

# **Goring Parish Neighbourhood Development Plan – Post Adoption Statement in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC**

**02 August 2019**

## **1 Introduction**

### **1.1 The Neighbourhood Development Plan**

The Goring-on-Thames Neighbourhood Development Plan (NDP) was ‘made’ (adopted) by South Oxfordshire District Council (the District Council) on 18 July 2019 and now forms part of the South Oxfordshire Development Plan for the determination of planning applications in the Parish.

In preparing the NDP, account was taken of the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the Strategic Environmental Assessment (SEA) Directive and its transposing regulations, the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*

In developing the NDP, proportionate, robust evidence should support the choices made and the approach taken. In terms of SEA and Sustainability Appraisal (SA), the Planning Practice Guidance (PPG) (paragraph 26, SEA and SA) states:

*“There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this.”*

Paragraph 27, SEA and SA of the PPG continues:

*“In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects.”*

Consistent with this guidance, the District Council completed a SEA Screening Opinion on the 8 June 2016 and concluded that the NDP was likely to have significant effects on

the environment and that SEA was required. Consequently SEA was undertaken by Goring-on-Thames Parish Council comprising of:

- A Scoping Report dated 14 March 2016
- A Sustainability Appraisal, “Final approved GNP Sustainability Appraisal Reg 16 Submission version” as published by SODC on 26 April 2018

In assessing the emerging NDP and also in line with the PPG, the Goring-on-Thames Parish Council decided to undertake a Sustainability Appraisal (SA) that was compliant with the SEA Directive but also considered wider social and economic effects.

References to the ‘Environmental Report’ in this Post-Adoption Statement refer to the relevant SA Report.

The SA Scoping Report and Sustainability Appraisal can be viewed at <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/goring-neighbourhood-p>

Both documents can be inspected at:

Reception <b>South Oxfordshire District Council</b> 135 Eastern Avenue, Milton Park, Milton, OX14 4SB	Mon - Thurs, 8.30am - 5pm and Friday, 8.30am - 4.30pm
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This Post Adoption Statement represents the conclusion of the SEA process and fulfils the plan and programme adoption requirements of the SEA Directive and SEA Regulations. This statement has been prepared in accordance with Regulation 16 (3) and (4) of the Environmental Assessment of Plans and Programmes Regulations 2004, which require a statement to be produced on adoption of a plan or programme, to detail, in summary:

- how environmental considerations have been integrated into the NDP (Section 2 of this document);
- how the Environmental Report has been taken into account (Section 3);
- how opinions expressed in response to the consultation on the Draft NDP and Draft Environmental Report have been taken into account (Section 4);
- the reasons for choosing the NDP, as made, in the light of the other reasonable alternatives dealt with (Section 5); and
- the measures that are to be taken to monitor the significant environmental effects of the implementation of the NDP (Section 6).

## 2 HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO THE NDP

### 2.1 Environmental Considerations in the NDP

#### Preparation of the NDP

Environmental and wider sustainability considerations have been integral to the key decisions made in respect of the policies and proposals of the NDP. The integration of these considerations into the plan making process has principally been achieved through:

- the development of a proportionate evidence base on topics including (inter alia) housing, population and health, transport, landscape, air quality, biodiversity, flood risk.
- engagement with key stakeholders and the public on the emerging NDP and related environmental and sustainability matters;
- the consideration of national planning policy and the objectives of other plans and programmes, including those produced by the District Council; and
- ongoing assessment including SEA (see **Section 2.2**) and screening under the Habitats Regulations Assessment (HRA).

#### NDP Content

The NDP plans positively to support local development (as outlined in paragraph 13 of the National Planning Policy Framework). This aim is expressed in the NDP Vision, which is:

*“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.”*

The Vision is supported by 15 Objectives in the NDP which are as follows:

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.

The NDP derived a set of Sustainability Objectives (shown below) 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

The NDP has fifteen objectives, twenty 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).

Objective	Policy / Action
<p><b>Objective.01: Meeting housing need</b></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><b>Policy.01: Number of dwellings to be allocated.</b></p> <p>New residential development in Goring will be focused on the four proposed housing allocations (GNP2, GNP3, GNP6 and GNP10), which, it is expected, will deliver approximately 94 dwellings. Land will be held in reserve in accordance with Policy.10 to provide for this need if these sites cannot deliver it.</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, or if policy.10 applies.</p>
<p><b>Objective.01: Meeting housing need</b></p> <p>(See above)</p>	<p><b>Policy.02: Infill</b></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"> <li>• 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"> <li>○ between Goring and Gatehampton;</li> <li>○ between Goring and South Stoke;</li> <li>○ east of Goring above Fairfield Road;</li> <li>○ north east of Goring between Icknield and Elvendon Roads;</li> <li>○ within the river setting;</li> </ul> </li> <li>• 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;</li> <li>• it does not conflict with other policies in the Goring Plan or Local development plan; and</li> <li>• the scale of development is appropriate to the neighbouring area and does not have an adverse impact on its character.</li> </ul>
<p><b>Objective.01: Meeting housing need</b></p> <p>(See above)</p>	<p><b>Policy.03: Housing mix</b></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>

Objective	Policy / Action
	<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"> <li>• 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).</li> <li>• At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) category 3: wheelchair accessible dwellings.</li> <li>• All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</li> </ul>
<p><b>Objective.01: Meeting housing need</b></p> <p>(See above)</p>	<p><b>Policy.04: Housing for the elderly</b></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>
<p><b>Objective.01: Meeting housing need</b></p> <p>(See above)</p>	<p><b>Policy.05: Affordable housing</b></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"> <li>• 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.</li> <li>• With the exception of part dwellings, the affordable housing should be provided on site and should be mixed with market housing.</li> <li>• The affordable housing should meet required standards and should be of a size and type which meet the requirements of those in housing need.</li> </ul>
<p><b>Objective.02: Avoiding sprawl</b></p> <p>To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.</p>	<p><b>See Policy.01, Policy.06, Policy.07, Policy.08, Policy.09 and Policy.10.</b></p>
<p><b>Objective.03 Identify all available and suitable sites</b></p>	<p><b>Policy.06: Allocated Site GNP2</b></p>

Objective	Policy / Action
<p>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.</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 supported provided that the proposed development complies with the following site-specific requirements:</p> <p>See section 6.3.1 of the GNP for site specific requirements</p>
<p><b>Objective.03 Identify all available and suitable sites</b></p> <p>(See above)</p>	<p><b>Policy.07: Allocated Site GNP3</b></p> <p>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:</p> <p>See section 6.3.2 of the GNP for site specific requirements</p>
<p><b>Objective.03 Identify all available and suitable sites</b></p> <p>(See above)</p>	<p><b>Policy.08: Allocated Site GNP6</b></p> <p>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:</p> <p>See section 6.3.3 of the GNP for site specific requirements</p>
<p><b>Objective.03 Identify all available and suitable sites</b></p> <p>(See above)</p>	<p><b>Policy.09: Allocated Site GNP10</b></p> <p>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:</p> <p>See section 6.3.4 of the GNP for site specific requirements</p>
<p><b>Objective.03 Identify all available and suitable sites</b></p> <p>(See above)</p>	<p><b>Policy.10: Allocated Site GNP8</b></p> <p>The site next to Gatehampton Road of approximately 0.6 ha is reserved for 10 to 16 new dwellings, should the allocated sites not provide approximately 94 new dwellings. This is not to be developed for housing, or for any development that would make future housing development less likely, unless on or after 31st March 2024 it becomes apparent that the four development sites identified in the Plan are unlikely to produce approximately 94 new dwellings in the Plan period. If that under-provision occurs it should be treated in the same way as the allocated sites subject to the following site-specific requirements</p> <p>In those circumstances a Masterplan (as part of the planning application) will be supported provided the proposed development complies with the following:</p> <p>See section 6.3.5 of the GNP for site specific requirements</p>

Objective	Policy / Action
<p><b>Objective.04: Protecting the landscape</b></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><b>Policy.11: Conserving and enhancing Goring's landscape</b></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"> <li>• conserves and enhances the AONB's special qualities, distinctive character, tranquility and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;</li> <li>• is appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment;</li> <li>• meets the aims of the statutory Chilterns AONB Management Plan;</li> <li>• avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.</li> </ul> <p>This policy does not prevent the granting of planning permission for new housing on the four allocated sites and, if necessary, on the reserved site, but should be borne in mind in the details of those sites.</p>
<p><b>Objective.05: Maintaining biodiversity</b></p> <p>To maintain and enhance biodiversity in Goring Parish.</p>	<p><b>Policy.12: Conserve and enhance biodiversity</b></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"> <li>• demonstrate a net gain in biodiversity;</li> <li>• include management plans to ensure new and replacement biodiversity features are sustainable over the long term;</li> <li>• protect and retain all mature trees and hedgerows wherever possible;</li> <li>• protect and conserve all rare species.</li> </ul>
<p><b>Objective.06: Minimising pollution</b></p> <p>To reduce harm to the environment by seeking to minimise pollution</p>	<p><b>Policy.13: Light Pollution</b></p> <p>Development proposals must include external lighting schemes which include design features and mitigating measures that avoid excessive lighting and limit the adverse impact of lighting on</p>

Objective	Policy / Action
and negative environmental impact of all kinds.	neighbouring residents, the rural character of the countryside and biodiversity.
<p><b>Objective.06: Minimising Pollution</b></p> <p>(See above)</p>	<p><b>Policy.14: Air quality and pollution</b></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"> <li>• 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;</li> <li>• 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;</li> <li>• 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;</li> <li>• development will only be permitted where it does not exceed air pollution levels set by European and UK regulations.</li> </ul>
<p><b>Objective.06: Minimising Pollution</b></p> <p>(See above)</p>	<p><b>Policy.15: Water, Sewerage and Drainage capacity</b></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"> <li>• New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.</li> <li>• 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.</li> <li>• 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.</li> </ul>

Objective	Policy / Action
<p><b>Objective.07: Building design</b></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><b>Policy.16: Building design principles</b></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"> <li>• comply with SODC's Design Guide and the Chilterns Buildings Design Guide;</li> <li>• respond positively to scale, mass, density and design of the immediate area and the village context;</li> <li>• conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area;</li> <li>• in edge of village locations, acknowledge the Plan's spatial strategy and are sensitive to the transition from urban to rural character;</li> <li>• sympathetically introduce high quality, modern design in appropriate locations;</li> <li>• particularly in the conservation area, 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;</li> <li>• respect and protect the AONB.</li> </ul>
<p><b>Objective.08: Heritage conservation</b></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><b>Policy.17: The Historic Environment</b></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>
<p><b>Objective.08: Heritage conservation</b></p> <p>Goring will conserve 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><b>Action.01: Conservation Area appraisals.</b></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"> <li>• 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.</li> </ul>

Objective	Policy / Action
	<ul style="list-style-type: none"> <li>• Management plans will be developed for their conservation and enhancement.</li> <li>• Resources to address this action will be sought via SODC, in accordance with Local Plan 2011 (para 3.101) and emerging Local Plan 2034 Policy ENV6.</li> </ul>
<p><b>Objective.08: Heritage conservation</b></p> <p>(See above)</p>	<p><b>Action.02: Protecting and re-purposing historic assets</b></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 2034'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"> <li>• investment in and/or conservation and enhancement of buildings and/or spaces between them;</li> <li>• opportunities to repair, conserve, enhance, or bring back heritage assets into use, especially those in danger of falling into disrepair;</li> <li>• 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;</li> <li>• opportunities for community engagement in a deeper understanding.</li> </ul>
<p><b>Objective.09: Maintain and enhance community facilities</b></p> <p>To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents.</p>	<p><b>Policy.18: Open space, sport and recreation in new residential development</b></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>

Objective	Policy / Action
	<ul style="list-style-type: none"> <li>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.</li> <li>Provision for the future long-term maintenance and management of the open space and facilities must be agreed as part of the planning application.</li> </ul>
<p><b>Objective.09: Maintain and enhance community facilities</b></p> <p>(See above)</p>	<p><b>Action.03: Co-ordinated use of hall and room facilities</b></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>
<p><b>Objective.10: An integrated community</b></p> <p>To ensure that Goring remains a socially and physically integrated community.</p>	<p><b>This objective is supported by the Spatial Strategy and by Policy.01, Policy.06, Policy.07, Policy.08, Policy.09 and Policy.10.</b></p>
<p><b>Objective.11: School facilities</b></p> <p>To have the best possible education facilities and adequate capacity to accommodate the children residing in the village.</p>	<p><b>Action.04: A plan for the future of the school</b></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>
<p><b>Objective.12: Medical practice facilities</b></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><b>Action.05: Considering the space needed for the medical practice</b></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>
<p><b>Objective.13: Minimise traffic impact</b></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><b>Action.06: Improving the village centre congestion and safety</b></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"> <li>establish a raised table approximately 10cm high and 2.5m wide across the full width of the road;</li> </ul>

Objective	Policy / Action
	<ul style="list-style-type: none"> <li>• continue the footpath 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;</li> <li>• 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.</li> </ul> <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>
<p><b>Objective.13: Minimise traffic impact</b></p> <p>(See above)</p>	<p><b>Action.07: Improving Wallingford Road access and safety</b></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>
<p><b>Objective.13: Minimise traffic impact</b></p> <p>(See above)</p>	<p><b>Action.08: Stopping illegal use of the High Street by heavy goods vehicles</b></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>
<p><b>Objective.13: Minimise traffic impact</b></p> <p>(See above)</p>	<p><b>Policy.19: Adequate parking within new developments</b></p> <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</p>

Objective	Policy / Action
	formally designed into the proposed scheme and should discourage informal, inconsiderate parking.
<p><b>Objective.13: Minimise traffic impact</b></p> <p>(See above)</p>	<p><b>Action.09: Sustainable village centre parking</b></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"> <li>• how parking can be provided and managed to encourage additional use of the shops and facilities in central Goring;</li> <li>• the needs of rail commuters;</li> <li>• where potential exists to increase the number of off-road spaces, for example by new layouts;</li> <li>• where long-term major investment might be needed, for example the village centre and the station;</li> <li>• the effectiveness of on-road parking restrictions, for example double yellow lines and limited-duration parking;</li> <li>• provision of charge points for electric vehicles;</li> <li>• additional protected and secure bicycle parking;</li> <li>• and the improvement and enforcement of on-road and off-road parking restrictions.</li> </ul>

Objective	Policy / Action
<p><b>Objective.14: Pedestrian and cycle routes</b></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><b>Policy.20: Walking and cycling</b></p> <p>Proposals for all types of development will, where appropriate:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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.</li> </ul> <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>
<p><b>Objective.15: Local economy</b></p> <p>To protect, support and enhance the vitality of Goring village centre as an essential component of the sustainability of Goring.</p>	<p><b>Action.10: Rejuvenation of Goring village centre</b></p> <p>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.</p>

The Plan Policies were iteratively assessed against the Sustainability Objectives to ensure their alignment.

## 2.2 Environmental and Sustainability Considerations in the SEA

To provide the context for the SEA, and in compliance with the SEA Directive, a proportionate review of other relevant plans and programmes was undertaken and the relevant aspects of the current state of the environment and its evolution without the NDP were considered. Together they informed the identification of a series of key sustainability issues. This information was set out in the GNP Scoping Report [March 2016] and informed the Environmental Report

The key sustainability issues identified through the review of plans and programmes and analysis of baseline information informed, and were reflected in, the objectives and criteria that comprised the framework used to appraise the NDP (the SEA Framework) (see **Table 2.1**). Broadly, the SEA objectives presented the preferred sustainability outcome which usually involved minimising detrimental effects and enhancing positive effects.

The SEA process considered the contribution of the NDP towards each of the appraisal objectives, drawing on the baseline information to predict the likely significant effects in line with the Office of the Deputy Prime Minister (now Ministry of Housing, Communities and Local Government) Practical Guide to the SEA Directive<sup>1</sup>. Specifically, the following key components of the NDP were appraised against the SEA objectives

- Vision and Plan Objectives;
- Policies in the NDP and reasonable alternatives to those, including the do-nothing option where appropriate;
- Site allocations (including reasonable alternatives).

The appraisal identified the likely changes to the baseline conditions as a result of the NDP's implementation. These effects were described (where possible) in terms of their extent, the timescale over which they could occur, whether the effects would be temporary or permanent, positive or negative, short, medium and/or long-term. The potential for secondary, synergistic and cumulative effects were also considered and reported where relevant.

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<sup>1</sup> ODPM (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*. Published September 2005.

**Table 2.1: The SEA Framework**

## **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?

### **3 HOW THE ENVIRONMENTAL REPORT HAS BEEN TAKEN INTO ACCOUNT**

#### **3.1 Overview**

The development of the NDP has been iterative. The SEA has played an integral role in this iterative process and has informed the Plan which fully integrates environmental and sustainability considerations into its choice of best options and policies. The SEA 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 SEA presents 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 'tells the story' of how consideration of reasonable alternatives occurred in a timely fashion and influenced finalisation of the Plan, 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. The Examination process added a "reserve site" to be allocated for housing development but only if the four sites fail to deliver the planned 94 dwellings. 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.

### 3.2 How the Findings of the SEA Have Been Taken into Account

The SEA has helped to shape the direction of the NDP. In particular, the findings of the SEA of the emerging NDP and analysis of reasonable alternatives have informed decisions in respect of:

- the policies that the NDP should contain and their content;
- the amount of growth to be accommodated in the plan area;
- the sites to be allocated in the NDP and options for delivering the overall amount of growth required.

The NDP is a good and sustainable Plan for Goring-on-Thames, because it:

- Is the best balance with the Sustainability Objectives;
- 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, tranquility and beauty of the environment of Goring;
  - restricts damage to the AONBs, protecting the area surrounding the village from obtrusive and unacceptable damage;
  - restricts new houses to land at Flood Zone 1 levels;
  - 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;
- meets housing need with appropriate site allocations, improved housing mix and more smaller dwellings for young families and for older people wishing to downsize;
- 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

## **4 HOW OPINIONS EXPRESSED DURING CONSULTATION HAVE BEEN TAKEN INTO ACCOUNT**

### **4.1 Overview**

As set out in Section 1, the development of the NDP has been informed by extensive, ongoing engagement and public consultation, in accordance with the Neighbourhood Planning (General) Regulations 2012 (SI No. 637).

A Consultation Statement was prepared for the NDP in accordance with Paragraph 15 (2)<sup>1</sup> of the Regulations which defines a “consultation statement” as a document which:

*(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*

*(b) explains how they were consulted;*

*(c) summarises the main issues and concerns raised by the persons consulted; and*

*(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

The Consultation Statement sets out the consultation undertaken during the preparation of the NDP, a summary of main issues raised and details of how the comments received have been taken into account.

The examiner was satisfied that GPC took public consultation seriously and that sufficient consultation resulted, and that the consultation met the requirements of the Neighbourhood Planning (General) Regulations 2012 (“the General Regulations”).

### **4.2 SA Consultation Summary**

Following consultation on the scope of the SEA, an Environmental Scoping Report was prepared and published for consultation in March 2016.

The required consultation was undertaken on the Scoping Report and concluded in April 2016. Eleven responses were received and are summarised in the table below:

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 replace an existing inappropriate development

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 (<a href="https://historicengland.org.uk/listing/the-list/results?searchtype=nhle">https://historicengland.org.uk/listing/the-list/results?searchtype=nhle</a>), 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>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: <a href="https://www.oxfordshire.gov.uk/cms/content/neighbourhood-Planning-toolkit">https://www.oxfordshire.gov.uk/cms/content/neighbourhood-Planning-toolkit</a>.</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: <a href="https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-Plan">https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-Plan</a>	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: <a href="https://www.oxfordshire.gov.uk/cms/content/my-community-and-the-biodiversity-planning-guide">https://www.oxfordshire.gov.uk/cms/content/my-community-and-the-biodiversity-planning-guide</a>	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
	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:  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.	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	<p>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.</p> <p>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.</p>	<p>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</p> <p>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.</p>
SODC	<p>Include reference to/consideration of Interim Sustainability Report on South Oxfordshire Local Plan 2031 Refined Options (2016) (SODC).</p> <p>Include consideration of Habitats Regulations Assessment for South Oxfordshire District Council (2015) (SODC).</p> <p>Take account of South Oxfordshire Core Strategy (2012) (SODC).</p> <p>Include additional consideration of policies on flood risk and water quality.</p> <p>Current CCB Management Plan is dated 2014-2019.</p> <p>Specifically mention the Conservation Areas.</p>	<p>Conformity to SODC Sustainability Objectives is included in Plan/SA as a fundamental consideration</p> <p>TVERC and OCC Plans and policies for habitats are fully taken into account in the Plan/SA and evidence base</p> <p>Taken into account in Plan/SA as a fundamental consideration</p> <p>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.</p> <p>Latest Management Plan taken into account in Plan and SA</p> <p>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.</p>

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 <a href="http://www.cpre.org.uk/what-we-do/countryside/tranquil-places">http://www.cpre.org.uk/what-we-do/countryside/tranquil-places</a></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>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 2034 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>

Consulted Organisation	Main Feedback from Consultee	Action Taken by the Neighbourhood Plan
	<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>The Plan will identify ALL available and suitable development sites for housing allocations</p>
	<p><i>Planning applications for new developments should include an assessment of:</i></p> <ol style="list-style-type: none"> <li><i>(1) the need for the development, including any national considerations, and the impact of permitting or refusing it, upon the local economy;</i></li> <li><i>(2) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way;</i></li> <li><i>(3) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.</i></li> </ol>	<p>The capacity of Goring to support new site allocations is a fundamental consideration of the Plan strategy.</p> <p>SODC 2034 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 <a href="http://www.southoxon.gov.uk/services-and-advice/Planning-andbuilding/Planning-policy/evidence-studies/policy-publications/south">http://www.southoxon.gov.uk/services-and-advice/Planning-andbuilding/Planning-policy/evidence-studies/policy-publications/south</a> 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"> <li>• 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</li> <li>• 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</li> <li>• 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.”</li> </ul>	<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>

Consulted Organisation	Main Feedback from Consultee	Action Taken by the Neighbourhood Plan
	<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>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 "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."</i>"</p> <p><a href="http://www.legislation.gov.uk/ukpga/2000/37/section/85">http://www.legislation.gov.uk/ukpga/2000/37/section/85</a></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 through 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>Included in the Sustainability Objectives and in site selection criteria and subsequently in site-specific requirements for allocated sites</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

The draft Environmental Report accompanied the Regulation 14 (Pre-submission version of the NDP) and was consulted on for six weeks between November and December 2017.

Comments were received from 158 people or organisations and almost 700 separate comments were received. However, many of the comments themselves covered multiple topics, and a significant number of respondents submitted the same comments, either by pasting a standard set of comments or by supplying a standard comprehensive document.

The following table shows the changes in the Objectives, Policies and Actions between the Regulation 14 version of the Plan and the Publication version.

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p><b>Objective.01: Meeting housing need</b> 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 underrepresented in the current housing mix.</p>	<p><b>Objective.01: Meeting housing need</b> 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>	<b>No change</b>
<p><b>Objective.02: Avoiding sprawl</b> To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.</p>	<p><b>Objective.02: Avoiding sprawl</b> To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.</p>	<b>No Change</b>
<p><b>Objective.03 Identify all available and suitable sites</b> 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</p>	<p><b>Objective.03 Identify all available and suitable sites</b> 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.</p>	<b>No change</b>
<p><b>Objective.04: Protecting the landscape</b> 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</p>	<p><b>Objective.04: Protecting the landscape</b> 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</p>	<b>No change</b>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
Outstanding Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics.	Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics.	
<b>Objective.05: Maintaining biodiversity</b> To maintain and enhance biodiversity in Goring Parish.	<b>Objective.05: Maintaining biodiversity</b> To maintain and enhance biodiversity in Goring Parish	<b>No change</b>
<b>Objective.06: Minimising pollution</b> To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds.	<b>Objective.06: Minimising pollution</b> To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds.	<b>No Change</b>
<b>Objective.07 Renewable energy</b> To reduce the environmental impact of energy generation by adopting renewable low-carbon sources of energy and by encouraging the re-use of materials through schemes for recycling and energy recovery.	<b>Deleted</b>	<b>This objective overlapped with an existing SODC policy with no local context.</b>
<b>Objective.08: Building design</b> To ensure that all new developments in Goring are designed to a high standard and satisfy the unique characteristics and requirements of the village.	<b>Objective.07: Building design</b> To ensure that all new developments in Goring are designed to a high standard and satisfy the unique characteristics and requirements of the village	<b>Renumbered</b>
<b>Objective.09: Heritage conservation</b> Goring will conserve 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.	<b>Objective.08: Heritage conservation</b> 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.	<b>Renumbered</b>
<b>Objective.10: Maintain and enhance community facilities</b> To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents.	<b>Objective.09: Maintain and enhance community facilities</b> To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents.	<b>Renumbered</b>
<b>Objective.11: An integrated community</b> To ensure that Goring remains a socially and physically integrated community.	<b>Objective.10: An integrated community</b> To ensure that Goring remains a socially and physically integrated community.	<b>Renumbered</b>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<p><b>Objective.12: Provision of appropriate capacity in the Goring Primary School</b>  All children resident in the Goring Parish who are of the appropriate age and whose parents wish them to attend the school should be able to do so.  Any proposal for either expanded or new school facilities should adhere to the spatial strategy and landscape policies of the Goring Neighbourhood Plan and all other Plan Policies.</p>	<p><b>Objective.11: School facilities</b>  To have the best possible education facilities and adequate capacity to accommodate the children residing in the village.</p>	<p><b>Changed in response to OCC and regulation 14 feedback to include the condition of the school in the objective.</b></p>
<p><b>Objective.13: Medical practice facilities</b>  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.</p>	<p><b>Objective.12: Medical practice facilities</b>  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><b>Renumbered</b></p>
<p><b>Objective.14: Minimise traffic impact</b>  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><b>Objective.13: Minimise traffic impact</b>  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><b>Renumbered</b></p>
<p><b>Objective.15: Pedestrian and cycle routes</b>  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><b>Objective.14: Pedestrian and cycle routes</b>  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><b>Renumbered</b></p>
<p><b>Objective.16: Local economy</b>  To protect, support and enhance the vitality of Goring village centre as an essential component of the sustainability of Goring.</p>	<p><b>Objective.15: Local economy</b>  To protect, support and enhance the vitality of Goring village centre as an essential component of the sustainability of Goring.</p>	<p><b>Renumbered</b></p>
<p><b>Policy.01: Number of houses to be allocated.</b>  The Plan will allocate all suitable and available sites which will result in a minimum of 94 dwellings to be built in the next 4–6 years.</p>	<p><b>Policy.01: Number of dwellings to be allocated.</b>  New residential development in Goring will be focused on the four proposed housing allocations (site-specific Policies</p>	<p><b>Changed and expanded in response to Regulation 14 feedback from SODC.</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
	<p>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><b>Policy.02: Affordable housing</b>  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.  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 the affordable housing should be mixed with the 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</p>	<p><b>Policy.05: Affordable housing</b>  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"> <li>• 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.</li> <li>• With the exception of part dwellings, the affordable housing should be provided on site and should be mixed with market housing.</li> <li>• The affordable housing should meet required standards and should be of a size and type which meet the requirements of those in housing need.</li> </ul>	<p><b>Renumbered and change of format only</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<p><b>Policy.03: Meeting the need for affordable housing</b> The affordable housing needs of Goring will be achieved by a combination of the Icen Close development completed in 2014, plus allocation of four sites with a minimum of 94 dwellings to be built in the next 4–6 years, of which 40% will be affordable.</p>	Deleted	Removed following feedback from various organisations that this policy did not add value.
<p><b>Policy.04: Exception sites</b> In exceptional circumstances, small-scale affordable housing schemes may be permitted within or adjoining Goring, provided that:</p> <ul style="list-style-type: none"> <li>i) it can be demonstrated that all the proposed dwellings meet a local Goring need that cannot be accommodated in any other way;</li> <li>ii) there are satisfactory arrangements to ensure that the benefits of the affordable housing can be enjoyed by subsequent as well as by the initial occupants and that the dwellings remain available for local people; and</li> <li>iii) there are no overriding amenity, environmental, design or highway objections; and</li> <li>iv) the developments can be supported without the need for increase or expansion of local services and facilities.</li> </ul> <p>Planning obligations must be agreed before planning permission is issued to ensure that the above conditions are met.</p>	Deleted	Removed because of replication of national policy.
<p><b>Policy.05: Housing for the elderly</b> The Plan will support independent living for older people in mixed-age residential areas and development of purpose-built housing for people aged 55+ only where it can be shown that existing specialist 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>	<p><b>Policy.04: Housing for the elderly</b> 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</p>	Renumbered and changed to include 75+ age group.

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
	operating at the time; and does not have sufficient capacity to meet demand from local residents.	
<p><b>Policy.06: Housing Mix</b> 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, preferably built to accessible and adaptable dwelling standards (or built to Lifetime Homes Standards), within or close to the village centre.</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>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).</p> <p>At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) category 3: wheelchair accessible dwellings.</p> <p>All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</p>	<p><b>Policy.03: Housing mix</b> 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"> <li>• 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).</li> <li>• At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) category 3: wheelchair accessible dwellings.</li> <li>• All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</li> </ul>	<p><b>Renumbered and reference to lifetime homes standards removed following advice that the Plan should not add any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.</b></p>
<p><b>Policy.07: Starter Homes</b> The Plan will support the delivery of affordable housing via the government's Starter Homes scheme, or similar future initiatives, as a component of or replacement for the proportion of affordable housing that is currently shared ownership.</p>	<p><b>Deleted</b></p>	<p><b>Removed following comment from SODC that the policy did not relate to a land use issue and should be deleted</b></p>
<p><b>Policy.08: Infill</b> Proposals for dwellings on sites within the built-up areas of Goring will be permitted provided that:</p> <ul style="list-style-type: none"> <li>• important open space of public, environmental or ecological value is not lost, nor an important public view</li> </ul>	<p><b>Policy.02: Infill</b> Proposals for dwellings on sites within the built-up areas of Goring will be permitted provided that:</p>	<p><b>Renumbered and changed to reflect the landscape areas of the village and to align the maximum site size with</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<p>harmful. In particular, the views that must be protected are:</p> <ul style="list-style-type: none"> <li>○ areas between Goring and Gatehampton (Policy 08)</li> <li>○ between Goring and South Stoke (Policy 09)</li> <li>○ areas east of Goring above Fairfield Road (Policy 10)</li> <li>○ river setting (Policy 11)</li> </ul> <ul style="list-style-type: none"> <li>● 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;</li> <li>● it does not conflict with other policies in the Goring Plan or Local development plan; and</li> <li>● the scale of development is appropriate to the neighbouring area, does not have adverse impact on its character and is of an area of up to 0.1Ha (equivalent to 2 to 3 homes).</li> </ul>	<ul style="list-style-type: none"> <li>● 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"> <li>○ between Goring and Gatehampton;</li> <li>○ between Goring and South Stoke;</li> <li>○ east of Goring above Fairfield Road;</li> <li>○ north east of Goring between Icknield and Elvendon Roads;</li> <li>○ within the river setting;</li> </ul> </li> <li>● 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;</li> <li>● it does not conflict with other policies in the Goring Plan or Local development plan; and</li> <li>● 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.</li> </ul>	<p><b>that in the adopted local plan.</b></p>
<p><b>Site.Specific.Policy.GNP2: Site-specific requirements</b>  The site between Icknield Road and Elvendon Road of approximately 0.64 ha is allocated for a minimum of 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:  See Plan document for site specific requirements</p>	<p><b>Policy.06: Allocated Site GNP2</b>  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:  Some of the site-specific requirements have been changed or removed, see Plan document for details.</p>	<p><b>Renumbered. The term minimum number of houses was replaced by approximate in response to comments from residents and statutory bodies. The SSRs were consolidated, rationalised and any duplication of local national policies removed following</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
		comments from residents, developers, AECOM and SODC.
<p><b>Site.Specific.Policy.GNP3: Site-specific requirements</b>  The site between Manor Road and Elmcroft of approximately 2.4 ha is allocated for a minimum of 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 Plan document for site specific requirements</p>	<p><b>Policy.07: Allocated Site GNP3</b>  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:    Some of the site-specific requirements have been changed or removed, see Plan document for details.</p>	<p><b>Renumbered. The term minimum number of houses was replaced by approximate in response to comments from residents and statutory bodies. The SSRs were consolidated, rationalised and any duplication of local national policies removed following comments from residents, developers, AECOM and SODC.</b></p>
<p><b>Site.Specific.Policy.GNP6: Site-specific requirements</b>  The site between Wallingford Road and Springhill Road of approximately 3.8 ha is allocated for a minimum of 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 Plan document for site specific requirements</p>	<p><b>Policy.08: Allocated Site GNP6</b>  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:    Some of the site-specific requirements have been changed or removed, see Plan document for details.</p>	<p><b>Renumbered. The term minimum number of houses was replaced by approximate in response to comments from residents and statutory bodies. The SSRs were consolidated, rationalised and any duplication of local national policies removed following comments from</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
		residents, developers, AECOM and SODC.
<p><b>Site.Specific.Policy.GNP10: Site-specific requirements</b>  The site in the centre of the village of approximately 0.3 ha is allocated for a minimum of 14 new homes.</p> <p>A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</p> <p>See Plan document for site specific requirements</p>	<p><b>Policy.09: Allocated Site GNP10</b></p> <p>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  Some of the site-specific requirements have been changed or removed, see Plan document for details.</p>	<p><b>Renumbered. The term minimum number of houses was replaced by approximate in response to comments from residents and statutory bodies. The SSRs were consolidated, rationalised and any duplication of local national policies removed following comments from residents, developers, AECOM and SODC.</b></p>
<p><b>New policy</b></p>	<p><b>Policy.10: Conserving and enhancing Goring’s landscape</b></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"> <li>• conserves and enhances the AONB’s special qualities, distinctive character, tranquility and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;</li> <li>• is appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment;</li> </ul>	<p><b>Renumbered and consolidation of four previous policies and reworded based on advice from CCB and SODC.</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
	<ul style="list-style-type: none"> <li>meets the aims of the statutory Chilterns AONB Management Plan;</li> <li>avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.</li> </ul>	
<p><b>Policy.09: Conserve the open countryside and the Chilterns escarpment between Goring and Gatehampton</b>  The area of open land east of the river Thames and south of Goring with its unique and tranquil landscape, key role and function for the community, and importance for short, medium and long-distance views, should be conserved and enhanced wherever possible.</p> <p>The open escarpment between the Goring and Gatehampton Conservation Areas, east of the river Thames and south of Goring, provides a vital role and function in both AONBs because it:</p> <ul style="list-style-type: none"> <li>is an integral part of the unspoilt and uninterrupted views and rural setting across the river valley and the Chilterns escarpment from local beauty spots including the Holies, Lough Down, Lardon Chase and Hartslock, from the Chiltern Way and Thames Path long distance footpaths and from the numerous local footpaths and bridleways that cross the area;</li> <li>provides an attractive green gap between two important historic Conservation Areas, maintaining their separation and distinctiveness;</li> <li>is a significant visual component of the open, rural and sweeping landscape which forms this part of the Chilterns escarpment and river valley setting;</li> </ul>	Deleted	Consolidated into Policy.10, see above.

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<ul style="list-style-type: none"> <li>• is open topography, dominated by intensive arable cultivation, weak or absent hedgerow structure and large-scale field patterns;</li> <li>• is an important visual amenity for visitors using the river, walkers and cyclists using the bridleway network, rail travellers and horse riders and local people and those using Gatehampton Road (a rural lane leading to footpaths);</li> <li>• is rich in biodiversity and adjacent to Habitats of Principal Importance and Designated Wildlife Sites including a large Conservation Target Area on the escarpment.</li> </ul>		
<p><b>Policy.10: Conserve the rolling farmland between Goring and South Stoke</b></p> <p>The area of open and rolling farmland between Goring and South Stoke with its unique chalk landscape, key role and function for the community, and importance for short, medium and long-distance views, should be conserved, restored and enhanced wherever possible.</p> <p>The open rolling countryside between Goring and South Stoke is important because it:</p> <ul style="list-style-type: none"> <li>• provides a clear separation between the two settlements and an attractive approach into Goring from the north through open rolling farmland with smooth rounded landform and gentle valleys;</li> <li>• has a dominance of intensive arable cultivation and large-scale field patterns;</li> <li>• is an integral part of the unspoilt and uninterrupted views across the river valley and the Chilterns AONB from the local beauty spots at Lough Down and Lardon Chase, from the Ridgeway national footpath and from the many local footpaths and bridleways which cross the area;</li> </ul>	Deleted	Consolidated into Policy.10, see above.

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<ul style="list-style-type: none"> <li>is an integral element of the landscape and unspoilt views from the B4009 and Icknield Road across farmland and the river valley to the North Wessex Downs AONB.</li> </ul>		
<p><b>Policy.11: Conserve the open hilly area east of Goring above Fairfield Road</b></p> <p>The area of open land east of Goring above Fairfield Road, which forms an important green backcloth to Goring village and across the Goring Gap when viewed from west of the river Thames in Streatley and from the North Wessex Downs AONB, should be conserved and enhanced wherever possible.</p> <p>The elevated countryside above Fairfield Road and the Cleeve area of Goring, including Cow Hill, is important because it:</p> <ul style="list-style-type: none"> <li>provides an attractive backcloth to the village and is a key feature of the Goring Gap landscape;</li> <li>is characterised by unspoilt open and wooded hillside;</li> <li>is highly visible from the centre of the village as well as the northern and southern extremities of the Parish;</li> <li>is an integral part of the unspoilt and uninterrupted views across the Goring Gap and the Chilterns AONB from the local beauty spots at Lough Down and Lardon Chase, from the Ridgeway and Thames Path national footpaths and from the many local footpaths and bridleways which cross the area;</li> <li>is rich in biodiversity and includes a large Conservation Target Area which is a Designated Wildlife Site.</li> </ul>	Deleted	Consolidated into Policy.10, see above.
<p><b>Policy.12: Conserve the river setting</b></p> <p>The strip of land along the Goring bank of the river Thames with its unique and tranquil landscape, key role and function for the community and visitors, and importance for short, medium and long-distance views, should be conserved and enhanced wherever possible.</p>	Deleted	Consolidated into Policy.10, see above.

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<p>The area along the Thames Path and the Ridgeway national trail, between existing properties and the river, has a vital role and function because it:</p> <ul style="list-style-type: none"> <li>• is used extensively by residents and visitors as a footpath to savour the beauty and atmosphere of the river and its associated floodplain and meadowland;</li> <li>• supports the Ridgeway and Thames Path long-distance footpaths;</li> <li>• is an integral part of the unspoilt and uninterrupted views and rural setting across the river valley and the Chilterns escarpment from local beauty spots including the Holies, Lough Down, Lardon Chase and Hartslock;</li> <li>• is a key part of the attraction of the Goring Gap for people using the river Thames;</li> <li>• is rich in biodiversity including the river floodplain, meadowland and five separate Designated Wildlife sites.</li> </ul>		
<p><b>Policy.13: Conserve and enhance biodiversity</b> 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>Protection and enhancement of Goring’s rich biodiversity is fundamental to the sustainability of the village. All proposals for new development sites, including infill, should:</p> <ul style="list-style-type: none"> <li>• demonstrate how there will be no net loss of biodiversity and preferably a net increase;</li> <li>• include management plans to ensure new and replacement biodiversity features are sustainable over the long term;</li> </ul>	<p><b>Policy.11: Conserve and enhance biodiversity</b> 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"> <li>• demonstrate a net gain in biodiversity;</li> </ul>	<p><b>Renumbered and strengthened following advice from statutory bodies.</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<ul style="list-style-type: none"> <li>• protect and retain all mature trees and hedgerows wherever possible;</li> <li>• protect and conserve all rare species.</li> </ul>	<ul style="list-style-type: none"> <li>• include management plans to ensure new and replacement biodiversity features are sustainable over the long term;</li> <li>• protect and retain all mature trees and hedgerows wherever possible;</li> <li>• protect and conserve all rare species.</li> </ul>	
<p><b>Policy.14: Minimise Light pollution</b> Any development should seek to minimise the impact of light pollution on immediate neighbours and the wider community.</p> <p>Light pollution will have a significant impact on Goring, particularly on village edge sites. New developments should be carefully planned and mitigated so that:</p> <ul style="list-style-type: none"> <li>• road layout and street and external property lighting will provide adequate levels of safety and security;</li> <li>• all lighting will be designed and placed to minimise the light pollution impact on neighbouring residents;</li> <li>• all lighting will be designed and placed to minimise the light pollution for long-range views.</li> </ul>	<p><b>Policy.12: Light Pollution</b></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>	<p><b>Renumbered and changed following comments that as worded the policy may be deemed overly onerous.</b></p>
<p><b>Policy.15: Air pollution</b> Any development should seek to minimise the impact of air pollution on immediate neighbours and the wider community of Goring.</p>	<p><b>Policy.13: Air quality and pollution</b></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"> <li>• 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;</li> </ul>	<p><b>Renumbered and strengthened following comments from SODC that the policy was less detailed than the council's emerging policy. Based on wording suggested by SODC</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
	<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>development will only be permitted where it does not exceed air pollution levels set by European and UK regulations.</li> </ul>	
<p><b>Policy.16: Sewerage and Drainage capacity</b> The sewerage and drainage capacity has been reported to be under strain in Manor Road, and along Gatehampton Road near the railway station. Thames Water has commented that there are areas which may have limited capacity to absorb further growth without enhancement of the infrastructure.</p> <p>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.</p>	<p><b>Policy.14: Water, Sewerage and Drainage capacity</b></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"> <li>New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.</li> <li>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,</li> </ul>	<p><b>Renumbered and strengthened following comments from SODC that there was a disconnect between the first and second parts of the policy. Based on wording suggested by SODC and extended to cover water supply.</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
	<p>groundwater flow to and from springs, water quality, biodiversity or other land uses.</p> <p>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.</p>	
<p><b>Policy.17: Soil</b> Where possible agricultural land with soil of grades 1, 2 and 3a should not be used for development.</p>	<p><b>Deleted</b></p>	<p><b>Removed because it included no local context.</b></p>
<p><b>Policy.18: Renewable energy</b> The Plan supports and encourages developments which are based on the use of low-carbon and renewable sources for energy generation.</p>	<p><b>Deleted</b></p>	<p><b>Removed following advice from SODC that the policy repeated adopted and emerging policies</b></p>
<p><b>Policy.19: Building design principles</b> 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"> <li>• show how the scale, mass, density and design fit in with the immediate area and the village context;</li> <li>• make reference to locally distinctive materials such as decorative red and grey brickwork, flint work, tile work, and details such as chimneys and porches described in the Goring Design Statement;</li> <li>• improve and enhance the setting of the Conservation Areas and their buildings;</li> <li>• acknowledge the Plan’s spatial strategy and are sensitive to the transition from urban to rural character around the edges of the village;</li> <li>• sympathetically introduce high quality, modern design into a village setting;</li> </ul>	<p><b>Policy.15: Building design principles</b> 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"> <li>• respond positively to scale, mass, density and design of the immediate area and the village context;</li> <li>• make reference to locally distinctive materials such as decorative red and grey brickwork, flint work, tile work, and details such as chimneys and porches described in the Goring Design Statement;</li> <li>• conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area;</li> <li>• in edge of village locations, acknowledge the Plan’s spatial strategy and are sensitive to the transition from urban to rural character;</li> </ul>	<p><b>Renumbered and refined following detailed feedback from a number of statutory bodies.</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<ul style="list-style-type: none"> <li>comply with SODC's Design Guide and The Chilterns Conservation Board's Building Design Guide.</li> </ul>	<ul style="list-style-type: none"> <li>sympathetically introduce high quality, modern design in appropriate locations;</li> <li>respect and protect the AONB;</li> <li>comply with SODC's Design Guide and the Chilterns Buildings Design Guide</li> </ul>	
<p><b>New policy</b></p>	<p><b>Policy.16: The Historic Environment</b></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>	<p><b>Following feedback from Historic England</b></p>
<p><b>Policy.20: Open space, sport and recreation in new residential development</b></p> <p>The village is notably deficient in the provision of outside recreation and exercise space for teenagers and young adults. It is Plan policy to require that this deficiency be remedied.</p> <p>New residential development will be required to provide or contribute towards accessible open space and play facilities in line with the most up-to-date standards set out in the Open Space Strategy, including:</p> <ul style="list-style-type: none"> <li>amenity greenspace (including parks and gardens)</li> </ul>	<p><b>Policy.17: Open space, sport and recreation in new residential development</b></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"> <li>The provision of open space, sport, recreation and play facilities, and playing pitches is expected to be</li> </ul>	<p><b>Renumbered and simplified following comments from a number of statutory bodies.</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<ul style="list-style-type: none"> <li>• teenage and young adults’ recreation and exercise area</li> <li>• equipped children’s play areas.</li> </ul> <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> <p>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.</p> <p>Provision for the future long-term maintenance and management of the open space and facilities must be agreed as part of the planning application.</p>	<p>delivered on site, unless this is demonstrated not to be feasible.</p> <ul style="list-style-type: none"> <li>• Provision for the future long-term maintenance and management of the open space and facilities must be agreed as part of the planning application.</li> </ul>	
<p><b>Policy.21: Improving the village centre congestion and safety</b></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.</p> <ul style="list-style-type: none"> <li>• establish a raised table approximately 10cm high and 2.5m wide across the full width of the road opposite Davis Tate, to encourage drivers to slow down whilst still being small-car friendly;</li> <li>• 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;</li> <li>• build out the footpath at the ‘Give Way’ opposite Inspirations, creating a physical ‘give way’ island, to emphasise the give-way point and to encourage</li> </ul>	<p><b>Deleted</b></p>	<p><b>Removed following comments the policy was not a land use policy, replaced with Action.06: Improving the village centre congestion and safety.</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<p>drivers not to block the waiting point by inconsiderate parking.</p> <p>The proposal has been consulted upon, adopted and is awaiting more detailed plans from OCC to allow estimation of costs, prior to a search for funding.</p> <p>CIL funds accruing to the Parish Council will be essential to support this scheme.</p> <p>This policy will support measures proposed in the Local Economy section of the Plan.</p>		
<p><b>Policy.22: Improving Wallingford Road access and safety</b> The Plan supports actions to improve Wallingford Road should be the subject of improvements to the public footway to facilitate wheelchair access to the station and to enhance pedestrian safety.</p>	Deleted	Removed following comments the policy was not a land use policy, replaced with Action.07: Improving Wallingford Road access and safety.
<p><b>Policy.23: Adequate parking within new developments</b> 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, anti-social parking.</p>	<p><b>Policy.18: Adequate parking within new developments</b></p> <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>	Renumbered and minor wording change.
<p><b>Policy.24: Minimise congestion and/or disturbance from developments on residential roads</b></p>	Deleted	Removed following comments from SODC that the policy was

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<p>Development will be supported where it can be shown that new developments will not cause significant traffic congestion or disturbance by ensuring the number of dwellings on the site is proportional to the capacity of nearby residential roads, or by improving the capacity where needed.</p> <p>This policy will favour sites where developments are likely to have the least impact on existing residential roads. In practice, these will be distributed small or medium sites, that is, those generating the least vehicle movements, where traffic will either have direct access to a B road, or where it has to travel only a short distance along residential streets before exiting onto a B road.</p> <p>Where appropriate, transport assessments, travel plans (or transport statements on the smallest sites) will be required to review both the transport implications of development, as well as appropriate mitigation.</p>		<p><b>unprecise, lacked clarity and would be difficult to apply consistently.</b></p>
<p><b>Policy.25: Walking and cycling</b></p> <p>To minimise distance to village amenities and to encourage development of walking and cycling connections, the Plan will:</p> <ul style="list-style-type: none"> <li>• where possible, encourage new developments closest to village amenities;</li> <li>• require all developments to 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;</li> <li>• where possible, require all developments to 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.</li> </ul> <p>Development of 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><b>Policy.19: Walking and cycling</b></p> <p>Proposals for all types of development will, where appropriate:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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.</li> </ul> <p>Development proposals for all new sites and any brownfield sites will be required to demonstrate that they have</p>	<p><b>Renumbered and simplified and clarified following comments from a number of statutory bodies</b></p>

Regulation 14 Objectives, Policies and Actions	Regulation 16 Objectives, Policies and Actions	Rationale
<p>The loss of existing footpaths and cycle paths will be resisted.</p>	<p>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>	
<p><b>Policy.26: Encouraging sustainable tourism</b>  Development to encourage tourism will be permitted where it is in scale with, and reinforces, local distinctiveness of the historic village centre, diversifies and strengthens the sustainability of local businesses, whilst also protecting and enhancing the landscape in and around the village.  Development in this context might include change of use or alterations to provide:</p> <ul style="list-style-type: none"> <li>• new uses for historic buildings;</li> <li>• retail and hospitality uses such as retail, food and drink services;</li> <li>• additional or improved overnight accommodation for visitors to meet the growing demand. Visitor accommodation in Goring is frequently fully booked.</li> <li>• new leisure services, for example, a local museum or river access and boat launch, boat hire or horse-riding facilities;</li> <li>• improved public toilets in the centre of the village and new toilet facilities at Goring Lock;</li> <li>• appropriate signage and information for visitors.</li> </ul>	<p><b>Deleted</b></p>	<p><b>Removed, is weaker and adds nothing to SODC policy.</b></p>

This was followed by the Regulation 16 Consultation the comments on which were considered by the examiner, and an examination hearing at which further consultation took place. The examiner considered all Regulation 16 and examination submissions and took them into account in the changes to the NDP and its policies recommended in his report.

## 5. THE REASONS FOR CHOOSING THE NDP, AS ADOPTED, IN THE LIGHT OF THE OTHER REASONABLE ALTERNATIVES DEALT WITH

### 5.1 Overview

Article 5 (1) of the SEA Directive and SEA Regulation 12(2) require that “an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated”. Information to be provided includes “an outline of the reasons for selecting the alternatives dealt with” (SEA Directive Annex I (h) and SEA Regulations Schedule 2 (8)).

The European Commission guidance on the SEA Directive<sup>2</sup> discusses possible interpretations of handling ‘reasonable alternatives’ as required by Article 5(1). It states that “*The alternatives chosen should be realistic. Part of the reason for studying alternatives is to find ways of reducing or avoiding the significant adverse effects of the proposed plan or programme*”.

As set out in **Section 3**, the SEA has been an iterative process undertaken alongside and integrated with the development of the NDP itself. The reasonable alternatives considered in preparing the NDP and appraised through the SA have related to

- development scenarios (the amount of growth to be accommodated in the plan area);
- policy options (including the do-nothing option where relevant);
- site allocations; and
- site configurations (site boundaries and site capacity).

The findings of the appraisal of the preferred approach and reasonable alternatives were reported in the SEA Report and subject to consultation with the wider community and relevant consultation bodies.

### 5.2 The Reasons for Choosing the Preferred Approach and for Rejecting Reasonable Alternatives

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:

- a ‘top-down’ consideration was given to a range of key strategic issues and the broad spatial areas surrounding the village;
- an analysis of how the spatial options relate to the Plan’s sustainability objectives;
- a ‘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;
- The Plan policies were iteratively assessed against the Sustainability objectives to ensure alignment with them.
- drawing upon the above and in parallel, merging the output to select the most sustainable and preferred alternative for the Plan.

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<sup>2</sup> EC (2001) *Implementation of Directive 2001/42 on the Assessment of the Effects of Certain Plans and Programmes on the Environment*. Available from [http://ec.europa.eu/environment/archives/eia/pdf/030923\\_sea\\_guidance.pdf](http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf) [Accessed June 2017].

## Strategic Issues

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

Ten major strategic issues were considered, and are discussed below. For each issue, the most sustainable option is identified and confirmed

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. 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. 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>	<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.</p>
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>	<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.</p>

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. 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>

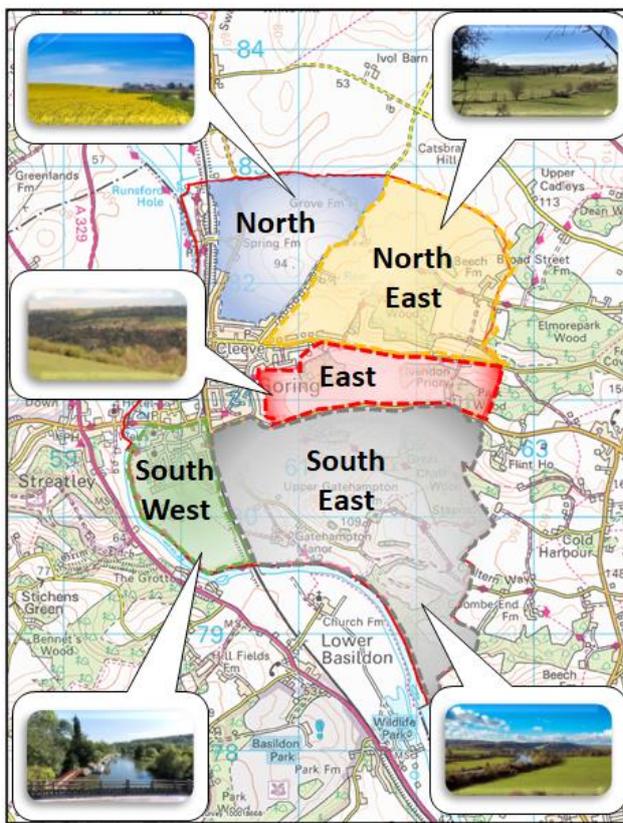
Identity	Strategic issue	Considerations	Most sustainable option
9	Should the Plan support an increased density of housing to support additional development in Goring?	<p>SODC's policy CS H2 Density says a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area. SODC's emerging Local Plan 2034 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.
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.

## Evaluation of Spatial strategy and Sustainability Objectives

Large areas of the parish may be inappropriate for major development because the whole Neighbourhood Area is in the Chilterns AONB and forms the setting of the North Wessex Downs AONB. 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.

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 greenfield 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.

## 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)<sup>1</sup>. 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.

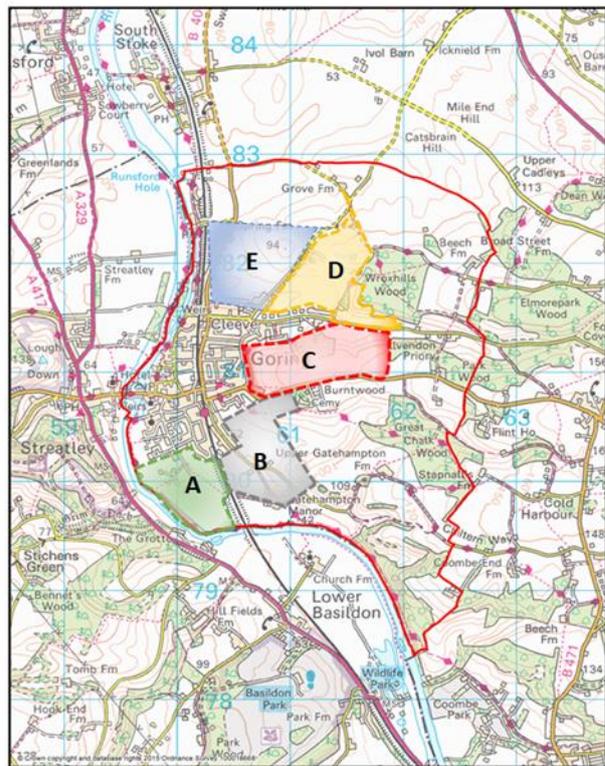
Housing development could either all be located in a single one of these areas or be distributed around the village in some way. There is no obvious village boundary that could be applied to better manage the growth of the village while retaining the flexibility to meet future housing need.

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

- 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 in more detail in Section 6 of the 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):

Five potential development areas



- 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).

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.

The most sustainable option is for homes to be built on small and medium sites distributed around the village, i.e. option H. This was modified to exclude GNP13 following the strategic flood risk assessment and further modified by the NDP examiner by the inclusion of the reserve site GNP8, see below, but retains the same assessment against the sustainability options.

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		→	→	→	→	→	→	→	→

## Site Options

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.

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 (GNP15) was subsequently withdrawn.

Given the environmental and policy constraints faced by Goring-on-Thames, particularly the impact of major development in the AONB and those set out in the SEA, the site selection methodology was strictly evidence-based and criteria-based. This included feedback from agencies such as EA and Thames Water and commissioned independent expert evidence, specifically on Landscape and Visual Impact (LVIA), biodiversity and the local environment.

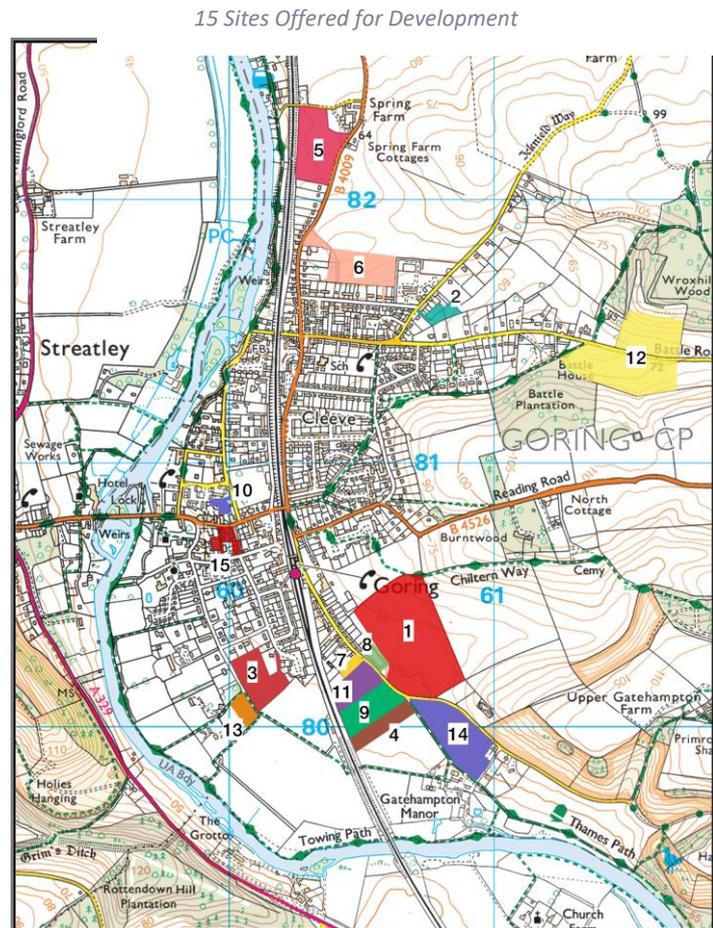
All sites proposed to the Plan were assessed objectively against identical site selection criteria to identify which of them, with mitigation could be acceptable for development within the AONB and river plain.

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. One of these potentially suitable sites was eliminated because of flood risk. GNP2, 3, 6 and 10 remained as suitable to be allocated for housing development at the end of the site selection process. The examination report confirmed that the selection of the four sites was appropriate.

Part of the site GNP3, Manor Road is within flood zone 2. During the NDP examination the Environment Agency made available draft flood predictions, now formally issued, which indicated that part of the site GNP3 may lie within flood zone 3 with some of the land allocated for housing in this zone.

The examination report noted that re-contouring may assist; but that the site is downstream of existing homes, so it would be especially important to ensure that re-contouring does not hold water back.

As a result of the flood zone concerns the examination report was unable to conclude with confidence either that the site GNP3 was likely to provide 20 dwellings or that it was unlikely to do so. As a result, it concluded that the NDP should make provision for it not being able to do so





## 6. THE MEASURES THAT ARE TO BE TAKEN TO MONITOR THE SIGNIFICANT ENVIRONMENTAL AND SUSTAINABILITY EFFECTS OF THE IMPLEMENTATION OF THE NDP

### 6.1 Overview

The SEA Regulations (17 (1)) set out that “*The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying any unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action*”.

The District Council is the responsible authority for the purposes of monitoring the NDP. Planning Practice Guidance states:

*“Monitoring the significant effects of the implementation of a neighbourhood plan that was subject to a strategic environmental assessment should be undertaken (see regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004). This will enable unforeseen adverse effects to be identified at an early stage and to enable appropriate remedial actions. The local planning authority should consider arrangements to monitor the significant effects of implementing the neighbourhood plan and reporting this issue in its Monitoring Report.”*

The District Council is developing a suite of monitoring indicators that cover the topics identified in the SEA Directive]. These will be used to monitor the effects of the Development Plan, including the Goring-on-Thames NDP. Appendix A sets out the proposed monitoring indicators for the Local Plan and how they relate to the SEA topics that will be used prior to adoption of the Local Plan. These will be finalised once the Local Plan is adopted. The Council’s Authority Monitoring Plan will be produced annually with information updated as it becomes available.

Goring-on-Thames Parish Council (GPC), the Qualifying Body, may produce additional indicators for monitoring at the local level and would be responsible for monitoring these additional indicators. The Plan contains twenty 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. In addition, because of their importance to the sustainability of Goring-on-Thames, three actions are nominated as Strategic Projects, to be partly funded by CIL and given high priority by GPC. Progress reports should be a standard agenda item at every monthly GPC meeting for these strategic projects.

In addition, GPC will review progress of the Plan at its Annual General Meeting and publish a monitoring report for the residents of Goring.

Appendix B details the monitoring framework including targets, measures or indicators, the body responsible and the review periods for all Plan policies and actions. This Framework is reproduced from the SEA and now includes the reserve site nominated by the Examiner, GNP8.

Authorised by: Holly Jones  
On behalf of Head of Planning

Signed: 

Date: 30/07/2019

**APPENDIX A: MONITORING INDICATORS FOR THE LOCAL PLAN AND RELATIONSHIP THE SEA DIRECTIVE (Appendix R Monitoring - Sustainability Appraisal of the Submission Version of the Local Plan 2019 – Appendices - March 2019)**

Local Plan Policy	Indicators from the Local Plan	Sustainability Objective(s)	SEA Topic
<b>STRAT1: The Overall Strategy</b>	Covered by all other indicators in framework -see below	See below	See below
<b>STRAT2: South Oxfordshire Housing and Employment Requirements</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Number of dwellings permitted and completed in the district to meet the overall need</li> <li><input type="checkbox"/> Progress towards meeting South Oxfordshire’s apportionment of unmet need in the housing market area</li> <li><input type="checkbox"/> Number of dwellings permitted and completed in the district to meet the overall need</li> <li><input type="checkbox"/> Quantum of land permitted and completed for employment by strategic site and allocation</li> <li><input type="checkbox"/> Number of Homes delivered at the Grenoble Road, Northfield, and North of Bayswater Brook strategic allocations</li> </ul>	1. ‘Housing’. 13. ‘Employment’ 14. ‘Science Vale.’	Population
<b>Strat3: Didcot Garden Town</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Number of planning permissions granted contrary to the Didcot Garden Town Masterplan Principles</li> </ul>	The design principles cover design, local character, density and tenure, transport and movement, heritage, landscape and green infrastructure and social and community benefits. As such this indicator is relevant to a number of SA Objectives, including: 1 ‘Housing’ 2 ‘Community safety’ 3 ‘Access to facilities’	Population, Human health, Material assets, Biodiversity, Flora and Fauna, Cultural heritage, Landscape

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Local Plan Policy	Indicators from the Local Plan	Sustainability Objective(s)	SEA Topic
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4 'Health and wellbeing' 5 'Environmental protection' 6 'Travel choice' 7 Biodiversity 9 Historic environments 17 Community involvement			
<b>STRAT4: Strategic Development</b>	<input type="checkbox"/> Progress of essential strategic infrastructure items <input type="checkbox"/> Progress of other Strategic infrastructure items	1 'Housing.' 3 'Access to facilities' 10 Climatic factors	Population, Material assets
<b>STRAT5: Residential Density</b>	<input type="checkbox"/> Average density for major developments permitted by strategic allocation and location	8 Land use	Material assets
<b>Strat6: Green Belt</b>	<input type="checkbox"/> Status and type of permissions granted within the Green Belt	8 Land use	Biodiversity, Flora and Fauna, Soil
<b>Strat7: Land at Chalgrove Airfield</b>	<input type="checkbox"/> Progress of Masterplan for the strategic allocation <input type="checkbox"/> Number of homes permitted and delivered at strategic allocation <input type="checkbox"/> Quantum of employment land permitted and completed at strategic allocation <input type="checkbox"/> Number of pitches permitted and delivered for Gypsies and Travellers	1 'Housing' 13 'Employment'	Population

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Local Plan Policy	Indicators from the Local Plan	Sustainability Objective(s)	SEA Topic
<b>STRAT8: Culham Science Centre</b>	<input type="checkbox"/> Quantum of employment land permitted and completed Culham Science Centre	13 'Employment' 14 'Science Vale'	Population
<b>STRAT9: Land Adjacent to Culham Science Centre</b>	<input type="checkbox"/> Progress of Masterplan for the strategic allocation: <input type="checkbox"/> Number of homes permitted and delivered at strategic allocation <input type="checkbox"/> Number of pitches permitted and delivered for Gypsies and Travellers	1 'Housing'	Population
<b>STRAT10: Land at Berinsfield</b>	<input type="checkbox"/> Progress of Masterplan for the strategic allocation <input type="checkbox"/> Number of homes permitted and delivered at strategic allocation <input type="checkbox"/> Quantum of employment land permitted and completed at strategic allocation.	1 'Housing' 13 'Employment'	Population
<b>Strat 10i: Berinsfield Local Green Space</b>	<input type="checkbox"/> Status and type of permissions granted on land identified	3 'Access to facilities'	Population, Human health

<b>Strat 11: Land South of Grenoble road</b>	<input type="checkbox"/> Progress of Masterplan for the strategic allocation <input type="checkbox"/> Number of homes permitted and delivered at strategic allocation <input type="checkbox"/> Quantum of employment land permitted and completed at strategic allocation	1. 'Housing'. 13. 'Employment'	
<b>Strat 12: Land at Northfield</b>	<input type="checkbox"/> Progress of Masterplan for the strategic allocation <input type="checkbox"/> Number of homes permitted and delivered at strategic allocation	1 'Housing'	Population
<b>Strat 13: Land North of Bayswater Brook</b>	<input type="checkbox"/> Progress of Masterplan for the strategic allocation <input type="checkbox"/> Number of homes permitted and delivered at strategic allocation	1 'Housing'	Population

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<b>Strat 14: Land at Wheatley Campus, Oxford Brookes University</b>	<input type="checkbox"/> Number of homes permitted and delivered at strategic allocation	1 Housing	Population
<b>Policy HEN 1: The Strategy for Henley-on-Thames</b>	<input type="checkbox"/> Number of homes permitted and delivered in the Parish of Henley-on-Thames <input type="checkbox"/> Quantum of employment land permitted and completed in the parish of Henley-on-Thames <input type="checkbox"/> Quantum of retail floorspace permitted and completed in the parish of Henley-on-Thames	1 'Housing' 13 'Employment'	Population
<b>Policy TH1: The strategy for Thame</b>	<input type="checkbox"/> Number of homes permitted and delivered in the Parish of Thame <input type="checkbox"/> Quantum of employment land permitted and completed in the parish of Thame <input type="checkbox"/> Quantum of retail floorspace permitted and completed in the parish of Thame	1 'Housing' 13 'Employment'	Population
<b>Policy WAL1:</b>	<input type="checkbox"/> Number of homes permitted and delivered in the Parish of Wallingford <input type="checkbox"/> Quantum of employment land permitted and completed in the parish of Wallingford <input type="checkbox"/> Quantum of retail floorspace permitted and completed in the parish of Wallingford	1 'Housing' 13 'Employment'	Population
<b>Policy H1: Delivering New Homes</b>	<input type="checkbox"/> Covered by all other housing indicators	See below	See below
<b>Policy H2: New Housing in Didcot</b>	<input type="checkbox"/> Number of homes permitted and completed in Didcot by strategic allocation	1 'Housing'	Population
<b>Policy H3: Housing in the towns of Henley-on-</b>	<input type="checkbox"/> Number of homes permitted and completed in the towns of Henley-on-Thames, Thame and Wallingford	1 'Housing'	Population

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Local Plan Policy	Indicators from the Local Plan	Sustainability Objective(s)	SEA Topic
<b>Thames, Thame and Wallingford</b>			
<b>Policy H4: Housing in the Larger Villages</b>	☐ Number of homes permitted and completed by Larger Village	1 'Housing'	Population
<b>Policy H5: Land to the West of Priest Close, Nettlebed</b>	☐ Homes permitted and completed on allocated site	1 'Housing'	Population
<b>Policy H6: Joyce Grove, Nettlebed</b>	☐ Homes permitted and completed on allocated site	1 'Housing'	Population
<b>Policy H7: Land to the South and West of Nettlebed Service Station</b>	☐ Homes permitted and completed on allocated site	1 'Housing'	Population
<b>Policy H8: Housing in the Smaller Villages</b>	☐ Number of homes permitted and completed by Smaller Village	1 'Housing'	Population
<b>Policy H9: Affordable Housing</b>	☐ Percentage of affordable housing provided on major developments or sites with combined gross floorspace of more than 1000m <sup>2</sup>	1 'Housing'	Population
<b>Policy H10: Exception Sites</b>	☐ Status of permissions granted for rural exception sites	1 'Housing'	Population
<b>Policy H11: Housing Mix</b>	☐ Average housing mix of planning permissions	1 'Housing'	Population
<b>Policy H12: Self Build and Custom Housing</b>	☐ Number of registered interests on the self and custom build register compared with the potential supply of self and custom build housing ☐ Proportion of self and custom build plots on strategic allocations		

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Local Plan Policy	Indicators from the Local Plan	Sustainability Objective(s)	SEA Topic
<b>Policy H13: Specialist Housing for Older People</b>	☐ Amount and type of housing designed for older people permitted as part of strategic allocations and within the district.	1 'Housing'	Population
<b>Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople</b>	☐ Number of pitches permitted and delivered for Gypsies and Travellers by location	1 'Housing'	Population
<b>Policy H15: Safeguarding Gypsy, traveller and travelling Showpeople sites</b>	☐ Status and type of permissions granted on Safeguarded Gypsy, Traveller and travelling Showpeople sites	1 'Housing'	Population

<b>Policy H16: Infill Development and Redevelopment</b>	<input type="checkbox"/> Status and type of housing permitted not in accordance with policy	1 'Housing'	Population
<b>Policy H17: Sub-division and Conversion to Multiple Occupation</b>	<input type="checkbox"/> Status and type of permissions relating to sub-divisions houses of multiple occupation	1 'Housing'	Population
<b>Policy H18: Replacement Dwellings</b>	<input type="checkbox"/> Status and type of replacement housing permissions in the open countryside	1 'Housing' 8 'Land use'	Population Landscape
<b>Policy H19: Re-use of rural buildings</b>	<input type="checkbox"/> Status and type of housing permissions in the open countryside	1 'Housing' 8 'Land use'	Population Landscape
<b>Policy H20: Rural Workers Dwellings</b>	<input type="checkbox"/> Status and type of Rural Worker Dwelling application	1 'Housing'	Population
<b>Policy H21: Extensions to Dwellings</b>	<input type="checkbox"/> Status and type of permissions	1 'Housing'	Population

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<b>Policy EMP6: New Employment Land at Thame</b>	<input type="checkbox"/> Quantum of employment land permitted and completed at Thame	13 'Employment'	Population
<b>Policy EMP7: New Employment Land at Wallingford</b>	<input type="checkbox"/> Quantum of employment land permitted and completed at Wallingford	13 'Employment'	Population
<b>Policy EMP8: New Employment Land at Crowmarsh Gifford</b>	<input type="checkbox"/> Quantum of employment land allocated, permitted and completed	13 'Employment'	Population
<b>Policy EMP9: New Employment Land at Chalgrove</b>	<input type="checkbox"/> Quantum of employment land permitted and completed at Land at Monument Business Park	13 'Employment'	Population
<b>Policy EMP10: Community Employment Plans</b>	<input type="checkbox"/> Number of applications for Major developments supported by a community employment plan	13 'Employment' 15 'Education and Skills'	Population
<b>Policy EMP11: Development in the</b>	<input type="checkbox"/> Status and type of applications for employment uses in the open countryside	1 'Housing' 8 'Land use' 13 'Employment'	Population Landscape

<b>Countryside and Rural Areas</b>		15 'Education and Skills'	
<b>Policy EMP12: Tourism</b>	☐ Status and type of permissions granted for visitor economic developments.	8 'Land use' 13 'Employment'	Population Landscape

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
15 'Education and Skills'			
<b>Policy EMP13: Caravan and Camping Sites</b>	☐ Status and Type of permissions granted for Caravan and Camping Sites	8 'Land use'	Landscape
<b>EMP14: Retention of Visitor Accommodation</b>	☐ Amount of C1 use floorspace lost	13 'Employment' 16 'Tourism'	
<b>Policy INF1: Infrastructure Provision</b>	☐ Covered by all other infrastructure indicators	See below	See below
<b>Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Arc:</b>	☐ Progress of Oxford to Cambridge Arc	1 'Housing' 6 'Travel Choice' 10 'Climatic factors'	Population Material assets Climatic factors
<b>Policy TRANS1b: Supporting Strategic Transport Investment</b>	☐ Progress of transport projects identified in the Local Transport Plan	1 'Housing' 6 'Travel Choice' 10 'Climatic factors'	Population Material assets Climatic factors
<b>Policy TRANS2: Promoting Sustainable Transport and Accessibility</b>	☐ Monitoring of Travel Plans for developments over 80 dwellings ☐ Progress of transport schemes ☐ To monitor designated Air Quality Management Areas	1 'Housing' 5 'Environmental protection' 6 'Travel Choice' 10 'Climatic factors'	Population Material assets Climatic factors Air

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
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<b>Policy TRANS3: Safeguarding of Land for Strategic Transport Schemes</b>	<input type="checkbox"/> Status and use of planning permissions on land safeguarded	1 'Housing' 6 'Travel choice'	Population Material assets
<b>Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans</b>	<input type="checkbox"/> Monitoring of Travel Plans for developments over 80 dwellings	1 'Housing' 5 'Environmental protection' 6 'Travel choice'	Population Material assets Climatic factors Air
<b>Policy TRANS5: Consideration of development Proposals</b>	<input type="checkbox"/> Number of permissions granted against technical advice	1 'Housing' 5 'Environmental protection' 6 'Travel choice'	Population Material assets Climatic factors Air
<b>Policy TRANS6: Rail</b>	<input type="checkbox"/> Status and type of planning permissions related to rail services	5 'Environmental protection' 6 'Travel choice'	Population Climatic Factors Air
<b>Policy TRANS7: Development Generating New Lorry Movements</b>	<input type="checkbox"/> Number of permissions granted against technical advice	5 'Environmental protection' 6 'Travel choice' 10 'Climate Change'	Population Material assets Climatic factors Air
<b>Policy INF2: Electronic Communications</b>	<input type="checkbox"/> Compliance with Building Regulations	8 'Land-use'	Landscape

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<b>Policy INF3: Telecommunications Technology</b>	<input type="checkbox"/> Number of planning permissions refused	8 'Land-use'	Landscape
<b>Policy INF4: Water and Waste Water Resources</b>	<input type="checkbox"/> Number of planning permissions granted against technical advice	5 'Environmental protection' 11 'Flood Risk'	Biodiversity, fauna, and flora Water
<b>Policy ENV1: Landscape and Countryside</b>	<input type="checkbox"/> Status and type of permissions permitted in the AONBs		
<b>Policy ENV2: Biodiversity Designated sites, Priority Habitats and Species</b>	<input type="checkbox"/> Changes in areas of Priority Habitats and Species <input type="checkbox"/> Number of permissions granted contrary to consultee advice on impact on Special	7 'Biodiversity'	Biodiversity, fauna, and flora

	Areas of Conservation ☐ Number of permissions granted contrary to consultee advice on impact on SSSI's		
<b>Policy ENV3: Non Designated Sites, Habitats and Species</b>	☐ Change in biodiversity area and/or sites	7 'Biodiversity'	Biodiversity, fauna, and flora
<b>Policy ENV4: Watercourses</b>	☐ Number of planning permissions granted against technical advice	10 'Climate Change' 11 'Flood Risk'	Human health Water Climatic factors
<b>Policy ENV5: Green Infrastructure in New Developments</b>	☐ Number of planning permissions granted against technical advice ☐ Number of buildings on the 'Heritage at Risk' Register ☐ Number of new Conservation Area Character Appraisals	7 'Biodiversity' 8 'Land-use' 9 'Built-heritage'	Biodiversity, fauna, and flora Human health Climatic factors

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<b>Policy ENV6: Historic Environment</b>	☐ Progress of Heritage Partnership Agreements	8 'Land-use' 9 'Built-heritage'	Cultural Heritage
<b>Policy ENV7: Listed Buildings</b>	☐ Number of planning permissions granted against technical advice	8 'Land-use' 9 'Built-heritage'	Cultural Heritage
<b>Policy ENV8: Conservation Areas</b>	☐ Number of planning permissions granted against technical advice	8 'Land-use' 9 'Built-heritage'	Cultural Heritage
<b>Policy ENV9: Archaeology and Scheduled Monuments</b>	☐ Status and type of planning permissions	8 'Land-use' 9 'Built-heritage'	Cultural Heritage
<b>Policy ENV10: Historic Battlefields, Registered Park and Gardens and Historic Landscapes</b>	☐ Status and type of planning permissions	8 'Land-use' 9 'Built-heritage'	Cultural Heritage
<b>Policy ENV11: Pollution- - Impact from existing and/or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)</b>	☐ Number of planning permissions granted against technical advice	1 'Housing' 2 'Environmental Protection' 8 'Land-use'	Population Human health Soil Air Material assets Climatic factors

<b>Policy ENV12: Pollution Impact of Development on Human Health, the natural</b>	☐ Number of planning permissions granted against technical advice	1 'Housing'	Population Human health
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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<b>environment and/or Local amenity (Potential Sources of Pollution)</b>	5 'Environmental Protection' 8 'Land-use'	Soil Air Material assets Climatic factors	
<b>Policy EP1: Air Quality</b>	☐ To monitor designated Air Quality Management Areas	5 'Environmental Protection'	Air
<b>Policy EP2: Hazardous Substances</b>	☐ Number of planning permissions granted against technical advice	5 'Environmental Protection' 8 'Land-use'	Air Soil Material Assets
<b>Policy EP3: Waste collection and Recycling</b>	☐ Percentage of household waste sent for re-use, recycling or composting	12 'Waste'	Material Assets
<b>Policy EP4: Flood Risk</b>	☐ Number and detail of permissions granted contrary to Environment Agency advice on flooding	11 'Flood Risk'	Climatic Factors
<b>Policy EP5: Minerals Safeguarding Areas</b>	☐ Status and use of planning permissions on land safeguarded.	8 'Land-use'	Material Assets Soil
<b>Policy DES1: Delivering High Quality Development</b>	☐ Covered by all other design indicators	See Below	See Below
<b>Policy DES2: Enhancing Local Character</b>	☐ Number of planning permissions granted against technical advice	1 'Housing' 8 'Land-use'	Population Material Assets

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<b>Policy DES3: Design and Access Statements</b>	☐ Number of permissions granted for major development supported by an appropriate masterplan and design and access statement.	1 'Housing' 13 'Employment'	Population

<b>Policy DES4: Masterplans for Allocated Sites and Major Development</b>	<input type="checkbox"/> Covered by indicator for DES3	See DES3.	See DES3.
<b>Policy DES5: Outdoor Amenity Space</b>	<input type="checkbox"/> Covered by indicator for DES3	See DES3.	See DES3.
<b>Policy DES6: Residential Amenity</b>	<input type="checkbox"/> Covered by indicator for DES3	See DES3.	See DES3.
<b>Policy DES7: Public Art</b>	<input type="checkbox"/> Number of permissions granted for major development, or sites larger than 0.5 hectares, that incorporate public art provision	1 'Housing' 13 'Employment'	Population
<b>Policy DES8: Efficient use of resources</b>	<input type="checkbox"/> Covered by indicators for STRAT12, EP1 and EP3	See STRAT12, EP1 and EP3	See STRAT12, EP1 and EP3
<b>Policy DES9: Promoting Sustainable Design</b>	<input type="checkbox"/> Number of permissions granted that incorporate climate change adaptation measures.	5 Environmental Protection 8 'Land-use' 9 'Built Heritage' 10 'Climatic factors'	Air Soil Climate Factors Material Assets Cultural Heritage Landscape
<b>Policy DES10: Renewable Energy</b>	<input type="checkbox"/> Status and type of permission granted for renewable energy	8 'Land-use'	Material Assets

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<input type="checkbox"/> Renewable energy capacity	10 'Climatic factors'	Climatic Factors Material Assets	
<b>Policy TC1: Retail and Services Growth</b>	<input type="checkbox"/> Net change in comparison and convenience retail floorspace	3 'Access to Facilities' 13 'Employment'	Population Material Assets
<b>Policy TC2: Retail Hierarchy</b>	<input type="checkbox"/> A use class development permitted by settlement hierarchy <input type="checkbox"/> Number of applications approved and refused for 500m2 or greater accompanied with a Retail Impact Assessment	3 'Access to Facilities' 13 'Employment'	Population Material Assets
<b>Policy TC3: Comparison goods floorspace requirements</b>	<input type="checkbox"/> Comparison retail floorspace permitted by settlement hierarchy	3 'Access to Facilities' 13 'Employment'	Population Material Assets

<b>Policy TC4: Convenience floorspace provision in the Market Towns</b>	☐ Provision of convenience floorspace (sqm retail floor space) at Henley, Thame and Wallingford	3 'Access to Facilities' 13 'Employment'	Population Material Assets
<b>Policy TC5 – Primary Shopping Areas</b>	☐ Number of planning permissions granted resulting in loss of retail floorspace in Primary Shopping Areas	3 'Access to Facilities' 13 'Employment'	Population Material Assets
<b>Policy CF1: Safeguarding Community Facilities</b>	☐ Number of community facilities <sup>1</sup> lost	3 'Access to Facilities' 4 'Health'	Population Human Health

<sup>1</sup> These include use facilities under A1, A2, A3, A4, A5, D1 and D2 use classes.

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<b>Local Plan Policy</b>	<b>Indicators from the Local Plan</b>	<b>Sustainability Objective(s)</b>	<b>SEA Topic</b>
<b>Policy CF2: Provision of Community Facilities and Services</b>	☐ Status and type of permissions for community facilities	3 'Access to Facilities' 4 'Health' 7 'Biodiversity'	Biodiversity, fauna and flora Population Human Health
<b>Policy CF3: New Open Space, Sport and Recreation Facilities</b>	☐ Provision of sporting facilities	3 'Access to Facilities' 4 'Health' 7 'Biodiversity'	Biodiversity, fauna and flora Population Human Health
<b>Policy CF4: Existing Open Space, Sport and Recreation Facilities</b>	☐ Number of permissions leading to the loss of open space, sport and recreation facilities	3 'Access to Facilities' 4 'Health' 7 'Biodiversity'	Biodiversity, fauna and flora Population Human Health

## APPENDIX B: LOCAL INDICATORS FOR NDP

The following table provides a summary of the monitoring framework, which will be used by GPC to monitor the Plan. It includes key measures or indicators of success, identifies the authority involved in the implementation of policies 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 to be delivered on the four allocated sites during the plan period.	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"> <li>• Has fallen below the proportions recommended by Oxfordshire County Council in the Strategic Housing Market Assessment operating at the time; and</li> <li>• Does not have sufficient capacity to meet demand from local residents.</li> </ul>	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
	P.10	Reserve site GNP8	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.11	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.12	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.13	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.14	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.15	Water, sewage and drainage	All relevant Planning applications adhere to this Policy.  With specific reference to GNP3 and GNP6:	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"> <li>Developer commits to Grampian condition with relevant authorities;</li> <li>All relevant authorities agree Grampian condition;</li> <li>Grampian condition work completed before development commences.</li> </ul>			
Building design	P.16	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.17	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.18	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.19	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.20	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"> <li>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;</li> </ul>	SODC in conjunction with GPC	Annual at GPC annual general meeting	This is an existing responsibility of 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
			<ul style="list-style-type: none"> <li>Management Plans will be developed for their preservation and enhancement.</li> </ul> <p>Resources to address this action will be sought via SODC, in accordance with emerging Local Plan 2033 Policy ENV6.</p>			
	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"> <li>Investment in and/or enhancement of buildings and/or spaces between them;</li> <li>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.</li> </ul>	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	GPC and Amenities Association plus external expertise	6 monthly report to GPC meeting	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
			of GPC this process could be led by the Goring and Streatley Amenity Association.			
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 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.	School Governors, Diocesan Board of Education, GPC, SODC, Oxfordshire County Council	Annual, and also <b>strategic project</b> monthly progress report	Yes, from CIL and other 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.	Mobility Issues Group for Goring (MIGGS)/GPC	Ongoing, monthly at GPC meeting	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
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 <b>strategic project</b> monthly progress report to GPC	Yes, from CIL and other sources if CIL funds are inadequate
	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 <b>strategic project</b> 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 <b>strategic project</b> 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

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<sup>1</sup> 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%20017&REF=SHELAA%20Update%202017>