooding. Goring lies above one of the largest underground aquifers in the UK and includes substantial areas of floodplain. The NPPF in paragraph 99 obliges Planners to take account of climate change over the longer term, including factors such as flood risk. In paragraph 100 the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. It requires a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property and the management of any residual risk. The Sequential and Exception Tests are identified in paragraphs 101 and 102 of the NPPF as the appropriate means of addressing this issue and have been applied in Goring's Site Selection Process as set out below.

A third significant physical challenge to development in Goring is the narrowness of the valley at this point. The area is often referred to as the Goring Gap because it occupies the narrow channel carved by the River Thames through the hills now known as the North Wessex Downs and the Chilterns. There is therefore not a great deal of space available on the valley floor within Goring's designated Neighbourhood Plan Area, and the eastern part of the village already occupies the valley side to a considerable extent. There are no major gaps in which expansion could take place within the current village envelope. Those gaps which existed in the first half of the twentieth century were largely filled in during major development phases in the 1960s-70s and 1990s. Goring now comprises a contiguous built-up area from Gatehampton Road in the South to Cleeve in the North. If and insofar as additional residential development would require greater infrastructure than is currently enjoyed by the community, for example in the form of wider roads and footpaths, greater parking provision especially for the village centre and the station, and better traffic management, there is no land available to effect the necessary changes. The limited capability of Goring's current infrastructure is addressed below.

Residents recognise the challenges of Goring's special location. They value the resulting village character, atmosphere, beauty and way of life, and want those elements to continue and flourish. They recognise that some residential development is required and, indeed, welcomed in so far as it provides more accommodation suitable for younger people and families or other people wishing to down-size. However, any additional major development above the housing allocations in this Plan is both contrary to the strongly-expressed views of the community and impossible to manage in a sustainable fashion and with the current infrastructure.

3.2 POLICY CONTEXT FOR GORING'S NEIGHBOURHOOD PLAN

This section builds on Section 3.1 and provides a summary review of the policy context relevant for the Plan. The details of the numerous relevant policies and Plans are shown in Appendix A, along with the key objective of each policy, its key targets or indicators and its specific implications on the Goring Plan and SA. Starting at the international level and working down in scale, it shows the key policies that the Plan should adhere to or consider. Whilst it is a requirement that the Plan and SA should take account of these requirements, it is also a requirement of the SEA Directive which states that the Environmental Report should include¹⁴:

- "an outline of the contents, main objectives of the Plan or programme and relationship with other relevant Plans and programmes;"
- "the environmental protection objectives, established at International, Community or Member State level, which are relevant to the Plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation."

Within this context it is stated in the NPPF that work for neighbourhood Planning should be proportionate with the scale and ambitions of the Plan. We have therefore reviewed a range of relevant policies and Plans for this SA considering international, national, regional (South East England), and local (County and District) Plans and policies.

Appendix A lists the most relevant international, national and local (INLO) Plans and policies.

3.2.1 International policy context

The main international policies that have an impact on Goring's Plan are listed in Appendix A but are also reflected in the national, regional and local policies discussed below.

3.2.2 National and regional policy context

Radical reform of the planning system in England, culminating in the Localism Act 2011 and the introduction of the NPPF in 2012, has swept away both strategic planning in the form of Regional Spatial Strategies (RSS) and top-down targets for new house building at a local authority level.

The importance and relevance of the NPPF is discussed above and stresses the importance of sustainability running as a 'golden thread' throughout Plans and policies. Of particular relevance to the Plan is government published guidance which provides further information on development in:

- National Parks and Areas of Natural Beauty (AONBs), which have the highest status of protection in relation to landscape and scenic beauty and "Planning permission should be refused for major developments except in exceptional circumstances"¹⁵, and
- areas at risk of flooding where inappropriate development should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere¹⁶.

At the heart of the new localism, is the principle of 'passing new powers and freedoms to town halls' and that 'power should be exercised at the lowest practical level – close to the people who are affected by decisions'. While the policy emphasis may have changed, the majority of the issues and evidence presented by legacy Planning remain relevant.

3.2.3 County and District policy context

Goring is within the county of Oxfordshire (OCC) and the area of South Oxfordshire District Council (SODC). In addition to the INLO strategies and Plans outlined above, there are numerous local Plans and policies that should be taken into account in the Plan and SA. These have contributed to the identification of key sustainability issues for Goring which have been incorporated into the Sustainability Framework. It is assumed that relevant international and national Sustainability Objectives are contained within the regional and local Plans and policies and are integrated into the SODC Core Strategy.

3.2.4 Summary of key policy issues

As has been summarised above there is a plethora of policy and policy-related information of relevance to the Goring Plan. However, despite some of the inherent complexity and duplication, these documents generally fit within a policy hierarchy from international down to local and stress the same key requirements. The majority stress the key importance of sustainability. Rooted in environmental protection (and enhancement where possible) they stress the key pillars of sustainability as described in the NPPF and these must be acknowledged, and the neighbourhood Plan must comply with them. They can be summarised in the following categories – although each is dependent upon the others:

Economic – the need to:

- build and enhance a resilient and competitive economy that can support growth and required infrastructure.

Social – the need to:

- support and develop thriving communities with high quality built environment that help meet the needs of current and future generations. This includes providing access to social and cultural services and supporting health, wellbeing and education. The desires of the community should be a driving factor in neighbourhood Plans.

Environment – the need to:

- protect and enhance all aspects including the natural, built and historic environment. Special sites and species should be protected as should those supporting regional and local character. The AONB should be protected and development should only be allowed in exceptional circumstances. Biodiversity and landscape character should be conserved and enhanced while environmental resources should be used prudently. Waste should be minimised as should pollution to air, water and soil. Against the background of climate change, Plans should look to support the transition to a low carbon economy and help mitigate/adapt to future conditions.

The relative importance of each theme will vary by location and tensions can arise between them. Social and Economic objectives are likely to require an increase in housing supply, which should be achieved in an appropriate balance with Environmental considerations to ensure maximum benefit for the community. This balance is particularly relevant and important to the sustainability of Goring and the Goring Gap. It is a recurring theme in the Plan and in this SA.

3.3 GORING'S KEY SUSTAINABILITY ISSUES

A detailed analysis of the key characteristics and environmental, social and economic sustainability context of Goring are analysed in Appendix B which also comments on the major sustainability issues raised by the community in extensive consultations.

3.3.1 Summary of key sustainability issues

The table below is a list of the main sustainability challenges and issues facing Goring as identified from the environmental, social and economic sustainability context in Appendix B, sections B1-B3. It is not meant to be an exclusive list and does not include national or regional sustainability issues such as renewable energy and reduction of waste. It makes reference to the priorities expressed by Goring residents from extensive consultations during the Plan process.

| Key sustainability issues from Goring's sustainability context | | |
|--|-------------------------------|--|
| ENVIRONMENTAL SUSTAINABILITY | Landscape | Protecting the distinctive character and inherent beauty of the Goring Gap, its two adjoining AONBs and the River Thames, and the views and recreation offered by its numerous national and local footpaths and public viewpoints |
| | Townscape and Conservation | Prioritising the use of brownfield sites |
| | | Conserving and enhancing Goring's built heritage, 28 listed buildings, 2 Conservation Areas ensuring development is in keeping with its surroundings |
| | | Protecting and enhancing the village open green spaces and recreation areas |
| | | If the land to the rear of Thames Court is to be redeveloped, ensuring that it enhances the centre of the village and its amenities |
| | | Improvements to the appearance of the village arcade area to fit architecturally within the Conservation Area |
| | Soil | Steering development away from the fertile agricultural soil surrounding Goring |
| | Biodiversity | Protecting and enhancing the rich biodiversity that is a fundamental part of Goring and its immediate surrounding areas |
| | | Protecting the Designated Wildlife Sites, Special Areas of Conservation, Sites of Special Scientific Interest, Local Wildlife Sites, Wildlife Trust Reserves and Conservation Target Areas that surround Goring |
| | Water and Flooding | Ensuring drainage is suitable to mitigate flooding, there is suitable sewage treatment capacity and fresh water sources are protected from pollution |
| | | Development to be steered away from land at risk of flooding and to be designed to be safe from climate change risk |
| | Air Quality | Reducing carbon emissions and enforcement of current regulation prohibiting HGV's through Goring's village centre. Support for alternative energy sources where these are compatible with the AONB policies and Conservation Areas |
| | Traffic, Transport and Safety | Ensuring adequate parking for automobiles and bicycles in Goring village centre, the rail station and in all new development sites |
| | | Reducing traffic congestion in the village centre, and improving safety for pedestrians and mobility vehicles |

| | | |
|-------------------------|-----------------------------------|---|
| | | Ensuring new development sites have adequate parking facilities so that overflow parking is not required on neighbouring residential roads |
| | | Improving bus services to and from Goring |
| | | Improving safety and access for pedestrians and mobility scooters between the High Street railway bridge and the station |
| | | Retaining existing footpaths, bridleways and cycle paths and providing additional facilities |
| | Material Assets | Retaining and enhancing existing assets |
| | Heritage and Archaeology | Protecting Goring's historic buildings and landscape and its archaeological sites |
| SOCIAL SUSTAINABILITY | Education | Ensuring the capacity and condition of the primary school is sufficient for the forecast number of pupils |
| | Health | Supporting any initiative by the Medical Practice to extend its premises to provide additional facilities |
| | Crime | Ensuring that new developments have adequate lighting and that security considerations are taken into account |
| | Community | Retaining and enhancing key community facilities including buildings and amenities, recreational grounds, open spaces, footpaths, cycle routes, bridleways, and allotments |
| | | Retaining the householder recycling centre at Oakley Wood |
| | Social/Physical Integration | Preventing urban sprawl of any new development sites and limiting their individual size |
| | | Ensuring all new development sites are within the existing village built form or contiguous to it |
| | | Ensuring safe and convenient pedestrian and cycle access to all amenities and facilities |
| ECONOMIC SUSTAINABILITY | Human Population and Demographics | Ensuring the provision of affordable and lower cost housing and properties of 1, 2 or 3 bedrooms for younger people and for older people to downsize |
| | Employment and Retail | Provision of high speed broadband and home working facilities in new developments |
| | | Provision of retail banking facilities for local businesses and residents |
| | | Providing adequate parking facilities to encourage people to use the village centre and its businesses and facilities |
| | | Redeveloping the village arcade area to provide a mixed retail, residential and office development with open attractive social communal amenities |
| | | Providing more housing near the centre of the village through infill and brownfield development |
| | Tourism | Ensuring that Goring remains an attractive location for tourists by protecting the AONB and its associated countryside, landscape and river setting and the character of the village and its two Conservation Areas |

In summary, although Goring is highly regarded and valued by its residents it has significant challenges, threats and opportunities:

- Its facilities and environment are currently in balance but are close to their limit in some important areas such as encroachment of the built area into the AONB and traffic in the village centre and parking. These areas are of the greatest concern to residents;
- The Plan supports development to meet the need for affordable houses and more 1, 2 and 3-bedroom dwellings for young families and older residents who wish to downsize;
- The village does not support the building of larger numbers of dwellings than that advised by SODC following the adoption of the current Local Plan.

- The affordability problem of home ownership for many young families is confirmed in our consultations and surveys and it is also widely accepted by the village that more young people should be encouraged to live in the village to ensure its continued vitality and economic viability;
- There is practically no open space within the existing townscape that is suitable for allocating development sites or expanding economic activity and any significant development will be on the periphery of the village and will encroach into the AONB;
- Although there are no forecast capacity issues at the primary school and the quality of the buildings are not preventing a Good OFSTED rating, there is concern from some residents that the buildings are suffering from a lack of investment;
- There is a threat to the environmental, social and economic sustainability of Goring from uncontrolled development and housing sprawl;
- The streets in the centre of the village and residential roads are becoming clogged by parked vehicles. This is exacerbated by the lack of car parking facilities at the railway station and in the centre of the village;
- Traffic volumes, particularly in the village centre threaten the capacity and safety of the roads;
- Rejuvenation of the village centre remains an opportunity.

In spite of this Goring remains an attractive and dynamic village. The feedback from consultations with the village (described in Appendix E of this document) demonstrates a desire to protect all that is good and unique about Goring, particularly the special landscape, environment and social integration and at the same time encourage sustainable change and development. However, residents are very clear that they do not want this change to be at the expense of causing significant harm to the environment and landscape which is a key differentiator, a national treasure and the fundamental building block of Goring's economic, social and environmental sustainability.

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4 PLAN OVERVIEW

4.1 INTRODUCTION

The primary purpose of a neighbourhood plan is to determine use of land for new development. The Plan must be in general conformity with the strategic policies of the planning authority's Development Plan, which comprises the South Oxfordshire Core Strategy 2012 and the saved policies of the South Oxfordshire Local Plan 2011. It should also take account of the reasoning and evidence informing the Emerging Local Plan 2033 because the Goring Plan has been developed in the period of transition between the two.

Following the adoption of the South Oxfordshire District Council (SODC) Core Strategy 2012 Goring was advised that it should allocate sites for 105 new dwellings. This was the start point for the Goring Neighbourhood Plan. Subsequently, SODC's emerging Local Plan 2011–2033, specified a target of 140 dwellings for Goring.

However, this revised target is subject to "*available capacity and local constraints*". In Goring's case, its protected environment within the AONB and within the Thames flood plain is a significant constraint which limits the number of suitable sites and therefore the number of new dwellings.

The Plan explains how this objective will be achieved and why the most appropriate number of new dwellings for Goring is approximately 94 houses on allocated sites in the period of the Plan, 2018-2033. Infill is incremental to this.

4.2 HOW WAS THE PLAN PRODUCED?

Over 40 residents contributed to the development of the Plan, led by a Steering Group of six members. A number of workgroups were formed, including Living in the Village, Housing Need, Sustainability, Site Identification and Site Selection Priorities.

A Sustainability Workgroup was formed at the start of the process, working as a golden thread running across all workgroups and activities, ensuring that sustainability was maintained as a fundamental and integral part of the production of the Plan, objectives and policies and its site selection methodology, criteria and measures.

As is legally required, the Plan is consistent with international, national and local obligations and policies. It is also based on an extensive programme of consultation with residents.

Throughout the preparation of the Plan the Steering Group has set out to be as open, transparent and fair as possible. The Plan's conclusions result from an objective analysis of the evidence in which personal views played no part.

To underpin the evidence base and integrity of the Plan, evidence has been drawn from public sources where available and obtained from relevant public agencies and bodies where a need was identified. Where necessary, surveys have been undertaken and reports have been specifically commissioned from appropriately qualified (expert) consultants. This expert evidence is available in the Plan's evidence database via www.goringplan.co.uk. Of particular relevance to the Sustainability Appraisal are:

- Landscape and visual impact assessments:
 - Bramhill Design were commissioned to produce a thorough and independent Landscape and Visual Impact Assessment (LVIA) of all potential development sites. Following feedback from residents and developers, two further supplementary reports were produced to provide more detail on specific sites and potential mitigation. Bramhill Design is a Landscape Institute Registered Practice

- based in South Oxfordshire, which undertakes landscape assessment, planning, design and management. The standard methodology used (a methodology for Landscape and Visual Impact Assessment (LVIA)) is set out in the 'Guidelines for LVIA, Third Edition' which is the main source of legal basis and of good practice for LVIA¹⁷ in the UK and EU;
- SODC's Kirkham/Terra Firma landscape assessment report (Appendix H);
 - Flood risk assessment:
 - OCC, SODC and EA were consulted regarding flood risk assessment and the implications of development in Flood Zones 1, 2 and 3. A draft strategic flood risk assessment (SFRA) and sequential test (SQ) was produced as input to provisional site selection. This document was sent to SODC with a request to confirm its accuracy with OCC and EA;
 - Because of the importance of this issue to the residents of Goring, JBA Consulting were commissioned to review the draft SFRA, which was subsequently updated and confirmed by JBA as accurate and appropriate JBA Consulting¹⁸ is an engineering and consultancy company specialising in environmental, flood and water management, registered within the Environmental Agencies Water and Environmental Management Framework and are key advisors to OCC and SODC;
 - Biodiversity and ecology:
 - TVERC (Thames Valley Environmental Records Centre) was commissioned to provide an assessment of environmentally protected areas and areas of Special Scientific Interest in the Parish. TVERC is an organisation providing information on wildlife and geological sites including Habitats of Principle Importance and Conservation Target Areas;
 - Planning experts have provided detailed advice and validation as part of the pre-submission consultation process. AECOM¹⁹ (an international planning and engineering company) was selected by Locality (a charitable organisation contracted to deliver the Ministry of Housing, Communities and Local Government's Neighbourhood Planning grant and support programme) to provide the Plan with expert support in two areas:
 - a Sustainability Appraisal "health check" as part of the pre-submission consultation process, to confirm that the Plan is compliant with the European Strategic Environmental Directive²⁰ (see Appendix L for AECOM certification that the SA Report presents the required two key pieces of information in accordance with the underpinning regulatory requirements:
 - "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));
 - an Evidence Base and Policy Review of the Plan to ensure that proportionate, robust evidence supports the choices made by the Plan;
 - Further expert assistance was obtained in respect of soil quality and archaeological remains and a grassland survey was obtained for one particular site (GNP2)²¹.

4.3 CONSULTATION

The extensive consultation carried out during the production of the Plan is discussed in the Consultation Statement as part of the submission documentation. It included:

- four major village consultation events, each attended by over 300 people;
- village-wide surveys covering Housing Needs, Living in the Village issues and Site Selection Priorities;
- surveys covering businesses, clubs and societies;
- regular informal meetings and open-to-public meetings of the Steering Group;
- updates at monthly GPC meetings and in the *Goring Gap News*;
- meetings with landowners, developers, School Governors, the Medical Practice, SODC, OCC and others; and
- as part of the Regulation 14 consultation, 6 community consultation events were held two of which were for the whole community and four separate events for the residents living near the allocated sites.



Consultation in Goring Village Hall

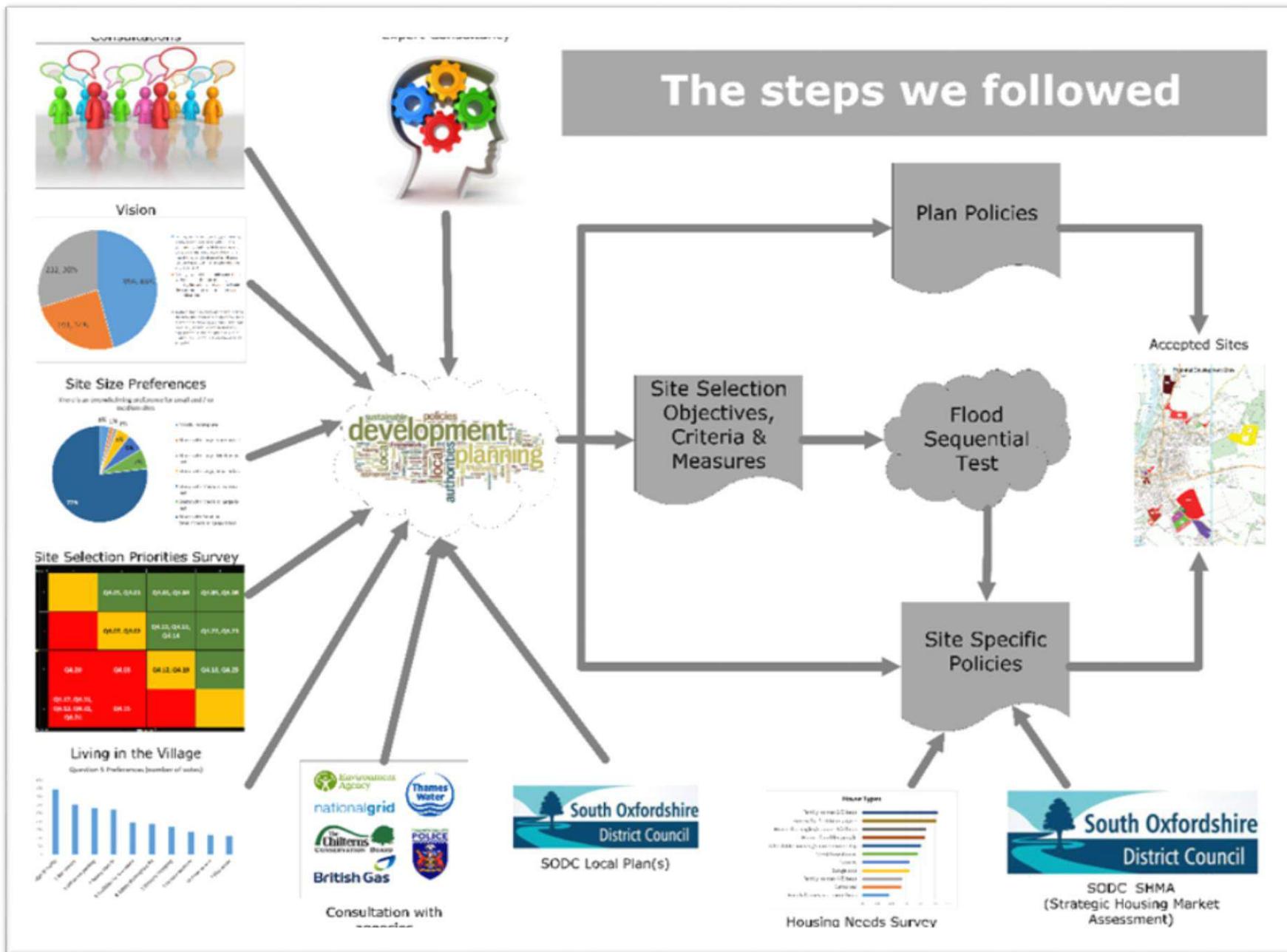
The diagram on the following page was used at various consultation events to explain the whole process followed to produce the Plan and Sustainability Appraisal. It attempts to demonstrate that the production of the Plan was carried out by volunteers in a structured, transparent, iterative and integrated process with consultation, transparency and sustainability at its heart.

As the diagram shows, the site assessment and allocation process was driven by the production of a set of Site Selection Objectives, Criteria and Measures (OCM's - Appendix F) based on the final Sustainability Objectives melded with:

- the national, regional and district policy and Plan context (Appendix A);
- the sustainability context of Goring and its unique characteristics (Appendix B);
- feedback from statutory bodies relating to the SA Scoping report (Appendix C);
- preferences of the community obtained through consultation feedback and analysis (Appendix E);
- additional expert evidence.

It demonstrates a comprehensive and integrated process.

Following production of the Draft Plan and Sustainability Appraisal in October 2017, Regulation 14 consultation commenced for the statutory six-week period. Analysis of feedback from this consultation has provided the evidence for changes to the Regulation 14 Plan which has resulted in the Regulation 16 version. Full details are provided in the Consultation Report.



4.4 PLAN SUMMARY

The Vision confirmed in the Plan for Goring is:

VISION – Goring must continue to be a friendly, open, vibrant and energetic village community that is able to evolve and develop whilst ensuring its beauty is maintained and enhanced in all areas for the benefit of the people who live and work in it.

To achieve this vision, the Plan has included:

- Fifteen objectives to address the issues raised by the community and to help define the Plan’s vision;
- Nineteen Policies to help deliver the Plan’s objectives. These policies relate to land use and will be used to give clarity on what is expected from a development proposal. They ensure the impact of development is anticipated and planned for and they are used by planners when determining planning applications;
- Ten actions which are proposals or projects which do not currently have a land use expression, but which are important to the community and will contribute to delivering the Plan’s objectives and vision.

A table of the Plan’s objectives, policies and actions is included as Appendix I. The Plan’s objectives are shown in the table below and the resulting policies are assessed in Section 7 of this SA to demonstrate their mutual support of the Plan’s Sustainability Objectives.

| Plan Objective Identity | Plan Objective |
|---|--|
| Objective.01: Meeting housing need | Taking into account historical development trends in Goring, land availability and infrastructure and policy constraints, international, national and local policies and regulations, the optimum number and range of new housing for Goring will be delivered to help meet overall demand, to better align with changing demographics and to target developments at the type of dwellings under-represented in the current housing mix. |
| Objective.02: Avoiding sprawl | To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside. |
| Objective.03 Identify all available and suitable sites | To contribute to Goring’s housing need by identifying all suitable and available development sites that comply with relevant regulatory requirements and local Plans, taking account of the unique status and characteristics of Goring and the preferences of its residents |
| Objective.04: Protecting the landscape | To maintain, and where possible enhance, the natural beauty of Goring’s countryside, open spaces, river setting and The Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics. |
| Objective.05: Maintaining biodiversity | To maintain and enhance biodiversity in Goring Parish. |
| Objective.06: Minimising pollution | To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds. |
| Objective.07: Building design | To ensure that all new developments in Goring are designed to a high standard and satisfy the unique characteristics and requirements of the village. |
| Objective.08: Heritage conservation | Goring will conserve and enhance its heritage, an irreplaceable resource, making sure that it remains in productive use and realises its potential for delivering environmental, social and economic benefits for the village. |
| Objective.09: Maintain and enhance community facilities | To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents. |

| Plan Objective Identity | Plan Objective |
|---|--|
| Objective.10: An integrated community | To ensure that Goring remains a socially and physically integrated community. |
| Objective.11: Goring Primary School capacity and facilities | To have the best possible education facilities and adequate capacity to accommodate the children residing in the village |
| Objective.12: Medical practice facilities | The medical practice should be able to improve and extend its facilities to be able to offer a wider range of services than is possible at present. |
| Objective.13: Minimise traffic impact | To minimise the impact of any increase in traffic caused by new developments and to improve, where possible, the environment for pedestrians, businesses and property owners in the village centre. |
| Objective.14: Pedestrian and cycle routes | To ensure that any new housing sites and routes from the site to the village centre are accessible and safe for all users, including pedestrians, cyclists, people with disabilities and deliveries. |
| Objective.15: Local economy | To protect, support and enhance the vitality of Goring village centre as an essential component of the sustainability of Goring. |

4.5 WHY IS THIS A GOOD PLAN FOR GORING?

This is a good and sustainable Plan for Goring, because it:

- Meets Basic Conditions and has the environmental, social and economic sustainability of the village at its heart;
- Matches the important feedback that has been received from residents. The Plan:
 - avoids large sites with very large concentrations of new dwellings;
 - protects and maintains the character, tranquillity and beauty of the environment of Goring;
 - restricts damage to the AONBs, protecting the area surrounding the village from obtrusive and unacceptable damage;
 - avoids building houses on any land in Flood Zones 2 and 3 (see Glossary);
 - supports allocations that are manageable within the existing village infrastructure, e.g. traffic, medical practice and school;
 - protects and enhances biodiversity, an important feature of Goring's environment;
 - proposes three strategic projects and that CIL funding should be used to support these projects; to assess and progress issues with the school, to help improve traffic and parking in the village and to analyse options for the rejuvenation of the village centre;
- Meets housing need with appropriate site allocations, improved housing mix and more smaller dwellings for young families and for older people wishing to downsize;
- Protects employment land in the centre of the village from immediate housing development;
- Provides a new children's play area within one of the allocated sites;
- Provides a significant increase in affordable housing, supporting people with local connections who have not previously been able to live in the village

5 SUSTAINABILITY OBJECTIVES

Initial sustainability priorities were formulated and presented at a public consultation in January 2016 attended by over 320 people. Attendees were asked to comment on these parameters and their importance to Goring. The "Sustainability Framework – Objectives and Considerations" (Appendix C) was produced and included in the SA Scoping Report including the checklist of questions that the Plan would need to address.

The Scoping Report was issued in March 2016 to statutory authorities for the required consultation period, including an appraisal of the Policy and Sustainability context as understood at this early stage in the process and was distributed to a broader list of authorities than required as part of the SEA process. It was sent to:

- Environment Agency;
- Historic England;
- Natural England;
- Network Rail;
- Oxfordshire County Council;
- South Oxfordshire District Council;
- Goring Parish Council;
- Chilterns Conservation Board;
- Chilterns Society;
- North Wessex Downs AONB Management Board;
- Thames Water; and
- Feedback was also taken from Thames Valley Police.

The feedback received from the above authorities is summarised in Appendix D along with the actions taken to include this feedback in the Sustainability Objectives and the Plan.

This feedback was melded with the following outcomes to produce a final set of 30 Sustainability Objectives which have since underpinned all aspects of the Plan:

- the initial sustainability framework presented in the SA Scoping Report;
- a more detailed analysis of the sustainability context of Goring (Appendix B);
- the resulting sustainability issues identified (Section 3.3.1); and
- the national, regional and local policy context (Appendix A).

This final set of Plan Sustainability Objectives is shown in the table below. It is then followed by an additional table which assesses these against the SODC 2012 Local Plan Sustainability Objectives (which are unchanged in the Emerging 2033 Local Plan).

This table clearly demonstrates that the Goring Sustainability Objectives are fully consistent and compliant with the Sustainability Objectives in the SODC Local Plan.

| No | Goring Neighbourhood Plan Sustainability Objectives |
|----|--|
| 1 | To prioritise the use of brownfield sites |
| 2 | To encourage the re-use and refurbishment of existing buildings |
| 3 | To conserve and enhance the natural beauty of Goring's countryside setting and the AONB in particular |
| 4 | To ensure that new buildings and re-use of existing buildings are of high quality and in keeping both with the rural and historic character of Goring and with their immediate surroundings |
| 5 | To integrate new housing developments with existing communities |
| 6 | To ensure the provision and enhancement of open green spaces and allotments |
| 7 | To ensure that new and existing developments are well connected to the village centre and other amenities by a network of safe and accessible footpaths and/or cycle paths which maintain and enhance existing rights of way |
| 8 | To minimise light pollution |
| 9 | To minimise the risk of crime and to maximise safety and security for the occupiers of the new houses and the inhabitants of Goring as a whole |
| 10 | To ensure adequate vehicle parking including appropriate provision for visitors and non-residents who come into Goring to make use of its amenities |
| 11 | To ensure that so far as possible a good mix of community facilities is easily accessible from people's homes without needing to drive |
| 12 | To ensure that new developments prioritise safe facilities and access for pedestrians and cyclists |
| 13 | To minimise the impact of any increase in traffic and to improve the current issues of traffic congestion |
| 14 | To provide facilities which will support and encourage home-working |
| 15 | To maintain and enhance the existing public transport options for Goring |
| 16 | To ensure that drainage is suitable to minimise the risk and impact of flooding and that there is sufficient sewerage capacity |
| 17 | To preserve undeveloped, wherever possible, land with soil quality of grade 3a and above. |
| 18 | To reduce harm to the environment by seeking to minimise pollution of all kinds, especially water, air, soil and noise pollution |
| 19 | To minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery |
| 20 | To protect, manage and enhance the quality and quantity of our water resources in a sustainable way |
| 21 | To engage with current best practice on minimising and mitigating the contribution of new development to climate change |
| 22 | To maintain and enhance existing community facilities and to develop additional facilities for the benefit of the community |
| 23 | To ensure that there are sufficient places available in the village school for all primary-school aged children living in Goring at any point in time |
| 24 | To ensure that there is sufficient capacity in the village medical practice to cope with the current proposed and any future expansion in population |
| 25 | To ensure the preservation of archaeologically sensitive areas and, where possible, to enhance community knowledge of and engagement with local heritage and archaeology |
| 26 | To maintain and enhance biodiversity by (i) protecting and improving existing wildlife habitats; (ii) safeguarding relevant landscape features (egg hedgerows); and (iii) conserving and enhancing wildlife corridors, incorporating all the above into new developments wherever possible |
| 27 | To ensure the provision of affordable housing and a good mix of housing types so as to meet the needs of present and future generations and to improve the prospects of people with meaningful local connections wishing to find housing in Goring |
| 28 | To contribute to the provision of varied local employment at a sustainable wage |
| 29 | To promote and enhance the tourist economy, encouraging greater use by residents and visitors of the facilities and amenities Goring can offer |
| 30 | To promote Goring as a place with a strong and vibrant community |

| SODC Local Plan 2012 Sustainability Framework - Objectives | | Satisfied by Goring's Sustainability Objectives |
|---|---|---|
| 1 | To help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure | 3, 4, 14, 15, 16, 18, 27 |
| 2 | To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime | 9, 12 |
| 3 | To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services | 5, 6, 7, 10, 11, 15, 22, 23, 24, |
| 4 | To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups | 5, 6, 7, 11, 12, 15, 22, 24 |
| 5 | To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution | 8, 13, 16, 17, 18, 19, 20, 21 |
| 6 | To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys | 7, 11, 13, 14, 15, |
| 7 | To conserve and enhance biodiversity | 5 |
| 8 | To improve efficiency in land use and to conserve and enhance the district's open spaces and countryside in particular, those areas designated for their landscape importance, minerals, biodiversity and soil quality | 1, 3, 6, 17, 20, 26, |
| 9 | To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high-quality design and reinforces local distinctiveness | 2, 4, 25 |
| 10 | To seek to address the causes and effects of climate change by: a) securing sustainable building practices which conserve energy, water resources and materials, d) ensuring that design and location of new development is resilient to effects of climate change c) maximising the proportion of energy generated from renewable sources, b) protecting, enhancing and improving our water supply where possible. | 16, 18, 19, 20, 21 |
| 11 | To reduce the risk of, and damage from, flooding. | 16, 18, 20, 21 |
| 12 | To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery. | 19 |
| 13 | To assist in the development of: a) high and stable levels of employment and facilitating inward investment; b) supporting innovation and enterprise; c) small firms, particularly those that maintain and enhance the rural economy b) a strong, innovative and knowledge-based economy that deliver high-value-added, sustainable, low-impact activities | 14, 28, 29, 30 |
| 14 | To support the development of Science Vale as an internationally recognised innovation and enterprise zone by: a) attracting new high value businesses; e) developing and improving infrastructure across the Science Vale area b) supporting innovation and enterprise; c) delivering new jobs; d) supporting and accelerating the delivery of new homes; and | Not Applicable for Goring |
| 15 | To assist in the development of a skilled workforce to support the long-term competitiveness of the district by raising education achievement levels and encouraging the development of the skills needed for everyone to find and remain in work. | Not Applicable for Goring |
| 16 | To encourage the development of a buoyant, sustainable tourism sector. | 3, 4, 6, 10, 15, 26, 29, 30 |
| 17 | Support community involvement in decisions affecting them and enable communities to provide local services and solutions | 11, 22, 30 |

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6 ASSESSMENT OF REASONABLE ALTERNATIVES – STRATEGIC ISSUES, SITE OPTIONS, SPATIAL ALTERNATIVES

6.1 STRATEGIC ISSUES AND OPTIONS

This section sets out the ten principal strategic issues that were considered by the Plan when evaluating the approach to housing development in Goring before the final site allocations and site-specific requirements were finalised within the Plan. These issues were summarised in the Non-Technical Summary (Section 1 of this SA). Here, each is discussed in more depth and its most sustainable solution is summarised. In addressing these issues, the Plan sought always to apply a Planning-led and pragmatic approach, founded on the principles of sustainable development and taking into account the community's preferences as expressed through extensive consultations.

Strategic Issue 1: How should the Plan balance the need to protect the AONB with the requirement of SODC for housing development?

- Goring's location is unique and challenging for the reasons set out throughout this SA (specifically, in Section 3). It is hard to envisage any area of the village where development would not impact on at least one AONB or conservation area. The SA might therefore conclude that no development is possible in the village save for continued infill and/or carefully controlled re-development of brownfield sites;
- A more nuanced approach was to find an objective method of assessing which of the proposed sites would be capable of development in a way which was of minimal damage to the AONBs, and to approve those sites for development (so long as they satisfied other key criteria) subject to detailed mitigation conditions;
- Although some of the sites put forward for development had previously been assessed by the report commissioned by SODC (Capacity Assessment for Sites on the Edge of the Larger Villages in South Oxfordshire, May 2014, Kirkham Landscape Planning Ltd/The Terra Firma Consultancy Ltd), that report did not cover all of the sites. The Parish Council, at the Plan's request therefore commissioned a new expert report from Bramhill Associates to consider the landscape capacity and visual impact of development on all the proposed sites afresh and in greater detail. Bramhill's report, both the initial document and the two subsequent supplemental ones produced in response to amended proposals, identified each of the sites where development would be possible with or without mitigation and explained their conclusions at length in every case. The Bramhill reports were completely independent and there is a 100% agreement between them and Kirkham on the suitability of the sites that were reviewed by both companies. SODC's confirmation of the conclusions and suitability/unsuitability of the sites is shown in Appendix H.

Conclusions:

- The NPPF states that National Parks, the Broads and AONBs have the highest status of protection in relation to landscape and scenic beauty. However, there is recognition within the community that Goring has some local need for specific types of additional housing and a housing need that contributes to the broader District housing need as defined by the Local Plan;
- Goring is bounded to the west by the River Thames, to the east and north east by the hills and wooded valleys of the Chilterns, to the south by the open green gap and the conservation area surrounding the hamlet of Gatehampton, and to the north by open rolling farmland separating Goring from South Stoke. These landscapes are different in character but are highly valuable in their own right. Integrated together they form the setting of the AONBs and the setting of the Goring Gap;
- Given the unique constraints of Goring and the fact that the vast majority of proposed development sites were on the periphery of the village in the AONB, it

seemed impossible for the site selection process to remain objective and to set appropriate thresholds and requirements in this complex area without comprehensive independent expert evidence. Having obtained and tested the expert evidence from Bramhill and validated that the methodology followed by them was an accepted industry standard, the Plan concluded that it was appropriately comprehensive, robust and independent. It provided an objective and consistent analysis of the respective merits of each site under consideration and gave expert assistance as to appropriate thresholds of acceptable harm and balance points together with detailed assistance as to the forms of mitigation that should be required of individual site developers;

- It was concluded that the proper way to balance the need to protect the AONBs whilst taking account of the housing need was to find every proposed site where the harm caused by development was or could be mitigated sufficiently to fall below an acceptable threshold. Decisions on that aspect of site selection were therefore to be governed by the conclusions and recommendations of Bramhill;
- By obtaining expert evidence in this form and relying upon its conclusions once tested so as to put forward all acceptable sites, the Plan has sought to balance the contribution to SODC's housing need with the potentially more limited local need, the infrastructure issues faced by Goring, and the requirement to protect the AONBs.

The most sustainable solution is to identify all sites or parts of sites that, with appropriate mitigation, are acceptable for development.

Strategic Issue 2: How should the Plan balance the need for development against the requirements to minimise flood risk and to protect the AONB when those demands appear to conflict?

- There has been a view expressed by some interested residents of Goring that in selecting sites for approval the Plan process prioritised protection of the AONBs over minimisation of flood risk. That was not the case. Some go further and suggest that in fact flood risk should take precedence over protection of the AONB as a factor in selecting suitable sites;
- All available development sites put forward for consideration in the Plan are within and impact upon AONBs. Some are also identified as falling within flood risk zones.

Conclusions

- The NPPF requires both protection of the AONB, save in exceptional circumstances, and that people and property are protected from flooding such that, as a minimum, any development on sites which contain flood zones 2 and 3 is appropriately flood resilient and resistant, safe for its users for the development's lifetime, and will not increase flood risk overall;
- Where there are insufficient sites reasonably available to meet housing need entirely within Flood Zone 1, neighbourhood plans are directed to take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 or containing elements of Flood Zone 2. Therefore, sites containing flood zones other than Flood Zone 1 must be considered for allocation by this Plan, subject to flood risk assessment and, if appropriate, the application of the Sequential and Exception tests;
- In creating the Site Selection Methodology, the Plan sought to ensure that both the AONB and flooding issues were properly assessed and that both the Sequential and the Exception tests were applied where appropriate. Originally the AONB protection was addressed through site selection objectives and the Flood Risk was managed both by consultation with relevant agencies reflected in the OCMs and through a separate but parallel Flood Risk Assessment. In this case the assessment resulted in five acceptable sites GNP2, GNP3, GNP6 (in part), GNP10 and GNP13. The Flood Risk Assessment led to the rejection of the otherwise acceptable site GNP13. The combined result was four acceptable sites, GNP2, GNP3, GNP6 (in part) and GNP10.

- However, following feedback from local residents, the Plan amended the OCMs to include an additional Category 1 Objective and Criterion addressing flood risk (Appendix F). The sites were reassessed against the OCMs including this criterion, with the result that GNP13, was assessed as unsuitable, leaving the set of four acceptable sites as GNP2, GNP3 (in part), GNP6 (in part) and GNP10;
- The Plan therefore balances the need for development with ensuring compliance with the NPPF policies on both protection of the AONB and protection against flood risks. As a consequence, sites have only been allocated where, with mitigation if necessary, development both falls below the threshold of acceptable harm to the AONB and can be carried out in such a way as to be appropriately flood resilient and resistant, safe for its users throughout the development's lifetime, and non-contributory to overall flood risk.

The most sustainable solution is to include all suitable sites, including those in the AONB or with flood risk, where it can be demonstrated that mitigation will limit the harm and risk to acceptable levels.

Strategic Issue 3: Is the existing infrastructure of Goring adequate to meet the needs of the community in the light of the proposed development?

- Goring is, in many respects, a community which scores well in sustainability terms. It benefits from a railway station, a pre-school and primary school, medical practice, shops, and a thriving community;
- However, there is substantial concern about the impact of additional housing both in Goring and in surrounding villages on traffic congestion and the already inadequate parking provision. A major frustration for residents already is the extent to which residential streets are clogged by rail commuter parking. Given that there are few significant employers in Goring itself, increasing the population of the area is highly likely to increase substantially the current traffic and parking issues as people commute to work;
- The Medical Practice is able to support additional residents in terms of its doctor/patient ratio but the physical facility is stretched and the practice would like to provide additional facilities which will be exacerbated by additional housing in Goring;
- The 1 form entry Church of England school in the village is the responsibility of the Diocese and, through lack of budget allocation, is in a poor state of maintenance. It is part of the Woodcote strategic school group. It has the use of the adjoining Bourdillon recreation field for sports and leisure activities. There is considerable concern in the village about its current state and future capacity (Plan Chapter 11):
 - OCC is the responsible authority for strategic planning for education and has stated and confirmed in its Regulation 14 feedback that the school is sufficiently large to support the additional children resulting from the new housing developments proposed in this Plan;
 - There is an expectation of declining birth-rates which may have an impact on demand for school places;
 - At the time of writing, one developer has made a proposal in conjunction with the Diocese for a new school but the proposal is dependent on 80 additional houses being built over and above those proposed by the Plan. It is predicated on building 46 houses on a site assessed as unsuitable by Bramhill and Kirkham due to its impact on the AONB, and also 34 dwellings for older people on the existing school site which is currently partly owned by OCC.

- Any additional housing in Goring is going to place additional pressure on the facilities in the village. The proposed level of new houses will have a relatively modest impact provided that sites are selected carefully, and that mitigation is thoroughly considered;
- The Plan therefore seeks to balance the need for housing development against the pressures on the infrastructure:
 - mitigation has been proposed to minimise the impact of additional traffic and to support a more sustainable contribution from cycling and walking. The Plan specifically supports the initiative by GPC to improve traffic congestion and safety in the village centre;
 - with specific reference to the medical practice, there is a potential opportunity to extend the premises into the existing council office at the Old Fire Station next to the practice. This is a longer-term opportunity that depends on GPC moving its office elsewhere in Goring but may be an attractive proposition to the practice and should be thoroughly evaluated at the time;
 - with specific reference to the school, the Plan welcomes the initiative of GPC to ensure the future of the school is evaluated professionally and thoroughly with all possible options properly considered as part of a Strategic Project, supported by the responsible authorities including OCC, the Diocese and GPC.

The most sustainable solution is to support the modest growth in houses and to manage the consequences through the policies and actions in the Plan to ensure that the needs of the community can be met by the existing infrastructure.

Strategic Issue 4: Should the Plan be delayed until a strategy for the school is agreed?

- The issues identified by a part of the community with respect to the school are outlined above. There is a view by some developers and residents in the village that the Plan should be delayed until such time as the strategy has been agreed and a solution identified that has the support of all parties including the responsible authorities;
- The Plan was initiated by GPC to give the village more control over its future and to protect the village against extensive and unwanted development, urban sprawl and further uncontrolled pressure on its community facilities and infrastructure;
- SODC has recently identified, in its October 2017 Strategic Housing and Employment Land Availability Assessment (SHELAA), over 60ha of land on the periphery of Goring it believes is available and potentially suitable for housing development. Without the neighbourhood plan, this could result in unmanaged growth in the village against the wishes of the community.

Conclusions

- There is no benefit in delaying the Plan and there is a high risk for Goring that new planning applications will be accepted before a Plan is made. The sooner that the Plan can be accepted by the community the sooner it will become part of planning policy and the sooner Goring will have more control over its own destiny;
- Proceeding with the Plan to the current timescales is unlikely to have an adverse impact on the issues facing the school and as stated above, the Plan supports a Strategic Project (Plan Chapter 14) for the full and professional evaluation of these issues, solutions and the subsequent implementation of a strategy agreed by the responsible authorities.

The most sustainable solution is to expedite the Plan and fully evaluate the options for the school but include any proposals that could involve the allocation of land in a subsequent iteration or specific planning application.

Strategic Issue 5: How should the Plan balance the requirement to sustain and enhance biodiversity against the requirement to provide housing for local/SODC need?

- Goring Parish is rich in biodiversity (Plan chapter 7). It is a very green and special landscape. Not only is it within one AONB and overlooked by another, it is bordered on its full western boundary by the river Thames and has numerous protected and special wildlife areas;
- There are few brownfield sites within the built area of Goring and nearly all development will have to be on the periphery of the village and in the countryside;
- Without careful planning and stringent Site-Specific Requirements as part of a Master Plan for each allocated site, biodiversity will be damaged. However, with thorough consideration, the impact of this can be limited. Indeed, there is an opportunity to increase biodiversity in some areas by improved landscaping, recovering damaged biodiversity features (e.g. a traditional orchard on one site), selective planting and ensuring funded long-term maintenance schemes are in place.

Conclusions

- All selected sites should include a detailed Master Plan which goes beyond the accepted norm for a Neighbourhood Plan. All sites that are not brownfield developments should include a section on biodiversity where conditions to retain and, where possible, enhance biodiversity on the site are clearly defined.

The most sustainable solution is to ensure that each allocated site has detailed site-specific requirements that protect or increase biodiversity.

Strategic Issue 6: How should the Plan satisfy the market requirement for lower cost, smaller and affordable houses in Goring?

- Houses in Goring are expensive compared to the average across Oxfordshire and the national average. Goring has a higher relative proportion of older people (Appendix B). There is a need for additional small properties (1, 2 and 3 bedroom) to support older people wishing to downsize and homes that are affordable for the younger generation and first-time buyers and to widen choice and flexibility in the general mix of housing;
- SODC's policy requires 40% of dwellings on new allocated sites to be assigned to affordable houses. In addition, there are schemes available for shared ownership and support for people joining the property ladder for the first time;
- Analysis of the Goring Neighbourhood Plan Housing Needs survey, plus the Parish 2004 and 2011 affordable housing need reports indicates that the most likely need for affordable houses over the Plan period is between 30 and 40.

Conclusions

- The majority of new houses built in newly allocated development sites in Goring must have 1, 2 or 3 bedrooms and a significant proportion of these should be built to schemes that enable younger people to get on the housing ladder;
- This can be supported by the Master Plan for each allocated site including site-specific requirements that define the housing mix. Although the Plan is not required to duplicate existing national and local policies, the Plan will support the objective of 40% affordable houses.

The most sustainable solution is to support SODC's policy on affordable and low-cost housing and to ensure that new homes in Goring are mainly 1, 2 or 3 bedrooms.

Strategic Issue 7: Are there large sites or clusters of sites that collectively may provide a better alternative and change the allocation of sites?

- The overwhelming preference of residents (over 90% of respondents) is that new development sites should be small or medium and distributed around the village. Only 7% of residents would prefer all new houses to be placed on one large site. In principle, this could be either a single site or a closely connected cluster of sites;
- Following the call for sites, there are three options for a large site or cluster of sites; in the north and north east of the village and in the open escarpment landscape between Goring and Gatehampton (Section 6 of this SA);
- The benefits of a single site or cluster approach would be that fewer residents would be directly impacted by the new development, it could be built on the edge of the village and would only cause damage to the AONB in one location;
- The disadvantages of this compared to a distributed option are:
 - the damage to the AONB by such major development cannot be mitigated effectively;
 - residents wish that the community remains socially integrated. A single large site or cluster on the outskirts of the village would potentially set up a new separate community which would dilute the existing social integration;
 - The four sites available and acceptable are all small to medium, in different parts of the village and will share the increase in traffic around the road junctions that are of most concern to residents.

Conclusions

- There is no single site or cluster of sites that would meet the housing need and be a better solution than the four-distributed site option.

The most sustainable solution is for homes to be built on small and medium sites distributed around the village.

Strategic Issue 8: Should the Plan identify sites suitable for commercial businesses or mixed-use development to improve the economic sustainability of the village?

- There are no "large" employers in Goring, which is unattractive for new industry, being constrained by its location and road network²². One of the largest employers is Peruvian Connection, but the landowners have confirmed they intend to terminate the lease at a future break point and wish to redevelop the site (GNP 10) for small residential dwellings;
- Goring's railway station has regular services to Reading, London, Didcot and Oxford. Because of its relative lack of professional businesses and because of its attractiveness as a place to live, Goring is a commuter village with many people who live there or in nearby villages, travelling to businesses in, for example, Reading, London and Didcot;
- There is no land available in the built area for new large commercial premises;
- Existing businesses in the village centre include grocery, butchers, hairdressers, gifts, hardware, antiques, veterinary care, cosmetic surgery, financial and legal advice and estate agents. Goring has some twenty-five retail and professional services businesses and a thriving hospitality sector for residents and tourists, with eight pubs, cafés and restaurants, mainly congregated in the High Street area. These make an important contribution to village life and provide employment opportunities for local people;
- Goring has a higher proportion than SODC as a whole of residents who either work from or are based from home (Appendix B). For these people a decent internet connection is increasingly important. The majority of Goring is well connected by high speed internet;
- As part of this Neighbourhood Plan process, the owners of the various buildings in the Arcade area in the centre of Goring were encouraged to put forward the combined

site (GNP15) for re-development to provide an attractive and welcoming shopping and social environment with mixed retail and low cost residential buildings. Due to the inability to achieve an agreement on timescale and a consensus on the way forward, the site was withdrawn, but is included in the Plan as a Strategic Project.

Conclusions

- There is limited opportunity for developing significant new businesses in Goring through the policies of this Plan. The main opportunity appears to be for small businesses in the retail or hospitality and tourist sectors;
- There is a limited supply of appropriate land for development, not enough to both meet the housing need and to provide additional space for employment;
- Additional housing in Goring is most likely to generate more commuters;
- The desire by residents to improve the Arcade area has been a commonly held view for over twenty years (reference Goring Village Plan adopted on 8/5/2006 C.5 Vision for the Future). It is regarded as unwelcoming, unattractive and out of keeping with the pleasing re-development of Thames Court opposite. Rejuvenation remains the best opportunity to improve the social and economic sustainability of the village centre and has been identified as a strategic project;
- The existing employment land (GNP 10) in the centre of the village which has been put forward for development as housing land, should be retained as employment land until the end of the existing lease period. At that point the land should be marketed at commercial rates for at least a year. If it is demonstrated as non-viable as employment land, it should be the subject of a planning application for new dwellings.

The most sustainable solution is for all allocated development sites to be for new homes.

Strategic Issue 9: Should the Plan support an increased density of housing to support additional development in Goring?

- SODC's policy CS H2 Density to provide a minimum density of 25 dwellings per hectare will be required unless this would have an adverse effect on the character of the area. SODC's emerging Local Plan policy DES8 requires 'the efficient use of land, with densities of at least 30 dwellings per hectare' but also states that this should take local circumstances into account, including access to local services and facilities and local character;
- A recent Planning appeal in Goring (GNP 3) ruled that a lower density of development will be required to retain the townscape and landscape character at the periphery of the village. The Kirkham/Terra Firma 2014 landscape report concluded that a lower density may be necessary to avoid urbanising the soft edge of Goring;
- As mentioned throughout this SA, a key driver for the environmental, social and economic sustainability of the village is Goring's unique landscape which makes it an attractive place to live and a magnet for tourists, walkers and people using the river. Protecting this environment is vital. New major developments in Goring will be in the AONB and typically on the edge of the village. The Bramhill reports made recommendations on developable areas for individual sites to avoid undue adverse effects;
- The four sites selected as available and acceptable are in areas of different character. Each of these sites has distinctly different characteristics. The developers have been encouraged to submit concept Plans which reflect the different characteristics and the site-specific requirements include densities that fit in with the surrounding area.

Conclusions

- Development in Goring must fit in with the character, atmosphere and tranquillity of the surrounding area and not distract from the characteristics of Goring as a whole.

Each site should be developed at an appropriate density to fit in with its surroundings;

- The approach adopted by the Plan is to support higher densities (greater than 30 dwellings per ha) on brownfield sites within the built form of the village and lower densities on the periphery of the village, although again somewhat higher than in the neighbouring areas, with suitable mitigation defined in site-specific requirements.

The most sustainable solution is to support a housing density in keeping with the characteristics of each allocated site.

Strategic Issue 10: How should the Plan balance the need for housing development against the requirements to conserve and enhance the historic environment?

- The Plan balances the need for development with conserving and enhancing the historic environment of Goring and Gatehampton by ensuring compliance with the National Planning Policy Framework;
- Heritage assets, such as the rich archaeological resource, and the historical built environment of the village, are irreplaceable and help to define an ancient parish such as Goring. These assets are enjoyed by, and in the safe keeping of, the local community but they are also of significance at a district and national level. There is a local responsibility to value and to care for these assets, both for the sake of the community and for others outside it;
- The National Planning Policy Framework requires great weight to be given to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset, with the more important the asset, the greater that weight should be.

Conclusions

- Development must take account of both designated and non-designated assets. The Plan has only allocated sites where, with mitigation, development will not cause harm to the historic environment.

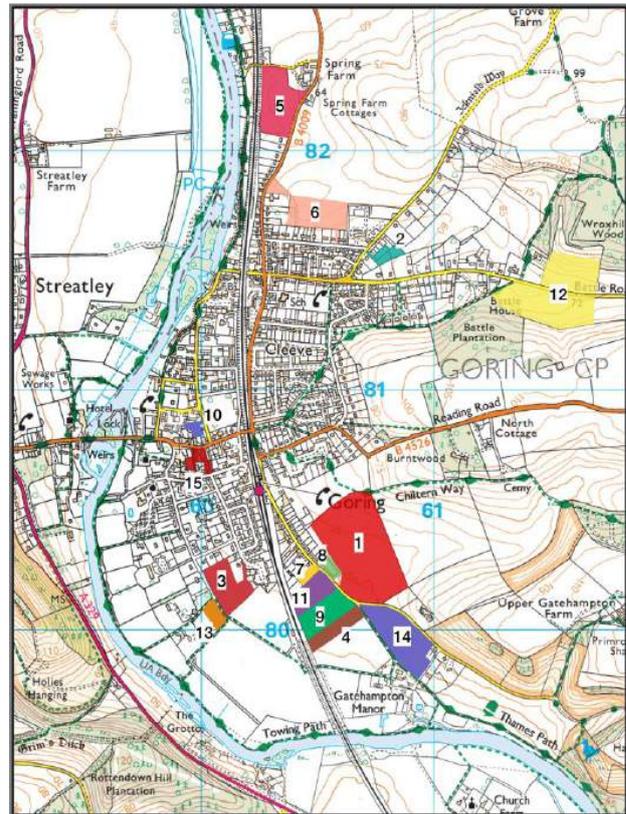
The most appropriate option is to adopt a strategic policy that will protect the historic environment, safeguarding assets that help to establish the distinctive character of Goring parish at local level, but which also align with requirements of the local plan and the NPPF.

6.2 SITE OPTIONS

6.2.1 Site availability

Between November 2015 and March 2016, following advice from SODC, a formal “request for sites” was made in the Henley Standard and SODC web site and advertised around Goring on notice boards and in the Goring Gap News. Following detailed discussions with landowners and developers, 15 sites were identified as potentially available for housing development in the timescale of the Plan. Of these, 13 are on the periphery of the village and two are in the village centre, one of which was subsequently withdrawn.

These sites were compared to the sites in the SODC Local Plan 2031 Refined Options HELAA, which were assessed by SODC and Kirkham/Terra Firma in the 2014 Landscape Assessment Study and the SODC SHELAA (2017) to determine overlaps. This is shown in Appendix G and several of the sites had already been assessed as inappropriate for housing development by SODC. However, all of the 14 potentially available sites were fully assessed again as part of the Plan’s site selection process.



15 Potential Development Sites

6.2.2 Site Selection Priorities Questionnaire

2739 surveys were distributed to every person on the Electoral Register and returned by 31% (843 respondents). The survey asked 40 questions to establish the priorities of the community and particularly the criteria to be used for selecting development sites. It also asked questions to determine the community’s preferences about the size and distribution of any allocated sites. The feedback was analysed and documented, and the results published on the Plan web-site and made available in the village Library and the Council offices. The output was used, in conjunction with other evidence, to assist in the preparation of the Site Selection Criteria which is the key input to the site selection process;

The questionnaire included the following twenty-five statements about criteria that might be used to help decide which of the potential sites were most suitable for development. Residents were asked to rate the relative importance of the criteria and were also asked to identify their five highest priorities.

| Criteria Area | Questionnaire Question - Sites which: |
|---------------|---|
| Boundary | 01 - are contained within or border Goring village's-built area |
| | 02 - are brownfield |
| | 03 - are not ribbon development |
| | 04 - maintain the green gaps between Goring village's built up area and neighbouring communities |
| | 05 - are not capable of development beyond the level agreed in the Plan |
| Visual Impact | 06 - minimise the visual impact for neighbouring residents |
| | 07 - have lowest visual impact from within the village |
| | 08 - minimise visual impact on wider landscape and AONBs |
| Access | 09 - are located away from traffic congestion points, with potential to minimise traffic through them |
| | 10 - minimise vehicle movements on minor residential roads |
| | 11 - minimise distances to village facilities, e.g. the centre, school, railway and surgery |
| | 12 - make life easier, or not more difficult, for elderly, disabled, mobility impaired residents and visitors. |
| | 13 - minimise disruption during construction including any resulting from essential infrastructure improvements |
| Environment | 14 - minimise flood risk |
| | 15 - avoid significant impact on biodiversity |
| | 16 - are brownfield with buildings which may be viewed as currently having a detrimental impact on the village. |
| | 17 - do not adversely affect tourism |
| | 18 - do not adversely affect access to the countryside |
| | 19 - do not detract from green infrastructure, sporting and recreational facilities |
| | 20 - avoid the loss of prime agricultural land |
| | 21 - have the potential for mixed use. |
| Design | 22 - are of a type and style that is consistent with the surrounding neighbourhood |
| | 23 - can accommodate parking within them for residents and visitors |
| | 24 - offer sustainable development features |
| | 25 - include proposals by the developers to enhance benefit or reduce detriment to the village. |

6.2.3 Site assessment methodology

The Plan explain why the most appropriate number of new dwellings for Goring is approximately 94 in the period of the Plan, 2018-2033.

It was determined at an early stage that given the environmental constraints on development faced by Goring, particularly those set out in Section 3 of this SA, the site selection methodology would thoroughly assess **every** site proposed to the Plan and identify **all** sites on which development would be acceptable with mitigation. Only then would the acceptable sites be ranked and allocated for development or the number of dwellings be identified.

The Plan identified three types of Objectives and Policies:

- Plan Objectives and policies that reflect regulatory and village priorities and the sustainability objectives;
- Site Selection Objectives, Criteria and Measures (SSOCMs) which have been used for selecting the preferred allocated sites;
- Site-Specific Requirements that are required to ensure that development on a site is sustainable and meets the preferences of the village.

The site selection methodology was designed to be evidence-based and driven by a process which was Planning-led and as independent as possible from personal opinion or influence.

Sites were assessed by the Site Selection Management Group²³ in accordance with the Site Selection Methodology.

In addition, GPC appointed an independent Site Selection Overview Group to ensure that the Site Selection Methodology was carried out with integrity and not influenced by the personal preference of anybody working on the SSMG. The SSOG final letter of approval is in the Plan evidence database on the Plan web-site.

6.2.4 Site assessment Objectives, Criteria and Measures

A number of workshops were held during August and September 2016 to meld the Sustainability Objectives with the preferences declared by the community, to produce a set of Site Selection Objectives, Criteria and Measures (OCMs).

Taking account of policy context, the principles of sustainable development and the priorities expressed by the community, these objectives were subdivided into 3 categories as follows:

- Category 1 - Must Have: these objectives were viewed as critical to the achievement of the Sustainability Objectives and the priorities of the village community. Save in exceptional circumstances, these objectives had to be complied with, with mitigation if required, or the site would not be recommended for development. As few of the objectives as possible were included in Category 1.
- Category 2 – Should Have: these objectives were viewed as very important to the village and/or were very important for sustainability. Sites should comply with these objectives and would be prioritised depending on their level of compliance. Sites that failed to comply with a significant majority of these objectives could be judged to be of low suitability and could be declared unacceptable for development. Where the assessment identified mitigation that could improve the assessment, the site was taken forward to be considered for allocation subject to the developer agreeing such mitigation or proposing alternative acceptable mitigation;
- Category 3 – Could Have: these objectives were viewed by the community and/or in sustainability terms as desirable but not of the highest priority

For each objective, a small number of criteria were produced to represent the components of that objective. In total, there were 14 objectives and 26 criteria. Each criterion was subdivided into a maximum of 5 measurable components to enable sites to be assessed for their conformance against each criterion:

- ↑ – Significantly exceeds
- ↗ – Exceeds
- – Meets requirement
- ↘ – Does not meet requirement
- ↓ – Significantly fails to meet the requirement

Each of the measures had a statement of the site qualities that would be required to meet that level of compliance. To be considered to have complied with an objective a site had to achieve at least a level “3 – meets requirement” for all criteria allocated to that objective.

A full table of the site selection objectives, criteria and associated measures is shown in Appendix F. These were formally agreed with the SSMG and published on the Plan web-site.

6.2.5 Site assessment process

Terms of Reference for the SSMG, consisting of the leaders of the work groups and members of the Steering Group, were agreed by the Parish Council. Declarations of Interest were signed and formally recorded for the 12 initial members.

The SSMG met 9 times between September and December 2016 and followed a rigorous process of assessing all 14 sites against 14 objectives and 26 criteria, i.e. 364 individual assessments. An iterative process was followed to define the level of compliance of each site against each criterion.

Each assessment had to be, as far as possible, evidence-based and the source of the evidence recorded with the reason for the selected level of compliance. Any mitigation required to achieve a certain level of compliance was also recorded. Each assessment required unanimous agreement by the SSMG.

A full summary of the provisional assessments was issued on the Plan web-site in October 2016 and subsequently all developers and landowners were invited to review these detailed provisional assessments for their site and to present any proposed changes (with supporting evidence). A written summary of each meeting was produced.

Subsequently, all suggested changes made by the landowner/developer were reviewed by the SSMG and the final provisional assessment was confirmed and approved by the SSMG. The resulting assessment matrix was presented to the community at an exhibition in December 2016 attended by over 350 people and was also published on the Plan web-site.

Five of the 14 sites were provisionally accepted as appropriate and available for development. All sites were presented at the exhibition with the reasons for provisional acceptance or the reasons that the site was deemed as unsuitable for development.

6.2.6 Additional Criteria Added for Flood Risk Assessment

Two of the potential development sites contain areas of Flood Zone 2 and 3. Concern was raised by residents living near these sites that adequate consideration had not been given to the potential impact of flooding. They believed that more weight should be given to the NPPF requirement to steer development away from areas with flood risk.

Although the Category 1 OCMs already had a criterion that ruled out development on a site if the Environment Agency (or any other Agency) deemed it inappropriate for development, it was decided to add an additional Category 1 "Must Have" criterion to the OCMs specifically to steer development away from sites that failed a Strategic Flood Risk Assessment or Sequential Test.

As a result, the Plan was delayed whilst extensive analysis of the potential impact of flooding and NPPF policy was carried out. This included obtaining formal advice from SODC in liaison with EA and OCC, as well as discussions with the relevant developers. This resulted in a decision to commission expert advice on a Strategic Flood Risk Assessment and Sequential Test. JBA Consulting (the Flood Risk consultants used by SODC and OCC) were selected for this work.

An SFRA and Sequential Test were produced and formally validated by JBA who confirmed its accuracy and validity. These documents are available in the evidence base available during the Regulation 14 consultation.

6.2.7 Summary of Site Assessments

Five sites passed all of the Category 1 Criteria and also complied with a significant majority of the Category 2 Criteria. All other sites were unsuitable because of their harm to the AONB

as assessed by Bramhill Associates (supported by the SODC Landscape Assessment for GNP1, 5, 7, 8, 9 and 11). In the case of GNP11, 12 and 14 they also failed because legal issues around ownership or site boundaries remained unresolved.

The selected five sites are, with appropriate mitigation, the least harmful to the AONB and were not objected to by any of the Agencies (e.g. EA) consulted as part of the assessment process. They were provisionally selected as allocated development sites and presented to the community at the exhibition in December 2016.

Following feedback from residents and developers, the SSMG then reassessed all 14 sites using exactly the same methodology, taking into account the feedback and also including the additional flood risk criterion mentioned above.

The results of these assessments did not change the previous assessments apart from GNP13 (which lies in Flood Zone 2 and 3) which was assessed as unsuitable because of the risk of flooding over its lifetime.

The other site lying partly in Flood Zone 2 (GNP3) was assessed as acceptable and safe for its lifetime subject to suitable mitigation which must be included in a site Master Plan containing detailed site-specific requirements (Appendix J of this SA and Chapter 6 of the Plan) to describe the required mitigation.

The table below shows the site assessment matrix for every site against every criterion.

As previously mentioned, all potential development sites in Goring are in the AONB and all but one is on the periphery of the village. Because of the landscape, visual and environmental impact of developing these sites, none of them are suitable for development without significant mitigation. This mitigation is required for example, to limit the damage of the development to the AONBs, to ensure that they are safe for their lifetime from flooding and to integrate the site into its local surroundings.

For each of the four sites allocated by the Plan, strong and detailed mitigation has been defined and included in the Plan site allocation policies (Policy.06, Policy.07, Policy.08, Policy.09) as site-specific requirements (SSRs). These are significantly more detailed than is typical for a neighbourhood plan but reflect the sensitivity of Goring's unique location in the AONB and the infrastructure constraints in the village. Without this level of mitigation, these sites would be unacceptable for development.

Where there is an existing SODC Policy, for example regarding affordable housing, this is not duplicated in the SSRs.

As part of any Planning application, a Master Plan produced by the developer for these sites will be supported provided that these SSRs are included.

The SSRs are shown in detail for each site in Appendix J. In addition, a topic paper is included in the evidence base which cross references each line of the SSRs to its source. This will often be expert evidence (e.g. the Bramhill Associates LVIA document, the SFRA and Sequential Test validated by JBA), the Sustainability Objectives, Plan Policies or feedback from statutory bodies during the statutory Regulation 14 consultation.

The SSMG Assessment Matrix for all 14 sites

| Category | Objective Number | Criteria Number | SITE SELECTION OBJECTIVE | CRITERIA | Site Assessment | | | | | | | | | | | | | | |
|----------|------------------|-----------------|--|--|-----------------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|---|
| | | | | | GNP1 | GNP2 | GNP3 | GNP4 | GNP5 | GNP6 | GNP7 | GNP8 | GNP9 | GNP10 | GNP11 | GNP12 | GNP13 | GNP14 | |
| 1 MUST | 1 | 1 | 1. To ensure that the site must be available in the timescale of the Plan. | 1. Have the proposers demonstrated clear Title to the entire site? | ↘ | ↑ | ↘ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↘ | ↓ | ↓ | ↑ | ↓ |
| 1 MUST | 1 | 2 | | 2. Is the boundary of the site, or if proposed a part of the site, clear and enforceable? | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↓ | ↘ | ↘ | ↓ |
| 1 MUST | 1 | 3 | | 3. Are there any factors (including but not limited to archaeological and environmental) which are likely to render the site unavailable within the timescale? | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ |
| 1 MUST | 1 | 4 | | 4. Is the site available for development by 2027? | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ |
| 1 MUST | 2 | 5 | 2. To conserve and enhance the natural beauty of Goring's countryside and river setting, and the AONB in particular, when viewed from the immediate locality, the medium distance and from further away in longer views. | 5. Is the site considered appropriate for development in all or in part by the Bramhill Landscape Consultants' conclusions? | ↓ | ↘ | ↘ | ↓ | ↓ | ↘ | ↓ | ↓ | ↓ | ↘ | ↓ | ↓ | ↘ | ↓ | |
| 1 MUST | 3 | 6 | 3. To ensure that there are no insurmountable infrastructure constraints that would prevent this site being accepted for development. | 6. Is the site considered appropriate for development in all or in part by the conclusions of the NP Flood Risk Assessment and Sequential Test? | ↑ | ↑ | ↘ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↓ | ↑ | |
| 1 MUST | 3 | 7 | | 7. Have any of the relevant agencies advised that the site should not be used for the type of development proposed? | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ |
| 2 SHOULD | 4 | 8 | 4. To preserve undeveloped, wherever possible, land with soil quality of grade 3a and above. | 8. Does the site include any significant part with soil of grade 3a or above? | ↓ | ↘ | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↑ | ↓ | ↓ | ↓ | ↓ | |
| 2 SHOULD | 5 | 9 | 5. To prioritise the use of brownfield sites. | 9. Is the majority of the site brownfield? | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↑ | ↓ | ↓ | ↓ | ↓ | |
| 2 SHOULD | 6 | 10 | 6. To minimise the volume of additional traffic through congested areas. | 10. Does the location and size of the site minimise the number of journeys through existing congestion points to access village amenities? | ↘ | ↑ | ↑ | ↘ | ↘ | ↘ | ↑ | ↑ | ↘ | ↑ | ↘ | ↘ | ↑ | ↘ | |
| 2 SHOULD | 6 | 11 | | 11. Does the location and size of the site minimise the number of journeys through existing congestion points to leave or enter the village? | ↘ | ↑ | ↑ | ↑ | ↘ | ↑ | ↑ | ↑ | ↘ | ↑ | ↘ | ↘ | ↑ | ↘ | |
| 2 SHOULD | 6 | 12 | | 12. Would development of this site have an impact on vehicular movement on existing residential roads? | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↑ | ↘ | ↓ | ↘ | ↘ | |
| 2 SHOULD | 7 | 13 | 7. To maintain and enhance biodiversity by, (i) protecting and improving existing wildlife habitats; (ii) safeguarding relevant landscape features; and (iii) conserving and enhancing wildlife corridors. | 13. Does the site interfere with existing wildlife habitat, including landscape features important to biodiversity? | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↘ | ↑ | ↘ | ↓ | ↘ | ↓ | |
| 2 SHOULD | 7 | 14 | | 14. Does the site impede existing wildlife corridors? | ↘ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↘ | ↑ | ↘ | |

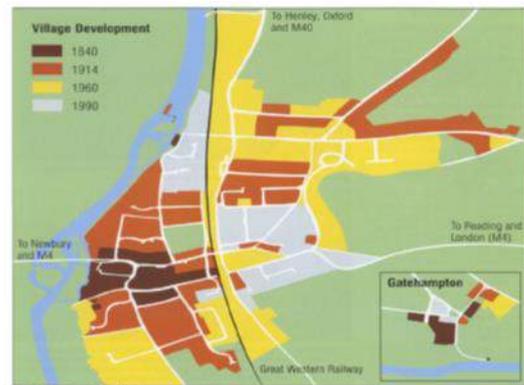
| Category | Objective Number | Criteria Number | SITE SELECTION OBJECTIVE | CRITERIA | Site Assessment | | | | | | | | | | | | | | |
|----------|------------------|-----------------|---|---|-----------------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|---|
| | | | | | GNP1 | GNP2 | GNP3 | GNP4 | GNP5 | GNP6 | GNP7 | GNP8 | GNP9 | GNP10 | GNP11 | GNP12 | GNP13 | GNP14 | |
| 2 SHOULD | 8 | 15 | 8. To maintain and enhance existing community facilities. | 15. Does the development of this site have a detrimental impact on the enjoyment of any existing facility by the residents of Goring? | ↔ | ↔ | ↔ | ↔ | ↑ | ↑ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↑ | ↔ | |
| 2 SHOULD | 8 | 16 | | 16. Does the development of this site have a detrimental impact on existing parking facilities within the village? | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ |
| 2 SHOULD | 9 | 17 | 9. To ensure that new housing developments can be effectively integrated into the existing community. | 17. To what degree is the site bordered by land that is currently occupied by houses? | ↔ | ↔ | ↔ | ↓ | ↔ | ↔ | ↔ | ↔ | ↓ | ↑ | ↓ | ↔ | ↔ | ↔ | |
| 2 SHOULD | 9 | 18 | | 18. Is the site sufficiently close to existing facilities? | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ |
| 2 SHOULD | 9 | 19 | | 19. Is the site of a size which can be absorbed into the area of the village in which it is located without undue impact? | ↓ | ↔ | ↔ | ↔ | ↓ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↓ | ↔ | ↔ | ↓ |
| 3 COULD | 10 | 20 | 10. To ensure that the site is considered capable of development by Environmental, Utilities and Infrastructure agencies (including but not limited to the Environmental Agency for flood plain development, Gas, Water, Electricity and Telecoms Utilities, Police, Railway and Highways). | 20. Have any of the relevant agencies advised of any specific constraints that would apply to the site? | ↔ | ↑ | ↔ | ↔ | ↔ | ↔ | ↑ | ↑ | ↔ | ↑ | ↔ | ↔ | ↔ | ↓ | |
| 3 COULD | 11 | 21 | 11. To ensure that new and existing developments are well connected to the village centre, the school and other amenities (including access to the countryside) by a network of safe and accessible footways and cycle paths which maintain and enhance existing rights of way. | 21. Are there existing accessible footways which connect to this site, or is it feasible to provide this by connecting to existing footways? | ↑ | ↔ | ↑ | ↔ | ↔ | ↑ | ↔ | ↔ | ↔ | ↑ | ↔ | ↔ | ↑ | ↑ | |
| 3 COULD | 11 | 22 | | 22. Are there safe accessible existing cycle routes which connect to this site, or is it feasible to provide this by connecting to existing cycle routes? | ↔ | ↔ | ↑ | ↔ | ↔ | ↑ | ↔ | ↔ | ↔ | ↑ | ↔ | ↔ | ↑ | ↑ | |
| 3 COULD | 11 | 23 | | 23. Does the proposal interfere with any existing public rights of way? | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ |
| 3 COULD | 12 | 24 | 12. To protect open green spaces, green infrastructure, sporting and recreational facilities. | 24. Does the site remove or reduce any existing such facility? | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ |
| 3 COULD | 13 | 25 | 13. To ensure the preservation of archaeologically sensitive areas. | 25. Would the development of this site involve the risk of loss or disturbance of an archeologically sensitive area? | ↔ | ↑ | ↑ | ↔ | ↑ | ↔ | ↔ | ↔ | ↔ | ↑ | ↔ | ↑ | ↑ | ↓ | |
| 3 COULD | 14 | 26 | 14. To reduce harm to the environment by seeking to minimise pollution of all kinds, especially water, air, soil, light and noise pollution. | 26. Would the development of this site have a positive or negative impact for neighbouring residents on pollution levels in each category? | ↓ | ↔ | ↔ | ↓ | ↔ | ↔ | ↔ | ↓ | ↓ | ↑ | ↓ | ↓ | ↔ | ↓ | |

6.3 SPATIAL ALTERNATIVES

6.3.1 Introduction

Since the middle of the last century, development in Goring has been predominantly to the north east of the village centre, engulfing older properties and, in the process, absorbing the hamlet of Cleeve.

Due to the higher housing density in newer areas, the population epicentre of Goring has shifted from the village commercial centre in which most of the services are located, to the east of the railway line where 60% of residents now live. There is ribbon development along Wallingford Road and Gatehampton Road, extending into the green gaps between Goring and both South Stoke and Gatehampton.



Goring Village Development Over Time

Without a coherent spatial strategy, development is likely to take place in an uncontrolled way, extending the village boundary even further, encroaching into the AONB and distancing new residents from the centre of the village. The opportunity for further development is physically constrained by the River Thames to the west and environmentally constrained by the AONB to the north, south and east.

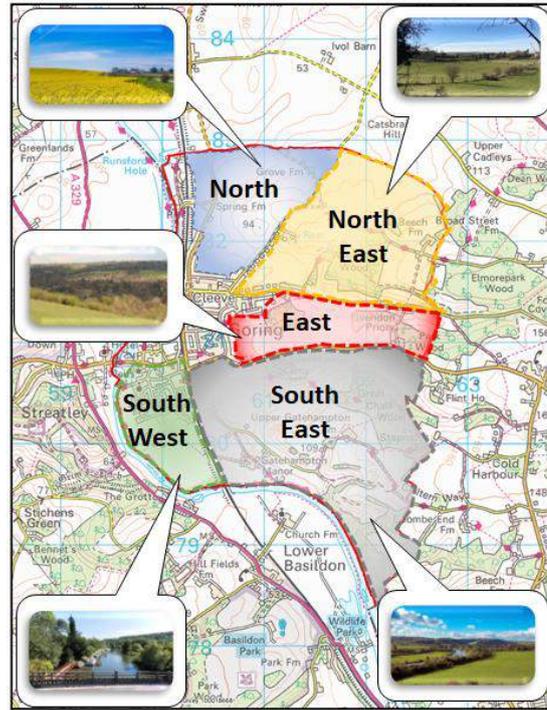
This section considers the spatial options for the allocations of new development sites. It tests these options against the Plan policies and the Plans sustainability objectives

Having determined the strengths and weaknesses of the options, a process was followed to shortlist these options, followed by a recommendation of the preferred option.

6.3.2 Spatial options – broad areas for potential development

There are five distinct landscape areas in Goring which each have different characteristics, but which together form the unique landscape and visual amenity of the Goring Gap. To the south east of the village is open escarpment and farmland, to the east is an open hilltop overlooking Goring with wooded valleys beyond. To the north east is wooded countryside opening up to rolling farmland with bare hilltops to the north, while the river on the western border is characterised by tree-lined meadow land. Each area is highly visible and contributes in its own way to the beauty of the landscape and setting of the Chiltern AONB, the setting and character of the River Thames and the North Wessex Downs AONB and their appreciation by residents and visitors.

- North – this sector is defined as the green-field land within the Parish boundary which is to the east of the Railway line, to the west of Icknield Road and to the north of Springhill Road;
- North East – this sector is defined as the greenfield land within the Parish boundary which is to the east of Icknield Road and to the north of Elvendon Road;
- East – this sector is defined as the greenfield land within the Parish boundary which is to the east of Fairfield Road, to the south of Elvendon Road and to the north of Reading Road;
- South East - this sector is defined as the greenfield land within the Parish boundary which is to the south of Reading Road and to the east of the railway line;
- South West - this sector is defined as the greenfield land within the Parish boundary which is to the south of the High Street (B4009) and to the West of the Railway line.



The five distinct landscape areas of Goring

Most potential development sites for housing allocations will be on greenfield sites on the periphery of the village. They are likely to be highly visible over an extremely wide area. They must be carefully and sensitively selected to have the least damaging effect on landscape character and visual amenity and minimise harm to the wider environment and river setting.

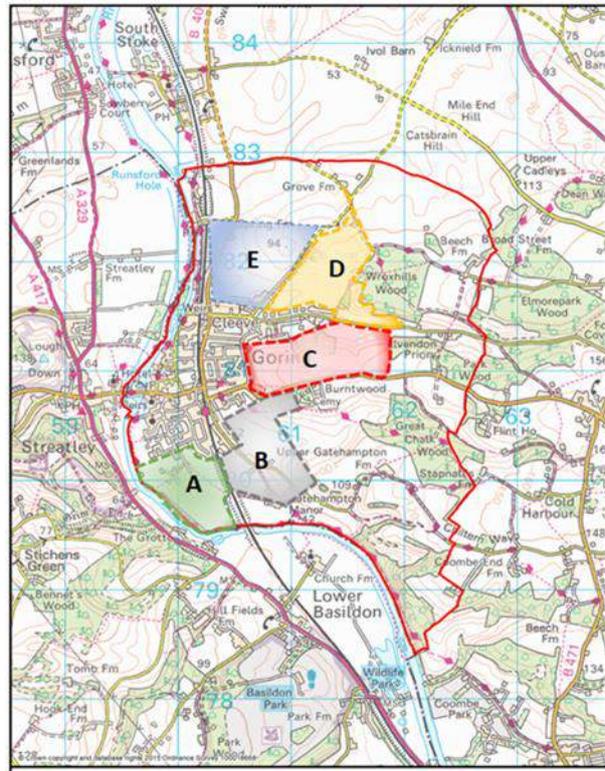
Large areas of the parish may be inappropriate for major development because the whole Neighbourhood Area is in one AONB and in the setting of another. A coherent spatial strategy is required to ensure that development takes place in a controlled way to prevent further urban sprawl and the closure of green gaps to neighbouring communities, and to ensure that new developments are contiguous to the existing built area and as close as possible to existing facilities and services.

The map below shows a subset of these landscape areas and they include all the sites that were either submitted to the Plan in its call for sites or have been included in SODC's October 2017 Strategic Housing and Economic Land Availability (SHELAA)²⁴. The outlines of the shaded areas are not intended to be definitive boundaries; rather they should be interpreted as indications of the potential development areas.

Housing development could either be located in one of these areas or be distributed around the village in some way. There is no obvious village boundary that could be applied to better manage the growth of the village while retaining the flexibility to meet future housing need.

Focusing all development in one area presents a number of issues:

- Large scale development in A, B, C, D or E would be inappropriate because they are all in the AONB and would have a major adverse impact on both the landscape and visual amenity in the local area, the areas immediately around the site and on long distance views.
- Residents of the village have a strong aversion to a single large site or area. Over 90% of survey respondents preferred development sites to be small or medium in size and distributed around the village.
- Area A is next to the river and contains flood zones that limit the developable area.
- Areas A, B and E would have a major impact on the green gaps between Goring and both South Stoke and Gatehampton.
- A, B, C, D and E would significantly extend the village's built-form into the AONB.



Five potential development areas

6.3.3 Analysis of spatial options

Eight approaches that might feasibly be taken for potential housing development are outlined below. These options included the five conceptual areas (A-E) and combinations of the five possible sites mentioned above plus an additional site (GNP5 on the outskirts of the village and assessed by two independent LVIA reviews as unsuitable for development) that one developer included as part of a potential new school proposal.

- Spatial area A: land to the south of the village, to the west of the railway line and bordered by the River Thames;
- Spatial area B: land to the south of the village, east of the railway and north of Gatehampton;
- Spatial area C: land east of Fairfield Road including Cow Hill;
- Spatial area D: land to the north and east of the village between Icknield Road and Wroxhills Wood;
- Spatial area E: land to the north of the village, bordered by the river and Icknield Road;
- Seven sites (GNP2, GNP3, GNP13, an extended GNP6, GNP10, plus GNP5 and the existing school site);
- Six sites, (GNP2, GNP3, GNP13, GNP6, GNP10, plus the existing school site);
- Five sites (GNP2, GNP3, GNP13, GNP6, GNP10) distributed around the village.

6.3.3.1 *Analysis of spatial options vs sustainability objectives*

In the table on the next page (Alignment between Sustainability Objectives and Spatial Options), each spatial option is analysed against each of the Plan's sustainability objectives to confirm whether the option is supportive or damaging to the sustainability of the Plan. A more detailed analysis to support this table is provided in Appendix K of this SA.

Where the option is beneficial to a particular sustainability objective it is shown in green; where it would be extremely harmful to a particular sustainability objective it is shown in red. A white cell indicates that the option is broadly neutral. The arrows in the cells indicate the degree of the effect so, for example, a downward arrow shows a greater effect than a diagonal arrow. A red cell with a downwards arrow means that the spatial option is extremely damaging to that sustainability objective. A green cell with an upward arrow means that the spatial option is significantly beneficial to the particular sustainability objective.

The table demonstrates that for many of the Plan's sustainability objectives, major development in any of the spatial options would have a neutral and broadly equal impact. It also confirms that some of the spatial options have a very significant impact on some of the sustainability objectives, specifically:

- all options would have a very positive impact on the provision of affordable housing and a mix of housing to meet Goring's need;
- options A-F would support more major development (and therefore more dwellings) than the specific sites that are available to the Plan and are identified in options G and H. However, NPPF policies and NPPG guidance on AONB and flood risk means that the neighbourhood plan is required to take a balanced view which supports the strategic priorities of the local plan and does not promote less development than set out in the Local Plan, while at the same time giving great weight to conserving the landscape and scenic beauty of the AONB, and in the case of Goring, steering development away from areas of flood risk. The harm that these options would cause to the AONB and the development in areas where flood risk is high means that the Plan should not proceed with these options;
- all options would have a negative impact on light pollution in the AONB and preservation of land of high agricultural value;
- all options would have a negative impact on conserving and enhancing the countryside and AONBs although on some specific sites careful mitigation can limit this impact to an acceptable level;
- options A-E are likely to have a net adverse impact on biodiversity;
- large-scale development in any single area will have a cumulative impact on the adverse effects discussed above, together with an incremental adverse impact on traffic in that area and, in some cases, on minor residential roads.

The details supporting the assessments in the following table can be found in the Evidence Folder, sub folder "Sustainability Objectives vs Policies and vs Spatial Options" via the Plan website www.goringplan.co.uk.

| Sustainability Objectives ↓ | Spatial Options → | | | | | | | |
|---|-------------------|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H |
| 1. Prioritise brownfield | → | → | → | → | → | ↑ | ↑ | ↑ |
| 2. Re-use and refurbishment of existing buildings | → | → | → | → | → | → | → | → |
| 3. Conserve and enhance the Goring’s countryside and the AONB | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | ↔ |
| 4. High quality buildings in keeping both with the rural and historic character of Goring and with their surroundings | → | → | → | → | → | ↔ | ↔ | ↔ |
| 5. Integrate new housing developments with existing communities | ↔ | ↔ | → | ↔ | ↔ | ↔ | ↑ | ↑ |
| 6. Ensure the provision and enhancement of open green spaces | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | → | → |
| 7. Developments are well connected to the village centre and amenities by footpaths and/or cycle paths | ↑ | → | ↔ | ↓ | ↓ | ↔ | ↔ | ↔ |
| 8. Minimise light pollution | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | → | → |
| 9. Minimise the risk of crime and to maximise safety and security | → | → | → | → | → | → | → | → |
| 10. Ensure adequate parking | → | → | → | → | → | → | → | → |
| 11. Ensure community facilities are accessible without need to drive | ↔ | → | → | ↔ | ↔ | → | ↔ | ↔ |
| 12. Ensure developments prioritise facilities for pedestrians/cyclists | → | → | → | → | → | → | → | → |
| 13. Minimise the impact of traffic, improve the traffic congestion | ↓ | ↓ | ↔ | ↓ | ↔ | → | → | → |
| 14. Provide facilities to support and encourage home-working | → | → | → | → | → | → | → | → |
| 15. Maintain and enhance existing public transport options | → | → | → | → | → | → | → | → |
| 16. Ensure drainage is suitable and sufficient sewerage capacity | → | ↔ | → | → | → | → | → | → |
| 17. Preserve land with soil quality of grade 3a and above. | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | ↔ | ↔ |
| 18. Reduce harm to the environment by minimising pollution | → | → | → | → | → | → | → | → |
| 19. Minimise waste generation and encourage the re-use of waste | → | → | → | → | → | → | → | → |
| 20. Manage and enhance our water resources in a sustainable way | → | → | → | → | → | → | → | → |
| 21. Best practice on minimising and mitigating the contribution of new development to climate change | → | → | → | → | → | → | → | → |
| 22. Maintain and enhance existing and new community facilities | → | → | → | → | → | ↔ | ↔ | ↔ |
| 23. Ensure there are sufficient places available in the village school | → | → | → | → | → | → | → | → |
| 24. Ensure there is sufficient capacity in the village medical practice | → | → | → | → | → | → | → | → |
| 25. Ensure the preservation of archaeologically sensitive areas | → | ↓ | → | → | → | → | → | → |
| 26. Maintain and enhance biodiversity | ↓ | ↓ | ↓ | ↓ | ↓ | ↔ | ↔ | ↔ |
| 27. Ensure provision of affordable housing and mix of housing types | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↔ | ↔ |
| 28. Provision of varied local employment at a sustainable wage | → | → | → | → | → | ↔ | ↔ | ↔ |
| 29. Enhance the tourist economy, encouraging greater use by residents and visitors of the facilities and amenities Goring | → | → | → | → | → | → | → | → |
| 30. Promote Goring as a place with a strong and vibrant community | → | → | → | → | → | → | → | → |

Analysis of Sustainability Objectives vs Spatial Options

6.3.3.2 *Suitability of housing development on each spatial option*

The table below analyses the spatial options A-H in more detail to decide whether they are suitable for housing development. It includes a column headed "Considerations" which includes commentary on the key sustainability issues about that option. It identifies where there is a significant issue about the option or a significant difference between the options and where there is a significant positive or negative effect.

For each option, the table concludes as to whether it is suitable for further consideration as a preferred alternative or whether it should be classified as an unsuitable option.

The analysis in the table concludes with the most suitable options and identifies the most appropriate and sustainable solution for the Goring Neighbourhood Plan.

Spatial options vs their impact on Plan’s sustainability objectives.

| | Area or sites considered | Considerations | Suitable for development? |
|---|---|---|---------------------------|
| A | Spatial area A: land to the south of the village, to the west of the railway line and bordered by the River Thames. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, the whole area of land is not a reasonable option because:</p> <ul style="list-style-type: none"> • Flood risk: development should be steered away from large parts of this area because it includes significant amounts of flood zones 2 and 3; • Impact on AONB and local area: development of a significant proportion of this cluster of land would be highly visible from the North Wessex downs AONB; • Impact on visual amenity: the quality of the views from this area to the edge of the village from Manor Road, the Thames Path and other nearby footpaths would be damaged if a large part of this area was developed; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of residents favoured small or medium distributed sites. <p>This option has the advantage of being within walking and cycling distance from the village centre and its amenities.</p> <p>Two independently LVIA’s and the Strategic Flood Risk Assessment undertaken by this Plan have identified a small area of the GNP3 site that is suitable for development. (Development of this area, with the strict mitigation defined in Appendix G has been allocated in the Plan).</p> | No |
| B | Spatial area B: land to the south of the village, east of the railway and north of Gatehampton. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, it is not a reasonable option because:</p> <ul style="list-style-type: none"> • Green gap: development in this area would significantly close the green gap between the Goring built area and the hamlet of Gatehampton with its Conservation Area; • Impact on AONB and local area: development will have a significant effect on the visual qualities of this area within the Chilterns AONB, due to its open aspect, rising to the Chilterns escarpment. From the higher ground of the North Wessex Downs AONB to the east it is highly visible; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of survey respondents favoured small or medium distributed sites; • There is an archaeologically sensitive area around Gatehampton in and adjacent to the Gatehampton Conservation Area. <p>Components of this cluster of land were proposed to the Plan. Sites GNP1, GNP4, GNP7, GNP8, GNP9, GNP11 and GNP14 were individually assessed in their own right as unsuitable for development, in a large part due to their visual impact and adverse effect on the landscape in this area. A combination of these sites would have a cumulative and disproportionate impact.</p> | No |

| | Area or sites considered | Considerations | Suitable for development? |
|---|---|--|---------------------------|
| C | Spatial area C: land east of Fairfield Road including Cow Hill. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, it is not a reasonable option because:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: development of this area would be on a hillside directly behind the existing built area of the settlement. It is highly visible from the North Wessex Downs AONB and forms an important green backcloth to the village; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of survey respondents favoured small or medium distributed sites. <p>This option has the advantage that housing development would be close to the school.</p> | No |
| D | Spatial area D: land to the north and east of the village between Icknield Road and Wroxhills Wood. | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, the whole area of land is not a reasonable option because:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: this area forms a significant landscape asset and is used by walkers on the Chiltern Way; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of survey respondents favoured small or medium distributed sites; • It is on the periphery of the village and large-scale development here would therefore be less integrated with the existing community and less assessable without the need to drive. <p>The area includes a large site, GNP12 which has been assessed as unsuitable for development, principally on landscape and visual grounds. A small area of this cluster (GNP2) is largely hidden from view and has existing housing on two of three sides. It has been nominated in the Plan, subject to strict mitigation.</p> | No |

| | Area or sites considered | Considerations | Suitable for development? |
|---|---|---|---------------------------|
| E | <p>Spatial area E: land to the north of the village, bordered by the railway and Icknield Road.</p> | <p>Although this area of land is large enough to support large scale development and high numbers of dwellings, the whole area of land is not a reasonable option because:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: development of a significant proportion of this cluster of land would be highly visible from the North Wessex downs AONB; • Green Gap: development in this area would significantly close the green gap between the Goring built area and South Stoke; • Scale of development: this option would be in conflict with the strong preference of the village where over 90% of residents favoured small or medium distributed sites; • It is on the periphery of the village and large-scale development here would therefore be less integrated with the existing community and less assessable without the need to drive. <p>Option E, however has the advantage of a bus stop on its edge with a limited bus service. Development of just a defined area of the GNP6 site, with the strong and essential mitigation defined in Appendix G is acceptable and will have a limited effect on the visual qualities of the wider area and has been allocated in the Plan.</p> | No |

| | Area or sites considered | Considerations | Suitable for development? |
|---|--|---|---------------------------|
| F | A cluster of seven sites (GNP2, GNP3, GNP13, GNP10, an extended GNP6 (in order to allocate land for a new school), GNP5 and the existing school site | <p>This option includes the combination of GNP5, an extended GNP6 to support a new school and the redevelopment of the existing school site for new dwellings. It was suggested by the developer that proposed GNP5 and GNP6. In this option, there would be a trade-off in numbers of new dwellings between the area proposed on GNP6 for a new school and the area available for new dwellings on the existing school site. This option would support less new dwellings than options A-E but would support more dwellings than options G and H below. However, it is not a reasonable option, for the reasons outlined below:</p> <ul style="list-style-type: none"> • Impact on AONB and local area: <ul style="list-style-type: none"> ○ major development on GNP5 between the Goring built area and South Stoke has already been determined to be unsuitable for development by the Plan’s independent LVIA and by SODC previously, principally because of its impact on the AONB; ○ development on site GNP6 is limited by LVIA considerations to a part of the site below the crest of a hill because of the impact on the AONB. The developer proposal for an extended GNP6 would further encroach on the AONB; • Green Gap: development on GNP5 would significantly close the green gap between the Goring built area and South Stoke; • Oxfordshire County Council, the responsible body for education in Goring, has confirmed as part of its Regulation 14 feedback that the village does not need additional school capacity to support the additional dwellings planned over the lifetime of the Plan and that it would be concerned about the impact on other local primary schools if a larger capacity school was built in Goring at this time; • The existing school site, while a brownfield site and therefore potentially an attractive development option, is partly owned by OCC and is not currently available for development; • Although this option would introduce additional dwellings by development on the existing school site, there would be dwellings lost in the developable area of GNP6 because part of the existing proposed site would be used for the development of the new school; <p>Detailed consideration of flood risk is required because GNP3 and 13 contain areas in Flood Zones 2 and 3. A detailed Strategic Flood Risk Assessment was produced as part of the overall site selection process and independently verified by external consultants JBA.</p> <p>This option has the benefit of including development on two brownfield sites (although the existing school site has not been made available to the Plan) and GNP6 includes a public open space. It is also assessed positively for its impact on biodiversity because of the protection of the traditional orchard area on GNP6 and the introduction of a meadow area in GNP3.</p> <p>However, it has a negative impact on local employment because it includes GNP10 which is a small brownfield site in the village centre which currently supports one of Goring’s largest businesses.</p> | No |

| | | | |
|----------|---|--|-----------|
| <p>G</p> | <p>A cluster of six sites (GNP2, GNP3, GNP13, GNP6 in its current boundaries, GNP10, plus the existing school site) in order to allocate land for a replacement school.</p> | <p>This option could, with careful mitigation be a realistic option and it was shortlisted for more detailed consideration, because:</p> <ul style="list-style-type: none"> • The five sites (GNP2, GNP3, GNP13, GNP6 in its current boundaries, and GNP10), individually and in combination, have been determined by external landscape consultants to be acceptable for development, subject to site-specific requirements to mitigate against the harm to the AONB's caused by the development; • The existing school site, while not submitted to the Plan in its call for sites and consequently not assessed for development, is a brownfield site and therefore probably attractive for development; • The option meets the village preference for small to medium sites distributed around the village. <p>This option was considered further to review whether it could be acceptable for land to be allocated for a new school on site GNP6, within the constraints included in the site-specific requirements, providing that any reduction and/or change in the number and types of residential dwellings on GNP6 was made good by development on the existing school site:</p> <ul style="list-style-type: none"> • although an initial and incomplete site submission was provided in late 2017 for the existing school site, there is no evidence it is available for development in the timescale of this Plan. It has multiple ownership and would not be available for development unless an alternative site was found. The only proposal at the time of writing the Plan would involve the allocation of GNP5 in a land swap deal with a developer. However, GNP5 is not suitable for development and has not been allocated by the Plan. The school site is not therefore available for consideration by the Plan; • OCC has confirmed that the current school has capacity to meet the needs of in-catchment children during the Plan period and would be concerned regarding expansion to a 1.5 form school; • Oxfordshire County Council, the responsible body for education in Goring, has confirmed as part of its Regulation 14 feedback that the village does not need additional school capacity to support the additional dwellings planned over the lifetime of the Plan and that it would be concerned about the impact on other local primary schools if a larger school was built in Goring at this time; • the scheme that was proposed by the developer/Diocese/school contains retirement properties on the existing school site, which are not a priority for Goring's housing need; • should it be determined at a later date that a new school is a realistic and economic option, and provided that any proposal is made with the full support of the responsible authorities, it is possible that this could be a reasonable option for a later iteration of the Plan or to be handled outside of the Plan through the normal planning process. • This option is unlikely to result in any significant increase in dwellings compared to option H. <p>Because GNP3 and 13 contain areas in Flood Zones 2 and 3 a detailed Strategic Flood Risk Assessment was produced as part of the overall site selection process and independently verified by external consultants JBA (see option H below).</p> | <p>No</p> |
|----------|---|--|-----------|

| | Area or sites considered | Considerations | Suitable for development? |
|---|--|---|----------------------------------|
| | | <p>This option potentially includes the development of two brownfield sites (although the existing school site has not been made available to the Plan) and GNP6 includes a new children's play area and a public open space. It is also assessed positively for its impact on biodiversity because of the protection of the traditional orchard area on GNP6 and the introduction of a meadow area in GNP3. However, it has a negative impact on local employment because it includes GNP10 which is a small brownfield site in the village centre which currently supports one of Goring's largest businesses.</p> | |
| H | <p>A cluster of five sites (GNP2, GNP3, GNP13, GNP6, GNP10) distributed around the village</p> | <p>Although this option provides less houses than options A to F, it is still compliant with the adopted SODC local plan and the emerging local plan. It is a reasonable option for housing development and was shortlisted for more detailed consideration because:</p> <ul style="list-style-type: none"> • The sites, individually and in combination, are acceptable for development, subject to strict site-specific requirements to mitigate against the harm caused by the development; • The option meets the villager's strong preference for a number of small to medium sites distributed around the village <p>Because GNP3 and 13 contain areas in Flood Zones 2 and 3, a Strategic Flood Risk Assessment was produced as part of the overall site selection process and independently verified by external consultants JBA. The SFRA and a Sequential Test demonstrated that some development on GNP3 was acceptable but that GNP13 should be excluded from this option due to flood risk.</p> <p>This option includes the development of a brownfield site, GNP10, currently housing one of Goring's largest businesses employing 50 staff. It would therefore have a negative impact on local employment. The Plan's will make it clear that this site should only be taken forward for housing development if there is clear evidence that the site has no sustainable future as employment land. In that situation, it would become a sustainable site for housing development in Goring.</p> <p>GNP6 includes a new children's play area and a public open space. It is also assessed positively for its impact on biodiversity because of the protection of the traditional orchard area on GNP6 and the introduction of a meadow area in GNP3.</p> | <p>Yes, if GNP13 is excluded</p> |

| | Area or sites considered | Considerations | Suitable for development? |
|--|---|--|---------------------------|
| | <p>A cluster of four sites (GNP2, GNP3, GNP6, GNP10) distributed around the village</p> | <p><u>Preferred Option – Option H excluding GNP13</u></p> <p>This preferred option is the same as Option H but excludes the small site, GNP13. It is the most acceptable spatial option for housing development in Goring, given the considerable constraints of the AONBs and river flood plain. Strict Site-specific Requirements will be required to ensure that harm to the AONB is minimized to an acceptable level.</p> <p>This option delivers an acceptable balance between contributing to the housing need of Goring and the District whilst at the same time managing the negative impact of major development in the AONB and maximising the achievement of the sustainability objectives of the Plan.</p> <p>This option allocates four small to medium sites distributed around the village which, with considerable mitigation, would be acceptable for development.</p> | <p>Yes</p> |

6.4 THE MOST SUSTAINABLE ALTERNATIVE

From the analysis in this section of the SA of strategic issues, available and suitable sites and spatial options, the Plan has concluded that the most reasonable option for new housing development in Goring is to allocate small to medium sites, either brownfield or on the periphery of the built area and contiguous with the edge of the village, which can be mitigated to make development acceptable.

The analysis illustrates and emphasises the delicate balance that must be achieved between the efficient use of land to meet housing need whilst protecting the special landscape and environment of Goring and the Goring Gap in compliance with NPPF paragraphs 115 and 116.

The analysis concludes that in terms of spatial options, Option H is the only reasonable, available and sustainable spatial strategy available for Goring. It is the preferred option recommended throughout the Plan and the SA.

Four sites (GNP2, GNP3, GNP6 and GNP10) will be allocated for development, in whole or in part. The Plan states that GNP10 should only be taken forward for housing development if there is clear evidence that the site has no sustainable future as employment land. In that situation, it would become a sustainable site for housing development. All sites will be subject to extensive mitigation (defined by Site-specific Requirements (SSRs)) assigned to each site and shown in Appendix J. These SSRs are critical to ensuring that the sites are designed to minimise the adverse impact on the landscape and environment whilst maximising the benefit against other Sustainability Objectives. Due to Goring's unique sustainability context, the SSRs are more detailed than might normally be expected in a neighbourhood plan. However, to comply with NPPF and to minimise the impact of these major developments in the AONB and in the Goring conservation area, the sites will not be acceptable for development without this detailed level of SSRs included in a Master Plan included as part of a planning application.

In addition, from the analysis of the Strategic Issues, the most sustainable alternatives are that the Plan should:

- support housing density that is in keeping with the characteristics of the surroundings of each allocated site and the village as a whole with lower density on the periphery of the village to ease the transition into the surrounding countryside;
- support SODC's policies on affordable and low-cost housing, that 40% of dwellings on each allocated site should be of that type;
- ensure that the housing mix in Goring is improved by new homes that are mainly 1, 2 or 3 bedrooms;
- ensure that each planning application includes a net increase in biodiversity;
- support the retention of GNP10 as employment land until such time that it is demonstrated to be uneconomical and non-viable. At that time, it should be re-categorised as housing land and redeveloped with small dwellings in the centre of the village designed to be in keeping with the conservation area.

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7 ASSESSMENT OF PLAN SUSTAINABILITY OBJECTIVES AGAINST PLAN POLICIES

In this section of the SA, the Plan Sustainability Objectives have been compared to the Plan Policies to analyse their mutual compliance. The table on the following page assesses this compliance and demonstrates a strong correlation between the policies and the sustainability objectives.

In the table, green in a cell indicates that the particular policy contributes positively to the specific sustainability objective, white indicates that the impact is broadly neutral and red indicates that the policy will have a negative impact on the sustainability objective.

As can be seen, there is a strong correlation between the Plan policies and sustainability objectives, but in some areas there is a negative effect:

- the addition of new dwellings has a positive impact on the social and economic sustainability of the village, enhancing the use of existing community facilities and contributing towards the economic sustainability of Goring, for example with respect to the potential increase in support for local traders and individual enterprises;
- biodiversity is conserved and potentially increased on GNP3 and GNP6 and new community facilities are also included on these sites;
- the impact of new site allocations will harm the AONBs and Goring's unique natural environment, although the impact on these negative impacts has been reduced to acceptable levels by the design of detailed SSRs;
- the additional dwellings will put more stress on the infrastructure of the village, particularly traffic and parking;
- one of the largest businesses in Goring (Peruvian Connection), which employs 50 people (many of whom commute into the village), leases an office and warehouse within the Conservation Area. The lease has a number of break points and the landowner has proposed the site (known as GNP10) for the development of 14 small low-cost dwellings. Although there is a strong demand in Goring for small dwellings and the current building is not in keeping with the Conservation Area, the assessment in the following matrix shows both the positive and negative impact of this strategy on employment, housing mix and the economic sustainability of the village centre. The allocation of GNP10 is subject to SODC Local Plan Policy E6 and its change of use from employment to residential land will have a complex relationship between social and economic sustainability with the loss of employment land vs a gain in residential land and of small dwellings in the village centre.

In summary, because of Goring's unique characteristics, there is an important balance to be achieved to maximise the benefit of new houses and minimise harm, particularly to the environment and infrastructure which are fundamental to the sustainability of Goring.

| Policy ↓ Sustainability Objective → | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----|-------|-------|-------|----|----|-------|-------|-------|-------|----|-------|-------|-----|-----|-------|-------|--|
| 01 - Number of dwellings to be allocated. | Green | | Red | | Green | Green | | Red | | | Green | | | | | | Red | | | | | | | | | Green | Green | Red | | Green | | |
| 02- Infill | | | Red | | Green | Red | | | | | Green | | Green | | | | | | | | | | | Green | | Red | Green | | | Green | | |
| 03 - Housing mix | Green | Green | | | | | | | | | | | | | | | | | | | | | | | | | | | | Green | | |
| 04 - Housing for the elderly | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Green | |
| 05 - Affordable Housing | | | | | | | | | | | | | | | | | | Red | | | | | | | | | | | | | Green | |
| 06 - Allocated Site GNP2 | | | Red | Green | Green | | | Red | Green | Green | Green | Green | Green | | | Green | Red | | | | Green | | | | | Green | Green | | | | Green | |
| 07 - Allocated Site GNP3 | | | Red | Green | Green | Green | | Red | Green | Green | Green | Green | Green | | | Green | Red | | | | Green | | Green | | | Green | Green | | | | Green | |
| 08 - Allocated Site GNP6 | | | Red | Green | Green | Green | | Red | Green | Green | Green | Green | Green | | | Green | Red | | | | Green | | | | | Green | Green | | | | Green | |
| 09 - Allocated Site GNP 10 | Green | | | Green | Green | | | | Green | Green | Green | Green | Green | | | Green | | | | | Green | | | | | Green | Green | | Red | | Green | |
| 10 - Conserving and Enhancing Goring’s Landscape | | | Green | | | Green | | Green | | | | | | | | | Green | Green | | | | | | | | Green | | | | Green | | |
| 11 - Conserve and enhance biodiversity | | | Green | | | Green | | | | | | | | | | | | Green | | | Green | Green | | | | Green | | | | Green | | |
| 12 - Minimise Light pollution | | | Green | | | Green | | Green | | | | | | | | | | Green | | | | | | | | | | | | Green | | |
| 13 - Air-quality and pollution | | | Green | | | Green | Green | | | | | | | | | | | Green | | | | | | | | | | | | Green | | |
| 14 - Water,Sewerage and Drainage capacity | | | | | | | | | | | | | | | | Green | | Green | | | Green | | | | | | | | | | | |
| 15 - Building Design principles | | Green | | Green | | Green | | | | | | | | Green | | | | | Green | | | | Green | |
| 16 - The Historic Environment | | Green | | Green | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 - Open Space, Sport and recreation in new residential developments | | | Green | | | Green | | Green | | | Green | | | | | | | | | | | | Green | | | | | | | | Green | |
| 18 - Adequate parking within new developments | | | | | | | | | | Green | | Green | Green | | | | | | | | | | | | | | | | | | | |
| 19 - Walking and cycling | | | Green | | Green | | Green | | | | Green | Green | Green | | | | | Green | | | | Green | Green | | | | | | | | Green | |

Analysis of Sustainability Objectives vs Plan Policies

8 MONITORING, REVIEW AND DELIVERY

8.1 INTRODUCTION

This section of the SA considers the practical issues to be addressed after the Plan is Made. Specifically, this includes:

- a framework for monitoring all Plan Policies and Actions for their effectiveness and taking corrective action when required;
- the priorities for spending the Community Infrastructure Levy (CIL) money allocated to GPC as a result of building new dwellings on allocated development sites.

8.2 MONITORING FRAMEWORK AND TABLE

The Plan contains nineteen policies and ten actions in areas of housing need, site allocations, landscape and biodiversity, environmental impact, building design, heritage and conservation, social infrastructure, traffic congestion and parking and local economy. The implementation of these policies will be monitored on an ongoing basis. Because of their importance to the sustainability of Goring, three actions are nominated as Strategic Projects, to be partly funded by CIL and given high priority. Progress reports should be a standard agenda item at every monthly GPC meeting for these strategic projects.

To ensure effective monitoring, a framework has been defined, setting out key targets, measures or indicators for each policy and action. This framework will be used to assess the performance of the Plan throughout its life until 2033 and will help to address questions such as:

- are policies achieving their purpose and in particular are they delivering sustainable development?
- have policies had unintended consequences that were not originally anticipated?
- are the assumptions and objectives underpinning the policies still relevant and applicable?
- are the targets, measures or indicators being achieved?

Where policies are ineffective, an early review will be undertaken to inform the actions that need to be taken to address the issues. In addition, GPC will review progress of the Plan at its Annual General Meeting and publish a monitoring report for the residents of Goring.

A table detailing the monitoring framework is shown in Appendix K, including targets, measures or indicators, the body responsible and the review periods for all Plan policies and actions. The priorities for the investment of CIL funds are highlighted (in yellow) in the Appendix.

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Appendix. A - Details of Policy Context

A.1 International Policy Context and Implications on Plan and SA

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|---|--|--|
| EU Habitats and Conservation of Wild Birds Directives (92/43/EEC and 79/409/EEC) | | |
| To conserve fauna and flora and natural habitats of EU importance by the establishment of a network of protected areas throughout the European Community. This was designed to maintain both the distribution and abundance of threatened species and habitats. | Identifies endangered habitats and species requiring protection and need for re-establishment of denuded biotopes. Protected areas should be created, maintained and managed. | Plans should take account relevant SPA and SAC sites. If negative impacts are anticipated appropriate assessments should be undertaken. Plans should consider objectives to protect and if possible, enhance biodiversity. |
| EU Water Framework Directive (2000/60/EC) | | |
| To expand the scope of water protection to all waters, surface waters and groundwater. <ul style="list-style-type: none"> Achieve 'good status' for all waters by 2015. Water management should be based on river basins and a 'combined approach' of emission limit values and quality standards. Water management should involve the community. | Prevent deterioration in the status of aquatic ecosystems, provide protection and improve ecological condition: <ul style="list-style-type: none"> Promote sustainable use of water Conserve habitats and species that depend directly on water Progressively reduce or phase out pollutants that pose significant threats to the aquatic environment / groundwater Help mitigate the impacts of floods and droughts. | Plan should consider any significant hydrological / hydrogeological factors and ensure integration with existing catchment management Plans. Plan should consider including objectives to protect and enhance water resources, quality and ecological function. |
| EU Air Quality Directive 2008/50/E | | |
| Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide / oxides of nitrogen, particulates. Maintain ambient air quality in areas where it is good and improve it in others. | Sets limit values and alert thresholds for concentrations of Sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead. | Plan should consider maintaining ambient air quality and including objectives with the aim of reducing air pollution and, where possible, enhancing air quality in respect of key pollutants. |

A.2 National and regional policy context and implications on Plan and SA

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|--|---|--|
| National Planning Policy Framework (March 2012) | | |
| <p>Planning should drive and support sustainable economic development. It should:</p> <ul style="list-style-type: none"> • secure high-quality design and good standard of amenity; • take account of the different roles of areas, recognising the intrinsic character and beauty of the countryside; • support transition to a low carbon future in a changing climate, taking account of flood risk, encourage the reuse of existing resources, use of renewable resources; • contribute to conserving and enhancing the natural environment; • reusing land that has been previously developed; • conserve heritage assets in an appropriate manner; • focus significant development in locations which are or can be made sustainable. | <p>Supports local and national targets with regard to biodiversity and geodiversity.</p> <p>Supports sustainable development.</p> | <p>Plan should contribute to sustainable development (social, economic and environmental). SA Objectives should reflect core Planning principles and policies set out in the NPPF, including:</p> <ul style="list-style-type: none"> • minimising impacts and providing net gains in biodiversity; • halting the overall decline in biodiversity. <p>Plan should support conservation of the Chilterns and North Wessex Downs AONBs.</p> |
| The Waste (England & Wales) Regulations 2011, amended version 2014 | | |
| <p>To encourage/ensure waste arises/is dealt with further up the waste hierarchy.</p> <p>Divert waste disposal away from landfill.</p> | <p>Target of 50% of household waste to be recycled.</p> | <p>Plan must have regard to the amended waste hierarchy. Policies and objectives should encourage waste to be reused, recycled or have value/energy recovery.</p> |
| UK Climate Change Act 2008 | | |
| <p>The Act introduced a statutory target for reducing carbon emissions.</p> | <p>Target of reducing carbon emissions by 80 per cent below 1990 levels by 2050, with an interim target of 34% by 2020.</p> | <p>Include objectives and policies to achieve lower carbon emission and greater resilience to climate change.</p> |

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|---|--|--|
| Environment Agency Plan to 2020 | | |
| <p>The EA Plan has three main objectives:</p> <ol style="list-style-type: none"> 1. a cleaner healthier environment; 2. a nation better protected against natural threats and hazards; 3. higher visibility, stronger partnerships and local choices. | <p>Protecting and improving water, land, biodiversity. Increasing resilience of people, property and business to risks of flooding/coastal erosion. Protecting people and environment to support sustainable growth.</p> | <p>Include objectives and policies to support healthier environment, protecting and improving biodiversity. It should ensure that new developments are resilient to flooding and pollution.</p> |
| Flood Water Management Act 2010 | | |
| <p>Improve the management of flood risk for people, homes and businesses.</p> <p>To protect water supplies.</p> | <p>Local Authorities to prepare flood risk assessments, flood maps and Plans.</p> <p>EA to prepare local flood risk management strategies.</p> | <p>Take account of flooding and water management issues and include policies / objectives to reduce flood risks and other impacts on the water environment.</p> |
| Water Resources for the Future – A Strategy for the Thames Region, EA (2009) | | |
| <p>The key vision is 'enough water for all human uses with an improved water environment.'</p> | <p>Sets out a series of actions relating to water abstraction, developing water resources and efficient water usage.</p> | <p>Goring is above one of the largest UK aquifers. The Plan needs to take this into account.</p> |
| Carbon Plan: Delivering our Low Carbon Future 2011 | | |
| <p>Government-wide Plan for action on climate change at domestic and international levels.</p> | <p>A range of Plans and targets for low carbon, covering building, transport, industry, electricity, agriculture, land use, forestry and waste.</p> | <p>Should include policies and/or objectives that contribute towards achieving lower carbon emissions.</p> |
| Countryside and Rights of Way Act 2000 | | |
| <p>Confirms the purpose of AONBs is the conservation and enhancement of the natural beauty of the area. It places a statutory duty on authorities to consider the conservation and enhancement of the natural beauty of the AONB when exercising or performing any functions affecting land and it establishes statutory conservation boards for AONB's, requiring a Management Plan be produced for each AONB.</p> | <p>AONBs have the same legal protection as National Parks but are looked after by partnerships between local communities and local authorities.</p> | <p>Support the conservation and enhancement of the Chilterns and Wessex Downs AONBs. Include natural beauty, wildlife and cultural heritage and promotion of opportunities for the understanding and enjoyment of the special qualities by the public.</p> |

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|--|---|--|
| Mainstreaming Sustainable Development 2011 | | |
| This refreshed vision builds upon the principles that underpinned the UK's 2005 Sustainable Development strategy, recognising the needs of the economy, society and the natural environment, alongside the use of good governance and sound science. | Promises a new set of indicators from DEFRA that link initiatives and include wellbeing. | Sustainability principles should be integrated into the Plan and include a duty to respond to environmental concerns. |
| The South-East Biodiversity Strategy (South East England Biodiversity Forum) 2009 | | |
| Provides a vision to safeguard and enhance the biodiversity and wildlife. Create the space needed for wildlife to respond to climate change. Enable all organisations in the South East to support and improve biodiversity. | Provides a framework for the delivery of biodiversity targets through biodiversity opportunity areas and habitat and species targets. | Plan should consider objectives to protect and where possible, enhance biodiversity. |
| Regional Housing strategy 2008 - 2011 (South East Regional Assembly) | | |
| Review of the Regional Housing strategy carried out by the Southeast England Regional Assembly 2008. | It updates the region's housing evidence base and includes feedback from consultation responses. | Plan should increase the supply of affordable homes. |
| A Living Landscape for the South East | | |
| Sets out a vision for the South East with the aim of rebuilding the regions biodiversity. | No specific targets. | Plan should contribute to the regional ecological network. |
| Chiltern Conservation Board Management Plan 2014-2019 | | |
| Presents objectives and policies to ensure that the AONB's special and unique character is conserved, cared for and cherished for future generations to enjoy. | Objectives and Policies to be implemented in partnership with Authorities such as District Councils. | Plan should conserve the beauty of the Chilterns AONB and landscape and ensure that development is in keeping with the existing townscape. |
| North Wessex Downs AONB Management Plan 2014-2019 | | |
| Sets out a vision for the AONB and Objectives and Policies to conserve its unique nature. | Objectives and Policies to be implemented in partnership with Authorities such as District Councils. | Plan should reflect the importance of the Goring Gap to the AONB and ensure development does not have a deleterious effect on view points. |

A.3 County and District Policy Context and Implications on Plan and SA

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|---|---|---|
| The Oxfordshire County Council Corporate Plan 2016/17 - 2019/20 (Ambitions for Oxfordshire, Our Role in Delivering a Thriving Oxfordshire) ²⁵ | | |
| The Corporate Plan has three main threads; strong and thriving economy - with small businesses starting, existing small businesses growing and large businesses choosing to locate here, creating good jobs for local people; protection for vulnerable people – where we support and safeguard some of the county’s most vulnerable residents, focusing on those we have a duty to consider, such as older people, disabled adults, and children, ensuring these residents are aware of, and can easily access, the services and care to which they are entitled; efficient public services – modernising the way the council runs, providing services and working effectively with local partners, ensuring residents receive joined up value for money services. | | |
| The OCC Corporate Plan covers key strategies within the three threads mentioned above including Education, Transport, Infrastructure and Flood Prevention. | The Corporate Plan contains information about why these areas are a challenge to the County and sets out actions against each priority. | Plan should include objectives/policies to support OCC to provide education, conservation/growth of biodiversity, housing options for older people, and community involvement |
| Oxfordshire Biodiversity Action Plan 2014 | | |
| An approach to biodiversity Planning highlighting the hot spots through Conservation Target Areas and Biodiversity Action Plan targets. Identify priority habitats and species, targets and timescales for priority habitats and species, raise awareness and encourage action. | Thames Valley Environmental Records Centre (TVERC) records and inventory statistics for species and habitats, e.g. Conservation Target Areas, Priority Habitats, Biodiversity Action Plan Species, Inventory and Rare Species Inventory | Plan should include objectives to enhance the wildlife and habitats. There are three Conservation Target Areas, two Sites of Special Scientific Interest, eight Local Wildlife Sites and over 20 Habitats of Principle Importance in Goring Parish. |
| Oxfordshire Preliminary Flood Risk Assessment (PFRA) 2011 | | |
| The main objective of the PFRA is to provide a broad scale assessment of flood risk from local sources (surface runoff, ground water and ordinary water courses) across the county. | Investigates flood risk issues. No indicative flood risk areas in Oxfordshire as defined by DEFRA. Local Planning Policy is that any development over 1ha or within Flood Zone 2 and 3 would need to have an appropriate (SFRA). | The Plan should take into account the FRA's sequential test guidance and should consider inclusion of objectives related to flood risk and Sustainable Drainage Systems. A SFRA and Sequential Test should be produced. |
| Oxfordshire Wildlife and Landscape Study (OWLS) | | |
| Investigation of landscape character and biodiversity, sponsored by OCC, Natural England and The Earth Trust, to safe guard, maintain and enhance the resource. | There are no specific targets or indicators. | The database and web site can be used to identify landscape and biodiversity as part of analysing key assets in Goring Parish and the Policies for development. |

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|--|---|--|
| Connecting Oxfordshire: Local Transport Plan 2015-2031 | | |
| A transport vision to help support and shape Oxfordshire's social and economic development; support jobs and housing growth and economic vitality; reduce transport emissions; protect and enhance Oxfordshire's environment and quality of life; improve public health, air quality, safety and individual wellbeing. | Ten objectives are defined including: <ul style="list-style-type: none"> • minimising the need to travel; • reducing the reliance on cars and encouraging walking and cycling; • reduce emissions and improve public health. | Plan should include Sustainability Objectives to support reduced pollution, increased cycling and walking and minimising the need to travel. |
| Oxfordshire's Education Strategy 2015-18 | | |
| To improve attainment achievement and promote well-being, including the progression into employment for young people. | Responsibilities; special education needs, admission, organisation and place Planning, school improvement, foundation years. | Plan should demonstrate liaison with OCC as the responsible authority, on Planning for pupil places in Goring as a result of new housing development. |
| Economic Development Strategy for Oxfordshire 2006-2016 | | |
| Long term economic growth, promoting Oxfordshire, nurturing and growing enterprise, developing skills, overcoming infrastructure issues and reducing distances to work. | Sets 'next steps' in these areas towards balancing the economy and protecting the environment. | Plan should recognise the broader issues of economic sustainability in Oxfordshire as well as addressing the local housing need to enable younger professional people to afford new housing in Goring. |
| Oxfordshire Minerals and Waste Local Plan https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-plan | | |
| Sets out the Council's vision, objectives, spatial strategies and core policies for mineral working and development of waste management facilities to 2031. | Sets out strategies for minerals and waste management in Oxfordshire. | Include waste management as a sustainability objective and take account of the review of the revised Level 1 Strategic Flood Risk assessment. |
| South Oxfordshire Local Plan 2011, Adopted January 2006, Strike through version December 2012 | | |
| Updated version of the Local Plan 2011 partially replaced policies. | There are no specific targets or indicators. | Relevant to Goring because it updates the 2011 Local Plan. |
| South Oxfordshire Local Plan 2031, Local Development Scheme 2016-2019, January 2016 and South Oxfordshire Local Plan 2031, Refined Options February 2015 | | |
| A timetable for the production of Development Plan Documents. | Policies for use, protection and development of land, including the refined options assessment for potential housing development in Goring. | Take account of SODC's shortlist of 4 sites (3 of which are selected in this Plan) from 12 evaluated. |

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|---|---|---|
| South Oxfordshire Core Strategy 2012 | | |
| Part of the Local Plan, sets out a vision for South Oxfordshire to 2027. and | Is the key policy document for the Local Plan? | Sets out the elements of the spatial Planning framework, including the overall amount of development in the District and the broad locations for delivering housing |
| South Oxfordshire District Council Landscape Capacity Assessment for Sites on the Edge of the Larger Villages in South Oxfordshire: Main Report May 2014 | | |
| Brief summary of SODC Local Plan 2011 and Core Strategy (adopted 2012) policy. | Relates to the landscape aspects of settlement expansion in South Oxfordshire. | Includes examination of sites in Goring for their landscape issues and suitability for development (<i>Kirkham/Terra Firma Report</i>). |
| South Oxfordshire Strategic Housing Land Availability Assessment Appendix 9: Goring July 2013 | | |
| Includes assessment by a SODC contractor (Kirkham) of twelve sites identified by SODC as possible locations for dwellings in Goring. | Recommends sites to be considered further and sites not to be progressed for housing development. | All but 4 of the considered sites in Goring were deemed unacceptable by SODC due to significant impact on the environment. This is taken into account in the Plan. |
| Goring, Oxfordshire Grassland Survey, GOR04 June 2015 | | |
| Evaluates protected species in one of the Goring sites. | There are no specific targets. | Applies to one of the accepted sites (GNP2) in the Plan. |
| Goring-on-Thames Village Plan 2006 | | |
| Provides detailed, data on what the residents see as important for Goring. | There are no specific targets. | Gives guidance on resident's views on how they would like the village to develop. |
| SODC Local Plan 2031 Issues & Scope Consultation Report February 2015 and South Oxfordshire Local Plan 2031 Refined Options Consultation Report July 2015 | | |
| Sets out a strategy for delivering sustainable growth in South Oxfordshire. | Identifies appropriate areas and sites for development. | Recognises some village have capacity constraints and infill is a legitimate way to achieve the SHLA objectives for Goring. |
| South Oxfordshire Strategic Housing Market Assessment Final Report April 2014 | | |
| SODC's housing analysis and priorities and includes appropriate strategic mix of housing. | Identifies appropriate areas for development and quantifies the level of housing need across south Oxfordshire based. | Gives guidance on the level and mix of housing required in Goring, subject to capacity issues and local housing needs in the village. |

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|--|--|---|
| Our Place, Our Future: South Oxfordshire's Sustainable Community Strategy 2009-2026 | | |
| Part of the Oxfordshire Partnerships 2030 strategy and delivery Plan. | South Oxfordshire should be an attractive, successful, vibrant and safe place where people choose to live, work and visit. It should be a place where everyone can enjoy a good quality of life and a strong sense of community. | Relevant to protecting all that is unique and valued by the community of Goring. |
| The South and Vale Community Safety Plan 2011/12 | | |
| Addresses crime priorities of South Oxfordshire and the Vale. | Represents a group of organisations. | Sets out the way that the districts will engage with communities. |
| South Oxfordshire Scoping of Guidance and Resources March 2011 | | |
| Summarises relevant policy guidance documents, studies and strategies produced at national, regional and local levels. | There are no specific targets. | Identifies the key issues for both the Sustainable Community Strategy and the Local Development Framework (LDF) |
| South Oxfordshire Landscape Assessment (last reviewed January 2014)²⁶ | | |
| Summarises key landscape issues in South Oxfordshire. | <p>General conclusions include:</p> <ul style="list-style-type: none"> • development is generally inappropriate within the unspoilt floodplain pastures, • development within visually exposed landscapes will be highly prominent and generally undesirable • landscapes on fringes of settlements are particularly vulnerable to change. Special attention should be paid to creating strong landscape 'edges' to reduce urbanising influences of development on adjacent countryside and to prevent the coalescence of settlements | <p>States 'large-scale development of any kind will be inappropriate within open countryside areas and along the river corridors. The ability of the landscape to accommodate small-scale development will depend on:</p> <ul style="list-style-type: none"> • the potential impacts on distinctive landscape and settlement character • the potential impacts on intrinsic landscape quality and valued features and the overall sensitivity of the landscape to change • the visual sensitivity of the receiving landscape.' |
| South Oxfordshire Design Guide 2016 | | |
| Supplementary Planning Document targeted at improving the standard of design in developments. | Sets out a sustainable design for new developments. | Relevant to ensuring high quality design of new developments in Goring. |

| Key objectives | Key targets/indicators | Key implications for Plan & SA |
|---|---|--|
| SODC Emerging Local Plan 2033, Second Preferred Options Document | | |
| Second consultation of the new Local Plan 2033. | The Plan will set out how development will be Planned and delivered across South Oxfordshire to 2033. | Supports neighbourhood Planning. Recognises that some locations have capacity constraints for new housing, specifically villages in or impacted by the Chilterns and North Wessex Downs AONBs. Accepts infill is an important part of new housing. |
| SODC Local Plan, Sustainability Appraisal March 2017 | | |
| The significant effects of the preferred approach to growth and development in South Oxfordshire. | Analyses the strategic options for achieving the SODC Local Plan | Goring's Sustainability Objectives should be consistent with SODC's (unchanged between the 2012 and emerging 2033 Local Plan). |

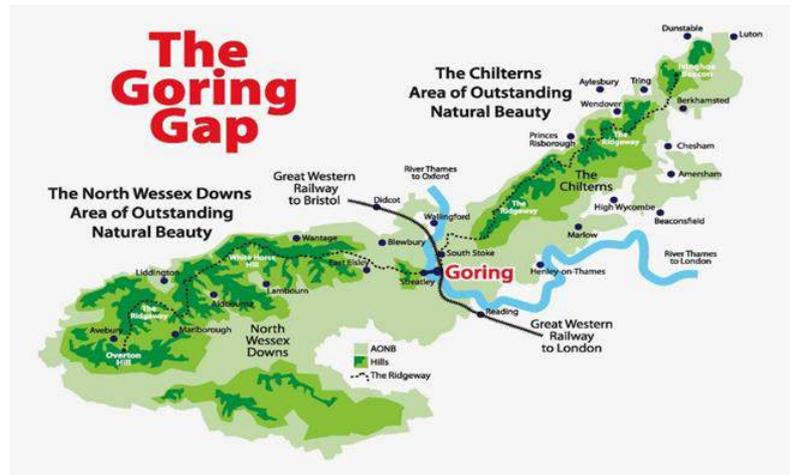
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Appendix. B - Details of Goring's Sustainability Context

B.1 Environmental sustainability

B.1.1 Landscape

The Parish of Goring-on-Thames occupies a unique position in the District, in the valley carved by the Thames between the Berkshire Downs and the Chiltern Hills, known locally as the Goring Gap. Situated on the Oxfordshire bank of the river, Goring is separated from and joined to the village of Streatley on the Berkshire side by a long and picturesque road bridge. Its situation is in beautiful countryside, in one AONB and overlooked by another.



The landscape and visual character within the Goring on Thames Parish and surrounding area is of national importance. There are only 33 AONBs wholly in England and Goring and Streatley are situated in two of them. The Chilterns and the North Wessex Downs AONBs are of such distinctive character and natural beauty and considered so precious that they are designated and protected by law (1949 National Parks and Access to Countryside Act and the Countryside and Rights of Way Act, 2000).



The Lock at Goring

Goring is intersected by two ancient, long distance paths, the Icknield Way and the Ridgeway, that cross each other at Goring Bridge. These features, plus ready access to the National Trust areas of Streatley Hill, Lardon Chase and Lough Down, all contribute to Goring's attractiveness for its inhabitants, tourists and business people.

The river, with its islands and wide stretch of water, forms a welcoming gateway when entering from the west. The view from the bridge of the weir, the attractive lock-keeper's house and boats passing through the lock, features in countless tourist photographs, on postcards and on jigsaw puzzles.

The rolling, chalk landscape to the north, south and east of the Parish is characterful and forms a peaceful rural setting for the village. To the south is the open countryside separating Goring and the hamlet of Gatehampton, offering uninterrupted views across the Chiltern Escarpment. To the east is the hilly backdrop of Cow Hill overlooking the part of Goring known as Cleeve. To the north of the village, the entrance to Goring from South Stoke is through beautiful open rolling farmland.

Add to this the open, green area beside the lock where people gather to take in the river panorama with its swans and other wildlife; or the picturesque watermill and towpaths; all these make Goring one of the most popular beauty spots in the Thames Valley and a tranquil destination for tourists who in turn bolster the village economy.

B.1.2 Townscape and conservation

Goring is one of a string of riverside towns and settlements. Many originated on terrace gravels from Prehistoric, Roman and Saxon settlements. Goring was strategic as a river crossing, a main west-east route and, in the past, trading was brisk up and down the river. It is perhaps unique for two villages situated in different counties to operate largely as one interdependent community. But this is one of the features that make Goring and Sreatley a special place. They have always been special in the geographical sense, as they were the only intersection of three ancient trade routes across southern England (the Ridgeway, the Icknield Way and the River Thames).

Development of the railway in the C19th and road communications in the C20th led to the growth of Goring as a commuter village.



View of Goring from the North Wessex Downs

The village has pleasant green open sites such as the Sheepcot Field for football and tennis and other activities such as athletics and an annual visiting fair/circus. The Bourdillon Field and the Gardiner Recreation Ground provide sports facilities for clubs focused on bowls, football, and cricket. The Rectory Garden, in the centre of the village, is often used for community events and recreation and fetes. There is valuable open green space along the river and riverside meadows and the whole Parish is characterised by a rich biodiversity which is greatly appreciated by residents and tourists alike. This beautiful setting and landscape is what sets Goring apart and is key to its sustainability.

Goring's residents want their historic village to remain distinctive, characterful and to conserve its heritage, an irreplaceable resource, making sure that the settlement remains vibrant and sustainable, whilst realising its potential to deliver environmental, social and economic benefits for the community.



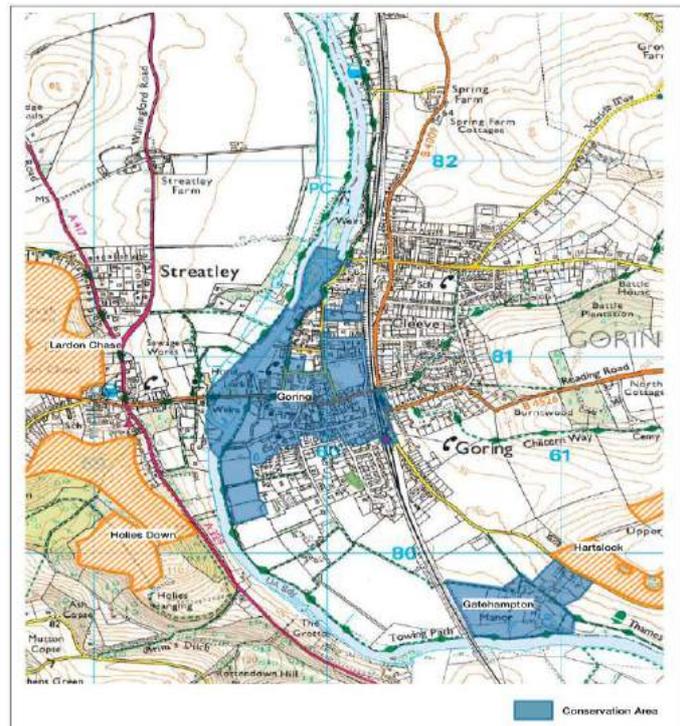
Historic buildings such as the parish church add to the attraction of the village, and large Edwardian houses, some converted into flats, set in spacious grounds, still remain and contribute to Goring’s unique atmosphere and character; an ambience to conserve and to enhance.

Goring Parish contains 29 listed buildings and structures²⁷ as well as two Conservation Areas (map below right), Goring Conservation Area and Gatehampton Conservation Area.

Goring was designated in 1978 and its boundary amended in 1988; Gatehampton was designated in 1984. Neither Area has been subject to an appraisal by South Oxfordshire District Council. One listed building has been lost through dilapidation, Thames House on High Street.

From an environmental, social and economic sustainability perspective, conserving and enhancing these listed historic assets, and other unlisted heritage assets, is important. Conservation Area appraisals and management Plans are essential tools to protect the village from potentially inappropriate or damaging development.

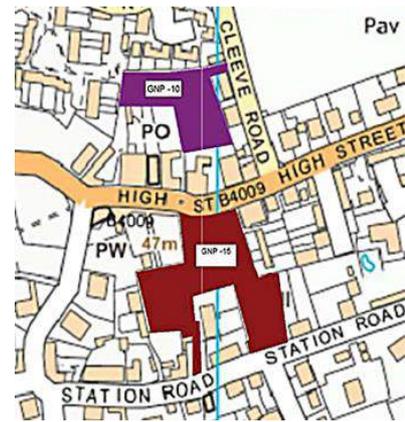
Goring and Gatehampton have a distinctive village architecture of local red and grey bricks and clay tiles, with knapped flint and timber prominent in older buildings (below: High Street). The Goring Village Design Statement²⁸ has previously served as a practical guide for sympathetic development in the area. The existence of Conservation Areas with listed buildings does not preclude the possibility of new development or change.



What is important is to reconcile the conservation of the special architectural and historic buildings and areas with their continuing use and with other Planning objectives, including social and economic benefits for the community. This includes invigorating the village by stimulating investment, entrepreneurship, tourism and employment.

The Plan identifies two important opportunities to conserve and improve the historic heart of the village, both of which are vital to the achievement of the objective above:

- Land to the rear of Thames Court (GNP10): currently this site in the centre of the village houses a 1950s warehouse and staff car park. This site would benefit from sensitive re-development that respects the surrounding settlement pattern and the characteristics of Goring’s Conservation Area. The site is behind existing development and currently has a limited visual envelope but offers the potential to improve visual amenity with careful design. It also offers the opportunity to improve circulation and connectivity for pedestrians within this part of the village centre.
- Land between Station Road and High Street (known as GNP15): this site is in the centre of the village Conservation Area. It is home to retail businesses, car parks and commercial property. It was withdrawn from the site assessment process by the developers/landowners and has a complex ownership structure.



GPC would welcome an initiative to redevelop all, or the majority, of this brownfield site comprehensively and sensitively, with the aim of contributing to the regeneration and attractiveness of the village centre, strengthening the Goring Conservation Area and improving the economic sustainability of the village. Redevelopment could include a mixed retail, residential and office development and additional community facilities. There is an expectation that provision should be made to minimise disruption to existing businesses during construction and to provide for existing businesses to be re-located within the new development.

Other historic buildings have been re-purposed, setting a good precedent by finding new and valuable roles, and contributing to the economic sustainability of the village.



Temperance Hall 1878, now Goring Library



Boat works/showroom 1894, now Postal Sorting Office and dental surgery



Court Gardens, early 20th century, now apartments



Old School, 1856, now Community Centre



British School, 1850, now retail and offices



The Grange, early 20th century, now a care home

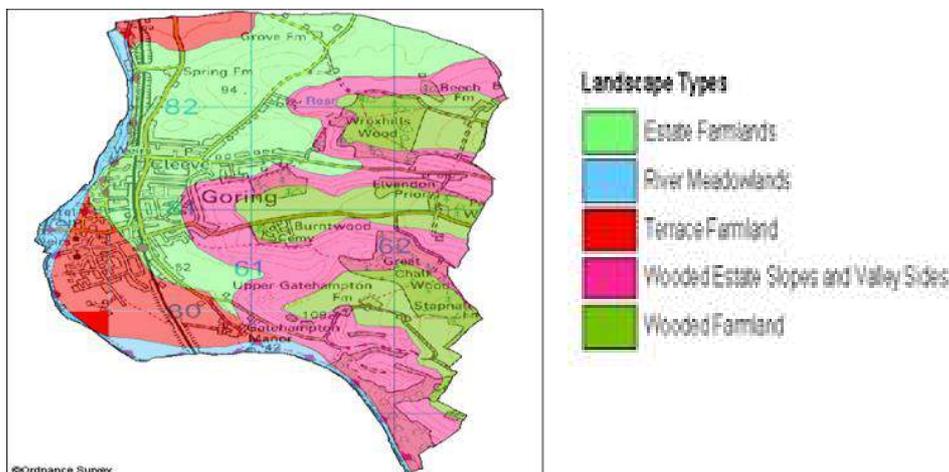
B.1.3 Geology

During the last 2-3 million years, the landscape around Goring has evolved as the River Thames has progressively lowered its course. Thus, on the summit of Streatley Hill we find gravels which provide evidence for the early river flowing at that elevation. From that level, the river has incised its course into the underlying chalk rock, aided by very gentle uplift of the land in response to sinking in the North Sea. This long term steady process of fluvial erosion has caused the creation of the present-day Goring Gap. Contrary to some accounts, glaciation has not had any significant input. Indeed, undisputed evidence of glaciation lies well to the north of Goring.

The Parish geology ranges from the flat river floodplain, through various terrace flats to the steeper slopes bordering the now largely dry valleys. The latter are testimony of the times when the climate was much colder, and the earth was deeply frozen. Run-off from melting snow in the spring was unable to seep into the ground and was concentrated on the valley floors. Masses of sediment were flushed into the trunk river Thames which became so choked that the river split into many minor channels which migrated across the broad floodplain. These sediments are dominated by the durable flints derived from the chalk and minor amounts of tough sandstone called sarsen which comes from the thin layer of clay and sand on top of the chalk. Sarsen stones were used as building stone both for grand prehistoric monuments and for cottage foundations.

The bedrock geology comprises rocks of Cretaceous age, roughly 100 million years old. These rocks become younger from north to south. In the north we find the Gault Clay overlain by Greensand. Then to the south we find the Chalk on top of these earlier clays and sandstones.

Landscape types reflect the underlying geology and land use. The Ordnance Survey map below illustrates the landscape within the Parish, and its associated local character areas.



B.1.4 Soil

Agricultural land is classified on a scale from 1 to 5 with grades 1, 2 and 3a being classed as the 'best and most versatile' (BMV) land for the purposes of agriculture. Goring is surrounded by rich fertile agricultural soil of grade 3 or above. Since there are very limited amounts of developable land within the current 'envelope' of the village the majority of any development land is likely to contain large amounts, or consist entirely, of this type of soil.

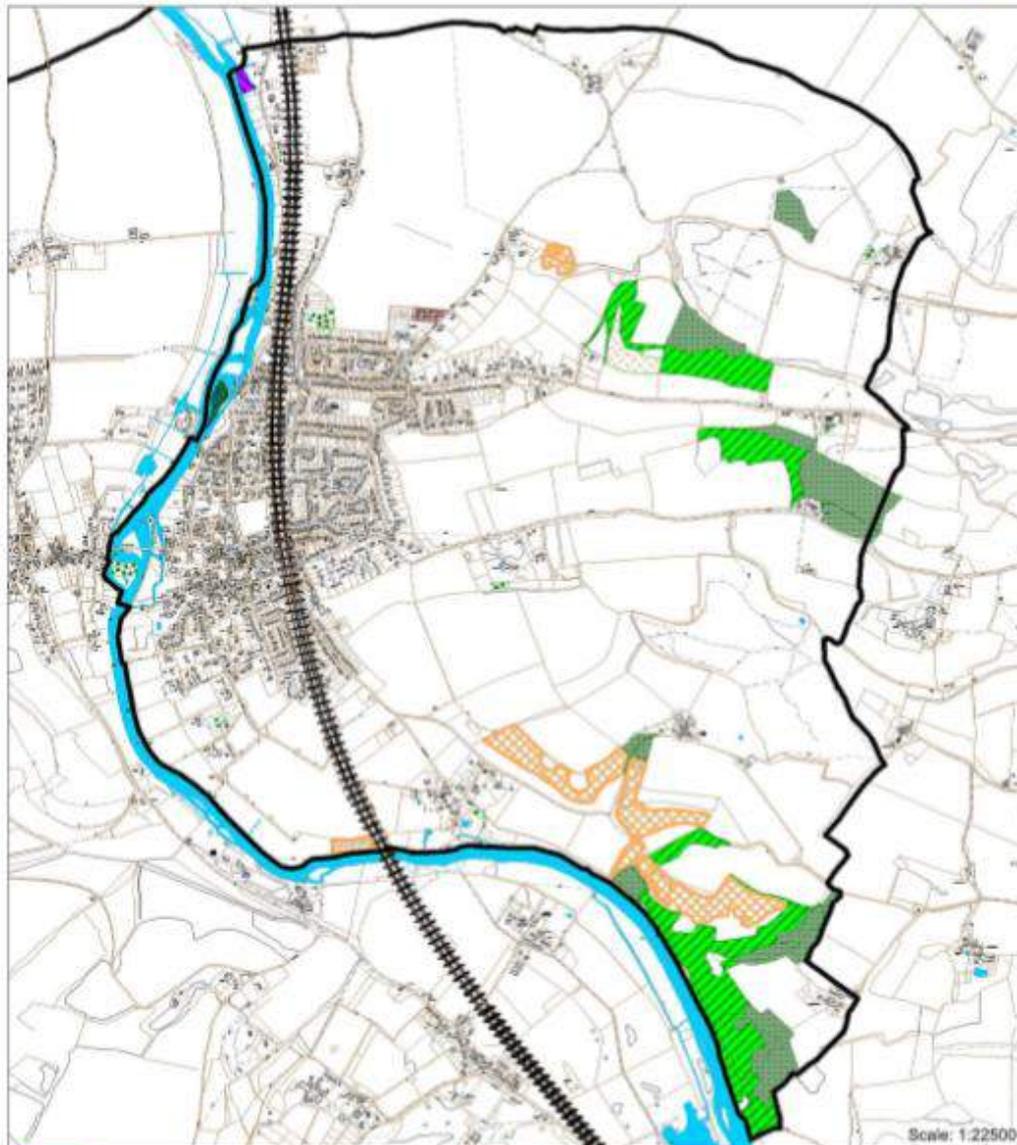
B.1.5 Biodiversity

The Plan and this SA makes repeated reference to the fact that the countryside and landscape of Goring are what makes it such a unique location. It is a biodiversity rich area. From all angles and viewpoints, it is a green and fertile landscape with green hills, hedges, trees, open areas and the River Thames flowing along its western boundary with its meadowland and flood plain.

Protection and enhancement of this rich biodiversity is a key consideration in the sustainability of Goring. The two diagrams from the Thames Valley Environmental Records Centre (TVERC) on the following pages show:

- the extensive areas of Habitats of Principal Importance to the south of Goring between the village centre and the Gatehampton Conservation Areas and to the east of Goring between Cleeve and the parish of Woodcote. These are all protected areas;
- the Designated Wildlife Sites which surround Goring and include Special Areas of Conservation, Sites of Special Scientific Interest, Local Wildlife Sites, Wildlife Trust Reserves and Conservation Target Areas. These are also protected areas, not only in terms of immediate development but also to protect the inherent contribution that they make to the landscape and biodiversity richness and setting of Goring.

**Goring on Thames Parish
Habitats of Principal Importance***



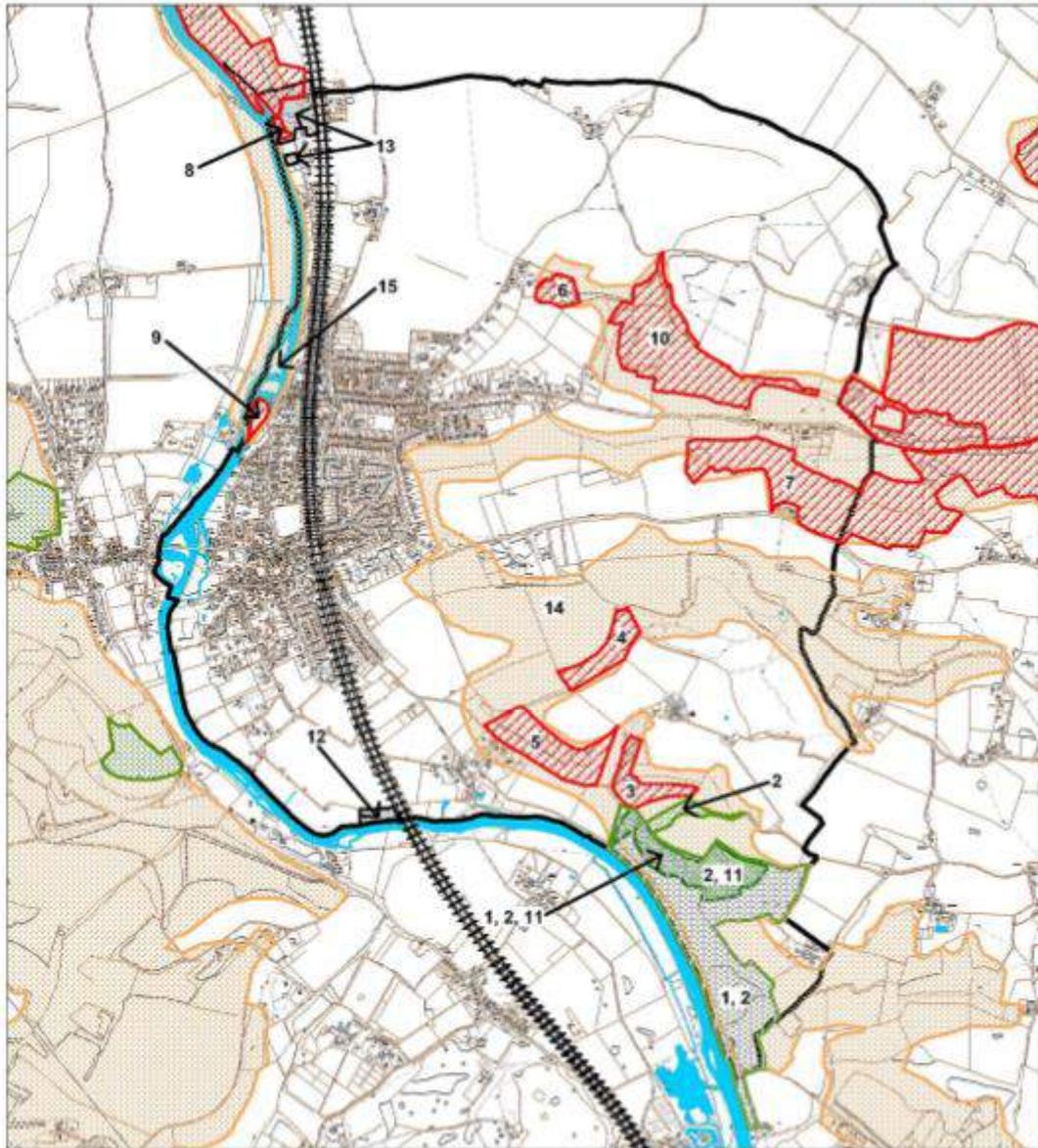
- | | |
|--|---|
|  Lowland beech and yew woodland |  Open mosaic habitats on previously developed land |
|  Lowland calcareous grassland |  Possible priority grassland habitat |
|  Lowland fens |  Traditional orchards |
|  Lowland meadows |  Wet woodland |
|  Lowland mixed deciduous woodland | |

*not all woodland areas have been mapped in this area

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**Goring on Thames Parish
Designated Wildlife Sites Map**



- Special Area of Conservation
- Site of Special Scientific Interest
- Local Wildlife Sites
- Wildlife Trust Reserve
- Other Site
- Conservation Target Area

Scale: 1:25000

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| Number on Map | Site Code | Site Name | Site Type |
|--|-----------|------------------------------------|-----------|
| 1 | UK0030164 | Hartslock Wood | SAC |
| 2 | | Hartslock | SSSI |
| 3 | 67E03 | Combe Fields (east) | LWS |
| 4 | 68A03 | Combe Fields (north) | LWS |
| 5 | 67E06 | Combe Fields (west) | LWS |
| 6 | 68AIO | Fiddle Hill | LWS |
| 7 | 68F03 | Old Elvendon Park and Griggs Woods | LWS |
| 8 | 58W01 | South Stoke Marsh (south) | LWS |
| 9 | 58V02 | Thames Island near Streatley | LWS |
| 10 | 68A09 | Wroxhills Wood | LWS |
| 11 | Har | Hartslock | BBOWT |
| 12 | | Field west of Gatehampton Bridge | Other |
| 13 | | Withymead Nature Reserve | CTA |
| 14 | | Chiltems Escarpment South | CTA |
| 15 | | Thames Wallingford to Goring | Other |
| SAC = Special Area of Conservation | | | |
| SPA = Special Proteron Area | | | |
| NNR = National Nature Reserve sssl = Site of Special Scientific Interest (Statutory) | | | |
| LNR = Local Nature Reserve LWS: Local Wildlife Site (Non-Statutory) | | | |
| p-LWS = Proposed LWS or Extension (Non-Statutory) | | | |
| LGS = Local Geological Site (Non-Statutory) (previously RIGS) | | | |
| SLINC = Site for local interest in nature Conservation (Oxford City) | | | |
| BBOWT = Buck, Berks & Oxon Wildlife Trust Reserve | | | |
| WT = Woodland Trust Reserve | | | |
| RSPB = RSPB Reserve | | | |
| Other = Other Wildlife Site | | | |

B.1.6 Water and flooding

Flood risk assessment

A Strategic Flood Risk Assessment, Levels 1 and 2 was undertaken in conjunction with a sequential test for the sites proposed and where appropriate exception tests were produced on specific sites:

- The SODC SFRA²⁹ summarises the overall flood risk for Goring as:
 - Contains areas of both flood zones 2 and 3;
 - Surface water flooding risk – Low;
 - Groundwater flooding risk – Medium;
 - Sewer flooding risk – Low;
- The risks of climate change:
 - SODC's SFRA reports that climate change will increase the extent of flooding on the River Thames, putting more properties at risk in the 100-year event. The severity and frequency of flooding will also increase. Increased rainfall intensity in the future may exacerbate surface water flooding. Wetter winters may result in more groundwater flooding problems. Applicable climate changes allowances are specified in the Environment Agency Thames Area Climate Change Guidance note (Jan 17)³⁰.
- Fluvial flood risk:
 - The SODC SFRA identified that parts of the Plan are at a higher risk of fluvial (river) flooding.
- The Functional Flood Plain:
 - Goring has some functional flood plain immediately adjacent to the River Thames. The functional flood plain is an area of land where water has to flow or be stored in times of flood. It constitutes Flood Zone 3b.
- Ground water flood risk:
 - The Areas Susceptible to Groundwater Flooding map suggests that majority of Goring falls in the medium to highest risk categories for groundwater emergence. There are no incidents mapped in the Defra report for 2000/1 and 2002/3 events. No incidents are recorded by Environment Agency.
- Surface water flood risk:
 - The Risk of Flooding from Surface Water shows some small areas of potential ponding and a flow path through the Cleeve area of the village east to west. However, there is no small watercourse associated with this flow path, and there is no local evidence of surface water flooding;
 - It also shows that there may be a potential risk for site GNP2, although the site is not known locally to experience surface water flooding. This risk should be addressed by a site-specific condition requiring a flood risk assessment to be undertaken.
- Flood risk from Sewer:
 - Thames Water records two properties both at risk of internal flooding in the area, but no information is available about where these properties are. No other evidence of sewer flooding found.
- Historic flooding:
 - The Environment Agency maintains and updates a Historic Flood Map (HFM) which shows the combined extents of known flooding from rivers, the sea, and groundwater. Events are only included where there is enough information to map them. There is no information about the date of the event, or the mechanism of flooding;
 - Their record show that between 28 and 46 sandbags have been requested in Goring but the map does not show where they were required. Local

knowledge appears to indicate that many of these may have been supplied to the riverside property of late George Michael in 2003.

In conclusion

- While there is some evidence of some risk of flooding from Surface Water, Ground Water and Sewerage, the risks appear acceptable for all the proposed sites providing site-specific policies are applied requiring flood risk assessments and relevant mitigation. The Neighbourhood Plan should and include such a policy and condition for all sites where the relevant agency has advised this should take place, incorporating Grampian conditions when appropriate;
- The main flooding risk to the proposed sites is that of fluvial flooding;
- Development allocations should be subject to the sequential test;
- Development must not impact on existing surface water flood risk or flow paths.
- Thames Water should be consulted at an early stage in all Planning applications to ensure that there will be sufficient capacity in the wastewater system and any upgrades are carried out where necessary;

Flood Sequential and Exception Tests

- There are three sites which are suitable and acceptable that do not contain any elements of flood zones 2 or 3. The maximum number of dwellings that can be accommodated on these sites is insufficient to meet Goring's housing need, The Sequential Test must therefore be applied to consider whether development can be allocated in Flood Zones two and / or three.
- There are two sites which contain elements of Flood Zones 2 and 3 – GNP3 and GNP13
 - Development should therefore be steered away from both GNP3 and GNP13;
 - GNP3 has a smaller area of Flood Zones than GNP13 and does not contain any Flood Zone 3;
 - As a consequence, GNP3 is assessed as being more acceptable than GNP13 but less attractive than all other remaining sites;
 - This assessment does not change if an allowance is made for climate change in the lifetime of the sites (100 years).
- GNP3 contains both Flood Zones 1 and 2 today and is forecast to contain Flood Zones 1,2 and 3a in 100 years' time.
 - Developer proposal is to build only residential dwellings on the site. A site-specific policy will apply to GNP3 limiting development to dwelling houses only, classified by NPPF as More Vulnerable;
 - Developer proposal is to limit development to the area that is currently Flood Zone 1 AND to undertake works to raise the land level under any dwelling which is forecast to be in Flood Zone 2 in 100 years' time, such that it will continue to be in Flood Zone for its lifetime. All development will therefore be in Flood Zone 1. A site-specific policy will be applied to enforce this condition;
 - Developer has also proposed to excavate parts of current Flood Zone 2 to form a buffer Zone to store water in times of significant flooding, thereby improving the flood risk management on the site. A site-specific policy will be applied to enforce this condition;
 - The Exception Test is not required for More Vulnerable development in Flood Zones 2 and 1. However, the western parts of the main road of the site, which connects to Manor Road, are likely, along with Manor Road itself, to be within Flood Zone 3 in 100 years' time. For completeness, the Exception Test should therefore be applied.

- The maximum number of dwellings that can be achieved on GNP3 is approximately 20. Inclusion of GNP3 would result in a total number of dwellings of 94, which is closer to the minimum number the Plan needs to allocate. As such it could be judged that there is no significant benefit from building additional dwellings on GNP13. However, since it arguably still does not yet achieve the full target of 140 it is therefore prudent and proportional to determine whether it would be appropriate to allocate GNP13 for development in the Plan;
- Since, after climate change, the access road is forecast to be in flood zone 3, the exception test will be required.
- Exception test GNP3: GNP3 site provides valuable wider sustainability benefits to the community and with the proposed site design and conditions the site is safe for its lifetime. The site therefore passes both parts of the exception test and is therefore suitable for development for its proposed use.
- GNP13 contains both Flood Zones 2 and 3 today and is forecast to be completely Flood Zone 3a in 100 years' time. Because the developer proposal is to build 4 residential dwellings in current Flood Zone 2, with access road for the dwellings in current Flood Zone 3, and the site is forecast to be fully Flood Zone 3 in 100 years, the Exception Test will therefore be required for this site.
- Exception test: GNP13 does not provide sufficient wider sustainability benefits to the community and with the proposed site design and conditions the site is not safe for its lifetime. The site fails both parts of the exception test and is therefore not suitable for development for its proposed use.

In conclusion

- With appropriate mitigation, GNP3 passes the sequential and exception tests and can be allocated for development.
- GNP13 does not pass the exception test and should not be allocated for development.

B.1.7 Air quality

Carbon dioxide emissions are improving in South Oxfordshire. The per capita emissions have decreased by 15% (between 2005 and 2011) in line with the average for the county but have still remained higher than the Oxfordshire average emissions, probably because of the population and industrial centres (e.g. Didcot, Thame, Henley, Wallingford) and the busy roads serving these areas³¹.

Apart from the effect of HGV vehicles in the village centre, Goring does not suffer from air quality issues. There is no significant manufacturing industry in Goring that generates pollution. Although there are many household chimneys particularly in the Conservation Areas, there are no obvious resulting air pollution issues. Alternative sources of energy such as solar panels are used in the village and there is a proposal with Planning permission to build an Archimedes screw on the historic River Thames weir by the lock in Goring to generate green energy.

National and District Plans require Planning policies to be included aimed at strictly controlling developments and transport infrastructure which are likely to generate polluting emissions that have a detrimental impact on the high-quality living and working environment of the District.

There are no charge points for electric vehicles in the village centre and/or rail station car parks, although the Plan will address this through the development of a parking strategy for the village centre. There are no official notices in Goring requesting vehicle owners to turn off engines when idling.

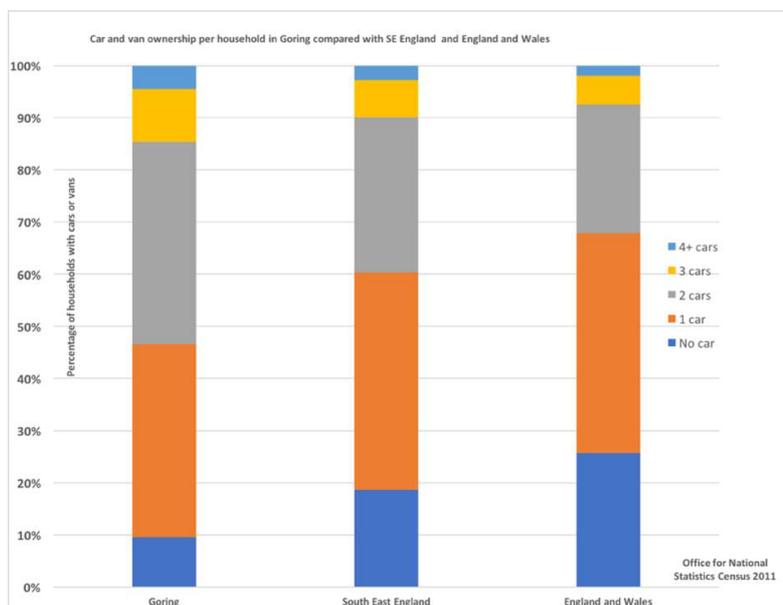
B.1.8 Traffic, transport and safety

B.1.8.1 Introduction

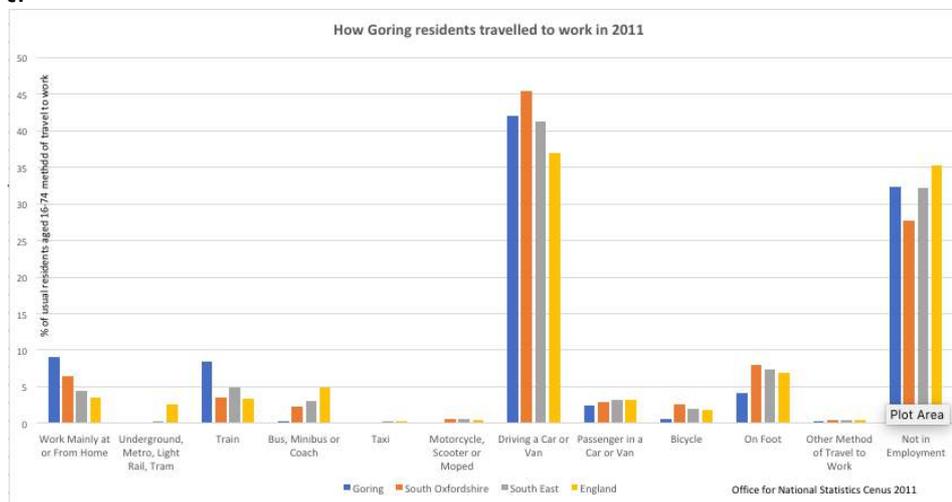
Goring has the only non-toll bridge across the Thames between Reading and Wallingford. This encourages commuters and heavy goods vehicles to use the village as a through road and contributes to the congestion and pollution in the village centre as well as safety issues for pedestrians.

As the River Thames creates a barrier to development to the west, Goring has evolved an attenuated, ribbon-like morphology with amenities distributed along its length (the railway station and one convenience store at one end, the village centre, shops, medical centre and river bridge in the middle and the school and another convenience store at the other end).

The morphology of the settlement and the demographics of Goring means that villagers frequently drive to amenities rather than walking. Any green field development sites will be on the periphery of the village, with an even greater tendency to use cars for local journeys and a correspondingly disproportionate effect on traffic levels, congestion and parking. In the Census in 2011³², vehicle ownership levels were significantly higher in Goring than in SE England or England and Wales. Only 9.5% of households had no vehicle (SE 18.6%), while 53.3% had more than two vehicles (SE 39.7%). This is shown in detail in the diagram below.



Compared to South Oxfordshire, the South East and England, proportionately more Goring residents worked from home, or travelled by train in 2011, whilst fewer used a bicycle or walked to work. 42% travelled by car, compared to 45% in South Oxfordshire, probably reflecting the convenience of the rail service (see following diagram). In Goring, 18% of journeys to work were short, under 5km but, of these, only 41% were made on foot or by bicycle, while 57% were made by car. This indicates a potential to encourage residents to use more sustainable travel methods, which the Plan aims to support.



Traffic growth in Oxfordshire has matched national levels over the last decade. Some 62% of journeys to work are by car and the average length of journey is increasing - in 2001 12% of people living in Oxfordshire travelled more than 18 miles (30 km) to work, compared to 9% in 1991. The Government has acknowledged that this trend is not environmentally acceptable³³. Over the ten-year period the greatest increase in traffic was for B Roads which is particularly relevant to a rural authority like South Oxfordshire. Vehicle traffic has been growing steadily in Oxfordshire and at a greater rate than in the region as a whole with 66% of the resident population of South Oxfordshire travelling to work by car (either as a passenger or driver) which is significantly higher than the national average. However, the rate of growth has slowed since 2003.

In Goring, as elsewhere, rural life depends mainly on the road network for connections and communication and the village lies at the hub of a number of busy country roads. There are three B Road exits from the village; north via Wallingford Road (B4009), east via Reading Road (B4526), west via High Street bridge and Streatley (B4009). Goring's situation is exacerbated by the Thames River crossing which acts as a magnet and a pinch point for traffic congestion in the village centre with its resulting pedestrian safety concerns and air pollution.

Modern travel patterns and transport are exerting pressures on the historic form and qualities of Goring's rural and built landscape, threatening the quality of village life that resident's value. At every Plan consultation,³⁴ traffic, transport and parking issues emerged as matters of serious concern for the majority of Goring respondents. Issues raised included:

- increasing volumes of traffic through the village, especially on High Street, and a perception of danger to pedestrians;
- speed of traffic through High Street, despite a 20mph speed limit;
- number of heavy goods vehicles passing through High Street and crossing the river bridge, despite a 7.5 ton weight limit 'Access Only' restrictions;

- the poor environment for pedestrians in High Street, where pavements are narrow, and vehicles commonly mount the pavement, and on Wallingford Road on the route to the station;
- congestion, particularly in High Street and at the rail bridge junction;
- shortage of off-street parking;
- a perception of increasing traffic on minor residential roads;
- a bus service that has deteriorated in recent years, but where a new Community Interest Company holds out the possibility of improvement; and
- parking near the school, as well as being dangerous for the children, restricts the main north/south route in the village to single file at least twice per week day.



In the context of new housing development, Goring residents want to improve the village centre by managing traffic congestion and improving the environment for pedestrians, and by minimising additional traffic flows through congestion points in the village and residential roads.

Key congestion points³⁵ are identified as:

1. High Street (B4009) junction with Wallingford Rd (B4526) i.e. railway bridge junction
2. Reading Rd (B4526) junction with Wallingford Rd/Gatehampton Rd
3. Wallingford Rd (B4009) near Goring Primary School
4. High Street (B4009) at the shops

There are also perceived congestion points by the railway station which attracts commuters from surrounding areas and in narrow village streets and residential roads ill-suited to large volumes of cars and heavy vehicles. Also, on-road parking by residents presents a congestion issue on some residential roads.

Residents expressed significant concerns about the potential for traffic from new developments to aggravate what they perceived as congestion points in the village. 85% of respondents to the Site Selection Priorities Survey agreed that development should favour sites that minimised this impact on the busiest areas of the village road network. A Site Selection Criterion was developed to address this concern and applied during the site assessment process.

B.1.8.2 Goring High Street

Traffic volumes

Concern about traffic generated by housing expansion and a perception of increasing traffic volume and traffic speed in the High Street are voiced by the Goring community.

Traffic data supports residents' perceptions of heavy through traffic and speeding traffic.

- An automatic traffic count by OCC for Goring Parish Council³⁶ in 2015 reported an average of 5000 vehicle movements per day through Goring High Street. The 20mph restriction was exceeded by 85% of vehicles, with extremes of 50-55mph.
- Busiest periods on High Street are 08.00 - 10.00 and 16.00 - 19.00 with weekday traffic volumes of approximately 2600.
- In 2016, approximately 6000 vehicles were recorded crossing the river bridge daily³⁷.
- On Wallingford Road, in 2016, average 12-hour traffic volumes were between 1600 and 1800³⁸.
- B class roads, for example, those serving Goring, experienced the greatest increase in traffic flows (6.1 per cent), while, in contrast, traffic flows on the trunk roads in Oxfordshire decreased by 2.2 per cent³⁹.

We note at time of writing that the fully modelled area for SODC's Evaluation of Traffic Impact⁴⁰ for the 2032 Local Plan does not extend to Goring so the impact of increased traffic from outside the village on the strategic assets of the Thames river crossing or the rail station cannot be predicted.

Heavy goods vehicles

Goring is covered by a weight restriction of 7.5 tons for HGVs and is generally unsuitable for the passage of large vehicles due to the narrowness of the High Street (B4009) and the tight T junction at the railway bridge where High Street meets Wallingford Road and Reading Road (B4526). The legal weight limit is not enforced and there is no deterrent to illegal access. HGVs commonly pass through the village, causing a hazard for pedestrians and cyclists and damaging kerbs, verges, road surfaces and pavements⁴¹. Vehicles commonly mount the narrow pavements to pass each other, making the High Street a hazardous and unpleasant environment for pedestrians.

HGV traffic in the village centre results from:

- use of the village as a short cut between two main roads from Reading to Oxford, the A329 through Streatley, west of the Thames and the A4074 east of the Thames;
- through traffic heading west to the M4 and Newbury, east and north to the M40 and A34 and south to the M40 and Henley;
- use of sat navs which are inadequate for commercial vehicles;
- the attraction of a convenient river crossing;
- deliveries to village centre businesses;
- construction vehicles and equipment servicing building sites in the village;
- tractors and heavy agricultural equipment moving between local farms.

Enforcement of the 7.5 ton weight restriction would support Oxfordshire CC's freight strategy⁴² which states the intention to deter use of inappropriate minor roads and movements through towns and villages and other environmentally sensitive areas, except where this is essential for local access. This will help to minimise damage to road surfaces, limit vibration damage to buildings and to the bridge, and to reduce noise and

visual intrusion. OCC state that one aspect of this policy is to focus on areas that have a weight restriction in force but where HGV traffic may be worsening problems of air quality, economic function and environmental amenity, as in Goring.



B.1.8.3 B road traffic and residential roads



Wallingford Road (B4009), Reading Road and the High Street are the main through routes in Goring. There is morning and afternoon congestion outside Goring Primary School and residents express concerns about the safety of children at the junction with Elvendon Road and Mill Lane. Speeding traffic and cars park on this B road at school opening and closing times.

Residents have also expressed significant concerns regarding traffic approaching the railway station at peak times and the safety of pedestrians on the narrow stretch of

the Wallingford Road pavement from the railway bridge at the top of the High Street to the station. This has been a particular concern to the Mobility in Goring Gap and Streatley (MIGGS) association which has identified this as a serious safety issue for people with mobility issues, wheel chairs and parents with young children and push chairs.

B.1.8.4 Public transport

Goring is well-served by the railway which offers regular stopping train services to Reading, London, Didcot and Oxford. In Reading, passengers can change for faster trains to Paddington or Waterloo, and the Rail Air-bus to Heathrow. The Office of Rail and Road reports that Goring passenger numbers increased by 2% between 2015/16 and 2016/17, to 422,086⁴³. This increase was above the national average of 0.8% and seems likely to continue due to an anticipated improvement in service after electrification and the opening of Crossrail, and to population growth in the area, together with growing numbers of tourists.

The dispersed and low level of public transport demand in many rural areas has made the provision of affordable commercial public transport services challenging and publicly supported or subsidised services costly. Also, increased prosperity has encouraged the

growth of car ownership and the development of highly car dependent lifestyles, further weakening demand for bus travel.

For Goring, access by bus to neighbouring towns and villages has suffered in recent years as services have been cut, but improvement in the service is now a possibility, thanks to the establishment of a Goring-based Community Interest Company [CIC] bus service.

Aiming to meet the remaining need, and to stimulate demand for local public transport in the absence of subsidies, the innovative Going Forward Buses started operating local services in March 2017. The intention is to develop a flexible network of routes between local villages, towns, hospitals and schools. The community is invited to suggest routes that are needed and that might be viable, and newly emerging services include access to local attractions such as Beale Wildlife Park and the National Trust's Basildon Park and school services in term time. This initiative offers a prospect of improving public transport services after a period of deterioration, and the possibility of tailoring them to meet emerging Plan needs, such as sustainable travel to school or to the station.

Goring and District Voluntary Transport Scheme helps residents in need to reach medical centres and hospitals in Goring, Wallingford, Reading and Oxford, while a fortnightly Readibus service, subsidised jointly by MIGGS (Mobility Issues Group for Goring and Streatley) and Goring GPC takes elderly and disabled people on shopping trips to Reading and back.

B.1.8.5 Car parking

Whilst it is recognised that sustainability principles should limit car and vehicle usage in favour of walking and cycling, the reality is that in Goring there is a high car usage because of the village's morphology with its linear development, the age profile of the population, the distances of a large number of residential properties to the village centre and the fact that most shopping is done outside of Goring.

A consequence of high car ownership, high car use and tourism which is essential for the sustainability of the village businesses is the need for parking. The centre of Goring has limited parking available and public car parking is frequently full. Customers' ability to park their car easily and conveniently is important to the survival and success of businesses and the table below summarises current parking provision in the village centre.

Goring village centre parking

| Public off-road parking spaces | Free period | Cars | Comment |
|--|-------------|------------|-------------|
| Station Car Park (pay & display) | | 91 | +3 disabled |
| Wheel Orchard (pay & display) | 1hr | 56 | |
| On-road in village centre | | | |
| Upper Red Cross Rd (by railway) | not 3-4 | 20 | |
| Thames Rd (cul de sac part) | unmarked | 18 | |
| Glebe Ride | | 13 | |
| Thames Rd (near High St) | 2hrs | 9 | |
| Cleeve Rd (High St end) | 2hrs | 8 | |
| Manor Rd (by church) | | 8 | |
| Station Rd (E of Community centre) | 2hrs | 5 | |
| High St (by Chocolate café) | 30min | 4 | |
| Red Cross Road (opposite Parish Office) | | 3 | |
| High St (outside Miller of Mansfield) | | 3 | |
| Red Cross Road (outside Goring Hardware) | | 2 | |
| High St (outside Pierreponts) | | 2 | |
| Station free parking | 30min | 1 | |
| Public parking places total | | 243 | |
| Private off-road parking spaces | | | |
| Thames Court | | 70 | |
| Behind Community Centre (some spaces for business use, some for community) | | 27 | |
| Arcade tenants | | 18 | |
| Surgery | | 12 | +1 disabled |
| Private parking spaces total | | 127 | |



Feedback from residents is that the current provision of car parking in Goring is inadequate. There is:

- a high demand for parking in the village centre from residents using shops and services and increasing numbers of visitors. The central Wheel Orchard public car park (right, 56 spaces) is free for 1 hour with a ticket and is regularly full as is the private surgery car park (13 spaces);
- a need for parking for businesses and employees. This is met by some allocated spaces in the Community Centre car park (27 spaces), and by Thames Court (GNP10), (70 spaces) but business owners report the need for more parking space⁴⁴;
- a demand for parking at and near to the station – parking at the station is inadequate and overflows into nearby residential roads such as Upper Red Cross Road (right), Lockstile Way and Manor Road as the station car park becomes full and as drivers seek to avoid charges. There are currently 94 spaces at the station managed by APCOA with an additional 40 spaces to be provided in future once railway electrification work has been completed. Pressure for commuter car parking is expected to continue and there is a prospect of a long-term ceiling to passenger growth due to the shortage of car parking unless additional parking facilities are available;
- an extensive area of timed, on-road parking restrictions to limit all day parking by rail commuters but to allow local residents or employees to park all day, with the expedient of moving the car during the day, for example, at lunch time. This provision is in need of review as the regulations are not enforced;
- on-street parking and pavement parking in residential areas where off-road parking is either inadequate or absent altogether. This damages pavements,

causes obstruction for pedestrians, especially elderly, disabled or those with pushchairs. It can also present access problems for emergency, refuse or delivery vehicles;

- parking of commercial vehicles outside the homes of employees in the absence of a more suitable place for them to be kept.

Goring needs a parking strategy for the village centre to provide a sufficient number of suitably located and managed car parking spaces to sustain the long term economic, social and environmental needs of Goring.

B.1.8.6 Protection for residential roads

Goring residents value the safety and calm environment of their residential streets and made it clear that they wanted the quality of life they enjoyed there to be protected from additional traffic intrusion. 79% of respondents to the Site Selection Priorities Survey⁴⁵ perceived traffic penetration of residential areas to be a threat and agreed that sites which minimised additional vehicles on residential streets should be preferred. A corollary of this is that small and medium sites with convenient access to a distributor road would be preferred.

This accords in broad principle to the best practice advocated in the Department for Transport's Manual for Streets⁴⁶ which distinguishes 'streets,' which have a 'place' function, where people live, walk around, cycle, play and socialise, from 'roads' which are primarily for movement of motor vehicles. This movement framework is important for a number of reasons. It can affect how much people walk or cycle, the level of public transport use, the sustainability of the community and its environment, and quality of life. Making the local environment convenient and attractive to walk in can help enhance the vibrancy of a community and reduce reliance on motor transport.

To address concerns about on-road parking in residential areas, residents have identified that new developments should include parking facilities which are at least in line with Oxfordshire County Council guidelines to ensure adequate local parking for residents and visitors and that on-street parking is not required in neighbouring residential areas.

B.1.8.7 Cycling and walking

Goring is already a large village with limited opportunities for new housing in or near the centre. The existing size and built form of the settlement, coupled with the distributed nature of its amenities means that, for many residents, the maximum recommended walking distances in good practice Planning guides are already exceeded.

The preponderance of car travel over walking and cycling described above is typical for smaller towns and villages. For many people living in Goring, the car has become the preferred and principal mode of transport, even for some of the shortest daily journeys⁴⁷. This is due partly to the extended nature of the settlement, measuring over 2km north to south and 2km east to west, confined by the river and railway, and partly to the large number of older people in the community who need transport to access shops and services in the village centre, west of the railway.



Goring, like the rest of the country, is experiencing a surge of interest in cycling. Goring Primary School provides cycle training and cycle parking in its Travel Plan which encourages cycling to school, and a bicycle shop has opened in the village centre. However, there are no dedicated cycle ways and there is no obvious potential to develop new ones from existing residential areas into the centre of the village. High Street and Wallingford Road (B4009) and Reading Road (B4526) have limited carriage widths and carry substantial volumes of fast moving traffic.



Cycle parking is provided at the Chocolate Café and Wheel Orchard Car Park in the village centre and at the rail station (left), where cycle parking is full on weekdays and bicycles are chained to railings. Discussions are in hand with GWR who have indicated a willingness to install a second cycle rack at the station and are seeking co-funding from either Goring GPC or the 2018-19 GWR Customer and Community Improvement Fund.

Goring residents favour new housing sites contiguous with the village build form and near to existing facilities in the village and new, safe pedestrian and cycle routes to improve sustainable connectivity between new and existing parts of the village. They also support proposals that improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths and cycle paths will be resisted.

B.1.8.8 Safety

16 accidents⁴⁸ involving casualties were reported between 2010 and 2016, of which three were serious. None were in the narrow stretch between High Street near the shops and The Arcade, although one death was recorded in 2008 when a van door blew open, hitting a pedestrian. Of note are reported traffic accidents at:

- High Street approach to river bridge – three accidents;
- junction of High St, Wallingford Rd and Farm Rd (rail bridge) – three accidents;
- Wallingford Rd near the school – two accidents.

B.1.9 Material assets

Many of the extensive material assets in Goring have already been outlined in previous sections of this SA, particularly in section B1.2 Townscape. This includes the churches, community buildings such as the village hall, community centre, library, medical centre, Storton Lodge and so on.

There has been some concern expressed by school Governors and parents about the capacity of the school to handle additional children generated from new housing development in Goring. However, OCC, as the responsible authority, has confirmed that the school has sufficient capacity for the current pupil forecast. The school is in a good location for the population centre of Goring and within walking distance for most families. There have been concerns expressed by residents regarding the lack of car parking facilities and the potential danger of the front entrance to the school being on the B4009 Wallingford Road which is one of the three main access roads for the village.

Another material asset not mentioned elsewhere in this SA Sustainability Context for Goring is the weir and lock on the River Thames north of the bridge. These are major attractions for residents and visitors and feature in many photographs of the Goring Gap. The long distance national footpaths (Thames Footpath, Ridgeway and Icknield Way) cross at this point.

The recreation fields and facilities are also mentioned elsewhere in this SA.

B.1.10 Heritage and archaeology

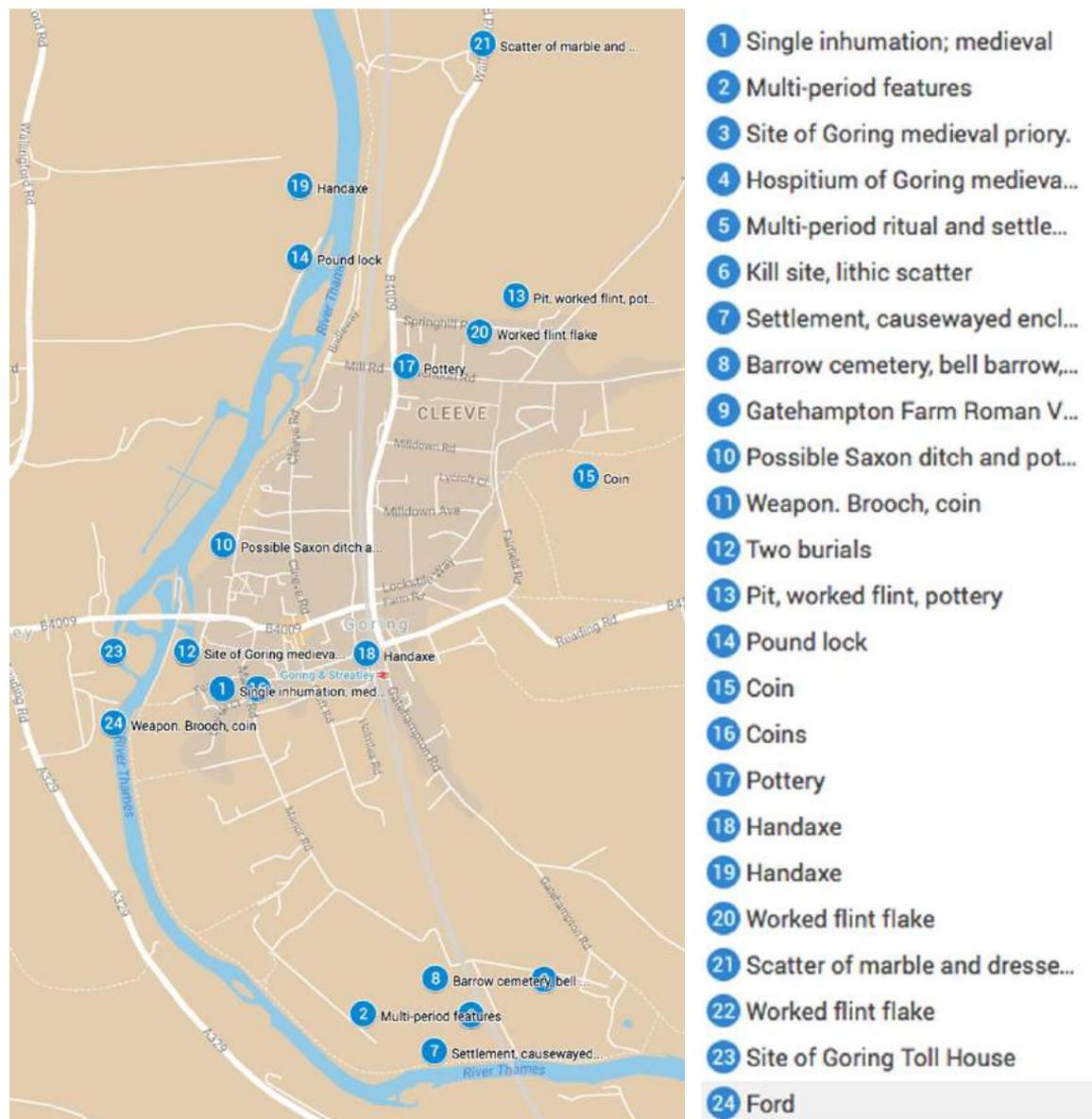
Goring parish has a long record of human occupation. The Oxfordshire Historic Environment Record for Goring (table below) lists 24 records of archaeological finds scattered across the river terraces and valley sides throughout the Goring Gap.

Oxfordshire Historic Environment Record – archaeology - Goring

| Map | OHER | Remains | Location | |
|-----|----------|--|--|---|
| 1 | 28687 | Single inhumation; medieval | Old Vicarage, Manor Rd, Goring | Medieval; beneath C17 wall |
| 2 | 26293 | Multi-period features | Gatehampton Farm | Early Mesolithic – Late Bronze Age – Roman – medieval finds |
| 3 | 2321 | Site of Goring medieval priory. | Adj St Thomas of Canterbury churchyard | Medieval – 1066AD. Austin nunnery. |
| 4 | 16418 | Hospitium of Goring medieval priory | Adj St Thomas of Canterbury churchyard | Medieval – 1066AD. |
| 5 | 15019 | Multi-period ritual and settlement site | Gatehampton Farm | Mesolithic – Bronze Age -Roman – Saxon. Barrow cemetery, settlement enclosures. |
| 6 | 15019.01 | Kill site, lithic scatter | Gatehampton Farm | Upper Palaeolithic, Mesolithic |
| 7 | 15019.02 | Settlement, causewayed enclosure | Gatehampton Farm | Neolithic |
| 8 | 15019.03 | Barrow cemetery, bell barrow, round barrow | Gatehampton Farm | Bronze Age |
| 9 | 15019.04 | Gatehampton Farm Roman Villa | Gatehampton Farm | 43AD-409AD Building; corn drying oven; tegula |
| 10 | 16102 | Possible Saxon ditch and pottery | SU598 810 | 410AD-1065AD |
| 11 | 7966 | Weapon. Brooch, coin | Dredged from Thames below site of Roman ford. Goring | Palaeolithic. Roman |
| 12 | 16762 | Two burials | SU597 807 | Medieval. Goring |

| | | | | |
|----|-------|--|--|--------------------------------------|
| 13 | 27979 | Pit, worked flint, pottery | Water Main route, Elvendon Rd, Goring | Neolithic or Bronze Age |
| 14 | 1252 | Pound lock | Cleeve | Post-medieval |
| 15 | 26232 | Coin | Summerfield Rise | Roman |
| 16 | 2324 | Coins | 67 Station Rd | Roman |
| 17 | 2039 | Pottery | Elvendon Rd | Late Neolithic – Early Bronze Age |
| 18 | 12898 | Handaxe | Goring | Palaeolithic |
| 19 | 26233 | Handaxe | Goring | Neolithic |
| 20 | 27656 | Worked flint flake | Ynedd, Springhill Rd | Prehistoric |
| 21 | 16304 | Scatter of marble and dressed stone | East of B4009, in field opposite junction with Leatherne Bottel access road | |
| 22 | 7656 | Worked flint flake | 3 Nun's Acre | Neolithic |
| 23 | 10217 | Site of Goring Toll House | Goring | Post medieval |
| 24 | 13082 | Ford | Goring | Roman |

Oxfordshire Historic Environment Record – archaeology - Goring



The earliest and most persistent evidence of human activity is from the gravel terraces below the Goring Gap in Gatehampton, where Palaeolithic, Mesolithic and Neolithic finds indicate the making and using of stone tools, with kill sites, hearths, enclosures and tree felling indicating settlement since the Mesolithic. The river facilitated travel, as did the prehistoric trackways of Icknield Way and Ridgeway, which crossed the river at Goring.

A Bronze Age cemetery and Iron Age pottery and coins indicate on-going occupation to Roman times when a high-status villa was established in Gatehampton. Since 1993, this has been revealed in excavations by South Oxfordshire Archaeological Group and hundreds of local volunteers over many summers.

Later Saxon occupation is indicated by the site of a 'pit house' with post holes. However, during this period the focus of settlement in the area seems to move to the present site of Goring village, possibly due to the founding of a church or to be nearer to the ford in

Goring. The Domesday Book of 1086 valued Gatehampton (Gadintone) at £6 but Goring (Garinges) at £15.

By 1135 an Augustinian priory was founded by Henry I next to the church, but it was always a small religious house and was dissolved about 1539. It was demolished but excavations show that the present church, St Thomas of Canterbury, served as part of the nun's church. The church that remains has fine early Norman and later features and is listed Grade I.

In 1801 Goring had 677 residents and over half of the employed men were agricultural labourers. By the 1881 Census there were 1027 residents, 13% of whom, mostly men, worked in agriculture as labourers and 7%, mostly women, were servants. A wide range of other jobs illustrated a diversifying economy: mason, boat builder, cabinet maker, fishmonger, draper, shoe and boot maker, sawyer, innkeeper, blacksmith and, for the first time, office worker and professional.

The community remained a rural settlement, seeing little growth until the arrival of the Great Western Railway in 1840. The pre-Victorian community was not notably affluent and Goring never achieved the status of a market centre. Many of today's designated buildings had a rural or modest domestic origin, built in vernacular structure and style. A number show some evidence of C18th and C19th re-fronting. Characteristically, local materials are red and grey bricks, wood, flint, tiles with clay tile roofs.

The railway transformed the rural settlement into the substantial village that it is now. Modest houses were constructed for rail and agricultural workers. Businessmen, now easily able to reach London, Reading and Oxford, built large red-brick mansions during Victorian and Edwardian eras, many of which survive and characterise the village today, often converted to apartments and other uses such as care homes.

In the early C20th, the village had boat-builders, a brewery, gas and water-works providing employment for a largely local workforce. Goring Mill, C18th and C19th, when owned by Goring Electric Light and Power Co Ltd, was one of the first communal hydro-electric power suppliers. It sold electricity locally and then extended the supply to Streatley in about 1908, when the company was changed hands. It ceased trading in 1930.

During the C20 these industries became uneconomic and disappeared. Local employment is now mostly small scale and largely in the care, hospitality and service sector and the retail trade. There is a high level of home-working. The majority of employed residents now commute by train or road to one of the major urban centres.

The historic built environment survives as a number of designated and undesignated buildings, largely concentrated in the present village centre. As mentioned in the Townscape section of this SA, Goring Parish contains 28 listed buildings (below) and structures as well as two Conservation Areas (shown in the Plan figure 55, Chapter 10).

The most distinguished building architecturally is the Grade 1 St Thomas of Canterbury Church with its typical late Norman tower (1086) and fine early Norman and later features.

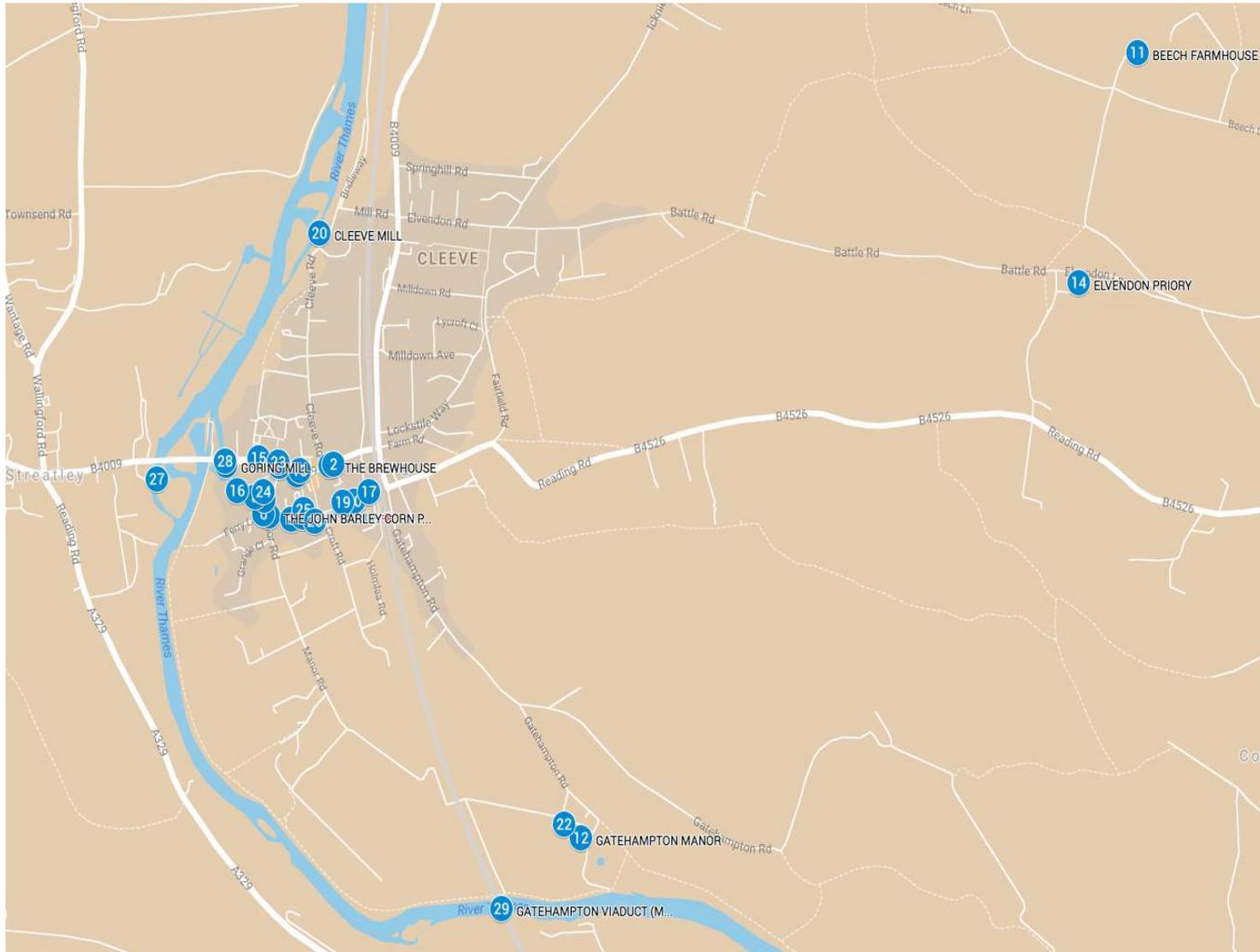
National Heritage List for England – Goring parish (See maps below)

| Map | List entry | Name | Grade | |
|-----|------------|--|-------|--|
| 1 | 1059548 | The Brewhouse, High St | II | Brewhouse, now office; C19 with C20 alterations |
| 2 | 1059549 | 7 High St | II | Cottage, now office; early C18 with C19 additions and C20 alterations |
| 3 | 1059550 | Goring Mill, High St | II | Mill, now dwelling; C18 with C19 alterations |
| 4 | 1059551 | 1-6 High St | II | Row of cottages, now mostly shops; probably mid-C18 with C20 alterations |
| 5 | 1059552 | John Barleycorn PH Manor Rd | II | Public house; probably early C18, C19 alterations |
| 6 | 1059553 | Tudor Cottage, Manor Rd | II | Cottage; C17 with C19 alterations |
| 7 | 1059554 | Old Vicarage, Manor Rd | II | Vicarage; C17 with C18 and C19 alterations and extensions |
| 8 | 1059555 | Lybbes Almshouses | II | Almshouse; 1768 |
| 9 | 1059556 | Hazel Cottage, Vine Cottage, Station Rd | II | House; C17 with C18 front |
| 10 | 1059557 | Barn, stables, Old Farmhouse, Station Rd | II | Probably late C17 |
| 11 | 1059588 | Beech Farmhouse, Beech Rd | II | Farmhouse; C17 |
| 12 | 1059589 | Gatehampton Manor | II | House; C17 with C18 front, C19 extensions |
| 13 | 1059590 | WH Napper and Sons, High St | II | House, now shop. C17, refronted c.1806, C19 alterations |
| 14 | 1194131 | Elvendon Priory | II | Priory, now house. C15 with late C19 and early C20 additions and alterations |
| 15 | 1194142 | Bridge Cottages, High St | II | Two cottages. Probably mid C18 |
| 16 | 1194201 | Church of St Thomas of Canterbury | I | Church. C12, apse circa 1887 by Ben Corser of Birmingham |
| 17 | 1194214 | Sides Tumble In, Station Rd | II | Cottage. Probably early C18, C19 alterations. |
| 18 | 1194218 | Catherine Wheel PH, Station Rd | II | Public House. Probably late C17 with alterations |
| 19 | 1194226 | Old Farmhouse, Station Rd | II | House. Probably mid c18 |
| 20 | 1285845 | Cleeve Mill | II | Mill. C17 with C19 alterations. |

| | | | | |
|----|---------|--------------------------------------|----|---|
| 21 | 1285849 | Miller of Mansfield PH, High St | II | Public House. Probably early C19 with C19 alterations |
| 22 | 1368938 | Barn, Gatehampton Farmhouse | II | Barn probably late C17 |
| 23 | 1368939 | Glebe Cottage, High St | II | House. C17 with probably late C18 windows |
| 24 | 1368959 | Lychgate, Manor Rd | II | Lychgate. C17 |
| 25 | 1368960 | Barn, Catherine Wheel PH, Station Rd | II | Barn. Probably early C18 |
| 26 | 1368961 | Elm Cottage, Station Rd | II | House. C17 with C19 alterations and extension |
| 27 | 1393483 | Streatley paddle and rymer weir | II | 1920s replacement for mill race to the former mill, on a C16 mill site |
| 28 | 1393484 | Goring paddle and rymer weir | II | 1937; small weir built using traditional technology to replace a mill race |
| 29 | 1290673 | Gatehampton Viaduct | II | Skew rail viaduct across the River Thames built in two phases, west (fast) viaduct built 1838-40 to the design of Isambard Kingdom Brunel; the east (relief) viaduct is of 1890-3 |

National Heritage List for England – listed buildings, Goring parish.

Key



- 1 THE BREWHOUSE
- 2 7, HIGH STREET
- 3 GORING MILL
- 4 1-6, HIGH STREET
- 5 THE JOHN BARLEY CORN P...
- 6 TUDOR COTTAGE
- 7 THE OLD VICARAGE
- 8 LYBBES ALMSHOUSES
- 9 HAZEL COTTAGE VINE COTT...
- 10 BARN & STABLES ~15m E O...
- 11 BEECH FARMHOUSE
- 12 GATEHAMPTON MANOR
- 13 W H NAPPER AND SONS
- 14 ELVENDON PRIORY
- 15 BRIDGE COTTAGES
- 16 CHURCH OF ST THOMAS OF ...
- 17 SIDES TUMBLE IN
- 18 THE CATHERINE WHEEL PU...
- 19 THE OLD FARMHOUSE
- 20 CLEEVE MILL
- 21 YE MILLER OF MANSFIELD P...
- 22 BARN ~20 m E OF GATEHA...
- 23 GLEBE COTTAGE
- 24 LYCHGATE ~75 m E OF CHU...
- 25 BARN ~5 m N OF THE CATH...
- 26 ELM COTTAGE
- 27 STREATLEY PADDLE AND RY...
- 28 GORING PADDLE AND RYME...
- 29 GATEHAMPTON VIADUCT (M...

National Heritage List for England – listed buildings in Goring village centre. (Key on page above)





Goring has a number of unlisted buildings that also contribute to its character. Goring Village Hall (left), situated close to the lock and river, designed by the architect Percy Stone who lived in Goring, is a distinctive but unlisted building with a unique 1899/1900 clock tower that is a defining village landmark.

The Ferry House in Ferry Lane, originally a small cottage for the ferry man, is where Oscar Wilde started to write 'The Importance of being Earnest'.

Other unlisted buildings of significance include Goring Free Church (below) built in 1893 with the former chapel of the Countess of Huntingdon's Connection adjoining, which appears to be as it was built in 1793 in red brick in the Classical style, now used a church room. An Independent church was formed in 1786, the members subscribing to a Confession of Faith 64 pages in length and divided into 33 chapters.

Section B1.2 (Townscape and conservation) identifies a number of historic buildings that have been repurposed for new, economic uses. Many are on High Street which is characterised by small shops and cottages. Virgo Beauty (formerly a cottage then Nappers, grocers, dating from C17 century) and Beacon Flooring (formerly Goring and South Stoke British School, 1850) occupy re-purposed buildings and form the heart of Goring Conservation Area.



Despite their important contribution to the quality of life in the village, the Conservation Areas are under increasing threat from intrusive modern developments, including unsympathetic advertising and lighting and require the protection of conservation area appraisals and management plans. Actions in the Plan aim to address this threat and to conserve and enhance the historic environment for a sustainable future.

B.2 Social sustainability

B.2.1 Introduction

Many aspects of Social Sustainability overlap with Economic Sustainability, for example Education, Health and Demographics. This section does not duplicate these issues but simply considers them from a social perspective.

In addition to its location in an outstanding geographical environment, Goring has a thriving and vibrant social environment with amenities, facilities, clubs and societies supporting all manner of pastimes and has evolved as a diverse but cohesive community with a strong sense of identity. From a sustainability perspective, the aim of the Plan is to ensure that these qualities and amenities are not merely protected but are developed further and enhanced in the course of the next few years.

B.2.2 Education

For young people, below secondary school age education is provided by the Goring Church of England Primary School which occupies a special place in the village. Almost all children brought up in Goring start their education there and it is a focal point for young families. The school is located 800m from the village centre and is adjacent to an open green space (The Bourdillon Field, owned by the Parish Council as Trustees) to which it has access for certain activities. The school is accessible on foot by most pupils in the village, with 35% living in close proximity. In 2014 about 65% of journeys were made on foot, an increase of 20% over 2006, while travel to school by car reduced from 44% to 20%⁴⁹.

The school has a "Good" OFSTED rating. The site also accommodates Goring and Cleeve Pre-School. Administratively, within the Oxfordshire County Council strategy for provision of primary education, Goring Primary School is part of the Woodcote cluster of schools. This cluster is made up of a number of local schools including the small school in the nearby village of South Stoke.

Surveys and consultations, including Regulation 14 feedback, conducted as part of the Goring Neighbourhood Plan consultation process, reveal two main issues of concern for some residents of Goring relating to the school. There is a belief that the school has inadequate capacity to provide a place for all children of primary school age living within the catchment area. There is also concern that the physical state of the school buildings is such that measures are needed to ensure that it will be able to offer a suitable environment for education for the duration of the Plan.

Goring Primary School currently operates as a 1.0 Form Entry school with a limit of 30 pupils per class per year. The catchment area includes the parish of Goring and Ipsden. At present 11%, 27 in total, of the pupils in the school are from out of catchment. These additional numbers ensure that each class is full at the beginning of the school year and that full funding is thereby received. In consequence, new pupils arriving in Goring during the year may not be able to find a place, as is common in other schools. This has given rise to the perception that the school has no capacity for larger in-catchment numbers.

The Plan recognises that any increase in housing numbers is likely to create a proportionate increase in applications. The Plan is allocating sites that in total will provide approximately 94 dwellings phased over the first few years of the Plan period (2018-2033). Oxfordshire County Council has considered the future pupil demand and has stated that "at this stage expansion of the school is not justified."⁵⁰

The school buildings were constructed in the 1960s and have suffered from the effects of inadequate maintenance over a number of years. Maintenance is the responsibility of the

school governors and the Diocesan Board of Education, using funds provided by central government. It is clear that not enough money has been made available in recent years. The Plan acknowledges that the condition of the school is of concern to the community. Although it is currently providing a good standard of education as evidenced by the OFSTED rating, the quality of the school buildings needs to be addressed to ensure that it will continue to provide a suitable environment for pupils and staff alike. This could be achieved either by repair or refurbishment of the existing school or remodelling, or replacement, with a new school.

Although there is no evidence that the school has or will have a capacity issue, nor that the condition of the school will prevent the continuing provision of education during the life of this version of the Plan, it is currently not clear what the best way forward is for the school.

A full-scale professional study of the options for the future of the school is required. This should include consideration of the relative merits and costs of (i) renovation and upgrading of the existing structure, (ii) the adaptation of the current footprint of the school to new designs or indeed (iii) the construction of a new school possibly on the present site which could be achieved by using a part of the Bourdillon Field.

Given the difficulties of forecasting demand until 2033, the latter option in particular might allow flexibility for the eventual adaptation to a 1.5 form intake should it ever be needed. With these considerations in mind the Plan therefore supports as an Action the project initiated by the governors of the school in conjunction with the Parish Council and recommends that this be established as a strategic project following the making of this Plan. Any development proposal resulting from this project could be put forward to SODC as part of the normal planning process or could be included in the next iteration of the Neighbourhood Plan.



Education for older children is provided outside the village, mainly at Woodcote and Henley, for which dedicated transport is provided. Some children attend private schools in Abingdon, Oxford, Reading, Pangbourne and Woodcote. Private education for younger children can be found in the surrounding villages of Moulsoford and Goring Heath.

There are no significant adult education facilities in Goring and residents have to travel to places such as Reading or Oxford where there are extensive options. However, WEA classes are available (mainly at Storton Lodge) and there is a thriving U3A with numbers in excess of 300.

B.2.3 Health

Health services in Goring are provided by a mixture of public, private, commercial and voluntary bodies. A highly successful and well-supported year-round program of Health Walks is organised on a voluntary basis and has particular value for the retired segment of

the population which is over-represented in Goring. There is a private dental practice and a branch of a national chain of pharmacies.

Nonetheless, the primary provider of health care is the Medical Practice. This has its principal surgery in Goring but also serves Woodcote, where there is a satellite surgery, and Streatley, which is in West Berkshire. In 2016, 5319 patients were registered with the Goring surgery and were served by 4.15 FTE doctors. On the basis of a standard doctor:patient ratio of 1:2000, this suggests that the practice currently has the capacity to service an increase in population. The practice does, however, find itself constrained by lack of accommodation for all the services that it seeks to provide. An increase in patient numbers resulting from the projected increase in housing would therefore benefit from additional accommodation.

The Medical Centre is located in the centre of the village adjacent to GPC Offices in the Old Fire Station building. If it were possible for the Council Offices to be relocated, the Medical Centre could expand into the vacated space and would be willing to do so.

B.2.4 Crime

Thames Valley Police report that the South Oxfordshire crime rate is typical of geographically similar areas in the UK. During the period of March 2016 through to February 2017, 75 crimes were reported in Goring, January 2015 through to December 2015, 77 crimes were reported and January 2014 through to December 2014, 79 crimes were reported which was approximately 2.2% of the South Oxfordshire total. This is approximately 3% lower than the pro-rata rate based on population in South Oxfordshire. In all years the majority of crimes⁵¹ consisted of anti-social behaviour, burglary, criminal damage and theft from vehicles which reinforces the need for suitable lighting and security considerations to be taken into account for new sustainable development.

B.2.5 Community

Over recent years, Goring has won many awards including the 2009 South of England Village of the Year and more recently several RHS Britain in Bloom Gold Awards. The initiative is organised by Goring Gap in Bloom whose aims are to:

- encourage voluntary work in the community to enhance the floral decoration of both Goring and surrounds; and
- work with other like-minded groups to improve and develop the natural environment and facilities in local open spaces.

At time of writing, a further Gold medal has been won and BBC TV are filming this project for a programme to be broadcast in 2018.

In addition to outdoor opportunities offered by its location in the Chilterns AONB and alongside the River Thames, Goring has important community assets which contribute to its sustainability.

Its meeting places provide focal points for events, community activities and services. The Village Hall, situated close to the lock and river, is an architecturally distinctive building which is used extensively for local clubs and societies, exhibitions, trade and promotional activities, private parties and entertainment events.

The Community Centre is currently leased from OCC, and houses among other things a public information office, a call centre for the Voluntary Transport Scheme and a luncheon club for elderly residents. It also accommodates the village archive kept by the local history society and the production office of *Goring Gap News* which is a widely read monthly news magazine produced by volunteers and distributed to all households in Goring and Streatley Parishes.

The Goring and Streatley Social Club in High Street and Storton Lodge in Icknield Road are also used for village functions and scouting. Goring has a library and three churches which are well supported. It also currently has a fire station. Rectory Garden alongside St Thomas of Canterbury Church is an open space at the centre of the village which has potential for improvement.

Local sporting and recreation activities depend on continued availability of the open spaces in Goring. The Gardiner Recreation Ground in the centre of the village is used for cricket, football and bowls as well as an open green space.



Bourdillon Field is used for recreation by local residents and by the school for sports events. Ferry Lane open space is a popular picnic spot and route to the river for walkers. Sheepcot Field on the edge of the village between Goring and Gatehampton is used extensively for recreational pastimes such as football, tennis and a visiting fair and circus. Goring has its own junior (Goring Robins) and adult (Goring United) football teams, tennis team, cricket team and bowls team whilst the Goring and Streatley Golf Club (in Streatley) has over 800 members from the two villages and local communities.

From a social sustainability perspective, opportunities to enhance these facilities should be identified. For example, the changing rooms on Sheepcot Field need upgrading. Toddlers and young children have secure playground facilities at the Gardiner Recreation Ground and Bourdillon Field but facilities for older children are sparse. Improved facilities for teenagers attracted strong support in the public consultations. There are no open-air exercise installations for adults and teenagers. Communal facilities such as the Village Hall, Storton Lodge and the Community Centre provide suitable accommodation for meetings and a range of indoor activities, but some facilities need to be modernised and enhanced.

There are many clubs and societies in Goring providing facilities for most popular interests, charity groups, music, drama, culture groups, fitness classes, education classes, activities for senior citizens and local branches of national charities and campaign groups. Goring and Streatley Concert Band has been running for 40 years and there are annual shows put on by the local drama group. Regular music events in the village hall, pubs and the Social Club meet all sorts of musical tastes including jazz, big band, popular music and classical. The bi-annual Gap Festival with arts, music and literature is organised by local residents and has become part of the culture of the village. In addition to the sports clubs already mentioned, sailing, boating, and informal exercise activities are supported including cycling, running and walking. Older residents especially participate in health walks that take advantage of the local terrain and network of footpaths and acres of accessible countryside and woodland.

There is a formal agreement with Streatley to share allotment facilities and Goring residents may apply through GPC. These are currently undersubscribed.

The heart of the village is enhanced by volunteers for Goring Gap in Bloom who add colour to the village streets, river bridge, railway station and maintain its pavement Planters and hanging baskets. Litter picks are organised by volunteers twice a year to clear rubbish from

the streets. SODC are currently responsible for clearing public litter bins and dog waste bins but this service is inadequate and needs to be revisited from a social and economic sustainability perspective.

The local householder recycling centre at Oakley Wood was under threat of closure due to OCC budget constraints but has been given a reprieve. It remains a vital service to the community.

B.2.6 Cultural heritage

The history of Goring and its cultural heritage has been described in previous sections of this SA and includes specific buildings and community facilities, clubs and societies that have been in existence for decades, for example, the Goring and Streatley Concert Band and the Goring Gap Players, and form part of the culture of the village.

There are three active churches in Goring, namely the Church of England Parish Church which is now united with the Parish Churches of South Stoke and Streatley, the Catholic Church and Goring Free Church. All of these churches occupy attractive buildings of historic interest, conduct regular services and minister to those in need in the community, thus playing an important role in the sustainability of the community.

B.2.7 Social and physical integration

Goring is a socially and environmentally integrated society. This is partly driven by the unique environment of Goring where conservation and protection of the AONB has limited development and urban sprawl in recent years but is also driven by the demographics of the village and the desire of villagers to be integrated into, and participate in, village life.

However, any further significant development in the village will necessitate expansion on the periphery of the village and, if this is necessary, it must include safe and convenient pedestrian and cycle access to all amenities and facilities within the village centre as well as to the external environment. Development that is not contiguous to existing built forms should be discouraged so that new residents will feel that they are part of the natural evolution and extension of the village and so that the unique environment is protected.

B.3 Economic sustainability

B.3.1 Introduction

From an economic sustainability context, Goring is largely a commuter and tourist village and a place where people live and retire to enjoy the beauty of the area and the community facilities described elsewhere in this SA. It is largely a self-contained community with a large number of home workers and local service businesses and skilled craftsmen.

There are several care homes in Goring and this is a factor which helps to explain the age profile of the village and also provides employment for the local community.

There is no major industry centred in Goring and the continuation of the largest business, Peruvian Connections which employs approximately 50 people, is under threat when the lease of their current building comes to an end in the near future. The building is not in keeping with the Conservation Area and the current intention of the land owner is to replace it with 14 small dwellings in the centre of the village.

In addition, Goring has a history of entrepreneurial start-up businesses which outgrow their premises in Goring.

B.3.2 Human population and demographics

In the context of economic sustainability, the demographics of Goring are a key component. The census in 2011 recorded the population of Goring as 3,187 and based on the national average growth of 2.2 per cent, the population today is approximately 3,250. The village has 1,520 dwellings, concentrated in Goring itself and in the area of the village called Cleeve to the north east and the hamlet of Gatehampton to the south. About one in three of these are occupied by retired or semi-retired people.

Goring has an aging population. The 2011 census shows that some 32 per cent of Goring residents are aged 65 or over, nearly twice the national average for England. This age profile has an important bearing on the character and sustainability of the village and its economy, not least in ensuring a loyal customer base for some of the village's shops and services. It also has an important implication on the housing need in Goring for smaller properties for downsizing and on the high rate of infill in Goring which has been running at twice the average across SODC in recent years.

Many of the large houses in Goring are owned by the older generation. Some of these will be sold as owners seek to downsize (probably into smaller but reasonably spacious properties) or will be subdivided into two or more smaller dwellings. Alternatively, they will be passed on within the family and possibly sold or redeveloped into groups of smaller dwellings on existing plots, as has happened in the past. Either way, this will keep the trend in Goring of higher than average infill development towards a housing profile with smaller and cheaper properties.

Demographic statistics for Goring are shown in the diagram below.

| Demographic data | | | | | | |
|--|--------------------|--------------------|--------------------|--------------------|------------------|---------------------|
| Source: HMSO based on Census 2011 and Goring Village Plan 2006, based on Census 2001 | | | | | | |
| Goring | Goring 2001 | Goring 2001 | Goring 2011 | Goring 2011 | SODC 2011 | England 2011 |
| | <i>Number</i> | <i>Per cent</i> | <i>Number</i> | <i>Per cent</i> | <i>Per cent</i> | <i>Per cent</i> |
| Population | | | | | | |
| All usual residents | 3104 | | 3187 | | | |
| Males | 1470 | 47.4 | 1521 | 47.7 | 49.2 | 49.2 |
| Females | 1634 | 52.6 | 1666 | 52.3 | 50.8 | 50.8 |
| Age | | | | | | |
| Residents aged 0-4 | 147 | 4.8 | 151 | 4.7 | 6.1 | 6.3 |
| Residents aged 5 - 15 | 302 | 9.7 | 383 | 12 | 12.7 | 12.6 |
| Residents aged 16-24 | 199 | 6.4 | 175 | 5.5 | 9.1 | 11.9 |
| Residents aged 25 - 44 | 646 | 20.8 | 589 | 18.5 | 25.9 | 27.5 |
| Residents aged 45 - 64 | 943 | 30.4 | 879 | 27.6 | 27.5 | 25.4 |
| Residents aged 60 and over | | | 1274 | 40 | 24.7 | 22.3 |
| Residents aged 65 and over | | | 1010 | 31.7 | 18.1 | 16.3 |
| Residents aged 65 - 74 | 394 | 12.7 | 464 | 14.6 | 9.7 | 8.6 |
| Residents aged 75 and over (4) | 473 | 15.2 | 546 | 17.1 | 8.4 | 7.7 |
| Mean age of population (1; 2) | 47.56 | | 48.6 | | 40.9 | 39.3 |
| Median age of population (1; 2) | 51 | | 57 | | 42 | 39 |
| Accommodation | | | | | | |
| Residents living in communal establishments | 66 | 2.1 | 76 | 2.4 | 2.1 | 1.8 |
| Residents living in households | 3038 | 97.9 | 3111 | 97.6 | 97.9 | 98.2 |
| One person household; total | * | | 385 | | | |
| One person household; aged 65 and over | * | | 265 | | | |
| Health | | | | | | |
| Very Good Health | * | | 1601 | 50.3 | 52.6 | 47.2 |
| Good Health | * | | 1071 | 33.6 | 33.4 | 34.2 |
| Fair Health | * | | 392 | 12.3 | 10.7 | 13.1 |
| Bad Health | * | | 100 | 3.1 | 2.6 | 4.2 |
| Very Bad Health | * | | 23 | 0.7 | 0.7 | 1.3 |
| All people with a limiting long-term illness | 522 | | 583 | | | |
| All people whose health was good (3) | 2251 | | 2672 | | | |
| All people providing unpaid care | 310 | | 329 | | | |
| One person in household with long term health problem or disability | | | 309 | 22.5 | 21.4 | |
| Goring mean age and median age - changes 2001-2011 | | | | | | |
| | Mean 2001 | Mean 2011 | Median 2001 | Median 2011 | | |
| Goring | 47.56 | 48.6 | 51 | 57 | | |
| South Oxfordshire | | | | | 40.9 | 42 |
| England | | | | | 39.3 | 39 |
| Footnotes | | | | | | |
| * Directly comparable data not available due to changes in census questions or analysis | | | | | | |
| 1 'Age' is age at last birthday. | | | | | | |
| 2 'Mean age' and 'Median age' are calculated using the underlying single year counts | | | | | | |
| 3 Not including people whose health was fairly good | | | | | | |
| 4 Among wards in South Oxfordshire, Goring has the highest average life expectancy at 82.3 years. This is influenced in part by the location of residential care homes and housing schemes for older people. | | | | | | |

Census Statistics Showing Goring vs District and England

B.3.3 Health and social services

The Goring age profile mentioned above is coupled with the highest average life expectancy in South Oxfordshire, at 82.3 years. This is influenced in part by the location of residential care homes and housing schemes for older people.

Details of the Medical Centre in Goring are outlined in Section B.2.3 above.

A successful and well-supported year-round programme of Health Walks is organised on a voluntary basis and has particular value for the retired segment of the population.

There is a private dental practice although adult patients must travel to Henley or Wallingford to obtain treatment funded by the NHS. A branch of a national chain of pharmacies is in the High Street.

Specialist housing for the elderly in Goring in 2017.

At least 269 people in Goring are already resident in purpose-built specialist retirement housing, including sheltered housing, care or extra care units (table below). This represents over 18% of the 55+ age group (based on 2011 Census data); age 55+ is used here because some of the housing developments within the definition 'specialist housing' are specifically targeted at this age group and it is not possible to identify the actual ages of residents.

However, current provision in Goring of over 269 beds indicates a specialist housing supply for the 75+ age group (who numbered 546 at Census 2011) exceeds both SODC's rate (132/1000) and national rates (170/1000) and therefore the needs of local elderly residents, attracting others from outside the area⁵².

| Location | Sheltered retirement housing | Extra care | Care | Total |
|-------------------|------------------------------|---------------------|--------------------|----------------------|
| Thames Bank | 16 units (c32 beds) | | | |
| Waltham Court | 34 units (c68 beds) | | | |
| Lybbes Almshouses | 2 units (c 4 beds) | ~ | | |
| Towse Court | | 40 units (c80 beds) | | |
| The Grange | | | 42 units (42 beds) | |
| Lyndhurst | | | 22 units (22 beds) | |
| Cleeve Lodge | | | 21 units (21 beds) | |
| Total | 52 units (c104 beds) | 40 units (c80 beds) | 85 units (85beds) | 177 units (269 beds) |

Data sourced from local specialist residential providers, 2017

In the area of extra care housing, defined by OCC as '*congregate housing designed exclusively for older people which usually offers some form of communal space, community alarm service and access to care and support if required*', Oxfordshire County Council aims to provide 55 units per 1000 people aged 75 and over. Goring already provides 73.3 units/1000, a number of which are occupied by people from outside Goring as this is in excess of local needs.

There is concern that the Goring community could become even more unbalanced in age structure if this type of specialist housing development continues, placing undue pressures on infrastructure such as medical and care services and reducing the amount of housing available for younger people. Furthermore, recent evidence shows a significant increase in the number and proportion of long-term social care clients who are supported at home, from 58% of clients in 2012 to 71% in 2016.

This could mitigate against any increase in the required number of specialist units. There is no evidence from our consultations to support the need for more care homes or for serviced accommodation for 55+ or 75+. Indeed, the wish to remain part of a mixed-age community has been voiced.

Further, Oxfordshire's Strategic Housing Needs Assessment 2014 states that: *"... there may be an option to substitute some of the specialist provision with a mix of one and two bedroomed housing aimed to attract 'early retired' older people which could be designated as age specific or not. Such housing could be part of the general mix of one and two-bedroom homes built to Lifetime Homes standards in order to attract retired older people looking to 'down size' but perhaps not wanting to live in specialist retirement housing."*

The Plan aims to provide more opportunities for independent living by widening housing choice and flexibility for this group who wish to downsize and to retain independence. By improving the general mix of housing, in particular, the proportion of smaller, accessible units built to Lifetime Homes Standards or equivalent, Policy.03 Housing Mix aims to future-proof Goring's housing stock to suit all ages. Historically, this type of accommodation has been provided by infill and windfall

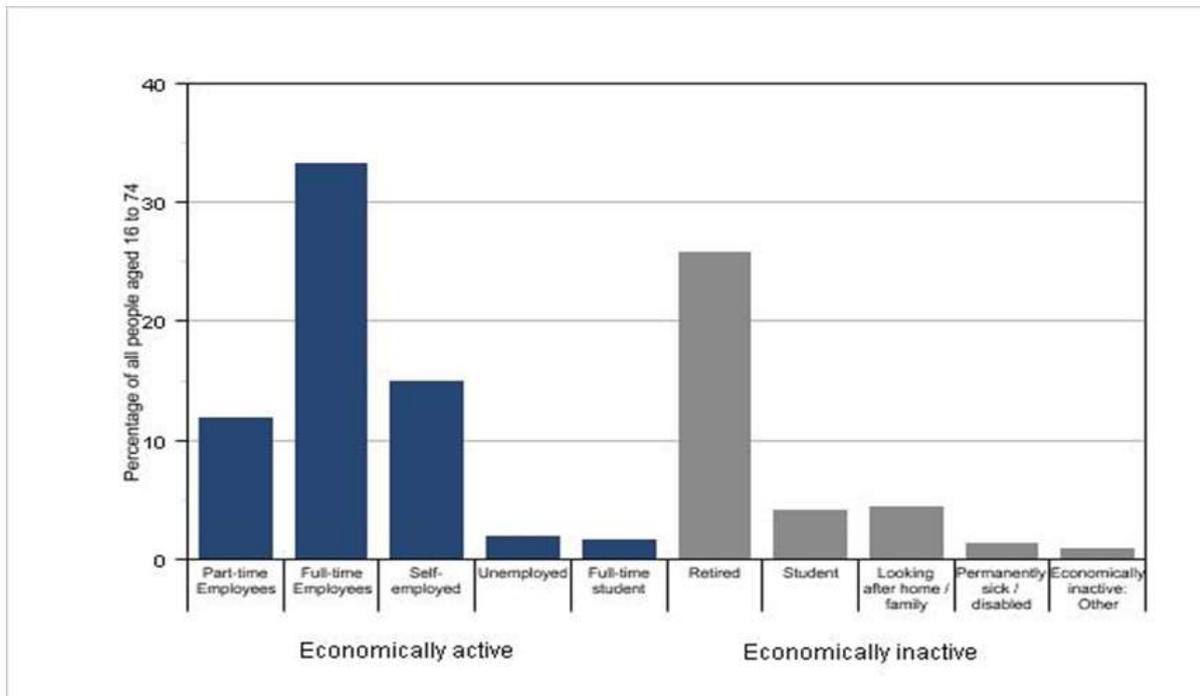
B.3.4 Employment and retail

Valuable services are provided by local businesses. These range from grocery and gifts to hardware and antiques; from veterinary care to cosmetic surgery and financial and legal advice to estate agents. Goring has some twenty-five retail and professional services businesses and a thriving hospitality sector for residents and tourists, with eight pubs, cafés and restaurants, mainly congregated in the High Street area, and hotel facilities for tourists. These make an important contribution to village life and provide employment opportunities for local people.

The only retail bank in the village has recently closed presenting significant challenges to the local population and businesses and in particular its elder residents and those with mobility or transport issues. One of the largest employers in Goring is Peruvian Connection in the heart of the village, employing about 50 people many of whom live locally. The lease for their warehouse premises at Thames Court has a series of 3-year break clauses and the company are aware that the owners/leaseholders intend to terminate the lease and to develop the site for housing (Site GNP10).

In 2011 16.2% of residents were self-employed, compared to 9.8% nationally, and 9% worked from home, compared to 3.5% nationally. Many small businesses operate from people’s homes, ranging from plumbers to lifestyle coaches, gardeners to accountants.

Figures below give a picture of the economically active people in Goring and their professions. As can be seen, the ratio of managerial and professional people is significantly higher than in the District and Country at large.



| Variable | Measure | Goring | South Oxfordshire | England |
|--|---------|--------|-------------------|---------|
| Managers, directors and senior officials | % | 19.9 | 14.4 | 10.9 |
| Professional occupations | % | 30 | 21.4 | 17.5 |
| Associate professional and technical occupations | % | 15.9 | 14.6 | 12.8 |
| Administrative and secretarial occupations | % | 9.9 | 10.6 | 11.5 |
| Skilled trades occupations | % | 7.7 | 11.4 | 11.4 |
| Caring, leisure and other service occupations | % | 5.6 | 8.1 | 9.3 |
| Sales and customer service occupations | % | 4.7 | 6 | 8.4 |
| Process, Plant and machine operatives | % | 1 | 4.8 | 7.2 |
| Elementary occupations | % | 5.4 | 8.7 | 11.1 |

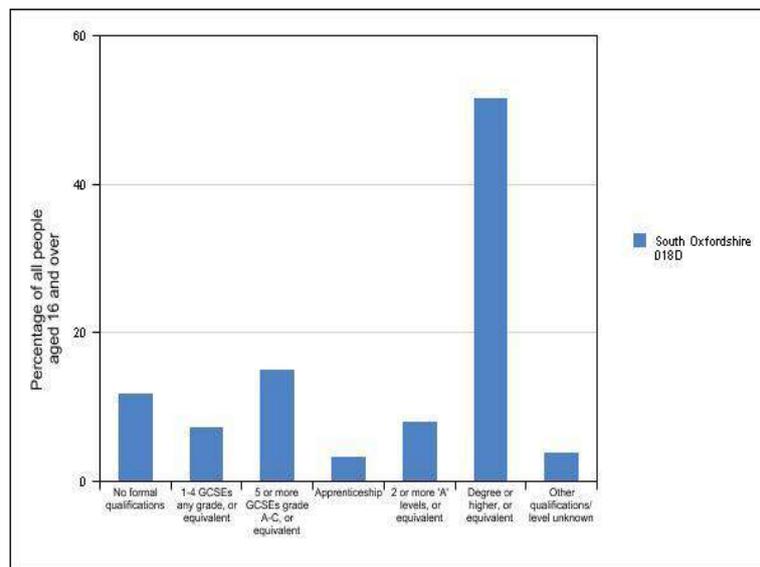
A convenience store in the High Street accommodates a Post Office counter. An additional convenience store has recently opened at the station and this will supplement another small store on Wallingford Road towards the north of the village. However, the SODC Retail and Leisure Needs Assessment 2008-2009 (updated 2016) showed that 95% of the money spent on grocery shopping by residents in SODC Zone 8 (which includes Goring) was spent at supermarkets outside the village or online. The village convenience stores are used mainly for top-up purchases.

There is a great desire by residents to improve the centre of the village south of the High Street and has been a commonly held view for over twenty years⁵³. It is regarded as unwelcoming, unattractive and out of keeping with the sensitive re-development of Thames Court opposite. As part of this Neighbourhood Plan process, the owners of the various buildings were encouraged to put forward the combined site for re-development to provide an attractive and welcoming shopping and social environment with mixed retail and low cost residential buildings. Due to the inability to achieve an agreement on timescale and a consensus on the way forward, the site was withdrawn. However, its rejuvenation remains an opportunity to improve the social and economic sustainability of the village centre.

B.3.5 Education and skills

South Oxfordshire (including Goring) has a very high proportion of people with higher education qualification (see diagram below). Many people commute to work in skilled jobs Reading, London, Didcot and Oxford.

Goring is lucky in having many skilled craftsmen and women but there is anecdotal evidence that there are not enough to service the population of Goring and that people are being contracted from outside the village and travelling in.



B.3.6 Tourism

Tourism is a growing industry and provides important social and economic benefits for Goring, supporting a range of local businesses such as retail, accommodation, food, drink and hospitality services. The *Business Register and Employment Survey*⁵⁴ estimated that accommodation and food services employed 14.4% of workers in Goring, 10.2% of full time, and 20.9% of part time workers, second only in importance to employment in health and social care.

Although we do not have any direct measure of the direct economic effect of visitors coming to Goring, there is some indirect, but indicative, evidence below suggesting a significant contribution by visitors to the local economy.

Volunteers have developed a promotional website and a booklet for visitors, *Visit Goring and Streatley*⁵⁵, which raises awareness of the wide range of things to do locally and which facilitates engagement with local businesses. SODC's *Visit Southern Oxfordshire*⁵⁶ has a similar but more limited offering.

A household survey⁵⁷ for SODC in 2016 found that eating in restaurants is the most popular leisure activity undertaken by 74% of the survey participants. This is followed by going to cafes, pubs or bars (62%), visiting the cinema (57%) and going to the theatre, museums or art galleries (55%). Although Goring has no cinema or theatre, it offers a wide range of other attractions to rival larger towns, including pubs, restaurants and entertainment.

Tourists are attracted to Goring by the quality of the landscape, particularly the Chilterns and North Wessex Downs AONB, the River Thames, good eateries and the wide range of sites to visit in the nearby area. Walkers and cyclists are attracted to both long distance and local paths and quiet lanes. Nearby attractions include a golf course, historic towns such as Wallingford, villages such as Ewelme, the National Trusts' Basildon Park, Nuffield Place and

Greys Court, Mapledurham House and Mill, and Beale Park Wildlife Park and Gardens. Boats can be hired and Salters Steamers⁵⁸ run popular daily river cruises in the summer.

Goring also attracts visitors because it has developed a reputation for extraordinary local events. These include:

- the kilometre-long street party for the Queen's Jubilee, attended by over 4000 people; eight major events were held over 2 days, organised by 300 volunteers;
- the five-day Gap Festival⁵⁹, a biennial celebration of performing arts, music and culture, organised entirely by volunteers. In 2016 the Festival sold over 6000 tickets for 49 events. Festival turnover was £107,000 and, apart from fees for the major artists of £26,000, the bulk of the expenditure was with local suppliers. While most ticket sales went to within a 20-mile radius of Goring, online sales extended from West Yorkshire to Kent and France;
- the biennial Goring and Streatley Food and Drink Festival⁶⁰ welcomes visitors from near and far to celebrate the growing reputation of local food in the villages' restaurants and cafes, some of which regularly win awards;
- most recently, following the premature death in December 2016 of Goring resident George Michael, thousands of new visitors have been arriving in the village to pay their respects. The visitors book in the church contains names from around the world and, on what would have been his 54th birthday in June 2017, fund-raising tribute concerts in the village were attended by over a thousand people^{61, 62}. Businesses reported full accommodation and a big demand for food, drink and other services. It appears that this might become an annual event.

Observing all the factors above that attract increasing numbers of visitors to Goring, the Plan recognise the potential that tourism offers to sustain the village's fabric and economy for the future, and also the need to retain, protect and enhance everything that attracts them to our village. It is therefore vital that we ensure Goring remains an attractive location for tourists by protecting the AONB and its associated countryside, landscape and the character of the village and its two Conservation Areas.

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Appendix. C - SA Scoping Report Sustainability Framework and Draft Sustainability Objectives

| GNP Scoping Report Sustainability Framework | | |
|---|---|---|
| Goring Sustainability Objectives | | Resulting Checklist for the Plan |
| 1 | Ensure provision of affordable housing and a good mix of housing types | Does the Plan contribute to and meet Goring's identified housing needs including affordable housing & social inclusion? |
| 2 | Prioritise any brown field sites | Does the Plan promote redevelopment on Brownfield sites as a priority? |
| 3 | Keep the village character in design of new buildings | Will the Plan ensure the continued protection and enhancement of the village's built heritage, including the Conservation area? |
| 4 | Ensure drainage is suitable to mitigate flooding and suitable sewage treatment capacity | Will the Plan reduce the risk of flooding and avoid areas at risk of flooding? |
| 5 | Protect the AONB and enhancement of wildlife areas and measures to support bio-diversity | Will the Plan conserve, and enhance the appearance and character of the landscape and townscape and maintain a "sense of place" and local distinctiveness |
| 6 | Encourage the reuse and refurbishment of existing buildings | Will the Plan optimise the re-use of previously developed land and buildings? |
| 7 | Ensure adequate automobile parking | Will the Plan optimise the space required for adequate automobile parking? |
| 8 | Ensure open green spaces and allotments | Will the Plan protect open green space and increase the number of allotments? |
| 9 | Ensure new developments enhance viability of Goring and local centres | Will the Plan provide opportunities for the creation of new businesses? |
| 12 | Good urban design, creating safe, attractive, well-connected streets and spaces | Will the Plan improve road safety? Will the developments produce designs that will minimise fear of crime? |
| 13 | Ensure development builds in facilities to encourage recycling, water collection, local energy generation, etc. | Will the Plan result in dwellings that integrate new methods to encourage recycling, water collection, local energy generation |
| 14 | Provide a good mix of community facilities in walking distance where possible | Will the Plan ensure new developments are in accessible areas to reduce car-borne travel and to encourage sustainable forms of transport? |
| 15 | Provide accessibility to central shops | Will the Plan ensure that the new dwellings are in accessible areas to shops and services? |
| 16 | Contribute to the provision of varied local employment opportunities at a sustainable wage | Will the Plan contribute to meeting the employment needs of Goring Parish? |
| 17 | Ensure improvement of traditional buildings are compatible with the original building | Will the Plan protect, manage, and enhance the conservation of historic buildings and environments? |
| 18 | Provide facilities to support and encourage home working | Will the Plan provide opportunities for the creation of new business in Goring Parish |
| 19 | Provide mixed-use areas, thereby reducing the need for travel | Will the Plan ensure new developments are accessible to mixed use areas to reduce car-borne travel |
| 20 | Reduce the consumption of natural resources | Will the Plan promote the use of re-cycled materials in the development of roads and dwellings? |
| 21 | Help or develop the visitor economy/ tourism | Does the Plan promote or develop tourism and visitor economy? |

Appendix. D - Scoping Report – Consultee Feedback

| Consulted Organisation | Main Feedback from Consultee | Action Taken by the Neighbourhood Plan |
|------------------------|--|---|
| EA | We note that fluvial flood risk has been identified as a key issue. Water quality (both surface and ground) is also important in Goring parish. Large parts of the neighbourhood Plan area fall within groundwater source protection zones (SPZs). These are areas over which groundwater recharge is captured by an abstraction borehole. SPZs are designated by the Environment Agency and are delineated to protect potable water supplies against the polluting effects of human activity. | Management of fluvial flood risk is included in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for allocated sites. An SFRA and Sequential Test has been completed and independently verified by JBA Consulting, the flood risk consultants used by SODC and OCC |
| Historic England | The nature of the locally-led neighbourhood Plan process is that the community itself should determine its own agenda based on the issues about which it is concerned | A huge amount of consultation and feedback has been included in the evidence base for the Plan and SA. Local consultation has been a fundamental and integral building block for producing the Goring-on-Thames Plan |
| | <p>Reference should be made to the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), both of which include specific requirements for Neighbourhood Plans:</p> <p>NPPF: <i>“neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area..... based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics” (paragraph 58)</i></p> <p>NPPG: <i>“... where it is relevant, neighbourhood Plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local Plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood Plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions”.</i></p> <p>The NPPF also sets out 12 core Planning principles which should underpin Plan-making (including Neighbourhood Plans), including <i>“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”.</i></p> | <p>NPPF and NPPG policies are fundamental inputs to the Plan and SA. In particular, the requirement to conserve and enhance the natural environment, AONBs, biodiversity and the heritage assets of Goring.</p> <p>These are all included in the sustainability objectives, site selection criteria and site-specific requirements for the allocated development sites.</p> |
| | Has there been any or is there any ongoing loss of character, particularly within the Conservation Area, through inappropriate development? | One of the sites proposed for 14 dwellings is in the Goring Conservation Area and will |

| Consulted Organisation | Main Feedback from Consultee | Action Taken by the Neighbourhood Plan |
|------------------------|--|--|
| | <p>There should be substantially more detailed on the important historic environment of Goring</p> <p>Separate out the national from the regional strategies and Plans</p> <p>Would prefer to see a Policy like "Conserve and enhance the historic environment: buildings, places, areas, sites and features of historic and/or archaeological interest".</p> <p>Reference should be made to the 21 listed building entries for the parish on the National Heritage List for England (https://historicengland.org.uk/listing/the-list/results?searchtype=nhle), including the grade I listed Church of St Thomas of Canterbury.</p> <p>There should also be a reference to the Goring Conservation Area.</p> <p>Is there a list of locally important buildings and features? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity</p> <p>Include a reference to any archaeological records for the parish on the Oxfordshire Historic Environment Record (with regard to the requirement of the NPPG for neighbourhood Plans to include, where relevant, information about local non-designated heritage assets including sites of archaeological interest).</p> <p>Include a specific Sustainability Objective to "<i>to conserve and enhance the historic environment of the parish, including the Conservation Area, listed buildings, non-listed buildings and features of local historic importance and archaeological remains, including historic landscapes</i>".</p> <p>With this revised Objective, there could be three separate sub-objectives: "Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated", "Conserve and enhance the special interest of the Goring Conservation Area" and "Conserve and enhance archaeological remains, including historic landscapes".</p> | <p>replace an existing inappropriate development</p> <p>Included in Plan/SA as a fundamental consideration and as part of the evidence base. There is a whole chapter on the topic</p> <p>Done in SA and subsequently in the Basic Conditions Report</p> <p>A similar policy is included in the Plan in the Heritage and Conservation chapter</p> <p>Included in the Plan (Heritage and Conservation section) and the SA Sustainability Context section, and as part of the evidence base</p> <p>TVERC were commissioned to produce these records for Goring and details are included in Plan/SA and the evidence base</p> <p>The Sustainability Objectives have been enhanced to include conservation Areas, archaeological sites and historic landscapes</p> |
| OCC | <p>Potential development sites in Goring were identified in the South Oxfordshire Local Plan Refined Options document in 2015.</p> <p>Should follow the advice in Oxfordshire County Council's Neighbourhood Planning Toolkit: https://www.oxfordshire.gov.uk/cms/content/neighbourhood-Planning-toolkit.</p> | <p>The SODC Refined Options document has been a fundamental consideration and the selection of allocated sites for development in the Plan is consistent with its findings and recommendations</p> <p>Toolkit used extensively throughout the preparation of the Plan</p> |

| Consulted Organisation | Main Feedback from Consultee | Action Taken by the Neighbourhood Plan |
|------------------------|---|--|
| | Plan should support aspirations for increased walking and cycling and bus use reducing the need to travel. | Included in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for allocated sites |
| | Reference should be made to the Oxfordshire LEP Strategic Economic Plan dated March 2014 | Consideration has been taken of the OCC Corporate Plan 2016/17 |
| | It is good to see a sustainability framework objective to ensure development builds in facilities to encourage recycling | Included in Plan/SA |
| | Reference should be made to the Oxfordshire Minerals and Waste Local Plan: https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-Plan | Included in BCS/SA |
| | In addition to the advice on biodiversity in the Neighbourhood Planning toolkit, GPC may find some useful information within the following publications: The Communities & Parish Guide to Biodiversity: https://www.oxfordshire.gov.uk/cms/content/my-community and the Biodiversity & Planning Guide: https://www.oxfordshire.gov.uk/cms/content/Planning-andbiodiversity | Conserving and enhancing biodiversity is included as a fundamental consideration in the Plan and SA and in the site-specific requirements for all allocated sites. |
| | The Neighbourhood Plan should include reference to Conservation Target Areas (CTAs) and achieving the aims of CTAs, as the Chiltern Escarpment South CTA is within the Parish | Included in Plan and SA and in the site selection criteria |
| | It's good to see that active travel, recreational facilities, allotments, community facilities etc are all included | Included in Plan/SA as fundamental considerations |
| | <p>We would like to see a policy concerning the conservation of the historic environment within the Neighbourhood Plan when drafted along the lines of the following:</p> <p>The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> | A policy on conservation of historic environment is included in the Plan |
| | Plan should include a parameter for protecting the historic environment: buildings, places and sites of archaeological interest. | Included in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for relevant allocated site |
| Natural England | It's clear that the areas expected by us to be present in such a Plan have been accounted for and scoped into the full SA report. | No action required |
| | There are a number of other SSSI's outside the parish boundary that are very close by, with the nearest being Holies Down SSSI and Lardon Chase SSSI. | Holies Down and Lardon Chase are key SSSI's and public recreation and viewpoints overlooking Goring. They are taken into account in the Plan. The Bramhill Landscape and Visual Impact report includes assessment of potential development sites |

| Consulted Organisation | Main Feedback from Consultee | Action Taken by the Neighbourhood Plan |
|------------------------|--|--|
| | | from these viewpoints. It is a key consideration in the Site Selection Criteria |
| National Rail | The Neighbourhood Plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure. | Four of the potential development sites are adjacent to the railway line but none of these have been selected in this version of the Plan |
| | Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including car parking and improved access arrangements. | Car parking for rail passengers, particularly commuters is raised as a sustainability issue in the Plan. A strategic project is proposed in the Plan to evaluate this and other traffic infrastructure issues. Also, the safety of pedestrians using the pavement linking the station to the village is raised as a significant issue by the community. |
| SODC | Include reference to/consideration of Interim Sustainability Report on South Oxfordshire Local Plan 2031 Refined Options (2016) (SODC). | Conformity to SODC Sustainability Objectives is included in Plan/SA as a fundamental consideration |
| | Include consideration of Habitats Regulations Assessment for South Oxfordshire District Council (2015) (SODC). | TVERC and OCC Plans and policies for habitats are fully taken into account in the Plan/SA and evidence base |
| | Take account of South Oxfordshire Core Strategy (2012) (SODC). | Taken into account in Plan/SA as a fundamental consideration |
| | Include additional consideration of policies on flood risk and water quality. | Extensive consideration of flood risk, flood risk assessment and sequential testing is included in the Plan and SA, taking full account of EA and OCC/SODC policy and advice. It is a key item in the evidence base. An SFRA and Sequential Test has been completed and independently verified by JBA Consulting, the flood risk consultants used by SODC and OCC. |
| | Current CCB Management Plan is dated 2014-2019. | Latest Management Plan taken into account in Plan and SA |
| | Specifically mention the Conservation Areas. | Included in Plan/SA, and an Action for SODC to adhere to its statutory responsibilities and produce a Conservation Area Appraisal for Goring and Gatehampton. |

| Consulted Organisation | Main Feedback from Consultee | Action Taken by the Neighbourhood Plan |
|------------------------------|---|--|
| Chilterns Conservation Board | <p>"Most of the land in the parish is farmland and woodland, and the entire parish falls within the Chilterns Area of Outstanding Natural Beauty (AONB), nationally designated as one of England's finest landscapes".</p> | <p>Included conservation of the AONB in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for allocated sites</p> |
| | <p>Add "Tranquillity" as a consideration, this is now included in national policy in NPPF para 1231. Further information is available via http://www.cpre.org.uk/what-we-do/countryside/tranquil-places</p> | <p>Added Tranquillity as a consideration in the Plan/SA and in site selection criteria</p> |
| | <p>The Board welcomes the recognition that "<i>certain sustainability issues are more significant than in other places, for example housing and the protection of the AONB</i>". It might be better to refer to 'conservation and enhancement' of the AONB rather than 'protection'. AONBs are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England in Wales are conserved and enhanced. In policy terms, they have the same Planning status as National Parks (NPPF para 115).</p> | <p>Included in Plan/SA as a fundamental consideration. Advice noted to use terminology "conservation and enhancement" rather than "protection"</p> |
| | <p>Include a more detailed context of AONB and Landscape protection than the South Oxfordshire Core Strategy, to take into account Government policy in the NPPF and the NPPG. The National Planning Policy Framework is clear that:</p> <p><i>"Paragraph 110: in preparing Plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.</i></p> <p><i>Paragraph 113: local Planning authorities should set criteria-based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.</i></p> <p><i>Paragraph 115: great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.</i></p> <p><i>Paragraph 116: Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.</i></p> | <p>An independent Landscape and Visual Assessment has been commissioned and is key evidence. The Plan has objectives to conserve and enhance the environment. Site selection criteria include a mandatory criterion to protect the AONB where possible and to include suitable mitigation in any site-specific requirements.</p> <p>The SODC SHMA places a mathematical housing target on Goring. The emerging Local Plan 2033 also recognises that some villages will have capacity and environmental constraints which prevent them achieving these volumes. It also supports neighbourhood Plans identifying local constraints and opportunities.</p> <p>Great weight is given in the Goring Plan to conserving and enhancing the natural environment, biodiversity and the Conservation Areas</p> <p>The Plan will identify ALL available and suitable development sites for housing allocations</p> |

| Consulted Organisation | Main Feedback from Consultee | Action Taken by the Neighbourhood Plan |
|------------------------|---|---|
| | <p><i>Planning applications for new developments should include an assessment of:</i></p> <p>(1) <i>the need for the development, including any national considerations, and the impact of permitting or refusing it, upon the local economy;</i></p> <p>(2) <i>the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way;</i></p> <p>(3) <i>any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.</i></p> | <p>The capacity of Goring to support new site allocations is a fundamental consideration of the Plan strategy.</p> <p>SODC 2033 Local Plan says infill should be taken into account where there is evidence to support the continuance of a historic trend.</p> |
| | <p>Add landscape character assessments e.g. South Oxfordshire Landscape Assessment http://www.southoxon.gov.uk/services-and-advice/Planning-andbuilding/Planning-policy/evidence-studies/policy-publications/south and the Oxfordshire Wildlife and Landscape Study</p> | <p>SODC Landscape Assessment added as a key item of evidence supporting the Plan and SA</p> |
| | <p>Regarding the Sustainability Context for Goring, enhance by:</p> <ul style="list-style-type: none"> • adding landscape to the site allocation parameters. This should hold more significance in an AONB than for example a sequential approach which focusses on traffic • appropriate concentrations of dwellings could be better explained, for example a distribution based on small-scale developments that can be successfully integrated into the village and landscape • regarding noise pollution, “add coverage of tranquillity; the NPPF para 123 instructs that Planning policies should “identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.” | <p>Added conformance to an independent Landscape and Visual Assessment as a key site selection criterion.</p> <p>Site Selection Criteria include the scale of development and its integration into the village and landscape.</p> <p>Noise pollution and tranquillity are included in the Site Selection Criteria</p> |
| | <p>Add a map of the Goring Conservation Area and add the number and distribution of listed buildings.</p> | <p>Included in Plan and SA</p> |
| | <p>The Board welcomes the commitment that Landscape and Visual Impact Assessments will be conducted for all potential development sites. The completed work for SODC (Kirkham, Terra Firma) is a good basis for this, although any new sites proposed could usefully receive the same quality of assessment.</p> | <p>An additional independent and thorough Landscape and Visual Assessment (by Bramhill Associates) was completed for all potential development sites and included in the Site Selection Criteria and as key evidence</p> |
| | <p>Looking after the AONB is about conserving and enhancing the built environment as well as open countryside outside the village, like recognising local vernacular architecture and following the Chilterns Buildings Design Guide to help deliver new development that fits well in the village.</p> | <p>Included in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for allocated sites</p> |

| Consulted Organisation | Main Feedback from Consultee | Action Taken by the Neighbourhood Plan |
|--|--|--|
| | <p>The role of a concept masterplan could be to identify measures to mitigate harm identified in a Landscape and Visual Assessment.</p> <p>There is a statutory duty which applied to Parish Councils under Section 85 of the Countryside and Rights of Way Act 2000: "<i>General duty of public bodies</i> "In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty."" http://www.legislation.gov.uk/ukpga/2000/37/section/85</p> <p>Meeting the statutory duty under the Countryside and Rights of Way Act 2000 (CROW) act will mean avoiding direct harm (e.g. avoiding greenfield sites in the AONB) and indirect harm (e.g. ensuring that development does not cause harm by generating traffic though the AONB, that water abstraction does not harm Chilterns chalk streams, and that the tranquillity and the dark skies of the Chilterns are maintained). The harm should be assessed both individually (each site or policy proposal) and cumulatively (sites and proposals together).</p> | <p>Concept Master Plan and Site-Specific Requirements included for all allocated sites</p> <p>Included in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for allocated sites</p> <p>Included in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for allocated sites</p> |
| Chilterns Society | Feedback confirmed "The CCB's draft policy adequately encapsulates all the aims of the Chiltern Society". | No action required |
| North Wessex Downs AONB Management Board | No major comments. | No action required |
| Thames Water | Thames Water asked for confirmation of potential housing numbers and points of connection. In a subsequent exchange of emails TW confirmed no objections in principle to any of the potential development sites and no anticipated problems with water supply to any site. TW recommends the Plan should include reference to the "Grampian" clause in Planning consents regarding protection of nearby groundwater sources. TW confirmed that this is relevant to all sites south of the High Street and to the one next to Cleeve Treatment Plant (GNP 6). | A Grampian Clause condition has been included in Site Specific Conditions for the allocated sites GNP3 and GNP6 in the Plan |
| Thames Valley Police | In a subsequent email exchange, TVP expressed concern regarding one potential site of 40-50 dwellings having road access onto Springhill Rd. | Road access for this site has been now confirmed onto the B4009, Wallingford Rd |

Appendix. E - Results of Community Consultations

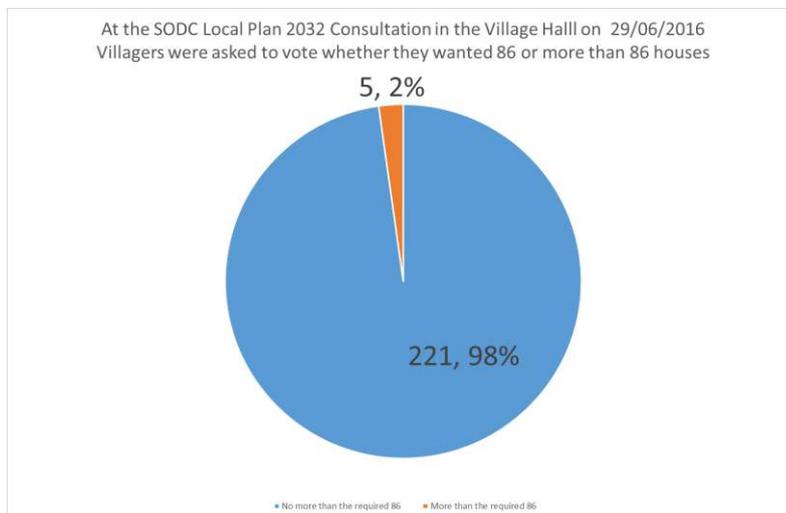
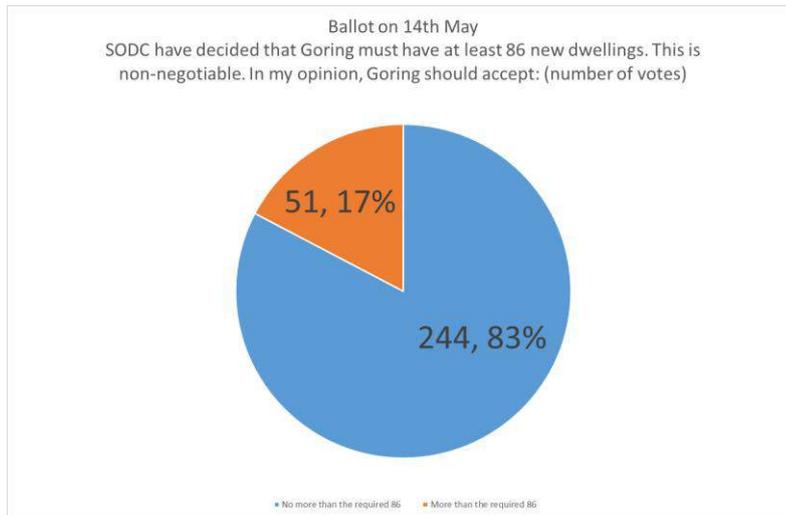
E.1 Vision for Goring

The vision for Goring chosen by the most people in a village wide consultation was:

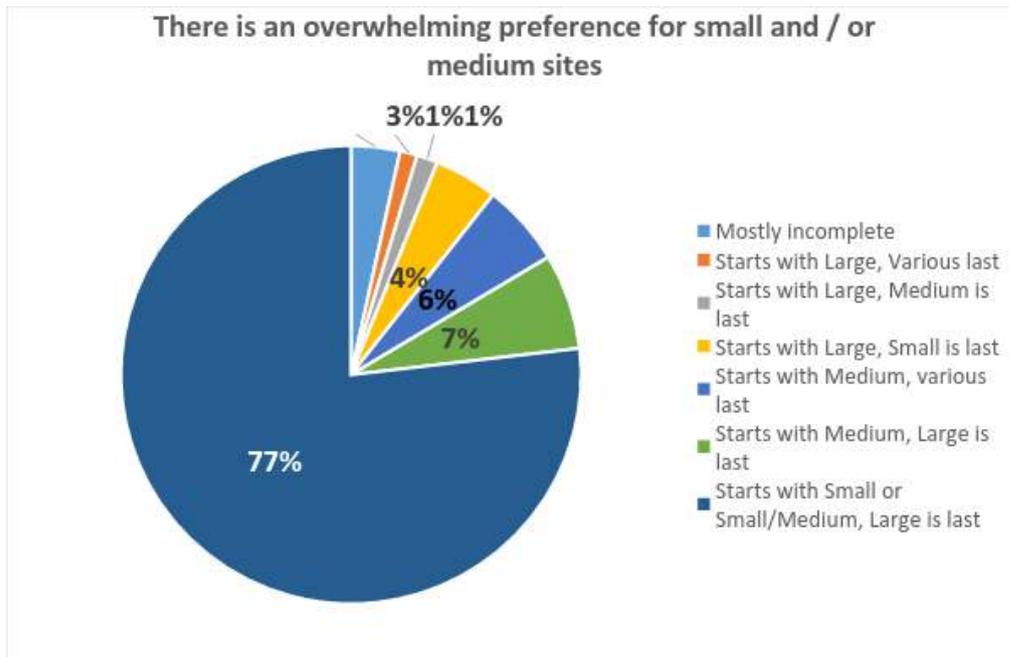
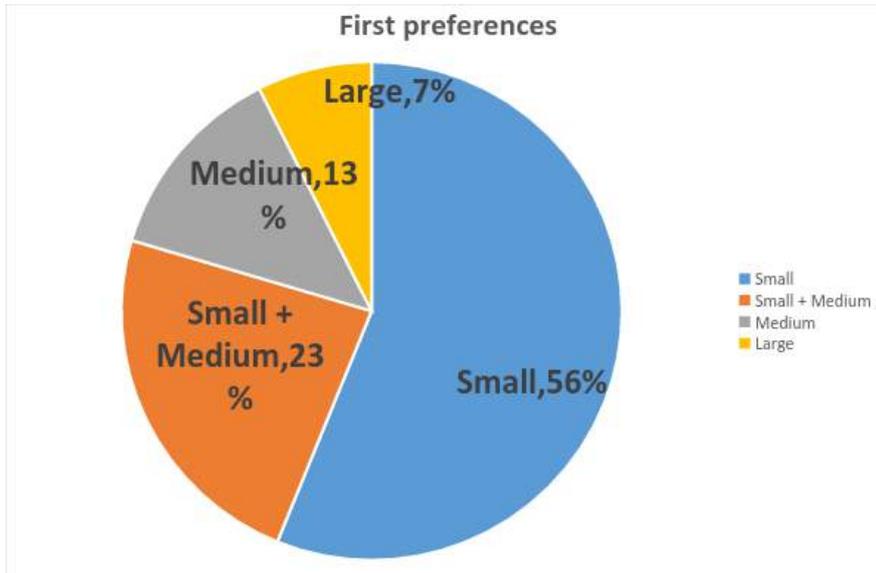
“Goring must continue to be a friendly, open, vibrant and energetic village community that is able to evolve and develop whilst ensuring its beauty is maintained and enhanced in all areas for the benefit of the people who live and work in it”.

E.2 Size and distribution of sites

Two separate consultations asked residents about the number of sites for new houses. In the ballot at a public consultation in May 2016, residents were asked if Goring should accept SODC’s target of 86 houses (105 stated in the Refined minus the 19 already built in Icen Close). There were 295 responses of which 83% agreed. Of the 17% who did not agree, some of these supported less new dwellings although this information was not collected at the time. The second consultation was at a public event organised by SODC to present the Emerging Local Plan. 98% of 226 respondents said that they wanted 86 or less houses. Only 5% voted for more.



Residents were also asked for their preferences regarding the size and distribution of new sites. 93% wanted sites to be either small (less than 20 dwellings) or medium (less than 45 dwellings) and distributed around the village. Only 7% of residents favoured development to be concentrated on a single site.



E.3 Site Selection Criteria

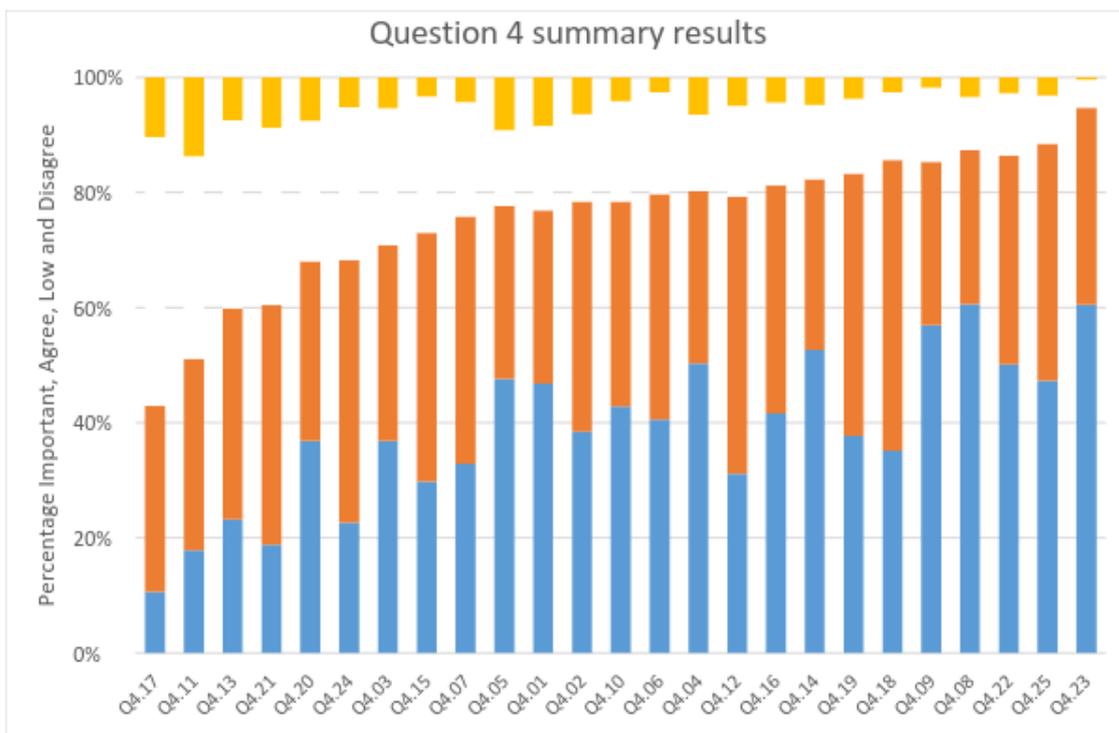
Section 6.5.4 above, summarises the criteria statements that the community were asked to consider regarding their preferred criteria and priorities for selecting sites for allocating new houses. The high rate of return of questionnaires represents a strong statistical representation of resident’s preferences and is a key input into the site selection criteria that were subsequently used.

Question 4 of the questionnaire asked residents to decide the criterion that are most important by asking them to rank the criteria from A to D where:

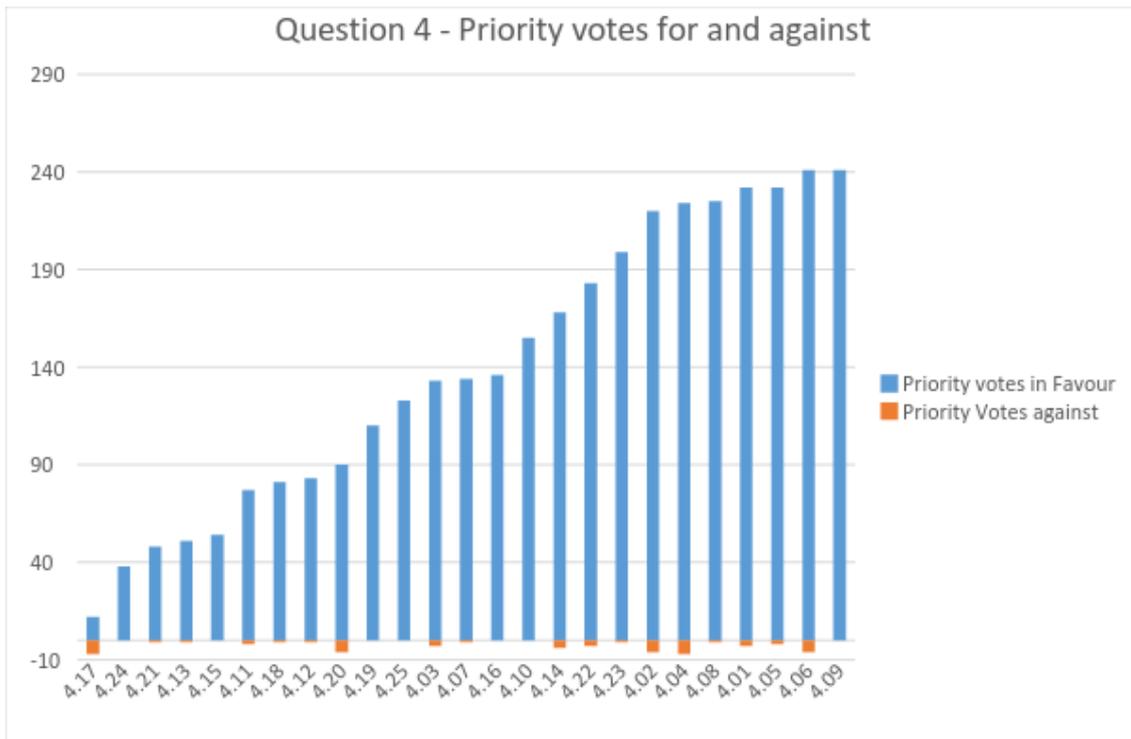
- A - indicated agreement that this was one of the most important criteria for site selection;
- B - indicated agreement that it should have some bearing on the site selection;
- C - indicated that the criteria should only have a low impact on the selection of the sites;
- D - indicates disagreement with the statement.

The results of the resident’s feedback on these 25 questions is shown in the graph below. For each criterion (shown on the horizontal axis) the graph records the percentage of A ratings (shown as blue columns), B ratings (shown as orange) and D ratings (shown as yellow). The C ratings are shown as the gap in white between the orange and yellow columns. The sum of the four categories will always equal 100%.

Each rating from each resident was given equal weight in the subsequent analysis.



We also asked respondents to identify the five criterion they believed were most important by marking them in a "Priority" column. Respondents were able to disagree with a statement but still make this a priority vote i.e. a priority disagreement. The graph below shows the number of priority votes against each criterion.



This data was then translated into the “heatmap” below to give a more visual interpretation of the village feedback. The horizontal axis shows the importance given to each criterion by residents. The vertical axis shows the use of priority votes by residents for each criterion.



The two questions with the highest votes by residents for both importance and priority were:

- Question 8: minimise the visual impact on the wider landscape and AONBs
- Question 9: are located away from traffic congestion points, with potential to minimise traffic through them

Four questions were given the highest number of votes for importance but were given less votes as top priorities:

- Question 22: are of a type and style that is consistent with the surrounding neighbourhood
- Question 23: can accommodate parking within them for residents and visitors
- Question 18: do not adversely affect access to the countryside
- Question 25: include proposals by the developers to enhance benefit or reduce detriment to the village

Four questions were given the highest number of priority votes but were given less votes for their importance by residents:

- Question 4: maintain the green gaps between Goring villages built up area and neighbouring communities
- Question 6: minimise the visual impact for neighbouring residents of the village
- Question 5: are not capable of development beyond the level agreed in the Plan
- Question 1: are contained within or border Goring villages built up area

Three questions were given quite high votes for both priority and importance but were not in the top questions for either:

- Question 10: minimise additional vehicular movements on minor residential roads
- Question 14: minimise flood risk
- Question 16: are brownfield with buildings which may be viewed as currently having a detrimental impact on the village

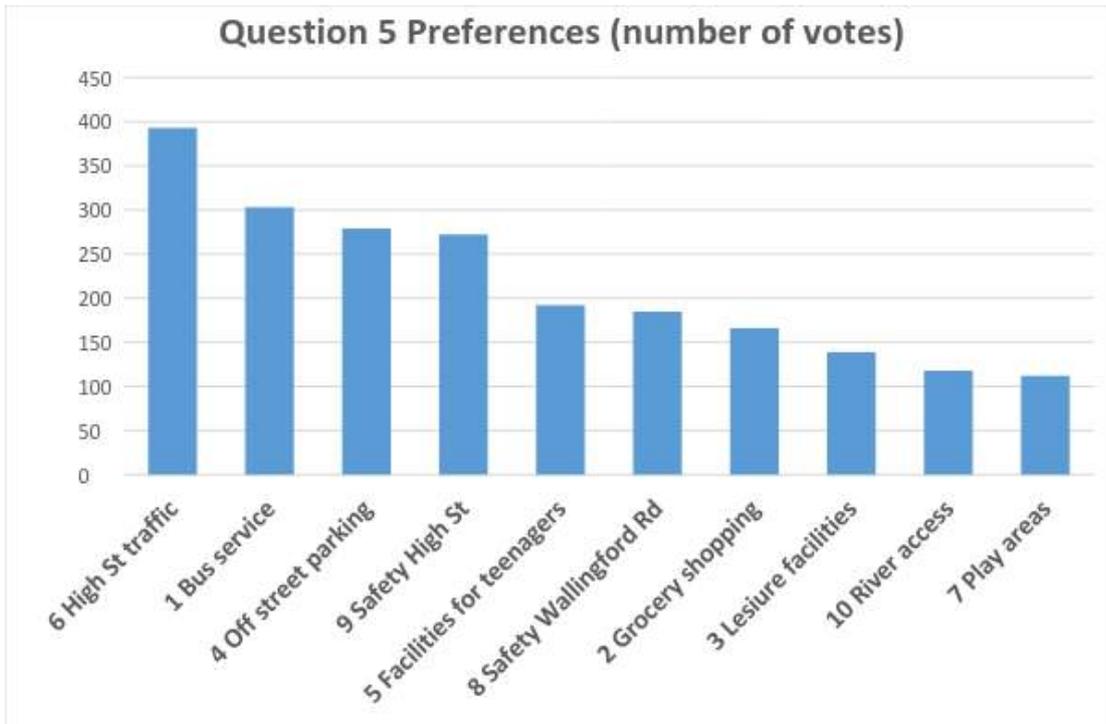
Some questions scored relatively lowly by residents but are important sustainability issues and were subsequently given more weight in the assessment of sites, such as:

- Question 11: minimise distances to village facilities, e.g. the centre, school, surgery
- Question 17: do not adversely affect tourism
- Question 20: avoid the loss of prime agricultural land
- Question 15: avoid significant impact on biodiversity

This feedback was used to determine the site selection criteria that are discussed later in Section 6.5.7.

E.4 Priorities for improving the village

Residents were asked to rank their priorities for improving the village. Again, the feedback was dominated by concerns about traffic and car parking.



In addition to the above, a free format part of the Living in the Village questionnaire invited residents to say what they wanted improved in the village. Responses were relatively few but included 56 people expressing concern about school capacity, 51 about traffic management, 30 about healthcare capacity and 25 about off-street parking.

Appendix. F - Site Selection Objectives, Criteria and Measures (OCMs)

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|-------------------|--|--|------------|---|
| ONE MUST DO | 1. To ensure that the site must be available in the timescale of the Plan. | 1. Have the proposers demonstrated clear Title to the entire site? | ↑ | Registered title to all parts of site in the name of the developer / owner |
| | | | ↗ | Adequate documentary evidence of the right to acquire, linked to the proposed development, in relation to the entire site. |
| | | | → | Current registered title to part of site, clear basis for acquiring title to the rest within the required timescale. |
| | | | ↘ | Title claimed, incomplete information provided |
| | | | ↓ | No information provided on title, or information provided suggests problems |
| | | 2. Is the boundary of the site, or if proposed a part of the site, clear and enforceable? | → | Extent and precise location have been clearly set out on the Plan submitted and reflects a result achievable and enforceable on the ground. |
| | | | ↘ | Extent and precise location have been set out but require minor clarifications |
| | | | ↓ | Not sufficiently defined or enforceable and require more than minor clarification. |
| | | 3. Are there any factors (including but not limited to archaeological and environmental) which are likely to render the site unavailable within the timescale? | → | No known factors |
| | | | ↘ | There are one or more factors which have potential to retard development beyond 2027 |
| | | | ↓ | There are one or more factors which are highly likely to retard development beyond 2027 |
| | | 4. Is the site available for development by 2027? | ↗ | The site is clearly available by 2027 without leasehold complications |
| | | | → | The site is available by 2027 provided leases / tenancies terminate in accordance with current documented dates. |

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|----------|--|---|---|---|
| | | | ↓ | The site has not been demonstrated to be available for development by 2027 |
| | 2. To conserve and enhance the natural beauty of Goring’s countryside and river setting, and the AONB in particular, when viewed from the immediate locality, the medium distance and from further away in longer views. | 5. Is the site considered appropriate for development in all or in part by the Bramhill Landscape Consultants' conclusions? | ↗ | The independent evaluation conducted by Bramhill Associates (October 2016), with particular reference to the AONB, recommends that the whole site is suitable for development with no major mitigation required |
| → | | | The independent evaluation conducted by Bramhill Associates (October 2016), with particular reference to the AONB, recommends that the site is suitable for development but only with mitigation or that only part of the site is suitable with or without mitigation | |
| ↓ | | | The independent evaluation conducted by Bramhill Associates (October 2016), with particular reference to the AONB, recommends that this site is not suitable for development in whole or in part with or without mitigation | |
| ↑ | | | The Plan Strategic Flood Risk Assessment and Sequential Test, recommends that the whole site is suitable for development with no flood risk mitigation required | |
| | 3. To ensure that there are no insurmountable infrastructure constraints that would prevent this site being accepted for development. | 6. Is the site considered appropriate for development in all or in part by the conclusions of the Plan Strategic Flood Risk Assessment and Sequential Test? | ↗ | The Plan Strategic Flood Risk Assessment and Sequential Test, recommends that the whole site is suitable for development with only minor flood risk mitigation required |
| → | | | The Plan Strategic Flood Risk Assessment and Sequential Test, recommends that the site is suitable for development but only with mitigation or that only part of the site is suitable with or without mitigation | |
| ↓ | | | The Plan Strategic Flood Risk Assessment and Sequential Test, recommends that this site is not suitable for development in whole or in part with or without mitigation | |
| → | | | No agencies have advised against development or the developer has confirmed that the particular mitigation required by an agency will be carried out | |
| ↘ | | 7. Have any of the relevant agencies advised that the site should not be used for the type | One or more agencies have stated that development should not go ahead on this site without sufficient mitigation and the developer has not confirmed that the particular mitigation required by an agency will be carried out | |

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|---------------------|--|--|------------|---|
| | | of development proposed? | ↓ | One or more agencies have stated that development should not go ahead on this site |
| TWO SHOULD DO | 4. To preserve undeveloped, wherever possible, land with soil quality of grade 3a and above. | 8. Does the site include any significant part with soil of grade 3a or above? | ↑ | The site clearly has no significant part with soil of grade 3a or above |
| | | | → | There is a minimal risk that at least some part of the site has soil of grade 3a or above, but it is unlikely. |
| | | | ↘ | There is a moderate risk that at least some part of the site has soil of grade 3a or above. |
| | | | ↓ | There is a substantial risk that at least some part of the site has soil of grade 3a or above. |
| | 5. To prioritise the use of brownfield sites. | 9. Is the majority of the site brownfield? | ↑ | The site contains buildings which may be viewed as currently having a detrimental impact on the village. |
| | | | → | Yes |
| | | | ↓ | No |
| | 6. To minimise the volume of additional traffic through congested areas. | 10. Does the location and size of the site minimise the number of journeys through existing congestion points to access village amenities? | ↑ | Journeys from this site to amenities using a simple modelling process will not exceed 30 |
| | | | ↗ | Journeys from this site to amenities using a simple modelling process will be greater than 30 and not exceed 60. |
| | | | → | Journeys from this site to amenities using a simple modelling process will be greater than 60 and not exceed 120. |
| | | | ↘ | Journeys from this site to amenities using a simple modelling process will exceed 120. |
| | | 11. Does the location and size of the site minimise the number of journeys through existing congestion points | ↑ | Journeys from this site in and out of the village during peak hours using a simple modelling process will not exceed 50. |
| | | | ↗ | Journeys from this site in and out of the village during peak hours using a simple modelling process will be greater than 50 and not exceed 100. |
| | | | → | Journeys from this site in and out of the village during peak hours using a simple modelling process will be greater than 100 and not exceed 150. |

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|----------|--|---|------------|--|
| | | to leave or enter the village? | ↘ | Journeys from this site in and out of the village during peak hours using a simple modelling process will exceed 150. |
| | | 12. Would development of this site have an impact on vehicular movement on existing residential roads? | ↑ | Short road, small site |
| | | | ↗ | Medium site / short road; or small site / medium road |
| | | | → | Long road / small site; or medium road / medium site; or short road / large site. |
| | | | ↘ | Large site / medium road; or medium site / long road; |
| | | | ↓ | Large site / long road. |
| | 7. To maintain and enhance biodiversity by, (i) protecting and improving existing wildlife habitats; (ii) safeguarding relevant landscape features; and (iii) conserving and enhancing wildlife corridors. | 13. Does the site interfere with existing wildlife habitat, including landscape features important to biodiversity? | ↑ | There is no evidence that the site is used to any significant extent by wildlife, and it is unlikely to be so used. There are no relevant landscape features (mature trees, hedgerows, ponds, grass banks, dry-stone walls etc.). |
| | | | ↗ | There is some evidence that the site is used to a limited extent by wildlife, but not by any rare or unusual species and not in a way which differs from adjacent land not offered for development OR there is a small number of relevant landscape features (mature trees, hedgerows, ponds, grass banks, dry-stone walls etc.) but a good prospect that the site could be developed without significantly harming such features. |
| | | | → | There is some evidence that the site is used at least to a limited extent by wildlife, but not by any rare or unusual species and not in a way which differs from adjacent land not offered for development AND there is a small number of relevant landscape features (mature trees, hedgerows, ponds, grass banks, dry-stone walls etc.) but a good prospect that the site could be developed without significantly harming such features. |
| | | | ↘ | (1) The site appears to be used by wildlife to a moderate extent; OR (2) There is a real risk that the site is used to at least a limited extent by at least one rare or unusual species; OR (3) there is a small number of relevant landscape features (mature trees, hedgerows, ponds, grass banks, dry-stone walls |

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|----------|---|---|------------|--|
| | | | | etc.) which would probably be harmed by the development of the site |
| | | | ↓ | (1) The site appears to be used by wildlife to a substantial extent; OR (2) The site appears to be used to at least a limited extent by at least one rare or unusual species; OR (3) The site appears to be used to at least a limited extent by more than one rare or unusual species; OR (4) there is a significant number of relevant landscape features (mature trees, hedgerows, ponds, grass banks, dry-stone walls etc.) which would probably be harmed by the development of the site; OR (5) more than one of the factors listed as alternatives in this measure or the one above are present |
| | | | ↑ | 14. Does the site impede existing wildlife corridors? There is no evidence that the site is used to any significant extent by wildlife as a link between areas of habitat, and it is unlikely to be so used. |
| | | | → | There is no evidence that the site is used to any significant extent by wildlife as a link between areas of habitat, but there is a minimal risk that it is so used OR there is some evidence of occasional use of this sort by wildlife AND, in either case, there are alternative wildlife corridors available |
| | | | ↘ | There is evidence of use of this site by wildlife as a link between areas of habitat which is more than occasional. |
| | | | ↓ | There is evidence of frequent and/or extensive use of this site by wildlife as a link between areas of habitat |
| | 8. To maintain and enhance existing community facilities. | 15. Does the development of this site have a detrimental impact on the enjoyment of any existing facility by the residents of Goring? | ↑ | There is no detrimental impact AND there is genuine and realistic potential to enhance one or more community facilities in accordance with the detailed site proposal from the developer. |
| | | | ↗ | There has been no detrimental impact identified |
| | | | → | The site has a potential detrimental impact but one which the developer has confirmed will be adequately mitigated |
| | | | ↘ | Development of the site has a potential detrimental impact which the developer has not confirmed will be adequately mitigated. |

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|----------|---|--|------------|--|
| | | | ↓ | Development of the site would involve the irrevocable loss of an existing amenity |
| | | 16. Does the development of this site have a detrimental impact on existing parking facilities within the village? | ↑ | Significant positive impact |
| | | | ↗ | Small positive impact |
| | | | → | No net impact |
| | | | ↘ | Small negative net impact |
| | | | ↓ | Significant net negative impact |
| | 9. To ensure that new housing developments can be effectively integrated into the existing community. | 17. To what degree is the site bordered by land that is currently occupied by houses? | ↑ | Bordered on all sides by existing developments within the village built form boundary |
| | | | ↗ | Bordered on three sides by existing developments within the village built form boundary |
| | | | → | Bordered on two sides by existing developments within the village built form boundary |
| | | | ↘ | Bordered on one side by existing developments within the village built form boundary |
| | | | ↓ | Not bordered on any side by existing developments within the village built form boundary |
| | | 18. Is the site sufficiently close to existing facilities? | ↑ | The site is central to the village and its facilities. Measurement of shortest safe road/pathway distance from site entrance to main amenities is less than 400m (<5 mins walk). |
| | | | ↗ | The site is within desirable walking distance of ALL of the main village amenities. This is defined as 800m when measured using Google Maps walking directions. |
| | | | → | The site is within reasonable walking distance of ANY of the main amenities. This is defined as 800m when measured using Google Maps walking directions. |
| | | | ↘ | The site is at the preferred maximum walking distance to the main village amenities This is defined as 2000m when measured using Google Maps walking directions. |
| | | | ↓ | The site is outside an acceptable walking distance to the main village amenities for most people |

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|----------------------|---|---|------------|--|
| | | 19. Is the site of a size which can be absorbed into the area of the village in which it is located without undue impact? | ↗ | The site size is not greater than small (which is defined as less than or equal to 1 hectare AND has a maximum number of 20 dwellings) AND would not substantially impact upon the character of its immediate surroundings. |
| | | | → | The site size is not greater than medium (which is defined as equal to or greater than 1 hectare and less than 2.5 hectares AND has a maximum number of 40 dwellings) AND would not substantially impact upon the character of its immediate surroundings. |
| | | | ↘ | The site size is greater than medium (which is defined as equal to or greater than 1 hectare and less than 2.5 hectares OR has more than 40 dwellings) OR would substantially impact upon the character of its immediate surroundings. |
| | | | ↓ | The site size is greater than medium (which is defined as equal to or greater than 1 hectare and less than 2.5 hectares AND has more than 40 dwellings) AND would substantially impact upon the character of its immediate surroundings. |
| THREE COULD DO | 10. To ensure that the site is considered capable of development by Environmental, Utilities and Infrastructure agencies (including but not limited to the Environmental Agency for flood plain development, Gas, Water, Electricity and Telecoms Utilities, Police, Railway and Highways). | 20. Have any of the relevant agencies advised of any specific constraints that would apply to the site? | ↑ | All relevant agencies have been consulted and none have advised of constraints |
| | | | → | All relevant agencies have been consulted and some have advised of constraints, all of which are capable of mitigation |
| | | | ↓ | All relevant agencies have been consulted and one or more have advised against development due to constraints which are not capable of mitigation or constraints which the developer is not prepared to mitigate |
| | | | ↑ | Potential access points onto multiple existing footway(s). |

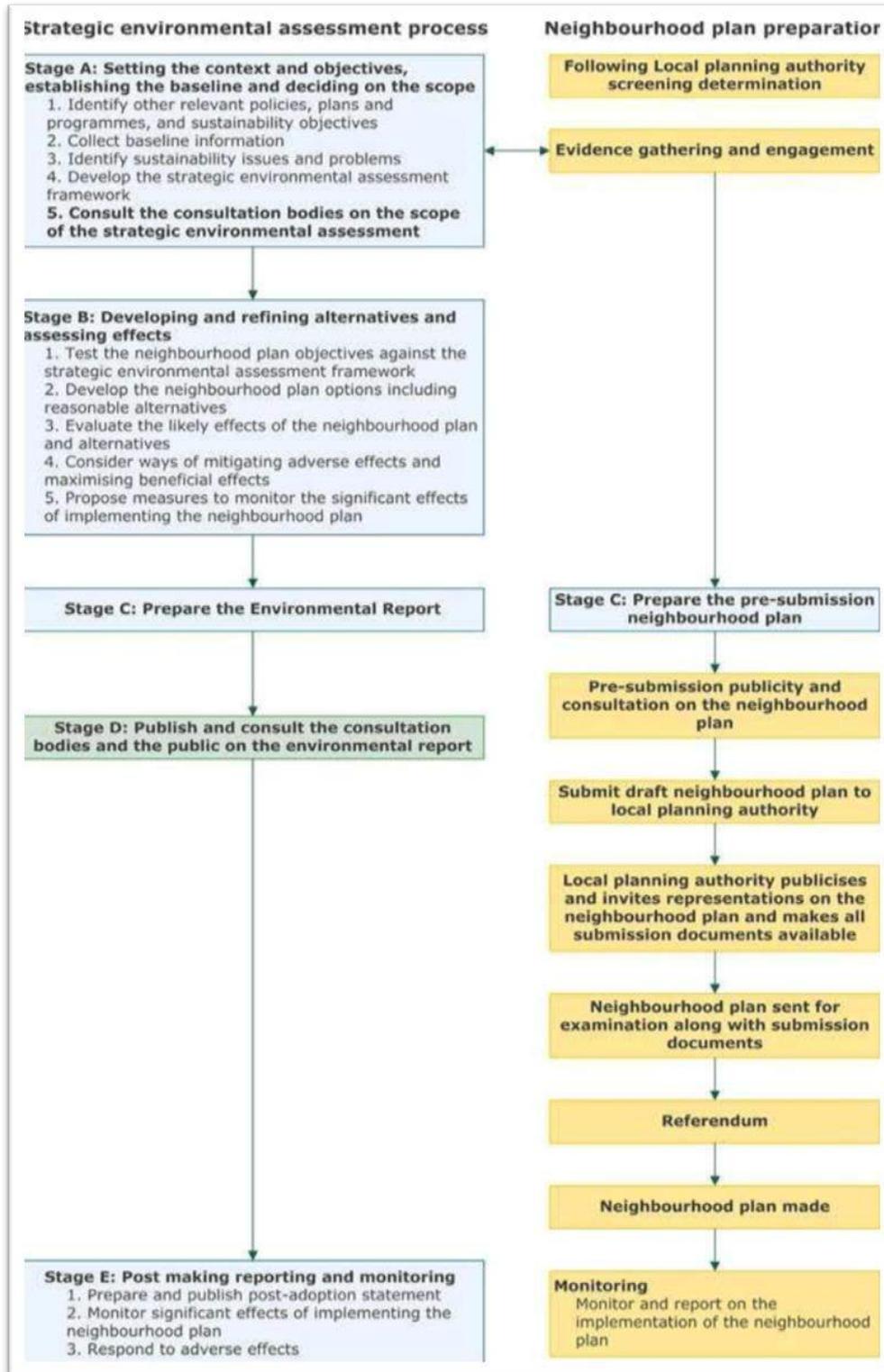
| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|----------|---|---|------------|---|
| | 11. To ensure that new and existing developments are well connected to the village centre, the school and other amenities (including access to the countryside) by a network of safe and accessible footways and cycle paths which maintain and enhance existing rights of way. | 21. Are there existing accessible footways which connect to this site, or is it feasible to provide this by connecting to existing footways? | → | At least one access point onto existing footway or could be constructed within the site |
| | | | ↓ | No possible access points could be constructed within the site to existing footways |
| | | 22. Are there safe accessible existing cycle routes which connect to this site, or is it feasible to provide this by connecting to existing cycle routes? | ↑ | Potential access points onto multiple existing cycle routes or minor roads. |
| | | | → | At least one access point onto existing cycle routes or minor roads or could be constructed within the site |
| | | 22. Are there safe accessible existing cycle routes which connect to this site, or is it feasible to provide this by connecting to existing cycle routes? | ↓ | No possible access points could be constructed within the site to existing cycle routes or minor roads. |
| | | 23. Does the proposal interfere with any existing public rights of way? | → | No interference |
| | | | ↘ | Interference would occur but could be mitigated |
| | | 23. Does the proposal interfere with any existing public rights of way? | ↓ | Significant interference would occur which could not be mitigated |
| | | | | |
| | 12. To protect open green spaces, green infrastructure, sporting and recreational facilities. | 24. Does the site remove or reduce any existing such facility? | → | No reduction of or damage to any existing open green spaces, green infrastructure, sporting and recreational facilities. |
| | | 24. Does the site remove or reduce any existing such facility? | ↘ | Some damage or removal of open green spaces, green infrastructure (trees, hedges etc.), sporting or recreational facilities |
| | | 24. Does the site remove or reduce any existing such facility? | ↓ | Irrevocable- Removal of open green spaces, green infrastructure (trees, hedges etc.), sporting or recreational facilities |

| Category | SITE SELECTION OBJECTIVE | CRITERIA | Assessment | Measure of compliance with criteria |
|----------|--|--|------------|---|
| | 13. To ensure the preservation of archaeologically sensitive areas. | 25. Would the development of this site involve the risk of loss or disturbance of an archeologically sensitive area? | ↑ | There is no evidence of any archaeological sensitivity on this site or in the surrounding area |
| | | | ↗ | The site itself does not appear to be archaeologically sensitive but there is some evidence to suggest such sensitivity in the surrounding area. There are good grounds to believe that the development could and would be undertaken without risking the loss or disturbance of any archaeology. |
| | | | → | There is some evidence that the site is archaeologically sensitive BUT good grounds to believe that development could and would be undertaken without risking the loss or disturbance of any archaeology |
| | | | ↘ | There is some evidence that the site and/or the surrounding area is archaeologically sensitive, and the panel is not satisfied that development could and would be undertaken without risking the loss or disturbance of any archaeology. Further information required. |
| | | | ↓ | There is good evidence that the site and/or the surrounding area is archaeologically sensitive, AND that development would risk the loss or disturbance of that archaeology |
| | 14. To reduce harm to the environment by seeking to minimise pollution of all kinds, especially water, air, soil, light and noise pollution. | 26. Would the development of this site have a positive or negative impact for neighbouring residents on pollution levels in each category? | ↑ | Development of the site would probably have a positive impact for neighbouring residents in at least one category AND would probably not have a negative impact in any category |
| | | | ↗ | Development of the site would probably have a positive impact for neighbouring residents in at least one category which would outweigh a probable minor negative impact |
| | | | → | Development of this site would probably not have any positive or negative impact on pollution levels for neighbouring residents OR would probably have positive and negative impacts which would cancel one another out |
| | | | ↘ | Development of the site would probably have a negative impact for neighbouring residents in at least one category which would probably outweigh a minor positive impact |
| | | | ↓ | Development of the site would probably have a negative impact for neighbouring residents in at least one category AND would probably not have a positive impact in any category |

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Appendix. G - Process for Developing an SEA/SA

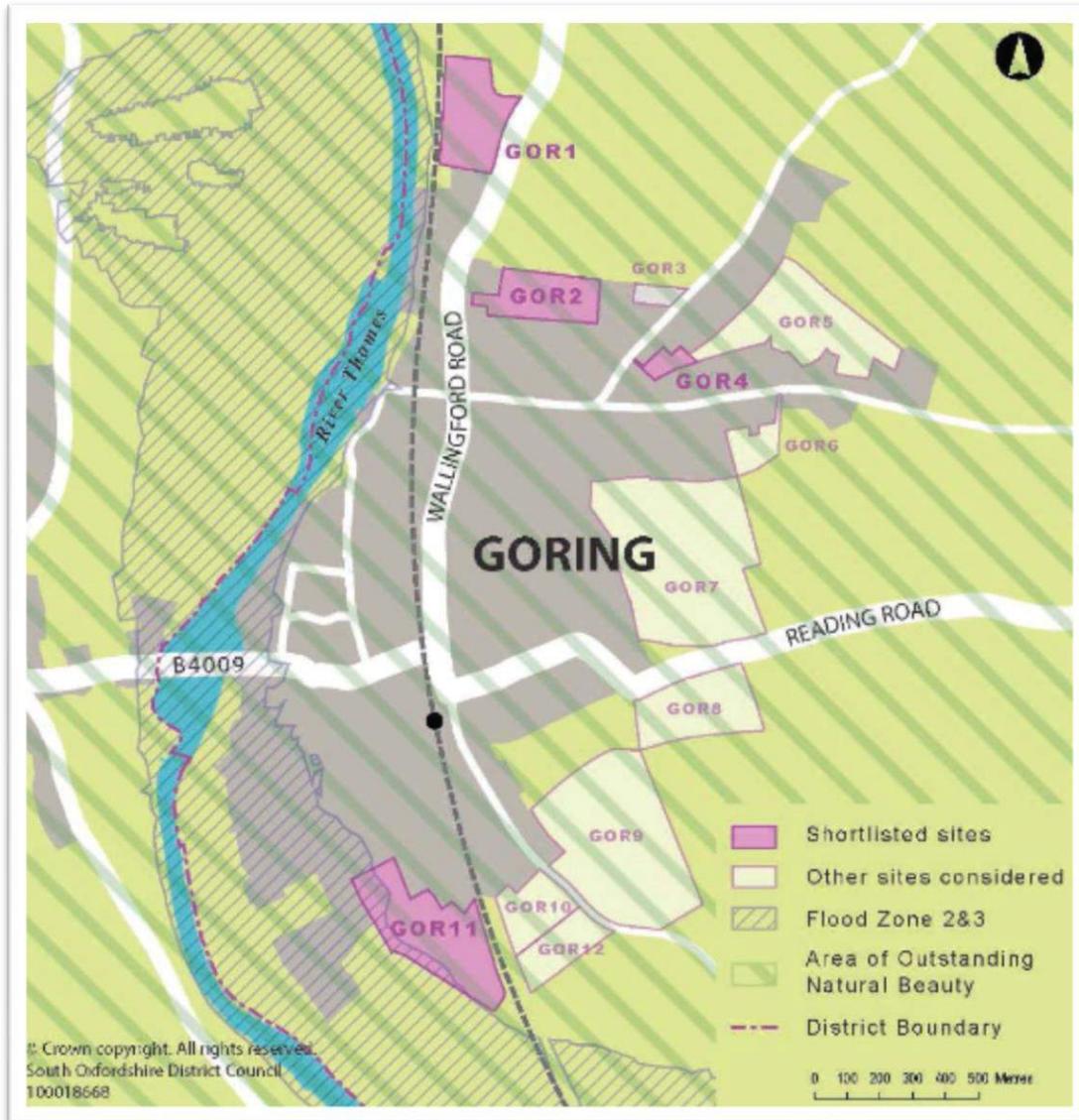
A process to produce an SEA/SA is suggested in the published government guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents", issued in November 2005 and in "A Practical Guide to the Strategic Environmental Assessment Directive" issued in September 2005. This guidance which was reproduced in the Goring SA Scoping Report, suggests the following five stage (A-E) approach:



Appendix. H - SODC's Landscape Assessments

H.1 SODC Local Plan 2031 (refined options) - Landscape Assessment Study

The map below is an extract from the SODC Local Plan 2031 Refined Options following their commissioning in 2014 of the Kirkham/Terra Firma Landscape Capacity Assessment of Sites on the Edge of the Larger Villages in South Oxfordshire. 12 potential sites were considered by SODC and the only sites recommended for further consideration were GOR 2, 4 and 11. GOR 1 was not recommended for development but was included for further assessment because GPC at the time believed there may have been local support for this site and there was a view that all development could be accommodated on this site.



The table below correlates the above sites with the sites submitted to the Neighbourhood Plan during the formal call for sites phase of the Plan process. All sites submitted to the Plan were taken forward for assessment. There was a degree of overlap between these sites and the SODC HELAA / refined options sites shown above. All of these SODC sites were reviewed to determine whether any sites not submitted to the Plan should be taken forward for assessment. It was concluded that none should be for reasons shown in the table below.

| Sites | Area (ha) | SODC Landscape Capacity Assessment | Submitted to Call for sites? | Selected for assessment by Goring Neighbourhood Plan? |
|--------------------------------------|-----------|---|------------------------------|---|
| GOR1 (NP Site GNP5) | 4.3 | Development not recommended | Y | Yes: Site was submitted to the Plan and is therefore available for development and, in the context of a Neighbourhood Plan and with more detailed assessment, may be suitable as whole or in part |
| GOR2 (NP Site GNP6) | 3.3 | Development recommended | Y | |
| GOR4 (NP Site GNP2) | 0.6 | Development recommended | Y | |
| GOR9 (NP Site GNP 1) | 12.7 | Development not recommended | Y | |
| GOR10 (NP Site 11) | 2.6 | Development not recommended | Y | |
| GOR11 - Northern part of site (GNP3) | 7.0 | Development recommended | Y | |
| GOR12 (NP Site GNP 9) | 2.4 | Development not recommended | Y | |
| GOR8 | 5.4 | Not taken forward to assessment by SODC ("Potential for harm" & "Previous land use has potential to give rise to contaminants") | N | No: Site not submitted to Plan and SODC decision taken not to assess the site makes this an assumed "not recommended for development" |
| GOR5 | 7.3 | Development not recommended | N | No: Site not submitted to Plan and not recommended for development by SODC |
| GOR7 | 14.8 | Development not recommended | N | |
| GOR11 – Southern part of site | 7.0 | Development recommended | N | |
| GOR6 | 1.4 | Not assessed | N | No: Site not available (confirmed with site owner, who has also advised SODC) |

H.2 SODC SHELAA Oct 2017

SODC published their updated SHELAA on 19/10/2017. This was after the Goring Neighbourhood Plan and associated SA had reached final draft stage. The Plan analysed the sites in Goring that SODC believe are suitable, available and achievable to inform whether to proceed to Regulation 14 consultation based on the current versions of the Plan and SA, or whether the consultation should be delayed for detailed review and if required, updating of the Plan and SA.

- The Plan concluded that there is no reason as a result of the recent publication of the SHELAA to delay the start of the pre-submission, regulation 14 consultation to consider any of the sites further for inclusion in the Plan.
- The only sites that have a potential to be included, should they be promoted to the Plan by the developers could be managed within the existing Plan and spatial strategy and would not require re consultation.

The sites considered suitable, available and achievable by SODC are shown below:

| Ref | Size ha | Site name | Suitable | Available | Achievable | Housing |
|------|---------|--|----------|-----------|------------|---------|
| 880 | 4.13 | Land east and west of Manor Road, Goring | ✓ | ✓ | ✓ | ✓ |
| 989 | 0.63 | Land south of Goring Fire Station, Goring (1) | ✓ | ✓ | ✓ | ✓ |
| 993 | 2.41 | Land west of Gatehampton Road, Goring | ✓ | ✓ | ✓ | ✓ |
| 995 | 0.71 | Land west of Manor Road, Goring | ✓ | ✓ | ✓ | ✓ |
| 1003 | 12.56 | Land east of Gatehampton Road, Goring | ✓ | ✓ | ✓ | ✓ |
| 1064 | 32.34 | Land east and west of Icknield Road, Goring | ✓ | ✓ | ✓ | ✓ |
| 1065 | 9.8 | Land east of Fairfield Road, Goring (Cow Hill) | ✓ | ✓ | ✓ | ✓ |
| 1085 | 0.33 | Land to the rear of Thames Court, Goring | ✓ | ✓ | ✓ | ✓ |
| 1089 | 2.09 | Land south of Goring Fire Station, Goring (2) | ✓ | ✓ | ✓ | ✓ |
| 1127 | 0.61 | Haydown, Elvendon Road, Goring | ✓ | ✓ | ✓ | ✓ |
| 1186 | 9.77 | Land north and south of Battle Road, Goring | ✓ | ✓ | ✓ | ✓ |

Site number 880

This site is GNP3 plus more land. GNP3 has been allocated by the Plan and the additional land is in flood zone 3.

Conclusion: This site makes no difference to the conclusions of the Plan.



Site number 989

This site is GNP2 which has been allocated by the Plan.

Conclusion: This site makes no difference to the conclusions of the Plan.



Site 993

This site is GNP9, which was assessed as unsuitable by Bramhill.

Conclusion: This site makes no difference to the conclusions of the Plan.



Site 995

This site is GNP13 which has not been allocated by the Plan for flood risk reasons. It is currently in flood zones 2 and 3 and would be completely in flood zone 3 in the lifetime of the Plan.

This is the same site as GNP12, which was assessed as unsuitable by Bramhill

Conclusion: This site makes no difference to the conclusions of the Plan.



Site 1003

This site is GNP1, which was assessed as unsuitable by Bramhill and the landowners could not provide adequate proof that they owned or could propose all the site. This site would fail our Category 1 criteria on at least two points.

Conclusion: This site makes no difference to the conclusions of the Plan.



Site 1064

This is the very large site including GNP6 but extended over the crest as far as the northern boundary of GNP5, an additional 20Ha or thereabouts.

It includes GNP5 to the west of and immediately across the Wallingford Road from this site which was assessed as unsuitable by Bramhill on landscape and visual amenity grounds in the AONB.

Bramhill also recommended restrictions on GNP6 (in the southerly part of this site) so that development was not visible over the crest at the northern end of the site.

This site would be highly visible and a very large extension to GNP5 and would therefore have a significantly higher landscape and visual adverse impact on the AONB. The site would not comply with the restrictions on GNP6 to not be visible over the crest. It would therefore be unacceptable from this respect as well.

Conclusion: This site would be unacceptable under the criteria of this Plan and makes no difference to the conclusions of the Plan.



Site 1065

This site is part of "Cow Hill". It was a part of GOR07 in the previous HELAA. This site was assessed by Kirkham and not recommended for development. It is hard to see how SODC believe this is a suitable site. SODC confirmed in Oct 2017 in a phone call that they had only taken a high-level view and had not considered impact on AONB.



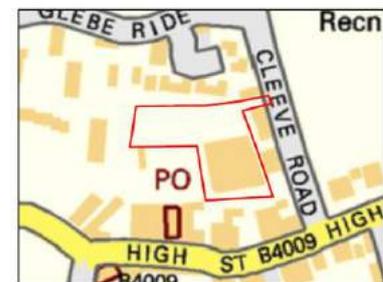
Based on the recommendations of Kirkham in their previous report and the conclusions SODC came to at that time the site is highly unlikely to be acceptable from an AONB perspective.

Conclusion: This site would be unacceptable under the criteria of this Plan and makes no difference to the conclusions of the Plan.

Site 1085

This site is GNP10 which has been allocated by the Plan.

Conclusion: This site makes no difference to the conclusions of the Plan



Site 1089

This site contains GNP2 but is extended up the valley. Informal advice from Bramhill is that extension of GNP2 a long way up the valley is unlikely to be acceptable from a landscape and visual impact perspective, but it is possible that a small part of the site adjacent to GNP2 may be acceptable. If so it would constitute an extension of an existing site.



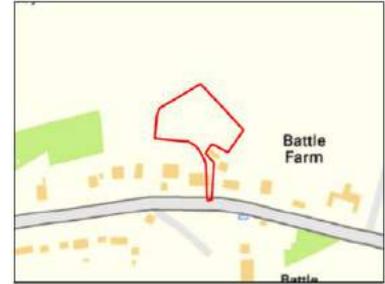
The Kirkham report had the following to say about this site which supports the conclusion below:

- May be some potential but significant concerns regarding harm to landscape setting and AONB as a result of settlement expansion;
- Review area closest to GOR4 (GNP2);
- Visually very prominent;
- Part of open landscape extending up hillside;
- It is recommended that none of this site be considered as a housing site on landscape and visual grounds for the reasons set out above.

Conclusion: There may be potential for a small-scale extension of GNP2 into this site to provide a small increase in dwellings. However, this site was not submitted to the Plan during the call for sites and has not been subject to the rigorous site selection process. Informal discussions with the developer for GNP2 indicate this site may be submitted to future revisions of the Plan once a probate situation is fully resolved.

Site 1127

There appears to be no road access to this site unless an existing mature, recently renovated property is demolished. It is immediately adjacent to the higher reaches of GOR 5, which Kirkham have recommended should not be developed.



Conclusion: There may be a potential for a small development on this site to provide a small increase in dwellings. This could be accommodated without major changes to the Plan and would not require a repeat of the pre-submission consultation. As such it does not give a reason to delay the start of the consultation process.

Actions: Monitor feedback on the Plan from the relevant developer and nearby residents.

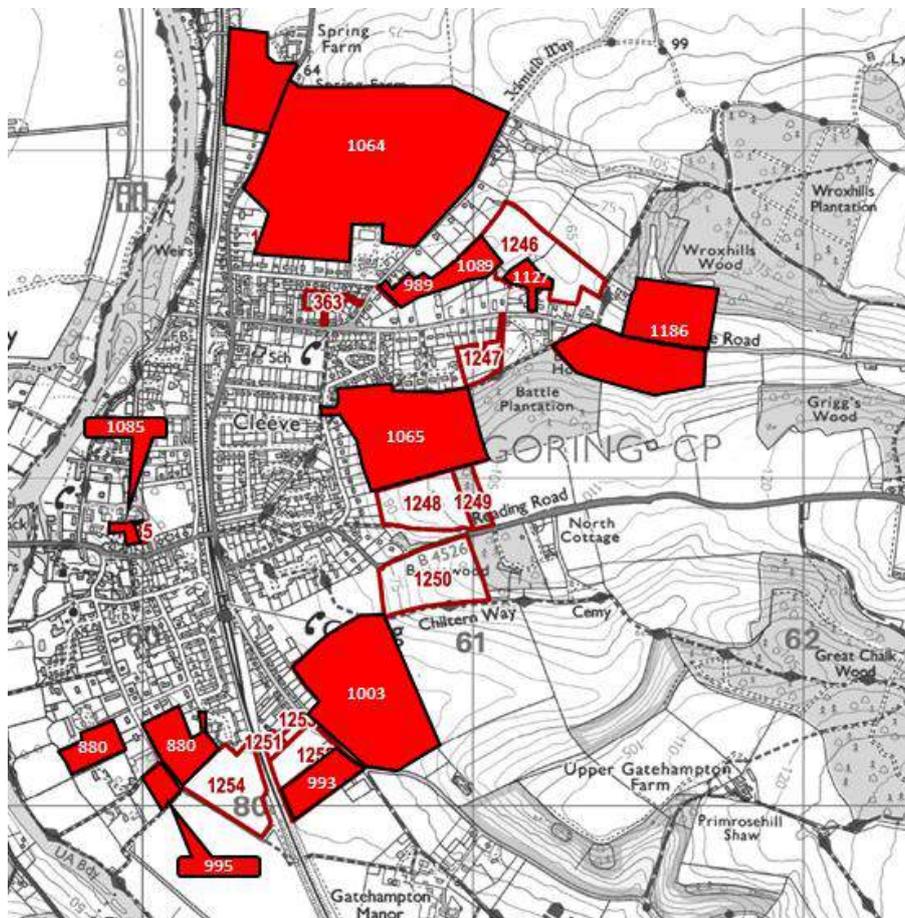
Site 1186

This is the same site as GNP12, which was assessed as unsuitable by Bramhill and the landowners could not provide adequate proof that they owned or could propose all the site. This site would fail the Category 1 criteria on at least two points.



Conclusion: This site makes no difference to the conclusions of the Plan.

The following diagram shows all of the above land that SODC has recorded in its SHELAA as suitable, available and achievable. It equates to over 60ha of land surrounding Goring that is not included as allocations in the Plan.



H.3 Additional supporting professional opinion

As additional evidence of the historic position of SODC regarding protection of the landscape in South Oxfordshire, the South Oxfordshire Landscape Assessment by Atlantic Consultants Ltd, April 1998 predates SODC's Kirkham report but broadly draws the same conclusions to conserve the rural landscape:

"Large-scale development of any kind is likely to be inappropriate within the essentially rural and unspoilt landscape of South Oxfordshire. The ability of the landscape to accommodate small-scale development will depend upon a combination of different factors. The nature and scale of the development itself will be crucial, along with:

- the potential impacts on distinctive landscape and settlement character;
- the potential impacts on intrinsic landscape quality and valued features and the overall sensitivity of the landscape to change;
- the visual sensitivity of the landscape, i.e. the degree to which it benefits from screening or filtering of views."

Appendix. I - Plan Objectives, Policies and Actions

| Plan Chapter No | Objective | Policy |
|-----------------|---|--|
| 5 | <p>Objective.01: Meeting housing need</p> <p>Taking into account historical development trends in Goring, land availability and infrastructure and policy constraints, international, national and local policies and regulations, the optimum number and range of new housing for Goring will be delivered to help meet overall demand, to better align with changing demographics and to target development at the type of dwellings under-represented in the current housing mix.</p> | <p>Policy.01: Number of dwellings to be allocated.</p> <p>New residential development in Goring will be focused on the four proposed housing allocations (site-specific Policies GNP2, GNP3, GNP6 and GNP10), which will deliver approximately 94 dwellings.</p> <p>Development proposals which reflect the scale and character of the village will be supported within the built-up area of Goring where they accord with the policies of this Plan and the Development Plan for the district.</p> <p>Development of new houses outside the built-up area of Goring, or outside the sites identified in Goring site-specific Policies GNP2, GNP3, GNP6 and GNP10, will only be supported if they are necessary or suitable for a countryside location and consistent with the policies of this Plan and the Development Plan for the district.</p> |
| | <p>Objective.01: Meeting housing need</p> <p>(see above)</p> | <p>Policy.02: Infill</p> <p>Proposals for dwellings on sites within the built-up areas of Goring will be permitted provided that:</p> <ul style="list-style-type: none"> • important open space of public, environmental or ecological value is not lost, nor an important public view harmed. In particular, the views that must be protected are the following: <ul style="list-style-type: none"> ○ between Goring and Gatehampton; ○ between Goring and South Stoke; ○ east of Goring above Fairfield Road; ○ north east of Goring between Icknield and Elvendon Roads; ○ within the river setting; |

| Plan Chapter No | Objective | Policy |
|-----------------|--|--|
| | | <ul style="list-style-type: none"> • if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the village; • it does not conflict with other policies in the Goring Plan or Local development plan; and • the scale of development is appropriate to the neighbouring area, does not have an adverse impact on its character and is of an area of up to 0.2 ha. |
| 5 | <p>Objective.01: Meeting housing need (see above)</p> | <p>Policy.03: Housing mix</p> <p>A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</p> <p>The Plan will support a significant proportion of 1, 2 or 3-bedroom units including low cost/affordable accommodation and properties suitable for older people.</p> <ul style="list-style-type: none"> • All affordable housing and at least 15% of market housing on sites of 11 dwellings or more should be designed to meet the standards of Part M (4) category 2: accessible and adaptable dwellings (or any replacement standards). • At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) category 3: wheelchair accessible dwellings. • All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards. |
| 5 | <p>Objective.01: Meeting housing need (see above)</p> | <p>Policy.04: Housing for the elderly</p> <p>The Plan will support independent living for older people in mixed-age residential areas. Development of purpose-built housing for people aged 55+ and/or 75+ will be supported only where it can be shown that existing specialist retirement provision in Goring has fallen below the proportions recommended by Oxfordshire County Council in the SHMA operating at the time; and does not have sufficient capacity to meet demand from local residents.</p> |

| Plan Chapter No | Objective | Policy |
|-----------------|--|--|
| 5 | <p>Objective.01: Meeting housing need</p> <p>(see above)</p> | <p>Policy.05: Affordable housing</p> <p>On all sites where there is a net gain of 6 or more dwellings, at least 40% of affordable dwellings will be required, subject to the viability of this provision on each site.</p> <ul style="list-style-type: none"> • In cases where the 40% calculation provides a part dwelling a financial contribution will be sought equivalent to that. The tenure mix of the affordable housing will be 75% social rented and 25% shared ownership by the most up-to-date housing evidence. • With the exception of part dwellings, the affordable housing should be provided on site and should be mixed with market housing. • The affordable housing should meet required standards and should be of a size and type which meet the requirements of those in housing need. |
| 6 | <p>Objective.02: Avoiding sprawl</p> <p>To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.</p> | <p>See Policy.01, Policy.06, Policy.07, Policy.08, and Policy.09</p> |
| | <p>Objective.03 Identify all available and suitable sites</p> <p>To contribute to Goring’s housing need by identifying all suitable and available</p> | <p>Policy.06: Allocated Site GNP2</p> <p>The site between Icknield Road and Elvendon Road of approximately 0.64ha is allocated for approximately 14 new homes. A Masterplan (as part of the planning application) will be</p> |

| Plan Chapter No | Objective | Policy |
|-----------------|--|--|
| | development sites that comply with relevant regulatory requirements and local plans, taking account of the unique status and characteristics of Goring and the preferences of its residents. | supported provided that the proposed development complies with the following site-specific requirements: See section 6.3.1 for site specific requirements |
| | Objective.03 Identify all available and suitable sites (see above) | Policy.07: Allocated Site GNP3 The site between Manor Road and Elmcroft of approximately 2.4ha is allocated for approximately 20 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements: See section 6.3.2 for site specific requirements |
| | Objective.03 Identify all available and suitable sites (see above) | Policy.08: Allocated Site GNP6 The site between Wallingford Road and Springhill Road of approximately 3.8ha is allocated for approximately 46 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements: See section 6.3.3 for site specific requirements |
| 6 | Objective.03 Identify all available and suitable sites (see above) | Policy.09: Allocated Site GNP10 The site in the centre of the village of approximately 0.3ha is allocated for approximately 14 new homes. A Masterplan (as part of the planning application) will be supported |

| Plan Chapter No | Objective | Policy |
|-----------------|---|---|
| | | <p>provided that the proposed development complies with the following site-specific requirements;</p> <p>See section 6.3.4 for site specific requirements</p> |
| 7 | <p>Objective.04: Protecting the landscape</p> <p>To maintain, and where possible enhance, the natural beauty of Goring’s countryside, open spaces, river setting and the Chilterns and the North Wessex Downs Areas of Outstanding Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics.</p> | <p>Policy.10: Conserving and enhancing Goring’s landscape</p> <p>Planning permission for any proposal within the Chilterns AONB, or affecting the setting of the Chilterns AONB or North Wessex Downs AONB, in Goring will only be granted when it:</p> <ul style="list-style-type: none"> • conserves and enhances the AONB’s special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation; • is appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment; • meets the aims of the statutory Chilterns AONB Management Plan; • avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated. |
| 7 | <p>Objective.05: Maintaining biodiversity</p> <p>To maintain and enhance biodiversity in Goring Parish.</p> | <p>Policy.11: Conserve and enhance biodiversity</p> <p>Protection and enhancement of Goring’s rich biodiversity is fundamental to the sustainability of the village.</p> <p>Any new development should conserve, restore and enhance landscape features (mature trees, hedgerows, ponds, grass banks, ancient walls etc), improve existing wildlife habitats, and protect and enhance wildlife corridors in Goring, including protection of the Habitats of Principal Importance and Designated Wildlife Sites.</p> <p>All proposals for new development sites, including infill, should:</p> <ul style="list-style-type: none"> • demonstrate a net gain in biodiversity; |

| Plan Chapter No | Objective | Policy |
|-----------------|--|---|
| | | <ul style="list-style-type: none"> • include management plans to ensure new and replacement biodiversity features are sustainable over the long term; • protect and retain all mature trees and hedgerows wherever possible; • protect and conserve all rare species. |
| 8 | <p>Objective.06: Minimising pollution</p> <p>To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds.</p> | <p>Policy.12: Light Pollution</p> <p>Development proposals must include external lighting schemes which include design features and mitigating measures that avoid overlighting and limit the adverse impact of lighting on neighbouring residents, the rural character of the countryside and biodiversity.</p> |
| 8 | <p>Objective.06: Minimising Pollution</p> <p>(see above)</p> | <p>Policy.13: Air quality and pollution</p> <p>Any development should seek to minimise the impact of air pollution on immediate neighbours and the wider community of Goring. In order to protect public health from the impacts of poor air quality:</p> <ul style="list-style-type: none"> • development in Goring must be compliant with the measures laid out in the district council’s Developer Guidance Document and the associated Air Quality Action Plan, as well as the national air quality guidance and any local transport plans; • all development proposals should include measures to minimise air pollution at the design stage and incorporate best practice in the design, construction and operation of the development; • where a development has a negative impact on air quality, including cumulative impact, developers should identify mitigation measures that will sufficiently minimise emissions from the development. Where mitigation is not sufficient the impacts should be offset through planning obligations; |

| Plan Chapter No | Objective | Policy |
|-----------------|--|---|
| | | <ul style="list-style-type: none"> development will only be permitted where it does not exceed air pollution levels set by European and UK regulations. |
| 8 | <p>Objective.06: Minimising Pollution (see above)</p> | <p>Policy.14: Water, Sewerage and Drainage capacity</p> <p>All development proposals must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development. For phased development proposals, each phase must demonstrate sufficient water supply and water treatment capacity.</p> <ul style="list-style-type: none"> New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes. Proposals that increase the requirement for water will only be permitted where adequate water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality, biodiversity or other land uses. Any development must demonstrate that it meets appropriate standards of sewerage and drainage provision so as to minimise adverse impacts on immediate neighbours and the wider community of Goring. |
| 9 | <p>Objective.07: Building design</p> <p>To ensure that all new developments in Goring are designed to a high standard and satisfy the unique characteristics and requirements of the village.</p> | <p>Policy.15: Building design principles</p> <p>To ensure that all development respects and maintains the character of the village and the surrounding rural AONB, the Plan will support proposals which:</p> <ul style="list-style-type: none"> comply with SODC’s Design Guide and the Chilterns Buildings Design Guide; respond positively to scale, mass, density and design of the immediate area and the village context; conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area; |

| Plan Chapter No | Objective | Policy |
|-----------------|---|---|
| | | <ul style="list-style-type: none"> • in edge of village locations, acknowledge the Plan’s spatial strategy and are sensitive to the transition from urban to rural character; • sympathetically introduce high quality, modern design in appropriate locations; • particularly in the conservation areas, consider the use of locally distinctive features and materials such as decorative red and grey brickwork, flint work, tile work, chimneys and porches, as described in the Goring Design Statement; • respect and protect the AONB. |
| | <p>Objective.08: Heritage conservation</p> <p>Goring will conserve and enhance its heritage, an irreplaceable resource, making sure that it remains in productive use and realises its potential for delivering economic, social and environmental benefits for the village.</p> | <p>Policy.16: The Historic Environment</p> <p>The parish’s designated historic heritage assets and their settings, both above and below ground including archaeological sites, listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p>Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2012).</p> |
| 10 | <p>Objective.08: Heritage conservation</p> <p>(see above)</p> | <p>Action.01: Conservation Area appraisals.</p> <p>Conservation Area appraisals will be undertaken and management plans prepared to ensure future development is sensitive and appropriate.</p> <ul style="list-style-type: none"> • This action calls for engagement between the Parish Council and the responsible body, SODC, and Historic England to undertake Conservation Area appraisals for Goring and Gatehampton Conservation Areas. • Management plans will be developed for their conservation and enhancement. |

| Plan Chapter No | Objective | Policy |
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| | | <ul style="list-style-type: none"> Resources to address this action will be sought via SODC, in accordance with Local Plan 2011 (para 3.101) and emerging Local Plan 2033 Policy ENV6. |
| 10 | <p>Objective.08: Heritage conservation (see above)</p> | <p>Action.02: Protecting and re-purposing historic assets</p> <p>Identifying and recording historic landscapes and buildings is the first step in protecting heritage assets. Finding new, suitable uses for old buildings both listed and unlisted, will protect and enhance them and ensure they continue to bring economic, social and environmental benefits for Goring. While listed assets are already recorded and protected, unlisted heritage assets in Goring will be identified and formally recorded, perhaps as part of a heritage cluster, character area or view, noting their history and assessing their role and value following the assessment criteria in the Historic England’s.</p> <p>Advice Note 7: Local Heritage Listing. If appropriate, any assets of note will be proposed to the district council for adoption onto a register of Locally Listed Buildings as part of Local Plan 2033’s Policy ENV6.</p> <p>GPC will liaise with SODC, Historic England and local volunteer groups, for example Goring Gap Local History Society and the Goring and Streatley Amenity Association, to achieve this. This action will encourage:</p> <ul style="list-style-type: none"> investment in and/or conservation and enhancement of buildings and/or spaces between them; opportunities to repair, conserve, enhance, or bring back heritage assets into use, especially those in danger of falling into disrepair; consideration of potential future uses for vulnerable buildings, for example conversion of upper floors to flats, or a home for a local ‘pop-up’ museum which would add value to the growing tourism and hospitality economy of the village; opportunities for community engagement in a deeper understanding |

| Plan Chapter No | Objective | Policy |
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| 11 | <p>Objective.09: Maintain and enhance community facilities</p> <p>To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents.</p> | <p>Policy.17: Open space, sport and recreation in new residential development</p> <p>New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with SODC’s most up-to-date Leisure Strategy, and Sport England guidance.</p> <ul style="list-style-type: none"> • The provision of open space, sport, recreation and play facilities, and playing pitches is expected to be delivered on site, unless this is demonstrated not to be feasible. • Provision for the future long-term maintenance and management of the open space and facilities must be agreed as part of the planning application. |
| 11 | <p>Objective.09: Maintain and enhance community facilities</p> <p>(see above)</p> | <p>Action.03: Co-ordinated use of hall and room facilities</p> <p>The Plan proposes that a full evaluation be carried out of the level and nature of present use of the different hall and room facilities leading to the development of a coordinated booking system making all sites accessible through a single point of access. At the request of the Parish Council this process could be led by the Goring and Streatley Amenity Association.</p> |
| 11 | <p>Objective.10: An integrated community</p> <p>To ensure that Goring remains a socially and physically integrated community.</p> | <p>This objective is supported by the Spatial Strategy and by Policy.01, Policy.06, Policy.07, Policy.08, and Policy.09</p> |

| Plan Chapter No | Objective | Policy |
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| 11 | <p>Objective.11: School facilities</p> <p>To have the best possible education facilities and adequate capacity to accommodate the children residing in the village.</p> | <p>Action.04: A plan for the future of the school</p> <p>A strategic project should determine the need for upgraded, extended or new facilities for Goring Primary School and the best way to provide these including support from CIL funds for the project and for any subsequent redevelopment. Subject to consultation, the preferred option should be put forward to the relevant planning authority (SODC) or should be included in a subsequent iteration of the Goring Neighbourhood Plan.</p> |
| 11 | <p>Objective.12: Medical practice facilities</p> <p>To enable the medical practice to improve and extend its facilities so as to offer a wider range of services than is possible at present.</p> | <p>Action.05: Considering the space needed for the medical practice</p> <p>It is not within the scope of the Plan to propose a policy for the Medical Centre but availability of additional space for the Medical Centre resulting from potential relocation of the Council Offices should be considered in the strategic project for the rejuvenation of the Arcade area in the village centre.</p> |
| 12 | <p>Objective.13: Minimise traffic impact</p> <p>To minimise the impact of any increase in traffic caused by new developments and to improve, where possible, the environment for pedestrians, businesses and property owners in the village centre.</p> | <p>Action.06: Improving the village centre congestion and safety</p> <p>The Plan supports actions, as an element of the Strategic Project, to improve village centre congestion and safety. In particular, the High Street and village centre will be the subject of improved traffic management, parking control, loading and unloading constraints, and pedestrian safety measures as follows:</p> <ul style="list-style-type: none"> • establish a raised table approximately 10cm high and 2.5m wide across the full width of the road; • continue the footpath outside Mary S in a raised form around to the footpath to Wheel Orchard Car Park, to act as an obstacle encouraging drivers not to mount the footpath or cut the corner tightly and to enable wheelchair users and other pedestrians to assess traffic in both directions before crossing the road; |

| Plan Chapter No | Objective | Policy |
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| | | <ul style="list-style-type: none"> • build out the footpath at the 'Give Way' opposite Inspiration, creating a physical 'give way' island, to emphasise the give-way point and to encourage drivers not to block the waiting point by inconsiderate parking. <p>The proposal has been consulted on locally by Goring Parish Council. Detailed development of the scheme, a road safety audit and formal consultation are required to meet Local Highway Authority requirements. CIL funds accruing to the Parish Council will be essential to support this scheme.</p> |
| 12 | <p>Objective.13: Minimise traffic impact</p> <p>(see above)</p> | <p>Action.07: Improving Wallingford Road access and safety</p> <p>The Plan supports actions to improve Wallingford Road and the public footway to facilitate wheelchair access to the station and to enhance pedestrian safety.</p> |
| 12 | <p>Objective.13: Minimise traffic impact</p> <p>(see above)</p> | <p>Action.08: Stopping illegal use of the High Street by heavy goods vehicles</p> <p>The Plan supports the monitoring and reporting of illegal HGV movements through Goring to enforce the 7.5 tonne weight restriction to deter HGV movements through the High Street, minimising damage to environmentally sensitive areas of the village.</p> <p>Goring Parish Council, Streatley Parish Council and responsible bodies, namely Oxfordshire County Council and West Berkshire Council's Highways and Trading Standards Departments and Thames Valley Constabulary should devise a strategy to monitor and report offending HGVs.</p> |
| 12 | <p>Objective.13: Minimise traffic impact</p> <p>(see above)</p> | <p>Policy.18: Adequate parking within new developments</p> |

| Plan Chapter No | Objective | Policy |
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| | | <p>Proposals for new residential development, including extensions, should provide adequate parking provision at least in line with Local Plan guidelines. These arrangements should meet current and future needs of residents and visitors.</p> <p>Where on-plot parking solutions cannot be achieved or are inappropriate, the reasoning for this should be set out in the Design and Access Statement and an alternative should be formally designed into the proposed scheme and should discourage informal, inconsiderate parking</p> |
| | <p>Objective.13: Minimise traffic impact (see above)</p> | <p>Action.09: Sustainable village centre parking</p> <p>A feasibility study, supported by CIL funds accruing to GPC, should be commissioned, as an element of Strategic Project 1, to develop and consult on options for a sustainable village centre parking strategy. The aim will be to provide a sufficient number of suitably located and managed car parking spaces to sustain the long-term economic, social and environmental needs of Goring.</p> <p>The study should review on- and off-road parking to consider:</p> <ul style="list-style-type: none"> • how parking can be provided and managed to encourage additional use of the shops and facilities in central Goring; • the needs of rail commuters; • where potential exists to increase the number of off-road spaces, for example by new layouts; • where long-term major investment might be needed, for example the village centre and the station; • the effectiveness of on-road parking restrictions, for example double yellow lines and limited-duration parking; • provision of charge points for electric vehicles; • additional protected and secure bicycle parking; and • the improvement and enforcement of on-road and off-road parking restrictions. |

| Plan Chapter No | Objective | Policy |
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| 12 | <p>Objective.14: Pedestrian and cycle routes</p> <p>To ensure that any new housing sites and routes from the site to the village centre are accessible and safe for all users, including pedestrians, cyclists, people with disabilities and deliveries.</p> | <p>Policy.19: Walking and cycling</p> <p>Proposals for all types of development will, where appropriate:</p> <ul style="list-style-type: none"> • provide safe pedestrian access to link up with existing or proposed pathways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to village amenities; • improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. <p>Development proposals for all new sites and any brownfield sites will be required to demonstrate that they have optimised their connection to the village centre and other amenities (including access to the countryside).</p> <p>Proposals for development adjoining a public footpath or bridleway should have regard to maintaining the rural character of the footpath or bridleway.</p> <p>Proposals to create new pedestrian and cycle links from adjoining development schemes to a public footpath or bridleway will be supported, provided they avoid or minimise the loss of mature trees and hedgerows and use materials that are consistent with a rural location.</p> |
| 12 | <p>Objective.15: Local economy</p> | <p>Action.10: Rejuvenation of Goring village centre</p> |

| Plan Chapter No | Objective | Policy |
|-----------------|--|--|
| | To protect, support and enhance the vitality of Goring village centre as an essential component of the sustainability of Goring. | Following the making of this Plan, the Parish Council should establish a strategic project to take professional advice, and explore potential mechanisms, to secure the comprehensive redevelopment of this important site in the heart of the village for the future. |

Appendix. J - Site-Specific Requirements

J.1 GNP2

Policy.06. Allocated Site GNP2

The site between Icknield Road and Elvendon Road of approximately 0.64ha is allocated for approximately 14 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:

1. All new dwellings must have 2 or 3 bedrooms.
2. Road access must be onto Icknield Road including provision for pedestrian and cycle access.
3. The design of new buildings should conform with the provisions of SODC's Design Guide and also the Chilterns Buildings Design Guide to ensure that dwellings will be sympathetically designed and fit in with the local area. Buildings should be no higher than 2 storeys, with rooms in the roof if appropriate.
4. There must be a suitable proposal to ensure that all existing mature trees and vegetation on the periphery of the site will be protected, including provision for the ongoing maintenance for which a management strategy must be provided. This area should be the subject of a legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening.
5. There must be a net gain in biodiversity on the site by:
 - a. providing enhanced mature screening with new trees and hedges on the north-eastern perimeter to protect views from the Chiltern Way;
 - b. retaining or relocating existing protected species;

- c. planting medium and large trees within the developed area;
 - d. conducting a wildlife appraisal of the site to identify any wildlife habitats and corridors and including plans to mitigate any potential harm.
6. The Oxfordshire Historic Environmental records should be reviewed for any records of archaeological remains.

J.2 GNP3

Policy.07. Allocated Site GNP3

The site between Manor Road and Elmcroft of approximately 2.4ha is allocated for approximately 20 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:

1. At least 13 of the new dwellings will have 2 or 3 bedrooms.
2. Road access must be onto Manor Road. The new entrance road must be designed to maintain the rural character of Manor Road.
3. A new pedestrian and cycle access must be provided connecting the site to Elmcroft.
4. A flood risk assessment must be produced to accompany any planning applications as may be required by national/local policy/regulations.
5. All physical dwellings must be in an area of approximately 1.5ha in Flood Zone 1 and built to safe standards recommended by the Environment Agency and OCC to protect against long-term flood risk.
6. Site design and mitigation must satisfy the conditions for acceptability of the development set out in the Level 2 flood risk assessment in the Goring Neighbourhood Plan Strategic Flood Risk Assessment and Sequential Test, or as identified in any subsequent flood risk assessment as part of an approved planning application.
7. The road must be designed and constructed to avoid run-off onto Manor Road. Run-off must be attenuated to greenfield run-off rates through the implementation of SUDS (sustainable urban drainage system), including but not limited to: swales, infiltration trenches and soakaways, permeable paving and/or gravel surfacing.
8. A Grampian-style condition is imposed, stating that 'Development will not commence until details are approved of how the developer will ensure the public water supply source is not detrimentally affected by the proposed development, both during and after its construction. Details of protection measures shall cover, as a minimum, the

mitigation proposed to prevent contamination of the groundwater source due to ground disturbance, pesticide use and drainage system discharge (both surface water and foul water systems) and should be submitted to, and approved in writing by, the local planning authority in consultation with Thames Water.'

9. The developed site must include sufficient parking spaces for the occupants of the dwellings and their visitors so that there is no impact upon the surrounding residential streets, having regard to Local Authority adopted standards.
10. The design of new buildings should conform with the provisions of SODC's Design Guide and also the Chilterns Buildings Design Guide to ensure that dwellings will be sympathetically designed and fit in with the local area. Buildings should be no higher than 2 storeys, with rooms in the roof if appropriate.
11. There will be a net gain in biodiversity, by:
 - a. providing enhanced mature screening with new trees and hedges on the southern perimeter of the whole site to protect views from the Thames Path;
 - b. providing enhanced mature screening on the south-eastern edge to mitigate harm to the views from the houses in Elmcroft that will be facing directly into the site;
 - c. retaining the meadow area to the west of the site and the boundary tree screening along the western and southern boundaries of the site as private open space and entering into an appropriate Habitat Management scheme to provide a reliable process for the implementation and aftercare of these ecological features;
 - d. making provision for a landscape buffer of appropriate native hedgerow and lowland woodland-edge species, with medium to large size trees within the core of the site, which will also assist in reducing visual impacts;
 - e. There must be a legal agreement to ensure that residents of properties containing or neighbouring the screening are not able to remove, reduce or materially modify the screening.
12. The developer must undertake tree and ecological assessments as appropriate and must agree with the SODC tree protection officer a plan for the retention of all significant trees and habitats, the

appropriate protection of the trees on the site, the location and paths of the access road to Manor Road and the pedestrian and cycle path to Elmcroft, and the safeguarding of mature trees and root systems during the construction phase.

13. The developer must consult with Thames Water concerning the scale of any proposed development.
14. The Oxfordshire Historic Environmental Records should be reviewed for any records of archaeological remains.

J.3 GNP6

Policy.08 Allocated Site GNP6

The site between Wallingford Road and Springhill Road of approximately 3.8ha is allocated for approximately 46 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:

- 1) At least 35 of the new dwellings will be 1, 2 or 3 bedrooms.
- 2) If there is to be development on the triangle of land adjacent to Wallingford Road, it shall be no more than a line of 4 houses, set back from the Wallingford Road along an extrapolation of the existing building line on that side of the road, and of similar design to the existing adjacent houses and the houses opposite. Roof lines should be kept as low as practicable and no higher than the height of the adjacent house such that they appear to drop down with the topography.
- 3) Public access across the site will be enhanced with pedestrian and cycle access to Springhill Road and Wallingford Road, connected by safe pedestrian routes and cycleways, which run through the site. This will include:
 - a) provision of a safe new public footpath (suitable for self-propelled wheelchair access) and cycle access connecting the south east of the site to Springhill Road, with suitable mitigation to protect the privacy of existing properties bordering the pathway and to ensure a safe entrance and egress for cyclists and for pedestrians to cross to and from the pavement on the southern side of Springhill Road;
 - b) retention of the existing permissive footpath to the north of the site linking Wallingford Road and Icknield Road;
 - c) provision of a safe public footpath and cycle path connecting a) and b) above with the access junction at Wallingford Road.
- 4) The access road onto Wallingford Road must be sensitively designed to mitigate any unavoidable landscape and visual

damage in a manner that reflects the existing character of the road and landscape, whilst complying with road safety requirements, the details to be agreed with the relevant authorities. This will include:

- a) mitigation such that the road sits down into the landscape, for example between banks as it rises up the slope and visually links with garden boundaries to the south;
 - b) mitigation planting of suitable native species to be introduced, including off-site planting as appropriate, to provide screening of oblique views of the road and triangle from the road, screen the proposed access and maintain the character of the rural streetscape;
 - c) design of the access road, to minimise the impact on residents opposite, particularly in terms of light pollution at night and safety in and around the junction;
 - d) a safety review to ensure that the impact of road access onto Wallingford Road is fully considered in terms of traffic passing, entering and leaving the junction, cycle access and pedestrian access including pedestrians with mobility issues and pedestrians walking to and from the site along Wallingford Road.
- 5) Rooftops and screening for houses on the site should not be visible above the ridge line in views from Wallingford Road, particularly from between Spring Farm Barns/Cottages and 91 Wallingford Road but also from the road to the north of the Spring Farm hamlet. Detailed cross-sections should be taken along a series of sightlines including but not limited to those shown on the plan below to ensure that this condition is met.
 - 6) The design of new buildings should conform with the provisions of SODC's Design Guide and also the Chilterns Buildings Design Guide to ensure that dwellings will be sympathetically designed and fit in with the local area. Buildings should be no higher than 2 storeys, with rooms in the roof if appropriate.
 - 7) The site design must include provision of a secure children's play area, including equipment suitable for 6 – 12-year olds. Provision is to be made for the ongoing maintenance of the

space and equipment, for which a management strategy must be provided.

- 8) A Grampian-style condition is imposed, stating that 'Development will not commence until details are approved of how the developer will ensure the public water supply source is not detrimentally affected by the proposed development, both during and after its construction. Details of protection measures shall cover, as a minimum, the mitigation proposed to prevent contamination of the groundwater source due to ground disturbance, pesticide use and drainage system discharge (both surface water and foul water systems) and should be submitted to, and approved in writing by, the local planning authority in consultation with Thames Water.'
- 9) A palaeontological assessment must be provided making specific reference to the discovery of Ichthyosaur bones in the vicinity.
- 10) The Oxfordshire Historic Environmental records should be reviewed for any records of archaeological remains.
- 11) There must be a net gain in biodiversity through the retention of existing features where possible and through appropriate mitigation planting. Mitigation planting is to consist of native species that are appropriate to the area and reflect local landscape character. New habitat corridors, in the form of hedgerows and/or tree belts are to be introduced at the site boundaries and throughout the site.
- 12) The visual amenity of Springhill Road residents must be protected by providing an appropriate landscape buffer on the southern boundary. This should include, at an early stage of the development, enhanced screening with new trees and hedges to continue and enhance the existing line of vegetation particularly along the south-western edge of the site. This area should be the subject of a legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening. Neighbouring gardens rather than the new houses themselves must lead to the garden edges of Springhill Road properties.
- 13) A new area of at least 0.25ha of Open Green Space must be created to the north of the site. Provision is to be made for the

ongoing maintenance of the space, for which a management strategy must be provided.

- 14) The developed site must include sufficient parking spaces for the occupants of the dwellings and their visitors so that there is no impact upon the surrounding residential streets, having regard to Local Authority adopted standards.
- 15) The levels and landform within the manège area (shown in grey in the diagram) must be reprofiled such that they relate to the original and surrounding landform and any housing in this area designed to 'sit down' in the landscape and so as to relate well to the original and surrounding landform.
- 16) The boundary of the Traditional Orchard area is shown by the green line in the figure below. No development will be permitted on the site within the area of Traditional Orchard identified by the red line boundary in the figure. All surviving viable and veteran orchard trees in this area must be protected and conserved. Plans must be included for the regeneration of the traditional orchard as a community orchard including provision for the ongoing maintenance of the space, for which a management strategy must be provided. The Traditional Orchard area must be enhanced by planting a native species hedgerow around the boundary. The barn and other outbuildings must be removed and this area incorporated into the orchard.

J.4 GNP10

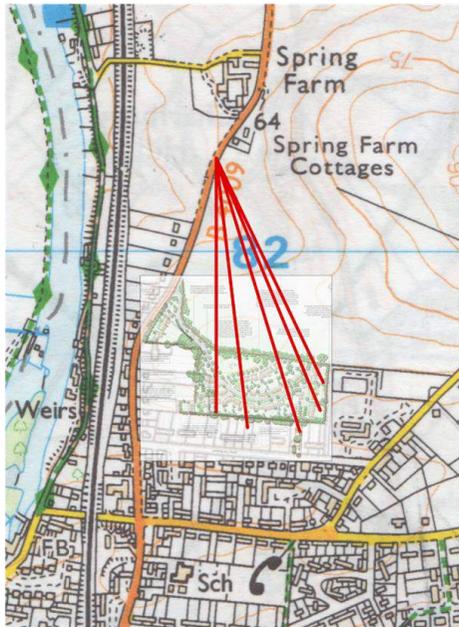


Diagram for SSR 5



Diagram for SSR 16

Policy.09 Allocated Site GNP10

The site in the centre of the village of approximately 0.3ha is allocated for approximately 14 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements;

1. At least 10 of the new dwellings must have 1 or 2 bedrooms.
2. Vehicular access must be provided onto Cleeve Road.
3. There must be pedestrian linkages from High Street, Cleeve Road and through The Birches to Thames Road.
4. The developed site must include sufficient parking spaces for the occupants of the new dwellings and their visitors together with neighbouring businesses which currently utilise parking provision on the site, such that there is no impact upon the surrounding streets, having regard to Local Authority adopted standards.
5. New buildings must be designed to fit in with the design, material, character and height of the Goring Conservation Area and be of an appropriate density for this context. Height and mass of the new buildings must be in keeping with that of the surrounding historic buildings.
6. The design of all new buildings should conform with the provisions of SODC's Design Guide and also the Chilterns Building Design Guide.
7. Soft landscaping must be created to introduce screening as appropriate for which a management strategy must be provided.
8. This site is in the centre of the Goring Conservation Area. An archaeological assessment must be provided. The Oxfordshire Historic Environmental Records should be reviewed for any records of archaeological remains

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Appendix. K - Monitoring Framework

The following table provides a more detailed summary of the monitoring framework, owned by GPC, for the Plan. It includes key measures or indicators of success, the authority responsible for its successful implementation and the timescale of progress reviews. It also highlights where CIL money should be prioritised to support the policy or action.

| Policy Area | Policy No | Policy Title | Measure, Indicator of Success or Key Milestones | Body Responsible for implementation of Policy | Timescale for Review | CIL other funding required |
|--------------|-----------|--------------------------------------|---|---|---|----------------------------|
| Housing need | P.01 | Number of dwellings to be allocated. | Approximately 94 dwellings built on the four allocated sites in the first 4 years of the Plan. | GPC Planning Committee and SODC Planning | Ongoing | No |
| | P.02 | Infill | All new planning applications for Infill sites adhere to this policy and the other policies in the Plan. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| | P.03 | Housing Mix | New builds on allocated sites in Goring will include at least 80% 1, 2 or 3-bedroom units including low cost/affordable accommodation and properties suitable for older people, built to accessible and adaptable dwelling standards (or built to lifetime living standards). | GPC Planning Committee and SODC Planning | Ongoing | No |
| | P.04 | Housing for the elderly | Development of independent living for older people in mixed-age residential areas and development of purpose-built housing for people aged 55+ and/or 75+ will only be supported where it can be shown that existing specialist provision in Goring: <ul style="list-style-type: none"> • Has fallen below the proportions recommended by Oxfordshire County Council in the Strategic Housing Market Assessment operating at the time; and • Does not have sufficient capacity to meet demand from local residents. | GPC Planning Committee and SODC Planning | Ongoing | No |
| | P.05 | Affordable housing | On all sites where there is a net gain of 6 or more dwellings at least 40% will be affordable. | GPC Planning Committee and SODC Planning | Ongoing | No |

| Policy Area | Policy No | Policy Title | Measure, Indicator of Success or Key Milestones | Body Responsible for implementation of Policy | Timescale for Review | CIL other funding required |
|----------------------------|-----------|---|---|---|---|----------------------------|
| Allocated sites | P.06 | Allocated site GNP2 | The approved Master Plan for this site includes the site specific requirements defined in this policy. | GPC Planning Committee and SODC Planning | Ongoing | No |
| | P.07 | Allocated site GNP3 | The approved Master Plan for this site includes the site specific requirements defined in this policy. | GPC Planning Committee and SODC Planning | Ongoing | No |
| | P.08 | Allocated site GNP6 | The approved Master Plan for this site includes the site specific requirements defined in this policy. | GPC Planning Committee and SODC Planning | Ongoing | No |
| | P.09 | Allocated site GNP10 | The approved Master Plan for this site includes the site specific requirements defined in this policy. | GPC Planning Committee and SODC Planning | Ongoing | No |
| Landscape and biodiversity | P.10 | Conserve and enhancing Goring's landscape | No new planning applications are approved unless they adhere to this Policy and the other policies in the Plan. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| | P.11 | Conserve and enhance biodiversity | All new planning applications demonstrate a net gain in biodiversity and include management plans to ensure biodiversity features are sustainable. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| Environmental impact | P.12 | Light pollution | All new Planning applications adhere to this Policy. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| | P.13 | Air quality pollution | All new Planning applications adhere to this Policy. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| | P.14 | Water, sewage and drainage | All relevant Planning applications adhere to this Policy. With specific reference to GNP3 and GNP6: <ul style="list-style-type: none"> • Developer commits to Grampian condition with relevant authorities; • All relevant authorities agree Grampian condition; | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |

| Policy Area | Policy No | Policy Title | Measure, Indicator of Success or Key Milestones | Body Responsible for implementation of Policy | Timescale for Review | CIL other funding required |
|----------------------------------|-----------|---|--|---|---|---|
| | | | <ul style="list-style-type: none"> Grampian condition work completed before development commences. | | | |
| Building design | P.15 | Building Design principles | All new Planning applications adhere to this Policy and adhere to the SODC and Chiltern Design Guides. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| Heritage conservation | P.16 | Historic environment | Any planning applications involving designated heritage assets and their setting include plans to conserve and enhance them. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| Social infrastructure | P.17 | Open Space, sport and recreation in new residential Development | All new Planning applications adhere to this Policy. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| Traffic - congestion and parking | P.18 | Adequate parking within new developments | Routine monitoring of parking provision in Planning applications. All new Planning applications adhere to this Policy. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| Pedestrian and cycle routes | P.19 | Walking and cycling | Where possible, new Planning applications adhere to this Policy. | GPC Planning Committee and SODC Planning | On submission of all relevant Planning applications | No |
| Heritage and Culture | A.01 | Conservation Area appraisals | <p>Conservation Area appraisals will be undertaken and management Plans prepared to ensure future development is sensitive and appropriate.</p> <ul style="list-style-type: none"> This action calls for engagement between GPC and the responsible body, South Oxfordshire District Council, and Historic England to undertake Conservation Area Appraisals for Goring and Gatehampton Conservation Areas; Management Plans will be developed for their preservation and enhancement. | SODC in conjunction with Goring GPC (GPC) | Annual at GPC annual general meeting | This is an existing responsibility of SODC and should be funded by SODC |

| Policy Area | Policy No | Policy Title | Measure, Indicator of Success or Key Milestones | Body Responsible for implementation of Policy | Timescale for Review | CIL other funding required |
|-----------------------|-----------|--|--|---|---|---|
| | | | Resources to address this action will be sought via SODC, in accordance with emerging Local Plan 2033 Policy ENV6. | | | |
| | A.02 | Protecting and re purposing historic assets | <p>Finding new uses for old buildings, listed and unlisted, will protect them and ensure they bring environmental, social and economic benefits for Goring. Listed and unlisted heritage assets should be identified and formally recorded and added to the new Locally Listed Buildings List proposed by SODC, noting their history, assessing their role and value, for example as part of a heritage cluster, a character area or a view. GPC will liaise with SODC, Historic England and local volunteer groups for example, Goring Gap Historical Society and the Goring and Streatley Amenity Association to achieve this. This action will encourage:</p> <ul style="list-style-type: none"> • Investment in and/or enhancement of buildings and/or spaces between them; • Consideration of potential future uses for vulnerable buildings, for example, conversion of upper floors to flats, or a home for a local museum which would add value to the growing tourism and hospitality economy of the village. | GPC and volunteers | Annual at GPC annual general meeting | Yes, from GPC annual budget |
| | A.03 | Co-ordinated use of village hall and room facilities | The Plan proposes that a full evaluation be carried out of the level and nature of present use of the different hall and room facilities leading to the development of a coordinated booking system making all sites accessible through a single point of access. At the request of GPC this process could be led by the Goring and Streatley Amenity Association. | GPC and Amenities Association plus external expertise | 6 monthly report to GPC meeting | Yes, from CIL and other sources if CIL funds are inadequate |
| Social Infrastructure | A.04 | A Plan for the future of the school | A strategic project should be initiated to determine any need for upgraded, extended or new facilities in Goring Primary School and | School Governors, Diocesan Board of | Annual, and also strategic project | Yes, from CIL and other |

| Policy Area | Policy No | Policy Title | Measure, Indicator of Success or Key Milestones | Body Responsible for implementation of Policy | Timescale for Review | CIL other funding required |
|---------------------------------|-----------|---|---|--|---|---|
| | | | the best way to provide these. Subject to consultation, the preferred option should be put forward in a planning application to the relevant Planning authority if appropriate or as part of a subsequent iteration of the Plan. | Education, GPC, SODC, Oxfordshire County Council | monthly progress report | sources (e.g. Diocese) |
| | A.05 | Consider space needed for medical practice | It is not within the scope of the Plan to propose a policy for the Medical Centre but consideration of the relocation of GPC Office and the consequent availability of additional space for the Medical Centre should be reviewed between the parties and agreement on whether to develop a scoping appraisal. | OCC and Medical Centre. | Annual at GPC annual general meeting | From GPC annual budget |
| | A.06 | Improving village centre congestion and safety | This action has already been initiated by GPC and is ongoing | GPC and OCC | Ongoing, monthly at GPC meeting | Yes, from CIL and other sources if CIL funds are inadequate |
| | A.07 | Improving Wallingford Road access and safety | Implementation of Wallingford Rd to the station pavement improvement proposals. | MIGGS/GPC | Ongoing, monthly at GPC meeting | Yes, from CIL and other sources if CIL funds are inadequate |
| Travel – congestion and parking | A.08 | Stopping illegal use of the High Street by heavy goods vehicles | The Plan supports the monitoring and reporting of illegal HGV movements through Goring to enforce the 7.5 tonne weight restriction to deter HGV movements through the High Street. GPC, Streatley GPC and responsible bodies, namely Oxfordshire County Council and West Berkshire Council's Highways and Trading Standards Departments and Thames Valley Constabulary should devise a strategy to monitor and report offending HGVs. | GPC | 3 monthly included in strategic project monthly progress report to GPC | Yes, from CIL and other sources if CIL funds are inadequate |

| Policy Area | Policy No | Policy Title | Measure, Indicator of Success or Key Milestones | Body Responsible for implementation of Policy | Timescale for Review | CIL other funding required |
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| | A.09 | Sustainable village centre parking | A feasibility study, supported by CIL funds accruing to GPC, should be commissioned to develop and consult on options for a sustainable village centre parking strategy. The aim will be to provide a sufficient number of suitably located and managed car parking spaces to sustain the long-term economic, social and environmental needs of Goring. The study should review on- and off-road parking. | GPC | 3 monthly, and also included in strategic project monthly progress report to GPC | Yes, from CIL and other sources if CIL funds are inadequate |
| | A.10 | Rejuvenation of Goring village centre around the Arcade area | An initiative should be taken to redevelop all or the majority of this brownfield site comprehensively and sensitively, with the aim of regenerating the village centre, making it more attractive visually, strengthening the Goring Conservation Area and improving the economic sustainability of the village. Redevelopment could include a mixed retail, residential and office development and additional community facilities such as an outdoor meeting area. GPC will take advice and explore the feasibility of establishing a Neighbourhood Development Order for all or part of the area to secure the comprehensive redevelopment of this important site in the heart of the village for the future. | GPC | 3 monthly, and also included in strategic project monthly report to GPC to progress a feasibility report (initiated by GPC), followed by review as appropriate | Yes, from CIL and other sources if CIL funds are inadequate |

Appendix. L - AECOM Confirmation

The following is a quote a letter from AECOM following their review of the SA.

"AECOM Review of the Goring Neighbourhood Plan Sustainability Appraisal (SA) Report

Having reviewed several versions of the Goring Neighbourhood Plan SA Report, and also held several meetings and telephone conferences with the Steering Group, I am happy to recommend that the SA Report be finalised for submission to the Local Planning Authority.

My review has focused on ensuring that the SA Report presents the following two key pieces of information, in accordance with the underpinning regulatory requirements:

- 1) An appraisal of "the plan and reasonable alternatives" (Regulation 12(2))*
- 2) "An outline of the reasons for selecting the alternatives dealt with" (Schedule 2(2))*

Following our most recent telephone conference, and having now reviewed the latest version of the SA Report, I am able to conclude that the SA Report does present the required information in relation to both (1) and (2).

I also note that the Non-technical Summary (NTS) presents summary information in relation to both (1) and (2), as it should. Focusing on the NTS, I note that -

- **Sections 1.5.2 to 1.5.4** explain the stepwise process completed to arrive at reasonable alternatives, involving: A) informal analysis of strategic issues/options for Goring; B) informal analysis of broad areas around the edge of Goring that might feasibly be considered for an allocation (for development); and C) formal analysis of competing site options (i.e. sites potentially in contention to be allocated). It is clear that Sections 1.5.2 to 1.5.4 together present sufficiently robust 'outline reasons' for selecting the alternatives dealt with.*
- **Section 1.5.5** presents an appraisal of the reasonable alternatives, which comprise alternative 'spatial options', i.e. alternative approaches that might be taken to the allocation of land for development through the Neighbourhood Plan.*
- **Section 1.5.6** presents 'outline reasons' for supporting the preferred option, in light of the appraisal of reasonable alternatives, i.e. the Group's response to the appraisal.*
- Finally, I note that **Section 1.5.7** presents an appraisal of the Draft Neighbourhood Plan as a whole, i.e. an appraisal of the effects likely to result from implementation of the preferred 'spatial option' alongside the suite of proposed development management policies.*

The main report presents the same information, but in greater detail. Notably, it presents added detail in relation to the work to explore strategic issues/options (Section 6.1) and site options (Section 6.2).

The report should prove helpful to stakeholders and also the appointed examiner. I note that no comments on the SA Report were received through the recent 'Pre-submission' consultation and am confident that our work since the consultation has served only to add clarity to the report."

¹ Environmental Assessment of Plans and Programmes Regulations 2004
AECOM Infrastructure & Environment UK Limited registered in England & Wales, Company number 880328. Midpoint, Alencon Link, Basingstoke, Hampshire RG21 7PP

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Appendix. M - Glossary

| | AECOM | American multinational engineering firm that provides design, consulting, construction, and management services to a wide range of clients. www.aecom.com/uk |
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| | Affordable housing | Social rented, affordable rented and intermediate housing, (see below for definitions) provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. |
| | Affordable rented housing | Housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). |
| | Biodiversity | Biodiversity is seen as the total complexity of all life, including not only the great variety of organisms, but also their varying behaviour and interactions. |
| | Brownfield site | Any previously developed land that is not currently in use, whether contaminated or not. |
| | Chilterns AONB Management Plan | The AONB Management Plan for the Chilterns contains comprehensive summaries of the key issues facing the area and the management policies and actions needed to conserve the area. www.chilternsaonb.org/conservation-board/management-plan |
| CIL | Community Infrastructure Levy | A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure. www.southoxon.gov.uk/cil |
| | Community orchard | A collection of fruit trees planted in a public space www.gov.uk/government/publications/community-orchards-a-how-to-guide |

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| | Conservation Area | An area designated by the district council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees. |
| | Conservation Target Areas | Some of the most important areas for wildlife conservation in Oxfordshire, where targeted conservation action will have the greatest benefit. |
| | Consultation | A process by which people and organisations are asked their views about planning decisions, including the Neighbourhood Plan. |
| | Design and Access Statement | A report accompanying and supporting a planning application as required by the Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. |
| | Development Plan | This includes adopted Local Plans, Neighbourhood Development Plans and the Waste and Minerals Local Plan and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. Planning applications have to be decided in accordance with the Development Plan unless material considerations indicate otherwise |
| | Flood Zone 1 | This is the zone at lowest flood risk. Land having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones |
| | Flood Zone 2 | Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year. |
| | Flood Zone 3 | This is the zone with highest flood risk. Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. |

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| GPC | Goring-on-Thames Parish Council | www.goringpc.org |
| | Grampian condition | A planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant. |
| | Green infrastructure | A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. |
| | Heritage Asset | A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets (such as Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens and Listed Buildings) and non-designated assets (not designated as one of the above but of good local character or interest). |
| | Housing need | The quantity of housing required for households who are unable to access suitable housing without financial assistance. |
| | Inclusive design | Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone. |
| | Infill | The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. |
| | Infrastructure | All the ancillary works and services that are necessary to support human activities, including roads, sewers, schools, hospitals, etc. |
| | Intermediate housing | Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, are not affordable housing for planning purposes. |

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| Kirkham | Kirkham Landscape Planning Ltd | www.kirkhamlandscape.co.uk/index.html |
| | Landscape Character Area | Landscape character is the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. A landscape character area is a geographic area with a consistent character or coherent identity. |
| | Lifetime Homes Standards | Incorporates 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. |
| | Local Plan | The plan for the local area that sets out the long-term spatial vision and development framework for the district and strategic policies and proposals to deliver that vision. |
| | Manège | An enclosed area in which horses and riders are trained. |
| | Material consideration | A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. This can include issues such as overlooking/loss of privacy, parking, noise, effect on listed building and conservation area, or effect on nature conservation etc. |
| OCMs | Objectives, Criteria and Measures | Basis of procedures for evaluating the different sites offered for development. Underlie the process of site selection. |
| | Older People | People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs. |

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| | Open space | All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. |
| | Regulation16 | The SODC consultation on the Plan – part of the Neighbourhood Planning (General) Regulations 2012. |
| | Sequential test | Planning principle that seeks to identify, allocate or develop certain types of location of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites. With regard to flood risk, it seeks to locate development in areas of lower flood risk (Flood Zone 1) before considering Flood Zones 2 or 3. |
| | Social rented housing | Housing let by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. |
| | Source Protection Zone | The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction.: |
| | Spatial Strategy | The overview and overall approach to the provision of jobs, homes and infrastructure over the plan period. |
| SA | Sustainability Appraisal | The process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of the Strategic Environmental Assessment Directive. Required to be undertaken for all Neighbourhood Plan Documents. |
| | Sustainable development | “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs” as drawn up by the World Commission on Environment and Development in 1987. The NPPF taken as a whole constitutes the Government’s view of what sustainable development in England means in practice for the planning system. |

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| | Swale | Shallow, broad and vegetated channel designed to store and/or convey run-off and remove pollutants. |
| | Windfall site | Site which has not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available. |

Appendix. N - Endnotes

¹ Locality: <http://locality.org.uk/>

² Peruvian Connection LLC is a medium sized business according to the European Commission definition, which has been adopted by the UK:
<https://ec.europa.eu/docsroom/documents/15582/attachments/1/translations/en/renditions/pdf>

³ Site Selection Methodology v1.5: see Evidence folder

⁴ Bramhill Design: www.bramhilldesign.co.uk

⁵ Thames Valley Environmental Records Centre (TVERC): <https://www.tverc.org>

⁶ SODC Strategic Housing and Economic Land Availability Assessment:
<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=782809291&CODE=61ECE2C4EDA0265E4F9458400BBD756D&NAME=SHELAA%20Update%202017&REF=SHELAA%20Update%202017>

⁷ Goring Neighbourhood Plan Strategic Flood Risk assessment and sequential test v2 (approved): see Evidence folder

⁸ A Practical Guide to the Strategic Environmental Assessment Directive issued in September 2005:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

⁹ Goring Neighbourhood Plan Landscape Capacity Study and associated supplementary reports. 2016-2017, Bramhill Design: see Evidence Folder

¹⁰ Landscape Capacity Assessment for Sites on the Edge of the Larger Villages in South Oxfordshire. May 2014. Kirkham Landscape Planning Limited / The Terra Firma Consultancy: http://www.southoxon.gov.uk/sites/default/files/2015-02-18_Site%20Assessment%20paper%20FINAL.pdf

¹¹ Site Selection Methodology v1.5: see Evidence folder

¹² Site selection priorities, methods and results v1.3: see Evidence folder

¹³ Chiltern Conservation Board Management Plan:

http://www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Management%20Plan%202014-19/chilterns_management_plan_2014-19_final.pdf

¹⁴ SEA Directive, Annex 1, paragraphs a) and e): <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

¹⁵ 8-Point Plan for England's National Parks (March 2016), Section 2 - Create Thriving Natural Environments:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/509916/national-parks-8-point-plan-for-england-2016-to-2020.pdf

¹⁶ Ministry of Housing, Communities and Local Government Guidance, issued 6th March 2014: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

¹⁷ Other key Landscape Character reference documents:

Landscape Character Assessment Guidance for England and Scotland:

<https://www.landscapeinstitute.org/PDF/Contribute/GLVIA3consultationdraftformembers.pdf>

An Approach to Landscape Character Assessment' Natural England 2014:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf

¹⁸ JBA Consulting details: <https://www.jbaconsulting.com/>

¹⁹ AECOM details: <https://www.aecom.com>

²⁰ European Strategic Environmental Assessment Directive:

<https://www.ec.europa.eu>

²¹ South Oxfordshire Grassland Survey, GOR04, June 2015:
http://www.southoxon.gov.uk/sites/default/files/ecoconsult%20ecology%20report_GOR4.pdf

²² Campbell Gordon: Analysis of Demand for Offices in Goring, November 2016. Report commissioned by Thames Properties: see Evidence folder

²³ SSMG – Site Selection Management Group Terms of Reference: see Evidence folder

²⁴ SODC Strategic Housing and Economic Land Availability Assessment:
<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=782809291&CODE=61ECE2C4EDA0265E4F9458400BBD756D&NAME=SHELAA%20Update%202017&REF=SHELAA%20Update%202017>

²⁵ Oxfordshire County Council Corporate Plan 2016/17- 2019/20:
<https://www2.oxfordshire.gov.uk/cms/content/corporate-plan>

²⁶ South Oxfordshire Landscape Assessment (last reviewed January 2014):
<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/policy-publications/south>

²⁷ Historic England National Heritage List – Goring Parish:
<https://historicengland.org.uk/listing/the-list/results?q=Goring%20on%20Thames&parish=-1&searchtype=nhsearch&searchResultsPerPage=20>

²⁸ Goring Village Design Statement 2011: http://www.gsamenity.org.uk/wp-content/uploads/village_design_statement_2011.pdf

²⁹ SODC Strategic Flood Risk Assessment Final Report, Table 5-1:
<http://www.southoxon.gov.uk/sites/default/files/2013s6892%20VOWH&SODC%20SFRA%20Final%20Report.pdf>

³⁰ Environment Agency Thames Area Climate Change Guidance, Jan 2017:
<https://drive.google.com/open?id=1dYOJAQ6NKHOsDrUW4x-pdXhy7iez-Yxo>

³¹ Local authority emission estimates:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/623015/2005_to_2015_UK_local_and_regional_CO2_emissions_statistical_release.pdf

³² Office for National Statistics, Census 2011:
<https://www.ons.gov.uk/census/2011census>

³³ Economic Development Strategy Oxfordshire 2006-2016:
<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/business/economicdevelopment/edso.pdf>

³⁴ Living in the Village survey results Working Group Report and Appendix A. Site Selection Priorities Methods and Results v1.3: see Evidence folder

³⁵ Googlemap traffic congestion ID screen shots: see Evidence folder

³⁶ Goring Parish Council 2015 Traffic Survey results: see Evidence folder

³⁷ Oxfordshire County Council Highways Annual Average Daily Traffic Flows:
<https://www.oxfordshire.gov.uk/cms/traffic-count-data>

³⁸ MIGGS (Mobility in Goring Gap and Streatley) report: TPA's 'Wallingford Rd Technical Note: see Evidence folder

³⁹ OCC Transport Monitoring: <https://www.oxfordshire.gov.uk/cms/content/transport-monitoring>

⁴⁰ SODC Evaluation of Traffic Impact, Technical Note, Oct 2016:
http://www.southoxon.gov.uk/sites/default/files/Technical%20note%20Evaluation%20of%20Transport%20Impact%20March%202017_0.pdf

⁴¹ Letters to Goring Gap News ref HGVs April and May 2017: see Evidence folder

⁴² Oxfordshire County Council Local Transport Plan:
<https://www2.oxfordshire.gov.uk/cms/content/ltp4-policy-and-overall-strategy>

⁴³ Office of Rail and Road: Estimates of Station Usage 2015/2016, December 2016:
<http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

⁴⁴ Letter in Goring Gap News ref parking April 2017: see Evidence folder

⁴⁵ Site Selection Priorities Survey results: Method and Results v1.3: see Evidence folder

⁴⁶ Department for Transport Manual for Streets, 2007:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

⁴⁷ GNP Mode of travel survey, Travel Survey Summary, Oct 2016: see Evidence folder

Goring Parish Council High St Traffic Survey results, 2015: see Evidence folder

⁴⁸ Traffic accidents in Goring resulting in casualties: <http://www.crashmap.co.uk>

⁴⁹ Goring C of E [Aided] Primary School Travel Plan 2015:
<http://myeplanning.oxfordshire.gov.uk/swiftlg/MediaTemp/205201-26159.pdf>

⁵⁰ Oxfordshire County Council response to Goring-on-Thames Draft Neighbourhood Plan 13.12.2017: see Evidence folder

⁵¹ Incidents of crime in Goring, Police UK Crime Map: <https://www.police.uk/thames-valley/N379/crime>

⁵² Oxfordshire Strategic Housing Market Assessment, April 2014:
http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf

⁵³ Goring Village Plan 2006, Vision for the Future:
<http://www.gsamenity.org.uk/wp-content/uploads/goring-parish-plan-2006.pdf>

⁵⁴ Business Register and Employment Survey, Employment by industry in Goring:
<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/businessregisterandemploymentsurveybresprovisionalresults/provisionalresults2016revisedresults2015>

Rural community profile for Goring (Parish):
http://www.communityfirstoxon.org/wp-content/uploads/2016/07/RuralPlaceProfile_E04008131_Goring.pdf

⁵⁵ Goring and Streatley website: <http://www.visitgoringandstreatley.co.uk/>

⁵⁶ Southern Oxfordshire website: <http://www.southernoxfordshire.com/goring.php>

⁵⁷ South Oxfordshire District Retail and Leisure Needs Assessment 2016:
http://www.southoxon.gov.uk/sites/default/files/2016_06_08_South%20Oxfordshire%20Final%20Report%20Issued%2026%2005%2016.pdf

⁵⁸ Salters Steamers Ltd: <http://www.salterssteamers.co.uk/wallingford-reading.php>

⁵⁹ The Gap Festival: <http://www.thegapfestival.org/>

⁶⁰ The Goring and Streatley Food and Drink Festival:
<http://www.goringstreatleyfoodfest.co.uk/>

⁶¹ Goring Gap News July 2017: George Michael's birthday: see Evidence folder

⁶² George Michael tributes: Christmas at Goring on Thames Jan 2017:
<https://www.youtube.com/watch?v=aD1dAcqr9Ys>

Tributes by fans at Goring on Thames 24-25 June 2017:
<https://www.youtube.com/watch?v=cg9n2wzTlj8>