

# Goring Neighbourhood Plan

Plan Made - July 2019



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## Foreword by Councillor Kevin Bulmer, Chair of Goring-on-Thames Parish Council

This comprehensive document, the Goring-on-Thames Neighbourhood Plan, has been produced by a sub-group on behalf of the Goring-on-Thames Parish Council. It has taken many hours of dedicated work over the past four years by this group, elected by fellow volunteers and approved by the Goring-on-Thames Parish Council. We very much appreciate this valuable contribution to the future of Goring and commend the document to the village.

The Plan, and all evidence has been considered by an independent examiner appointed by SODC in consultation with the Parish Council. The examiner has reported to the District Council recommending that, subject to modification, the Plan can proceed to referendum.

This is the made Plan, which has been endorsed by the local community at referendum.

Councillor K Bulmer  
Chairman of Goring-on-Thames Parish Council



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## Summary of the Plan

Goring is a unique and protected landscape, being entirely within the Chilterns Area of Outstanding Natural Beauty (AONB), overlooked by the North Wessex Downs AONB and bordered along its whole western perimeter by the river Thames. Known as the Goring Gap, the area is one of the most beautiful and protected landscapes in the country. To help ensure that it stays that way, Goring-on-Thames Parish Council (GPC) authorised production of a Neighbourhood Plan (the Plan) in November 2015.

This summary outlines why the Plan is so important to our community. It outlines proposals for the future of our village and confirms the preferred location of new housing development and the type and number of new homes. In addition, three strategic projects are proposed to address issues that cannot be resolved in this Plan but are high priorities for the community.

Goring residents voted on the Plan in a simple yes/no referendum. As the Plan was endorsed by the majority of those who voted, it has become part of local planning policy and carries full weight.

## Background and benefit

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

constraints. In Goring's case, its protected environment and landscape is a significant constraint which limits the number of suitable sites and therefore the number of new dwellings.

SODC is under pressure to deliver thousands of new homes and without a Plan, Goring is open to speculative development and urban sprawl. In fact, SODC has recently identified, in its October 2017 Strategic Housing and Employment Land Availability Assessment (SHELAA), over 60ha of land on the periphery of Goring it believes is '*suitable, available and achievable for housing*' development. Your support for this Plan is vital if we are going to be in control of growth in our village.

The Plan gives the community a direct say in the location, type and number of new dwellings. It enables us to define the look and feel of new development and the design of each site to make it more acceptable for neighbouring residents and the community at large. The Plan also enables us to identify the key strategic issues facing the village and to prioritise the use of GPC's share of the Community Infrastructure Levy (CIL) which is charged on new developments to help improve local infrastructure.

## How has the Plan been prepared?

The Plan has been produced by over 40 volunteers through extensive consultation with the community,



Figure 1 Consultation event

SODC, Oxfordshire County Council (OCC) and others. Two detailed questionnaires were sent to every household and to every person on the electoral register. These asked about our housing needs, how we should choose where new developments are located, what is good and bad about our village, and residents' priorities for improving it. There were four major consultation events, prior to the six-week (Regulation 14) consultation which ended in December 2017.

The Plan must comply with international and national law and take account of national and local planning policy. It is required to place great emphasis on the long-term sustainability of the village. A Sustainability Appraisal was produced and was available for consultation at the same time as the Plan. This included an analysis of the sustainability context of Goring and an evaluation of the strategic issues and options that were considered in reaching the Plan's conclusions.

The production of the Plan has been objective and evidence-based. Nobody has had an opportunity to influence the Plan for their own interests. The site selection process has been independently verified to confirm its objectivity and integrity.

## Consultation and evidence

The vision for Goring preferred by the largest number of survey respondents is:

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

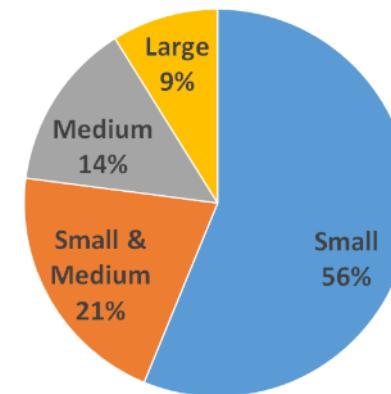


Figure 2 Site size preferences

Over 90% of survey respondents preferred development sites to be small or medium in size and distributed around the village.

83% of attendees at one consultation said new allocated sites should be limited to the number of new homes required by SODC's Core Strategy 2012. There was a strong preference for the majority of dwellings to have 1, 2 or 3 bedrooms to widen the range of housing in the village, and to provide more affordable homes.

When considering new development sites, residents stated strongly that the Plan should prioritise:

- preservation and protection of the AONBs and maintaining access to them, minimising impact on local and distant views, retaining green gaps between Goring and its neighbouring communities, protecting biodiversity and protecting from flood risk;
- sites with enough parking to avoid clogging up neighbouring streets, minimising traffic on residential roads and located away from local congestion points;
- sites that are contiguous with the existing built area of the village, not capable of development beyond the level defined in the Plan;
- building design that fits in with the type and style of the village and neighbouring areas;
- brownfield sites, avoiding the use of prime agricultural land.

Residents were also asked to rank their priorities for improving the village. The highest priorities were the High Street traffic management, the local bus service, off-street parking and pedestrian safety in the High Street (see chart below).

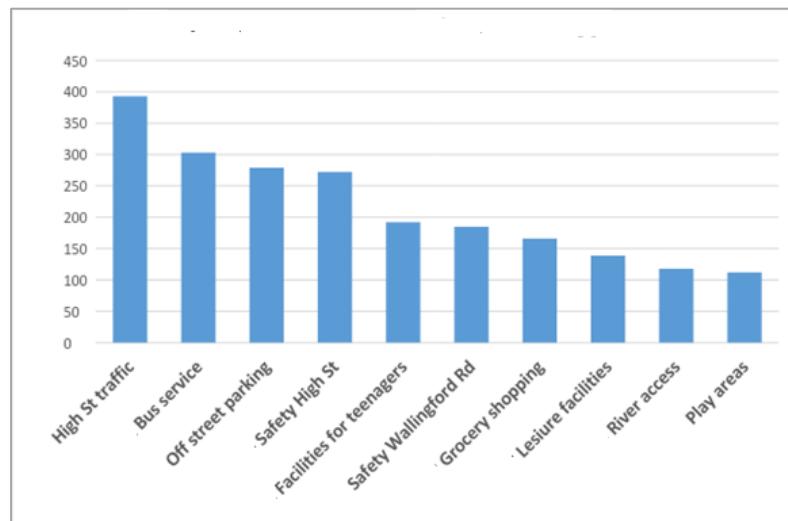


Figure 3 Village priorities for improving the village

In a separate free-format response, 56 people expressed concern regarding school capacity and 30 regarding healthcare capacity.

Production of the Plan has been supported by commissioning professional consultancies to provide expert advice in four areas: landscape and visual impact, flood risk, biodiversity and planning. This advice and feedback underpins the objectivity of the Plan.

## What the Plan proposes

- 15 objectives
- 20 policies
- 10 actions (a number of these have started)
- 3 strategic projects

**Four small or medium-sized sites** distributed around the village and adjoining the current built form. These sites were identified as being safe from a flood risk perspective, and the least damaging to the AONB, environment and infrastructure;

It is hoped that approximately 94 new dwellings will be built on these sites; but should this not be possible, land will be held in reserve to achieve this provision.

**14 on GNP2**, next to the fire station off Icknield Road;

**20 on GNP3**, between Elmcroft and Manor Roads;

**46 on GNP6**, north of Springhill Road;

**14 on GNP10**, in the village centre.

**A reserve site of GNP8 – Gatehampton Road**



Figure 4 The four allocated sites and reserve site

**Site GNP10 is a vacant commercial property, warehouse and associated car park.** The previous tenant has now terminated its lease and vacated the site. The site also provides some parking spaces for nearby businesses. It is available for housing development.

**Over 80% of the new homes with 1, 2 or 3 bedrooms.** These will include affordable housing, homes designed to support independent living for older residents and provide the opportunity for young people to get onto the housing ladder and for other people the opportunity to downsize.

**Detailed site-specific requirements** (SSRs) which have been defined so that each development is acceptable to residents and from a planning perspective and so that community benefits are maximised, where possible. These SSRs include:

- details of the **mitigation required to make development of the site acceptable**, and to minimise the impact on neighbouring residents and the surrounding environment. For example, on GNP3, houses will only be permitted in areas safe from flooding; on GNP6, development will not be permitted where rooftops can be seen above the crest of the site from the Wallingford Road and the access road will be carefully landscaped;
- steps to be taken to **conserve and enhance biodiversity** including vegetation, trees and hedges;
- **new community facilities.** For example, GNP6 will include a children's playground, restoration of a traditional orchard area and a new public open space. GNP3 will include a maintained meadow area for residents;

- **good building design** to fit in with the immediate neighbourhood, such as materials, style and restrictions on height and density;
- **adequate on-site parking** for residents and visitors to ensure no overflow onto neighbouring roads;
- **new footpaths and cycle routes.** For example, GNP3 will have cycle and footpath access to Elmcroft and Manor Road; GNP6 will have cycle and pedestrian access to Springhill Road; GNP10 includes footpath access to the High Street and Cleeve Road;

**Conservation of the green gaps and countryside** between Goring and Gatehampton in the south, South Stoke in the north, the hills above Cleeve to the east, the wooded valleys between Icknield Road and Elvendon Road / Battle Road to the north east and the river plain to the south west of the village.

**Protection for the historic buildings** in our village centre to bring economic, social and environmental benefits for the community.



Figure 5 The High street

### Strategic projects

In addition, three ‘strategic projects’ are proposed aimed at evaluating and resolving key issues identified by residents, that are outside the scope of a neighbourhood plan. They should be funded, where appropriate, by the Community Infrastructure Levy (CIL) and/or other sources. The Plan does not distinguish the relative priority of these three projects and it is too early to define how they will relate to land allocation:

- **Traffic and parking:** a full review of traffic management, pedestrian safety and parking in the village, especially in the village centre. This project will include the current GPC proposals and should result in a detailed and costed analysis of options;
- **School:** an independent professional evaluation and subsequent resolution of the issues facing the primary school including an analysis of options, liaison with all stakeholders (parents, governors, Diocese, OCC, SODC), resulting in a costed proposal and implementation programme;



Figure 6 High Street



Figure 7 School

- **Village centre:** a programme working with landowners to evaluate the rejuvenation of the village centre, particularly around the Arcade area, to produce an attractive development to help drive the economic and social sustainability of Goring.



Figure 8 The Arcade

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## 1. Introduction and background

This chapter introduces the context and scope of the Plan, the reasons for its inception and how to navigate the document.

### 1.1 Why have a neighbourhood plan?

Neighbourhood plans give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They can choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

### 1.2 Why does Goring need a Plan?

1. **To be in charge of our own destiny.** Undertaking a neighbourhood plan gave the village the chance to take charge and decide its own future as, once the plan was approved at a referendum, it became part of the statutory development plan. Applications for planning permission must be determined in accordance with the Plan, unless material considerations indicate otherwise.
2. **To ensure the beauty and tranquillity of Goring continues to be protected and conserved.** The Goring Gap is a landscape of national significance. Two of the thirty-eight Areas of Outstanding Natural Beauty (AONBs) in England and Wales come together here and meet at

the river Thames. Goring is entirely within the Chilterns AONB. Undertaking a neighbourhood plan gives the village the chance to ensure maximum protection for the local environment.

3. **To make sure we get the appropriate number and type of homes that Goring needs.** Goring is recognised as a highly desirable place to live. As such, property in Goring is expensive and in high demand, with market demand probably likely to remain ahead of supply for the foreseeable future.
4. **To maintain a balance.** It gives Goring the opportunity to maintain a balance between meeting housing need, protecting the environment and not overloading local infrastructure.
5. **It is financially advantageous for Goring to have a neighbourhood plan.** If a neighbourhood plan is in place, GPC will receive a greater proportion of the Community Infrastructure Levy (CIL), a charge on all new developments. This can be spent on projects that benefit the community as a whole and which would otherwise struggle for funding.

### 1.3 What is the scope of this Plan?

The primary purpose of any neighbourhood plan is to determine use of land for new development. The Plan must be in general conformity with the strategic policies of the planning authority's Development Plan, which in Goring's case comprises the South Oxfordshire Core Strategy 2012 and the saved policies of the South Oxfordshire Local Plan 2011. It should also take account of the reasoning and evidence informing the emerging Local Plan

2033 because the Goring Neighbourhood Plan has been developed in the period of transition between the two.

The latest housing needs evidence from SODC for Goring is stated in the Emerging Plan as 140 new dwellings between 2017 and 2033. However, this figure is subject to available capacity and local constraints due to Goring's location in the Chilterns AONB and in the Thames flood plain.

The Plan explains how this objective will be achieved and why the most appropriate number of new dwellings for Goring is approximately 94 in the period of the Plan, 2018-2033. It is expected that the majority of these will be built in the first 4-6 years of the Plan's life.

## 1.4 How was the Plan produced?

An account of the process followed in producing the Plan is provided in Chapter 4. In brief, it has been produced by a group of some 40 volunteers from across the village, led by a Steering Group of six members, as a sub-committee of the Goring-on-Thames Parish Council. It is based on an extensive programme of consultation with residents. As is legally required, it is consistent with international, national and local obligations and policies.

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

Evidence has been drawn from public sources where available and obtained from relevant public agencies and bodies where a

need was identified. Where necessary, surveys have been undertaken and reports have been specifically commissioned from appropriately qualified (expert) consultants:

- **Landscape and visual impact** – Bramhill Design<sup>1</sup> - a Landscape Institute Registered Practice based in South Oxfordshire, which undertakes landscape assessment, planning, design and management. The standard methodology used (a methodology for Landscape and Visual Impact Assessment (LVIA)) is set out in the 'Guidelines for LVIA, Third Edition' which is the main source of legal basis and of good practice for LVIA<sup>2</sup> in the UK and EU;
- **Flood risk assessment** – JBA Consulting<sup>3</sup> - an engineering and consultancy company specialising in environmental, flood and water management, registered within the Environment Agency's Water and Environmental Management Framework and key advisors to OCC and SODC;
- **Biodiversity and ecology** – Thames Valley Environmental Records Centre (TVERC)<sup>4</sup> – an organisation providing information on wildlife and geological sites including Habitats of Principal Importance and Conservation Target Areas.

In addition, planning experts have provided detailed advice and validation as part of the pre-submission consultation process. AECOM<sup>5</sup> (an international planning and engineering consultancy) was selected by Locality<sup>6</sup> (a charitable organisation contracted to deliver the Department of Communities and Local Government's Neighbourhood Planning grant and support programme) to provide the Goring neighbourhood plan with expert support in two areas:

- a Sustainability Appraisal 'health check' as part of the pre-submission consultation process, to confirm that the

- Plan is compliant with the European Strategic Environmental Directive<sup>7</sup>;
- an Evidence Base and Policy Review of the Plan to ensure that proportionate, robust evidence supports the choices made by the Plan.

This document is the made version of the Plan.

The preparation of the plan was supported by:

- a Sustainability Appraisal demonstrating that the principles of sustainable development are embedded in the Plan and that it has considered all aspects of economic, social and environmental sustainability;
- a Basic Conditions Statement setting out how the Plan meets legal tests and conditions and has regard to national policies, contributes to the achievement of sustainable development, and is in general conformity to the SODC Local Plan; and
- A Consultation Statement explaining how engagement with the community and others has shaped the Plan, including a summary of all the statutory and non-statutory consultation that has taken place.

## 1.5 How do I find my way around the Plan?

The Plan falls into four sections which are colour coded:

**The first section includes this chapter and a brief summary of Goring in Chapter 2. This is followed in Chapter 3 by a summary of the statutory context, strategic issues and spatial options that the Plan considered, and the spatial strategy. A summary of how the Plan was developed is in Chapter 4.**

**Chapter 5 explains how the Plan identifies Goring's housing needs and reconciles these with SODC's housing requirements for the District. It considers how many and what type of dwellings are needed.**

**All the sites offered for development, the four preferred sites to be allocated for new housing, and the reserve site are introduced in Chapter 6. Here you can find out how the sites were assessed, how four were selected and why these are the right choices for Goring. Each site is expected to meet the stringent requirements of development within an AONB and also meet the detailed mitigation measures proposed to reduce any impact on neighbouring properties.**

**This section addresses other Plan Objectives and how the Policies and Actions will help to achieve them.**

**In Chapter 7 the Plan explains how landscape and biodiversity, two of Goring's most precious assets, will be protected, while Chapter 8 considers how the impact of development on the environment will be managed.**

**Building design is an important aspect of new development, making sure that it fits in with both the existing built area and the AONBs. Read about this in Chapter 9.**

**Other important aspects of life in Goring are covered in Chapters 10 to 13, including heritage and conservation, social infrastructure, traffic and parking, and the local economy.**

**The final section looks to the future, including actions and strategic projects and the monitoring framework.**

Finally, Appendices include a glossary, a table of objectives, policies and actions discussed in the main body, the site boundaries and references.

Four key terms are used throughout the Plan.

**Vision:** A broad statement describing what Goring will be like in 2033.

**Objective:** Objectives address the issues raised during consultation and help to define the Plan's vision.

**Policy:** Policies help to deliver the Plan's objectives. They relate to land use and will be used to give clarity on what is expected from a development proposal. They ensure the impact of development is anticipated and planned for and they are used by planners when determining planning applications.

**Action:** Proposals and projects which do not have a land use expression, but are important to the community and will contribute to delivering the Plan's objectives and the vision.

A table of all Objectives, Policies and Actions is included in Appendix 1.

## 1.6 Why is this a good Plan for Goring?

1. The result of the site selection process matches the important feedback that has been received from residents.
2. It avoids large sites with massive concentrations of new dwellings:
  - a. It protects and maintains the character, tranquillity and beauty of the environment of Goring.
  - b. It restricts damage to the AONBs, protecting the area surrounding the village from obtrusive and unacceptable damage.
  - c. It avoids building houses on any land in Flood Zones 2 and 3 (see Glossary).
  - d. The impact of the proposed allocations on the village infrastructure, traffic, medical practice and school is within the current capacity of these village facilities and amenities.
  - e. It protects biodiversity, an important feature of Goring's environment.
  - f. The proposed strategic projects and associated CIL funding will be used to help improve traffic and parking in the village, to help rejuvenate the village centre and to fully progress the options for the school.
3. It meets the housing need with appropriate site allocations and improves the housing mix, providing more smaller dwellings for young families and for other people wishing to downsize.
4. It provides a significant increase in affordable housing, supporting people with local connections who have not previously been able to live in the village.
5. The Plan was endorsed by the local community at referendum and has subsequently become part of the local

planning framework and help to protect the village from unsuitable, speculative development.

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### 2. Goring: the village, community and environment

This chapter describes the qualities of Goring that make it unique and valued by its residents and visitors, and how it can continue to be a beautiful, friendly, open, vibrant and energetic village community that is able to evolve and develop for the benefit of the people who live and work in it.



Figure 9 Annual Lock Tea and band concert

#### 2.1 Topography

The Goring Gap is a well-known geological feature where the river Thames passes between two sets of chalk hills, the Berkshire Downs to the west and the Chiltern Hills to the east. The village of Goring sits in the valley alongside the Thames on

the Oxfordshire bank of the river, facing the village of Streatley in West Berkshire to which it is linked by an attractive road and pedestrian bridge. The village is within and totally surrounded by the Chilterns AONB and it faces, and is overlooked by, the North Wessex Downs AONB.

The picturesque setting by the river with boat moorings, two locks and weirs, together with the fact that both the Ridgeway and the Thames Path national trails pass through the village, make Goring not just a desirable home for its residents but also an attractive destination for walkers, cyclists and tourists.

#### 2.2 The evolution of the village

Human origins in Goring parish can be traced back to Palaeolithic times and archaeological evidence from Gatehampton shows intermittent activity throughout the prehistoric period. A Bronze Age cemetery and Iron Age finds precede a significant Roman settlement with a high-status villa, excavated by volunteers since 1993. This site continues to yield important detail.

In 1086 the Domesday Book shows that the focus of settlement had moved to the present site of Goring village, possibly due to the founding of a church, followed later by an Augustine priory.

Growth was slow until the arrival of the Great Western Railway in 1840 which transformed a rural hamlet into the substantial village that it is now. Modest houses were constructed for rail and agricultural workers. Businessmen, now easily able to reach London, Reading and Oxford, built large red-brick mansions, many of which survive today.

The 1881 Census shows 1,027 residents holding a wide range of jobs, with agricultural work remaining dominant. The economy continued to diversify, with boat-builders, a brewery and gas works providing employment for a largely local workforce. During the twentieth century these industries became uneconomic and disappeared. Local employment is now mostly small scale and largely in the care, hospitality and service sector and the retail trade. There is a high level of home-working. The majority of employed residents now commute by train or road to one of the major accessible urban centres.

You can read more detail on Goring's heritage in Chapter 10.

### 2.3 Demography

At the Census in 2011 the population of Goring was 3,187.<sup>8</sup> Assuming it has grown since then in line with the national average of 2.2%, the population at the time of this report is estimated to be over 3,250.

The 2011 Census recorded 1,491 dwellings, concentrated in Goring itself, in Cleeve to the north and in Gatehampton to the south.

About one in three of these are occupied by retired or semi-retired people, many of whom brought their young families to Goring during the 1960s and 1970s to occupy major, new housing developments. The 2011 census shows that 31.7% of Goring residents were aged 65 or over, the highest percentage in South Oxfordshire and almost double the national average.

In contrast, in 2011 there were 525 young people aged 0 to 15, which, at 16.5% is below the SODC rate of 19.2% and the rate

for England of 18.9%. The evolving age profile has an important bearing on the character of the village and its economy and obviously has implications for the medical practice and for the school.

### 2.4 Architecture

Among the buildings that add to Goring's beauty are the historic parish church, the half-timbered properties in and near the High Street and the large Victorian and Edwardian mansion houses that survive in spacious grounds. These areas, along with the village centre, form a Conservation Area as does the hamlet of Gatehampton.

Housing developments in the 1960s and 1970s were mainly to the east of the railway where some 60% of residents now live.

With this expansion, Goring acquired an additional role as a commuter village, attracting younger business and professional people working in London and in the growing office and commercial parks and science campuses surrounding Oxford, Reading and other industrial centres.

### 2.5 Village life

The blend of river and countryside combined with a good mix of housing helps make Goring a desirable place in which to live and work but, more than this, Goring is a diverse and dynamic community. There are over 100 clubs and societies active in the village. It is generously endowed with open spaces. Three recreation grounds provide facilities for football, cricket, tennis and bowls and playgrounds for younger children. Teams of all

ages take part in local leagues and tournaments. The river provides a base for both a sailing club and a rowing club.

Groups bring together people with interests in gardening, theatre, fine arts, wine, literature, local history and more. A monthly jazz club attracts national and international musicians to the village; local folk and pop musicians also perform regularly and classical recitals take place. The Goring and Streatley Concert Band performs at indoor and outdoor events. The Gap Festival and the historic Regatta, held biennially, attract attendances of thousands.



Figure 10 Band concert at annual Lock Tea

A lunch club on two days a week gives support to the older members of the community. Many residents are members of the Social Club where they can meet over a drink, play snooker or listen to live entertainment. Meeting rooms in the Village Hall, St Thomas Church Canterbury Room, the Free Church Hall, the

Community Centre and Stortont Lodge Scout Centre provide space for a number of pursuits: badminton, Scottish dancing, Pilates, fitness classes and bridge. Health and wellbeing is maintained through a varied programme of Health Walks which take place on several days a week. The three churches have active congregations which undertake social programmes for different age and social groups in the village. At Christmas hundreds of people from Goring and Streatley and surrounding areas come together for a torchlight procession and open-air carol singing. The sense of community is very strong.

In preparing the Plan it was important, given the special character, variety and richness of the village, to know how the residents perceive their village and how they see it evolving. At the village hall consultation on 5 March 2016 residents were asked to consider and rank four draft vision statements for Goring. The top three of these were then put to a vote of the whole village as part of the Site Priorities Survey which closed on 10 April 2016. Most votes were in favour of this vision statement:<sup>9</sup>

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

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### 3. Statutory context, strategic issues and spatial strategy

#### 3.1 Statutory context



Figure 11 Brunel's rail viaduct at Gatehampton

Areas of Outstanding Natural Beauty (AONBs) are designated by the government for the purpose of ensuring that the special qualities of England's finest landscapes are conserved and enhanced. In terms of planning policy, AONBs have the same status as

National Parks. Their legal framework is provided by the statute, the Countryside and Rights of Way Act 2000, which places a duty on relevant authorities to "have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty" in exercising or performing any functions in relation to, or so as to affect, land in an AONB".

To quote from the NPPF:

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

and should be given great weight in National Parks and the Broads.

*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. Consideration of such applications should include an assessment of:*

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

In addition to the clear guidance in the NPPF, there are many important sources of statutory policies to protect and conserve the AONB setting of Goring and its Conservation Areas. These are summarised in the Plan Sustainability Appraisal Statement and include the Chilterns AONB Management Plan, North Wessex Downs AONB Management Plan, the South Oxfordshire Core Strategy 2027 Development Plan Document, and the SODC emerging Local Plan 2033.

The surroundings of AONBs are important to their landscape character and quality. Proposals that affect views into and out of an AONB need to be carefully assessed to ensure that they conserve and, if possible, enhance its natural beauty and landscape character.

#### 3.2 Strategic issues

This section sets out the principal strategic issues addressed within the Plan process, the main options considered, and the conclusions reached. These issues are covered in greater detail in the Sustainability Appraisal. In addressing these issues, the Plan sought always to apply a planning-led and pragmatic approach, founded on the principles of sustainable development and taking account of the community's preferences as expressed through numerous consultations.

##### **Issue 1: How should the Plan balance the need to protect the AONB with the requirement for housing development?**

- Given Goring's position in the AONB, it could be argued that no development is possible, save for continued infill and/or carefully controlled re-development of brownfield sites;
- However, 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.

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. The most appropriate

option is to identify every proposed site where the harm caused by development was or could be mitigated sufficiently to fall below an acceptable threshold. Expert analysis was commissioned to underpin this conclusion.

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

- The Plan balances the need for development by ensuring compliance with the National Planning Policy Framework (NPPF) policies on both protection of the AONB and protection against flood risks.
- The Plan has only allocated sites where, with mitigation, development both falls below the threshold of acceptable harm to the AONB and can be carried out in such a way as to be appropriately flood resilient and resistant, safe for its residents throughout the development's lifetime.

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

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

- Goring is, in many respects, a community which scores well in sustainability terms. It benefits from a railway station, a primary school, a medical practice, shops and a thriving community.
- Any additional housing in Goring is going to place additional pressure on the village infrastructure.
- 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 considered.

The most appropriate option is to accept the modest growth in the Plan and to manage the consequences through the policies in the Plan to ensure that the needs of the community can be met by the existing infrastructure.

#### **Issue 4: Should the Plan be delayed until a long-term solution for the school is resolved?**

- The issues facing the community with respect to the school are outlined in Chapter 11. 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).
- 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 for Goring that new planning applications 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.
- Proceeding with the Plan to the current timescales will not have an adverse impact on the resolution of the issues facing the school.
- The Plan supports a full and professional evaluation of these issues and has nominated it as a Strategic Project.

The most appropriate option is to expedite the Plan and to evaluate the options for the school in parallel, but to progress any proposals outside of this current iteration of the Plan.

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

- Goring Parish is rich in biodiversity. 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.
- 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.

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

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

- Houses in Goring are expensive compared to the Oxfordshire and the national average.
- 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 future-proof the housing stock for future generations.
- The Goring Neighbourhood Plan Housing Needs survey 2016, 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.

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

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

- Only 7% of residents would prefer all new houses to be placed on one large site. In principle, this could be either a single site or a closely connected cluster of sites. The overwhelming preference of residents (over 90%) is that new sites should be small or medium in size and distributed around the village.
- 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<sup>10</sup>.

The most appropriate option is for homes to be built on small and medium-sized sites distributed around the village.

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

- There are no large employers in Goring and the village is constrained by its location and the local road network.
- The number of Goring residents who either work or are based from home is significantly higher than the SODC average.
- There is no additional 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.
- There is a limited supply of suitable land for development in Goring and this is required to support new housing.
- Redevelopment of the High Street Arcade area with mixed use accommodation remains the best opportunity to improve the economic sustainability of the village centre.

The most appropriate option is for four allocated development sites to be used for new homes with additional land held in reserve if these cannot provide approximately 94 new dwellings.

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

- SODC's current policy says a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area. SODC's emerging Local Plan 2033 policy 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.
- 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.
- 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.

The most appropriate option is that any new housing development in Goring must be of a density to fit in with the character of the surrounding area while recognising the need for efficient use of land.

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

- The Plan balances the need for development with conserving and enhancing the historic environment of Goring and Gatehampton by ensuring compliance with the NPPF.
- Heritage assets, such as the rich archaeological resource, and the historical built environment of the village, are irreplaceable and help to define an ancient parish such as Goring. These assets are enjoyed by, and in the safe keeping of, the local community but they are also of significance at a district and national level. There is a local responsibility to value and to care for these assets, both for the sake of the community and for others outside it.
- The NPPF 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.
- Development must take account of both designated and non-designated assets. The Plan has only allocated sites where, with mitigation, development will not cause harm to the historic environment.

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

### 3. Statutory context, strategic issues and spatial strategy

#### 3.3 Spatial strategy and options

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

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

Without a coherent spatial strategy, development is likely to happen in an uncontrolled way, extending the built-up area even further, encroaching into the AONB, closing the green gaps and distancing new residents from the services they need.

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.

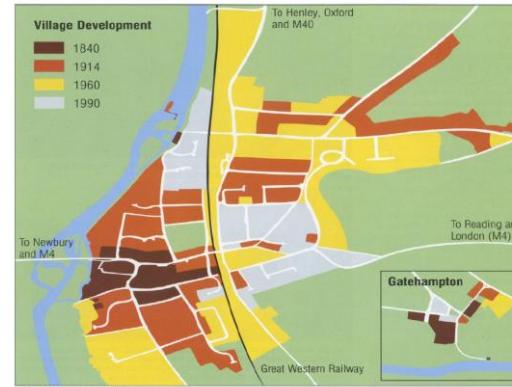


Figure 12 Village development through the ages

Housing development can either be focused in one area or distributed around the village in some way. Conceptually there are five possible areas for housing development in Goring and these are shown in the map below.

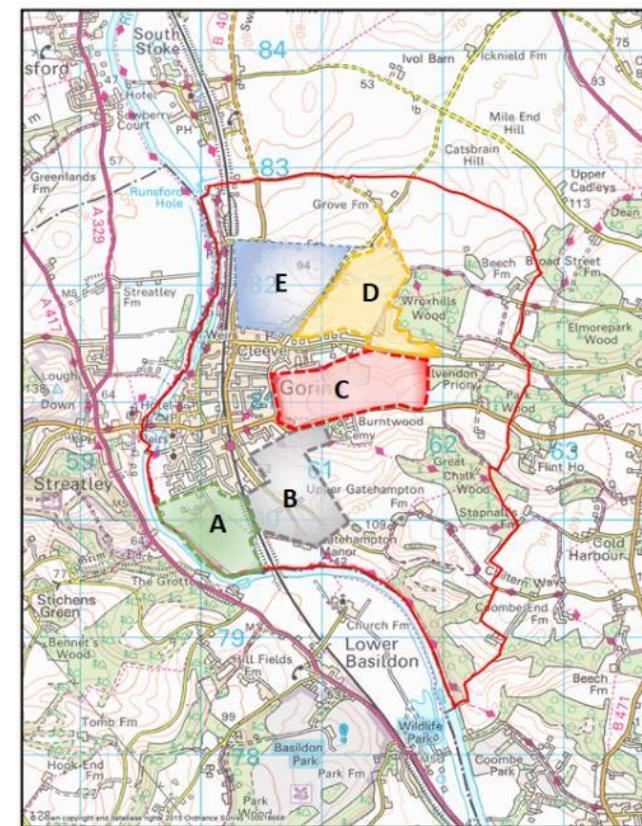


Figure 13 Five potential development areas

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.

### 3. Statutory context, strategic issues and spatial strategy

Focusing all development in any one of these areas presents a number of problems.

- Spatial areas A, B, C, D and E are all in the AONB and large-scale development would have a major adverse impact on both the landscape and visual amenity in the areas immediately around the site and on long distance views.
- Residents of the village have a strong preference against 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.
- Spatial area A is next to the river and contains flood zones that limit the developable area.
- Spatial areas A, B and E would have a major impact on the green gaps between Goring and both South Stoke and Gatehampton. Along with spatial areas C and D this would extend the village boundary even further from the centre.
- 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.

The Plan has concluded that the most reasonable spatial option is for small to medium sites, either brownfield or on the periphery and contiguous with the edge of the village, which can be mitigated to provide a gradual and pleasing transition to the open countryside. This highlights the balance that needs to be achieved between making ever more efficient use of land to meet housing need whilst protecting Goring's special landscape.

On the periphery of the village, existing housing densities are low, between approximately 5 and 10 dwellings per hectare. The majority of such houses, of all sizes, and in all areas, have large

gardens and provide a pleasant transition to the AONB and surrounding countryside.

In the newer developments in the urban centre of the village, housing densities are higher, ranging from 25 dwellings per hectare to greater than 30.

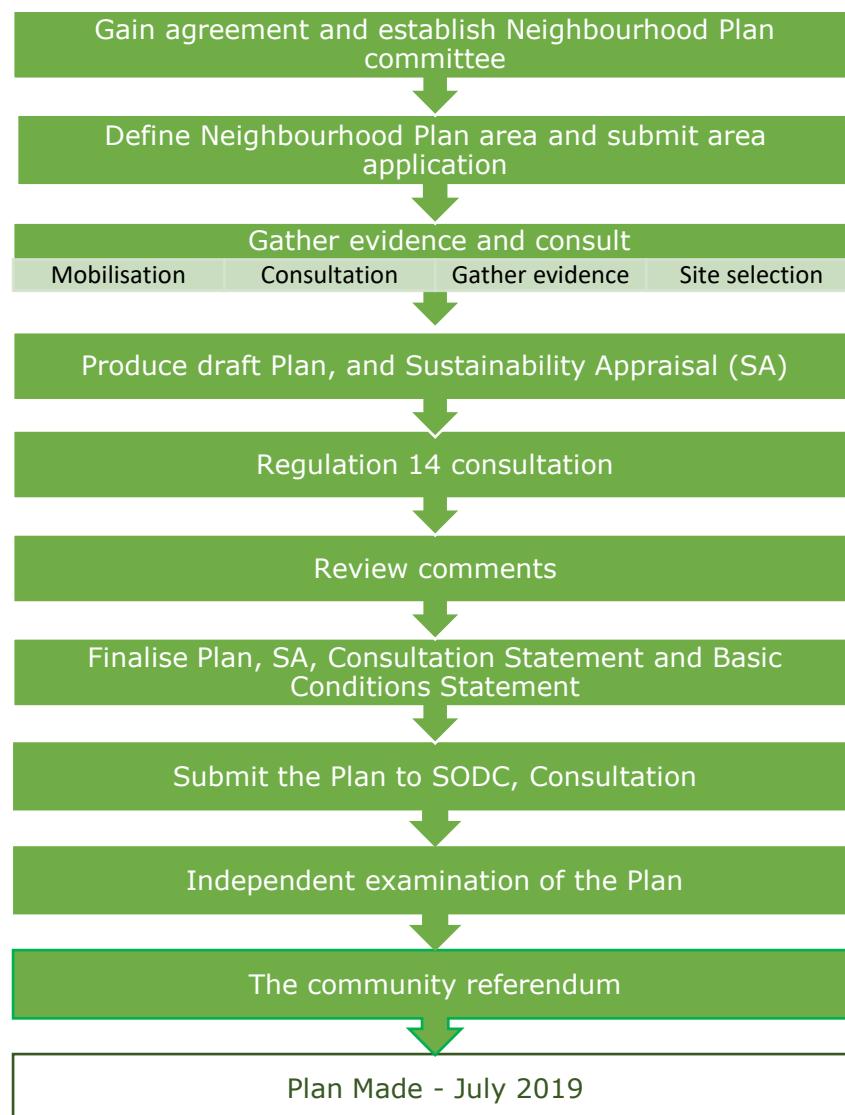
SODC's emerging Local Plan 2033 policy DES8 requires 'the efficient use of land, with densities of at least 30 dwellings per hectare, taking account of local circumstances including access to local services and facilities and local character'.

A recent planning appeal in Goring ruled that a lower density of development will be required to retain the townscape and landscape character at the periphery of the village. The Kirkham/Terra Firma<sup>11</sup> 2014 landscape report concluded that a lower density may be necessary to avoid urbanising the soft edge of Goring.

The approach adopted by the Plan is to support higher housing densities on brownfield sites within the built form of the village, at a density greater than 30 dwellings per hectare. The Plan will support lower densities on the periphery of the village, although again somewhat higher than in the neighbouring areas, with, as described before, suitable mitigation defined in site-specific requirements.

The spatial strategy adopted by the Plan is one of small to medium sites, either brownfield or on the periphery and contiguous with the edge of the village, together with housing densities that are higher in the urban centre and lower on the periphery. This will optimise the efficient use of land, protect against urban sprawl, protect the AONBs and ensure a gradual transition to the open countryside.

### 4. The process



#### 4.1 Gain agreement and establish committee

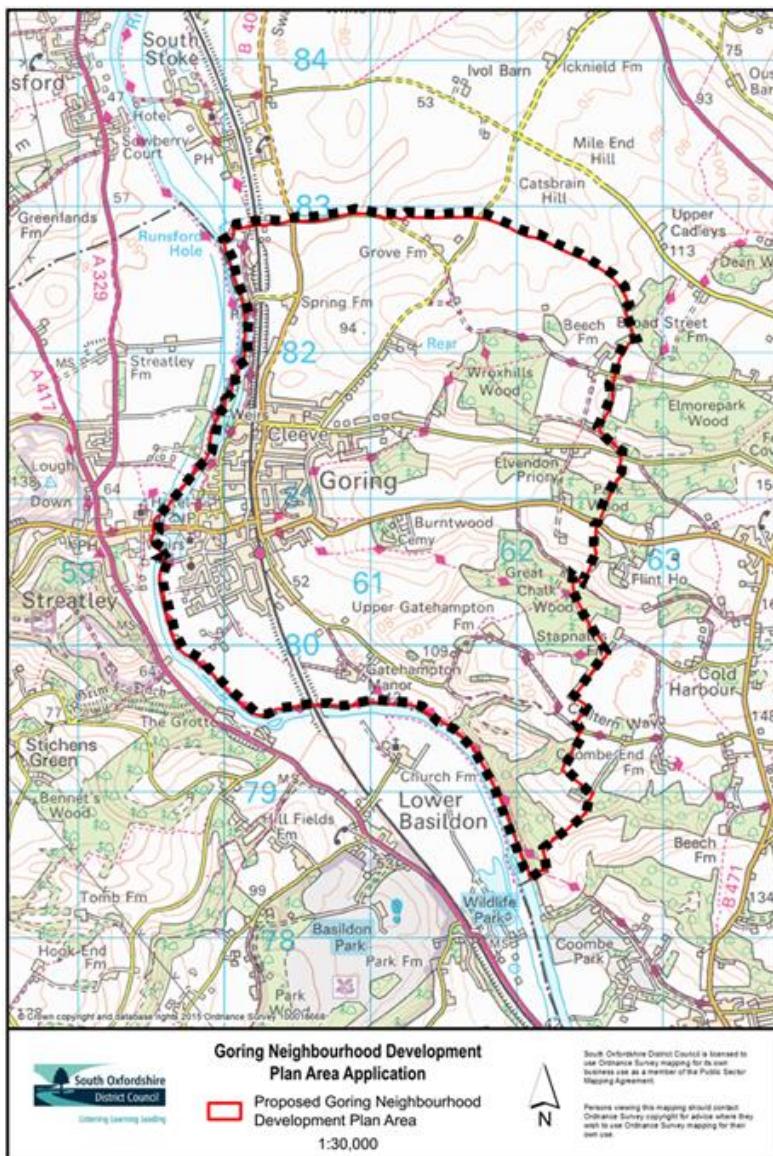
The decision to prepare a neighbourhood plan was taken by Goring-on-Thames Parish Council (GPC) at a public meeting on 22 May 2015. From the outset, it was deemed that the Plan must derive its vision, objectives, policies and authority from the local community. Residents, local businesses and services should be kept informed and given every opportunity to influence the content of the Plan.

#### 4.2 Define Neighbourhood Plan area and submit area application

The Goring Neighbourhood Plan area was defined and a formal application for designation was made by GPC on 15 September 2015 to SODC, the local planning authority. The Plan area (below) was agreed on 20 November 2015 and consists of the area covered by the Parish.

The Plan process is underpinned by these principles:

- an open, transparent, evidence-based procedure aiming to deal fairly and equally with all parties and views;
- extensive engagement and consultation with residents, businesses, landowners/developers and other stakeholders;
- an objective process of site selection<sup>12</sup>, based on Objectives, Criteria and Measures<sup>13</sup> that reflect the obligations of the Plan and the residents' priorities<sup>14</sup>;
- clearly documented, communicated and published outcomes;
- meeting International, National and Local obligations and policies (INLO) – See Sustainability Appraisal.



### 4.3 Gather evidence and consult

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

Evidence collection and consultation included:

- four major consultation events in Goring Village Hall, each attended by over 300 people;
- approximately 1400 village-wide surveys covering Housing Needs and Living in the Village issues were distributed to every household;
- approximately 2800 Site Selection Priority surveys were distributed to every person on the electoral register;
- a paper and electronic survey seeking feedback from neighbours of the interim sites on potential mitigation;
- surveys covering businesses, clubs and societies;
- regular informal meetings and open-to-public meetings of the Steering Group;
- updates at monthly GPC meetings and in the *Goring Gap News*; and
- meetings with landowners, developers, School Governors, the Medical Practice, SODC, OCC and others.
- Expert advice covering
  - Infrastructure
  - Landscape and visual impact;
  - Flood risk assessment;
  - Biodiversity and ecology;
  - Planning.

Evidence collected and feedback received were both used to help develop the Plan policies.

### 4.4 Producing the Plan and Sustainability Appraisal

The diagram right, illustrates the process followed to produce the Plan and Sustainability Appraisal.

It demonstrates a comprehensive and integrated approach, which was carried out by volunteers in a structured, transparent, iterative and integrated process with consultation, transparency and sustainability at its heart.

Further explanation of the process is included in the Sustainability Appraisal.

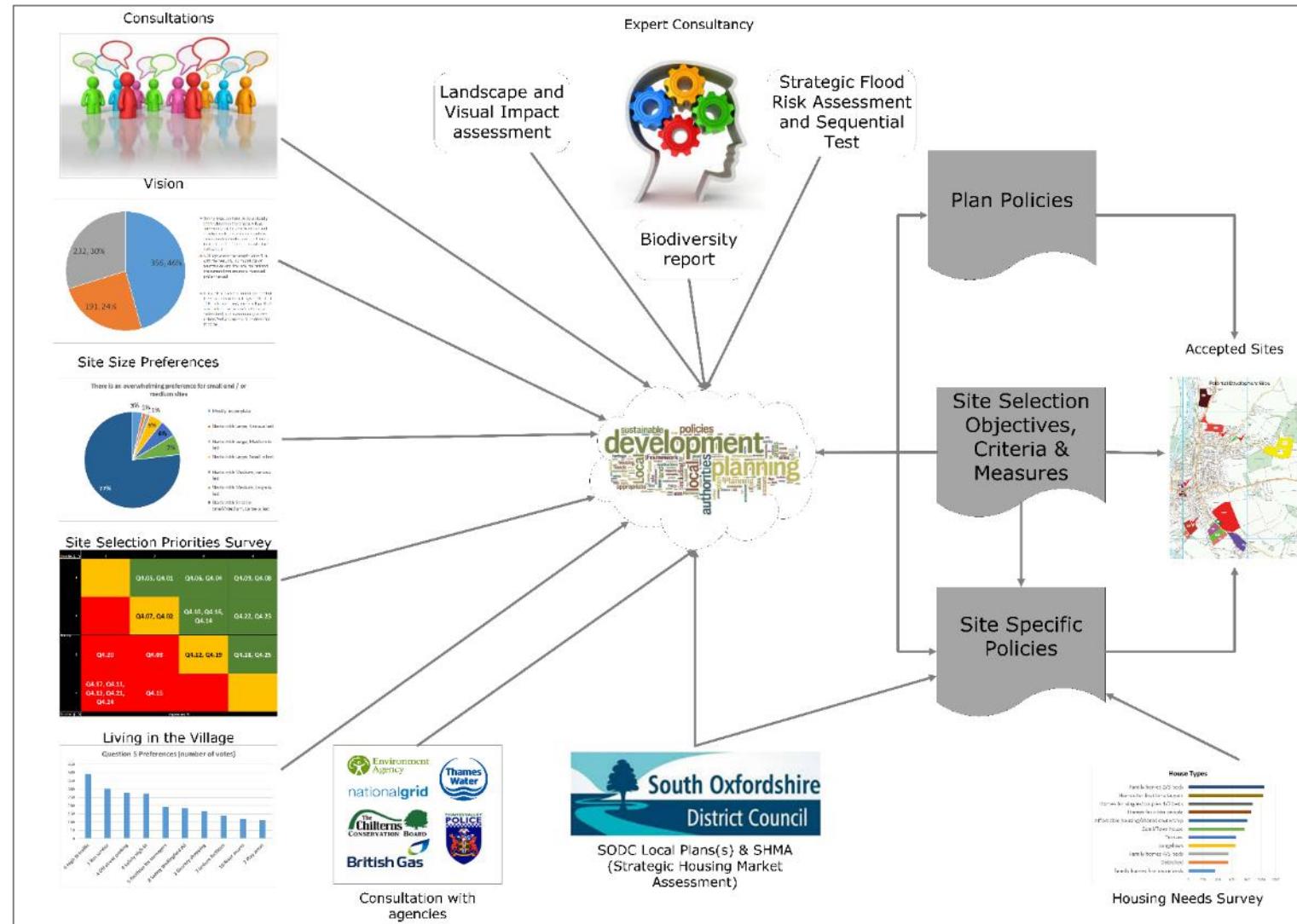


Figure 14 How the Plan was developed

### 4.5 Regulation 14 consultation

The regulation 14 consultation ran from 31 October 2017 to 13 December 2017. Notification was posted on the GPC noticeboards, email or paper notices were sent to statutory consultees, other consultees suggested by SODC, and the council distribution email list. A four-page summary of the Plan was distributed to all households and businesses in the parish. Posters were put up around the village in numerous places notifying that the consultation had started and advising the dates, time and location of the following consultation drop-in events.

- The overall plan;
  - Community Centre, 25 November;
  - Bellême Room, 1 December;
- For neighbours of allocated sites;
  - GNP2, 21 November, Canterbury Room;
  - GNP10, 22 November, Canterbury Room;
  - GNP6, 25 November, Community Centre;
  - GNP3, 2 December, Canterbury Room.

The same material was presented at each event. In addition, the relevant developer attended at each site-specific event, showing plans of the proposed development and responding to questions and comments

Printed copies of the Plan and Sustainability Appraisal were available in the public library and the Parish Council offices. They could also be downloaded from the website. A four-page summary leaflet was delivered to every household in Goring and copies left in the library, cafés, shops and pubs.

Comments could be made in writing to the Parish Council offices or in a collection box in the village library, by email to [info@goringplan.co.uk](mailto:info@goringplan.co.uk) and by an electronic form on the web site.

Comments were received from 158 people or organisations.

### 4.6 Review of comments and revision of the Plan

Following closure of the consultation the comments were archived and analysed. The following stages were followed:

- Extraction and review of comments by topic, identification of unique issues, consideration of unique issues;
- Revision of the Plan, as appropriate;
- Revision of the Sustainability Appraisal, as appropriate, and validation by AECOM;
- Production of a Basic Conditions Statement.
- Production of a Consultation statement.
- Review and approval of the Plan by Goring Parish Council.

### 5. Meeting Goring's housing need

This chapter outlines Goring's housing need and how the Plan will meet that need. It includes statements or policies regarding the number of houses to be built in Goring, the type and mix of houses and the level of affordable housing.

**VISION:** Goring will have a broader range and quantity of housing that better meets the needs of both current and future residents and is fully integrated into the community.

Meeting the housing need cannot be considered in the narrow context of housing need only for existing residents of Goring. The Plan is obliged to consider the wider housing need of the district in which it is located – South Oxfordshire. In particular it is obliged to take into account the most up-to-date housing needs evidence and to seek to meet the housing target allocated to it by its local authority – SODC.

Following the adoption of SODC's Core Strategy 2012 Goring was asked to develop 105 new dwellings on allocated sites by 2027. This was the allocation that was accepted by the Parish Council when the Plan was initiated.

SODC is required to have a five-year land supply, which it did not have. Without a five-year land supply, speculative planning applications in the AONB are likely to succeed at appeal, even if rejected by SODC in the first instance.

SODC has been developing a new plan, to 2033 to address this issue. The emerging Local Plan, which is based on the most up-

to-date housing needs evidence, sets a new target for Goring of 140 dwellings by allocation of sites, which includes both local and wider needs. At the same time, it recognises that some villages may not be able to deliver the allocated target because of constraints such as AONB and flood risk, or for that matter, that some villages may wish to deliver more dwellings than is required by their housing need or by the emerging Local Plan.

For many reasons Goring is a sustainable, attractive and sought-after location for future development. While its location in the AONB and proximity to the river Thames does place statutory and physical constraints on development, these constraints do not however prevent all development in the AONB.

The neighbourhood plan is required to take a balanced view which supports the strategic priorities of the local plan and does not promote less development than set out in the local plan, while at the same time giving great weight to conserving the landscape and scenic beauty of the AONB, and in the case of Goring, steering development away from areas of flood risk.

The Plan is therefore obliged to determine which of the sites proposed to it can be suitable, with mitigation, for development even though all of Goring is in the AONB and contains flood zones 2 and 3 in some areas of the village closer to the river.

In meeting the allocation target the Plan will contribute to adjusting the housing mix to better align with the needs of the young people, downsizers and lower-income groups who find it difficult to buy a property in the village.

The overall housing need objective for this Plan is therefore:

### **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 development at the type of dwellings under-represented in the current housing mix.

The approach adopted has been:

- to review the sources of housing supply and in particular, to analyse the planned growth that has historically taken place to understand its likely impact in the future;
- to understand the current housing mix and the needs of the Goring residents to better shape the housing mix required for allocated sites;
- to determine all suitable and available sites, allocating as many of these as are necessary to meet the housing target.

### 5.1 Sources of housing growth in Goring

Potential sources of housing growth in Goring are:

- Planned growth:
  - allocations made by the Neighbourhood Plan;
  - allocations made directly by SODC as part of their planning process when the area does not have (or is not producing) a neighbourhood plan;
- Unplanned growth:
  - speculative planning applications by developers and landowners for new dwellings;
  - infill – the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings;
  - windfall – sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites, known as brownfield sites, that have unexpectedly become available.

### 5.1.2 Planned growth

It is hoped that planned growth will be achieved by the allocation of four sites for development. The process of site selection reported in Chapter 6 identifies four sites on which development, when suitably mitigated by design and layout features, can take place without excessive impact on the AONB and is steered to areas of lowest flood risk, is appropriately flood resilient and resistant, safe for its users for the development's lifetime, and will not increase flood risk overall. The site-specific requirements specify an approximate number of dwellings on each site, totalling 94

#### **Policy.01: Number of dwellings to be allocated**

New residential development in Goring will be focused on the four proposed housing allocations (GNP2, GNP3, GNP6 and GNP10), which, it is hoped, 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.

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.

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.

### 5.1.3 Unplanned growth

The Plan has carefully considered the historic infill and windfall rates over the past five years – the period for which the data is available from the local planning authority, SODC. The Plan also undertook its own exercise researching historic planning applications which closely aligns with the SODC data.

The Plan determined that while there is an apparent relatively high recent contribution from sites not allocated as part of a local plan or neighbourhood plan these are a combination of infill and windfall. Neither of these contribute to the, by allocation, housing target mentioned above. It is pertinent, however, to consider the types of dwellings that have been constructed on infill sites and the numbers of dwellings for their potential impact on the village infrastructure.

#### *5.1.3.1 Speculative development by developers*

There have been a number of such planning applications since 2011 that are not infill. Some have been approved, others have been rejected either at application or on appeal. In the absence of a neighbourhood plan, it is likely that more such applications would be submitted and, in the absence of a SODC five year housing supply, will be approved.

If the village decides to leave development to chance SODC would allocate sites to meet their determination of housing need.

The neighbourhood plan was initiated to give the village greater say in which sites should be allocated.

### 5.1.3.2 *Windfall*

There have been four examples since 2011 of sites that could be considered to be windfall sites.

- Iceni Close – this was all affordable housing. The National Planning Policy Framework specifically supports this type of development in an AONB where a local need can be demonstrated.
- Towse Court – a brownfield redevelopment of Sheltered Accommodation with Extra Care apartments.
- CDR House, Gatehampton Road – a brownfield redevelopment, originally approved for conversion of offices to 10 flats, later amended to demolition and development of nine 2 or 3 bedroom, houses.
- Conversion of first floor offices to one bedroom flats in Red Cross Road.

However, windfall development rates cannot be forecast reliably over a longer period. The site submission process undertaken by the Plan invited the submission of all available sites. It is therefore unlikely that any additional windfall sites will be available before the next iteration of the Plan.

### 5.1.3.3 *Infill*

In determining the allocation targets SODC have already taken likely infill numbers into account. By definition, the Plan could not use infill numbers to meet its allocation target. In addition to allocations, the Plan envisages that historic rates of infill will continue in future, with the requirement that the scale of development is appropriate to the neighbouring area and does not have an adverse impact on its character. The average infill rate over the period since 2011 is 3.7 net dwellings per annum. Typically, they have been larger detached properties.

#### **Policy.02: Infill**

Proposals for dwellings on sites within the built-up area of Goring will be permitted provided that:

- 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:
  - between Goring and Gatehampton;
  - between Goring and South Stoke;
  - east of Goring above Fairfield Road;
  - north east of Goring between Icknield and Elvendon Roads;
  - within the river setting;
- if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the village;
- it does not conflict with other policies in the Goring Plan or Local development plan; and
- the scale of development is appropriate to the neighbouring area and does not have an adverse impact on its character.

### 5.2 Housing mix

#### 5.2.1 Current housing mix

As the charts below demonstrate, the current market housing mix is heavily weighted towards larger, detached properties.

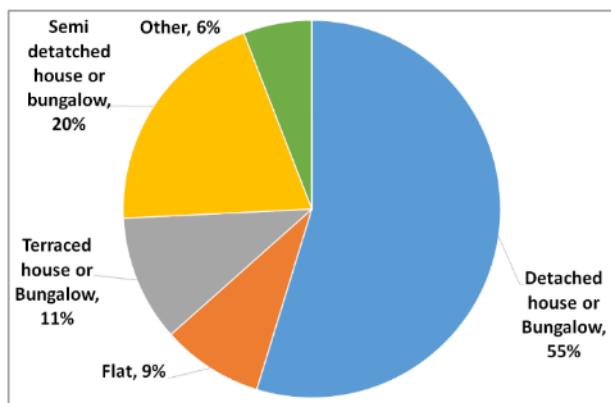


Figure 15 Goring Housing Need Survey - types of dwelling

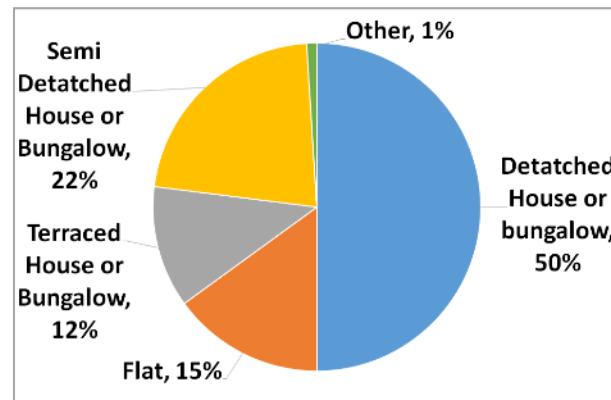


Figure 16 Census 2011 – types of dwelling

The mix is also heavily weighted to 4 or more bedrooms:

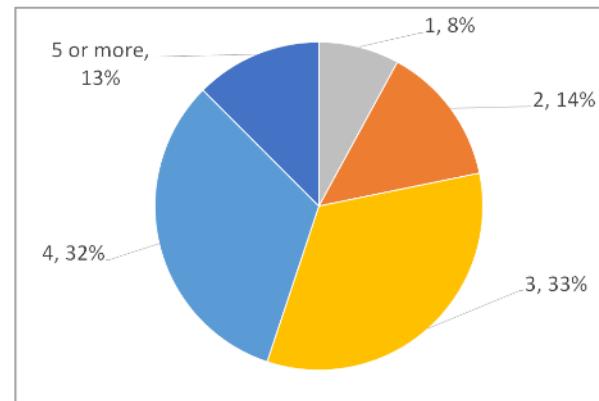


Figure 17 Goring Housing Need Survey Housing Mix – number of bedrooms, % total

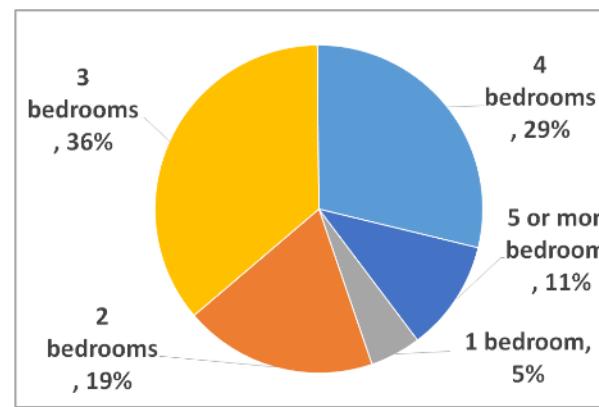


Figure 18 Census 2011 – number of bedrooms

## 5. Meeting Goring's housing need

### 5.2.2 Local housing market

Housing in Goring is expensive by UK, the South of England and Oxfordshire standards, making it difficult for young people and lower-income groups to buy a property in the village. In the course of 2016, only one property was sold (leasehold) for less than £200,000, or nearly 8 times the median national income.

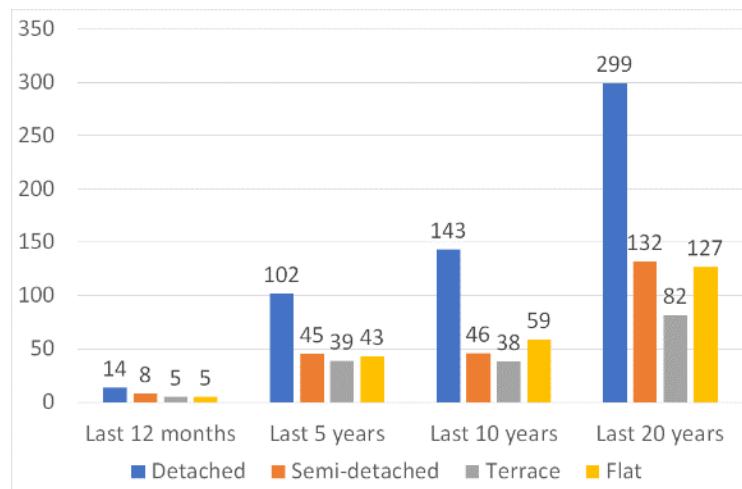


Figure 19 Market activity in Goring - number of sales (Zoopla)

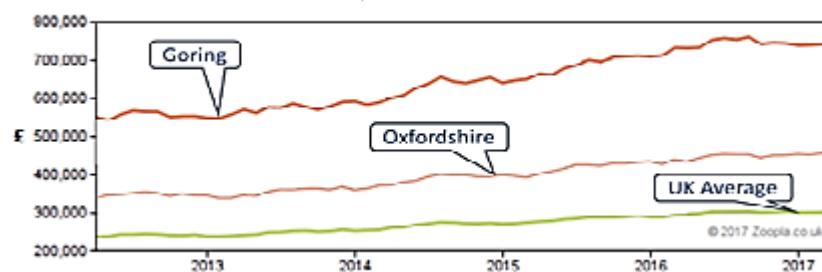


Figure 20 Average house prices (Zoopla 2017)

### 5.2.3 SHMA 2014 housing mix profile

If the Oxfordshire Strategic Housing Market Assessment (SHMA) model for estimating the housing mix needed in future developments is applied to the approximately 94 dwellings on the sites allocated in this Plan the following profile results. This very closely aligns with the profile resulting from the Plan's site-specific requirements.

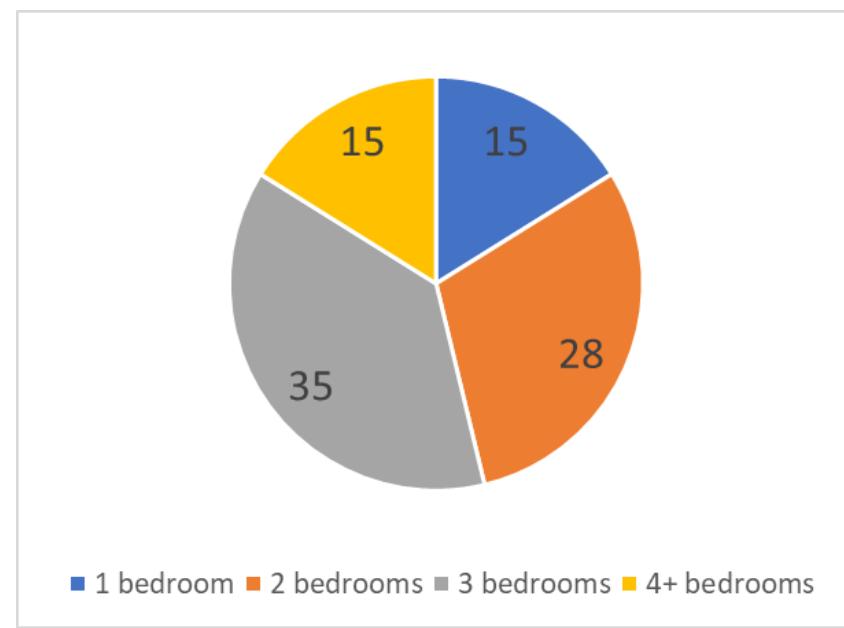


Figure 21 SHMA housing mix for future developments applied to Goring, number dwellings

The implications of these figures for the future balance of housing in the village are clear. There is a need for housing that is lower in cost and smaller in size. Additional evidence to clarify this need is presented below.

## 5. Meeting Goring's housing need

### 5.2.4 Village priorities

The Plan's Housing Need Survey asked villagers to rate their priority for different types of new dwellings. The figure below shows the types of dwelling that villagers rated 'high' priority.

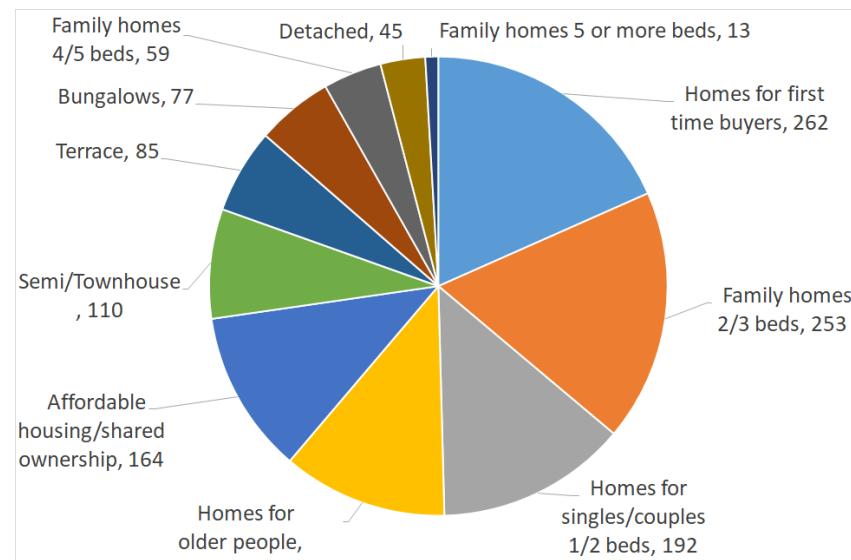


Figure 22 Village priorities for new dwellings

### 5.2.5 Village intentions and reasons

Analysis of the intentions of those Goring residents looking to move shows that there is an approximately equal split between upsizing, downsizing and moving for other reasons, see below.

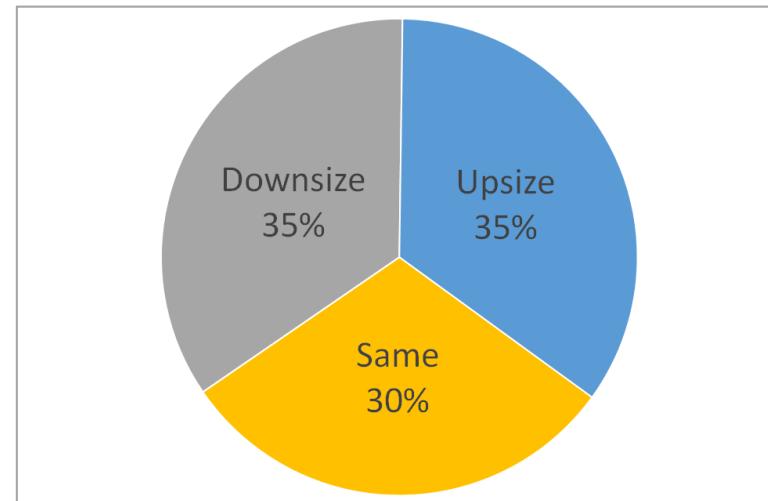


Figure 23 Intention of villagers intending to move house in next 5 years

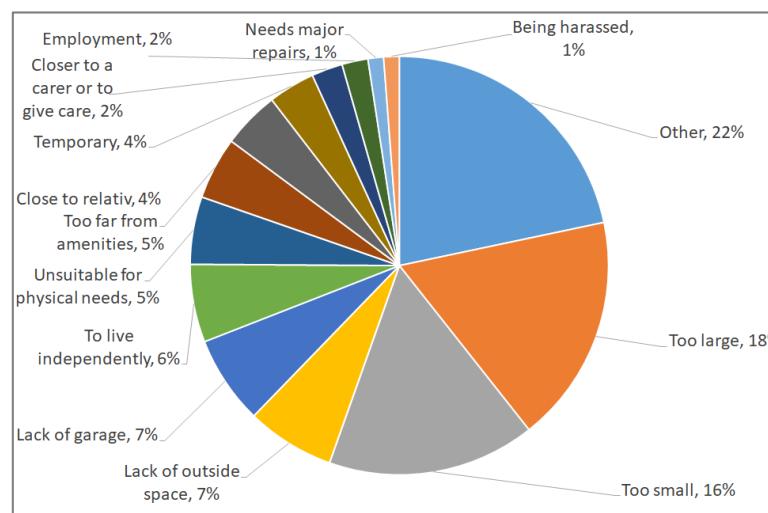


Figure 24 Reasons for moving house

### 5.2.6 Specialist housing for the elderly

Current provision in Goring of over 269 beds of all kinds indicates a specialist housing supply of about 493 beds/1000 for the 75+ age group (who numbered 546 at Census 2011). This exceeds both SODC's rate (132/1000) and the national rate (170/1000) and therefore also the needs of local elderly residents, attracting others from outside the area<sup>15</sup>.

In the area of extra care housing<sup>16</sup>, Oxfordshire County Council aims to provide 55 units per 1000 people aged 75 and over<sup>17</sup>. Goring already provides 73.3 units/1000, a number of which are occupied by people from outside Goring as this is in excess of local needs.

The Goring community could become even more unbalanced in age structure if this type of specialist housing development continues. Furthermore, recent evidence shows a significant increase in the number and proportion of long-term social care clients who are supported at home, from 58% of clients in 2012 to 71% in 2016<sup>18</sup>.

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

Further, Oxfordshire's SHMA states that: "... there may be an option to substitute some of the specialist provision with a mix of one and two bedroomed housing aimed to attract 'early retired' older people which could be designated as age specific or not. Such housing could be part of the general mix of one and two bedroom homes built to Lifetime Homes standards in order to

*attract retired older people looking to 'down size' but perhaps not wanting to live in specialist retirement housing.'*

By improving the general mix of housing, the Plan aims to provide more opportunities for independent living by widening housing choice and flexibility for this group who wish to downsize and to retain independence.

### 5.2.7 Affordable housing need

Although SODC has a policy that requires 40% of new housing to be assigned to affordable housing, the actual need is difficult to estimate. SODC no longer operates a process where individuals register for affordable properties in specific locations. As such it is not possible to identify a specific SODC affordable housing 'waiting list' for Goring. The process now requires applicants to respond to advertised availability which may be located anywhere in the South Oxfordshire District. Suitably qualified Goring residents may therefore move away from the village to obtain affordable housing.

In the absence of SODC data, three sources of housing need data have been considered:

#### 5.2.7.1 Goring Neighbourhood Plan Housing Need Survey

The Plan Housing Need Survey (2016) indicated a range of affordable need of between 6 and 43 dwellings. The wide difference here depends on whether responses to a direct question are taken into account or whether needs implied by answers to other questions are considered.

### 5.2.7.2 *Historical Parish Council Housing Need Surveys*

In 2004 a Parish Housing Need survey was undertaken that identified the need for 45 affordable dwellings. The Rural Housing Enabler (RHE) carried out an update to the 2004 Housing Need Survey with the Parish Council in April and August of 2011.

### 5.2.7.3 *District Council Housing Register (May 2011)*

There was an anticipated need for the following mix of property (for applicants with a local connection) in Goring as shown by the District Council Housing Register (DCHR) (May 2011):

1. 22 x 1 bed properties;
2. 4 x 2 bed properties;
3. 5 x 3 bed properties.

The results of the different surveys are summarised below and averaged to provide a rough indication of the different size of properties needed.

No bedrooms	RHE 2004	RHE 2011	DCHR 2011 Total	Average Proportion
1 bed	30	18	22	70 61.9%
2 bed	10	15	4	29 25.7%
3 bed	4	3	5	12 10.6%
4 bed	1	1	2	1.8%

When considering affordability in Goring, the DCHR study concluded as follows:

- It is beyond the means of most first-time buyers and those with a low, average or single income to purchase a home in Goring.

- At the average prices of homes in Goring, it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or substantial income.
- First-time buyers would generally struggle to meet any of the criteria necessary for obtaining their own home.
- In some cases, shared ownership housing would be a suitable option, whilst in other instances affordable rented accommodation would be advisable.

In conclusion, there appears to have been a fairly static demand for affordable housing in Goring over the past 13 years or so. Combining the above indicates that the most likely need for affordable houses over the Plan period is for between 30 and 40 and that these should predominantly have 1, 2 and 3 bedrooms.

### 5.2.8 *Self-build*

With the limited number and size of suitable sites for allocation and taking into account the availability of small plots that have previously been used for both infill and self-build, the Plan will not be allocating any sites or proportion of sites for self-build.

### 5.3 Summary of overall housing need

From the above analysis and from extensive consultation with residents, the following principles are supported:

1. Given that there is a large proportion of detached houses in Goring and that these dominate market activity, there are adequate levels of large properties to meet demand.
2. There is a significant demand for properties that suit downsizing or young people. Given the relatively low proportion of small properties in Goring and the high rate of turnover, the Plan should seek to increase the number of this type, including 1, 2 or 3-bedroom properties.
3. There is a small but significant demand in the Plan housing need survey (8%) for property for people who wish to live independently. It may be deduced that this corresponds to children wishing to move out from the family home but stay within Goring. Given the high cost of property the Plan supports a demand for affordable housing.
4. There is a demand for properties suitable for older people and preferably built to accessible and adaptable dwelling standards (or built to Lifetime Homes Standards), within or close to the village centre.
5. The conclusion from the above analysis is that the Plan should seek to provide:
  - a. a significant proportion of 1, 2 or 3-bedroom units including low cost/affordable accommodation;
  - b. a limited number of smaller properties built to Part M (4) Category 2/Lifetime Homes Standards,<sup>19</sup> within or close to the village centre to suit mixed-age residents;
  - c. between 30 and 40 affordable dwellings.

#### **Policy.03: Housing mix**

A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.

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.

- 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)<sup>20</sup>.
- At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) category 3: wheelchair accessible dwellings.
- All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.

#### **Policy.04: Housing for the elderly**

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.

### **Policy.05: Affordable housing**

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 should be mixed with market housing.

The affordable housing should meet required standards and should be of a size and type which meet the requirements of those in housing need.

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### 6. Allocation of sites and site-specific requirements

This section describes how site selection was undertaken, identifies the allocated sites and details the site-specific requirements that apply to those sites.

**VISION:** new allocated development sites will limit harm to the unique environment of Goring and best satisfy the preferences and housing needs of the local community.

All sites from the 2012 SODC HELAA (Housing and Economic Land Availability Assessment) were considered. The 15 sites that were submitted in the call for sites by the Plan were taken forward for assessment. Any other sites that the HELAA either deemed unavailable, or unsuitable for development, or not taken forward by SODC for assessment for other reasons were not taken forward for assessment by the Plan. There were no sites considered suitable by the HELAA that were not also submitted to the call for sites. In addition, all 2017 SHELAA sites were considered and there were no new sites identified as potentially suitable that were available for allocation by the Plan.

The fifteen sites submitted to the Plan in its call for sites are shown in the map opposite.

- One site (GNP15) was subsequently withdrawn by the developers. The remainder were fully assessed by the site selection and allocation process.

- One is a brownfield site (GNP10) in the centre of the village in the Goring Conservation Area.
- The remaining thirteen sites are on the outskirts of the village and extend the built area. Building on any of these sites will inevitably cause a degree of irreparable harm and have a negative impact on the AONB.
- Two of these sites (GNP3 and GNP13) contain elements of Flood Zones 2 and 3a (all flood zones other than Flood Zone 1 carry flood risk). A Strategic Flood Risk Assessment and Sequential Test<sup>20</sup> were produced and verified by independent consultants, JBA, the flood risk consultants used by SODC and OCC.
- All 15 sites were assessed by Bramhill Associates for potential impacts upon landscape character and visual amenity that would accrue from development.

The output was compared to SODC's own Kirkham / Terra Firma Landscape Report. The assessments are fully consistent for those sites evaluated by both companies.

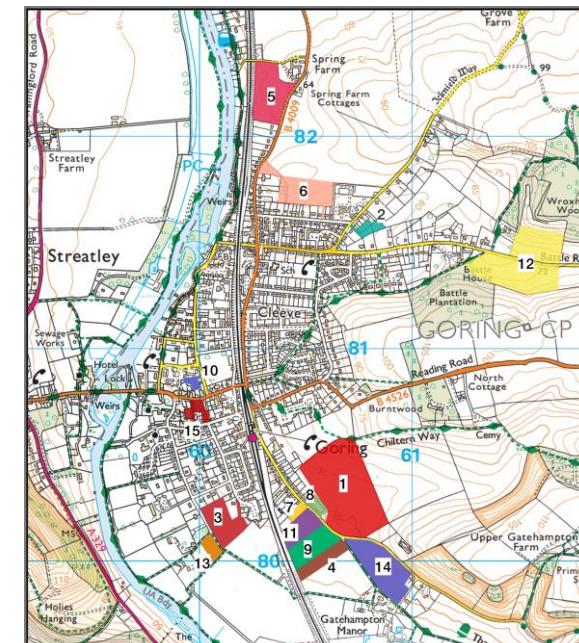


Figure 25 Sites submitted to Plan in response to call for sites

### 6.1 Avoiding isolated development and sprawl

Residents value highly the social and physical integration of the community and wish to ensure that site development remains contiguous to the current built form<sup>21</sup> and that the countryside is protected from urban sprawl and ribbon development.

#### **Objective.02: Avoiding sprawl**

To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.

### 6.2 Determining suitable and acceptable sites

The fact that all available sites are located in the AONB means that the selection and design of suitable sites is uniquely challenging, and a high level of diligence is required to ensure that the very essence and character of Goring is preserved and not irreversibly damaged by inappropriate development and sprawl. This is vital to the sustainability of the village.

Through the site selection and allocation process, the Plan has identified which sites are available and suitable from those submitted to the Plan, and has allocated them, in all or in part, to meet Goring's housing need.

The site selection process has been informed by extensive stakeholder consultation and with full account taken of statutory and regulatory requirements. The consultation programme identified the factors that residents of the village believed were of the highest importance and priority by means of a village-wide

survey supported by a number of well attended public consultation events.

#### **Objective.03: Identifying 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.

The detailed site selection process is explained in Site Selection Objectives, Criteria and Measures in the Sustainability Appraisal and Site Selection Methodology.<sup>22</sup> The process was designed to identify all available and acceptable sites and eliminate sites assessed as unavailable or unsuitable for housing development, by:

- defining a site selection methodology which is impervious to personal preference or lobbying and which stands up to independent scrutiny;
- identifying ALL sites available for housing development in the timescales of this Plan without reference to housing numbers;
- identifying and documenting the requirements and preferences of Goring residents through extensive consultation, including a questionnaire to all residents on the electoral register;
- defining a broad and detailed set of site selection Objectives, Criteria and Measures (OCMs – Sustainability Appraisal Appendix D) which are clear and measurable.

The OCMs take account of local preferences, sustainability objectives and statutory requirements including protection of the AONBs, steering new development away from the river Thames flood zone and minimisation of traffic impact;

- producing an initial site assessment by applying the OCMs in a consistent way through a rigorous, transparent and evidence-based process to all available sites. This included the subsequent reassessment of all sites following feedback on the initial assessments from developers, landowners, residents and agencies. The detail of the site assessments is shown in the Sustainability Appraisal.

The integrity of the site selection process was formally confirmed by an independent body appointed by GPC, the Site Selection Oversight Group.<sup>23</sup>

As a result of the above process, ten of the remaining fourteen sites were assessed as unsuitable and have not been allocated.

With appropriate and extensive mitigation, four sites have been selected as suitable and acceptable for development and have been allocated by the Plan. They have been assessed as the most appropriate by the application of the site selection OCMs, that the harm caused by development can be mitigated sufficiently to fall below an acceptable threshold and that they pass the Flood Risk Sequential Test.

It is hoped that these four allocated sites will result in approximately 94 new dwellings in Goring.

## 6. Allocation of sites and site-specific requirements

### 6.3 Allocated development sites

Each of the four allocated sites is described below, outlining its location and significant features. Also described is the mitigation required, for example to limit the damage of the development to the AONBs and to integrate the site into its local surroundings. A site-specific policy is defined for each site, containing a number of site-specific requirements (SSRs). These requirements are based upon policies that are described in the Plan and support the Plan's sustainability objectives (see Sustainability Appraisal), including considerations of the developable area and appropriate housing density. The Masterplan produced by the developer for these sites will be supported provided that these SSRs are included.

Where there are existing SODC policies that do not require additional Goring-specific context, they are not duplicated in the SSRs (for example: affordable housing; pollution; sustainable drainage; sewerage; road design and safety).

In accordance with Policy.01 and subject to the sites fully complying with their respective site-specific policies and conditions, the following four sites have been allocated for development:

1. GNP2 – Icknield Road
2. GNP3 – Manor Road
3. GNP6 – Wallingford Road/Springhill Road
4. GNP10 – Thames Court

A fifth site is to be held in reserve in case the sites do not produce approximately 94 new dwellings:

5. GNP8 – Gatehampton Road

The location of these five sites is shown in the aerial view below and in more detail in the following sections.



Figure 26 Four allocated sites and reserve site.

## 6. Allocation of sites and site-specific requirements

### 6.3.1 Allocated Site GNP2 – Icknield Road

GNP2 is a greenfield site of 0.64ha to the north-east of Goring at the edge of the built-up area between Icknield Road, Elvendon Road and the Fire Station to the south-west. Adjacent properties generally have large, well-vegetated gardens.

The land is currently unused and consists of grass which is starting to be overtaken by scrub. It is located in Flood Zone 1. The site is visually contained and is well enclosed by hedges, fences and trees on all aspects apart from to the north-east where it connects with open countryside and farmland. The entire site is within the Chilterns AONB. The site is not readily distinguishable from the surrounding area in views from the wider landscape, including from the North Wessex Downs although there are partly screened views from the Chiltern Way around Wroxhills Wood to the north-east.

GNP2 is within a short walking distance of the primary school and a convenience store and approximately 1.5km from the railway station and village centre. A local bus service to the village centre and Wallingford passes the entrance to the site.

The aerial plan (right) outlines the full site area. The north-western boundary comprises mature trees and scrub behind garden boundaries (a) and the north-eastern edge is undefined with open views to the downs (b). The south-eastern boundary is lined with mature trees and overgrown hedgerow (c). The south-western boundary is identified by a line of fence posts and derelict wire mesh, with scattered trees and shrubs (d).

Views from the roads are restricted except for glimpses over gardens and between houses. There will be views from the

adjacent private houses and gardens although hedges and mature trees provide some screening. There are views into the site from the access route off Icknield Road (Point 1) and the Fire Station (Point P2).



Figure 27 View from site entrance at Point 1



Figure 28 Aerial view of site GNP2

## 6. Allocation of sites and site-specific requirements

The previous page contains an aerial view of the area of the site with the boundaries of the site highlighted in green. The original site boundary supplied by the developer is shown in Appendix 3.

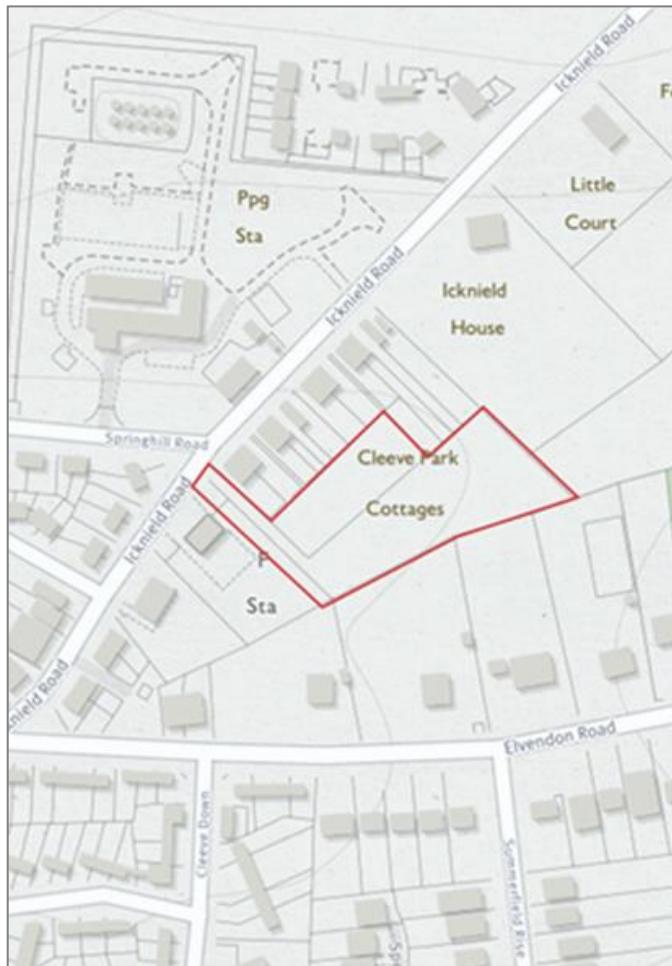


Figure 29 Snapshot from Ordnance Survey map, with the boundary of GNP2 shown by red line

### Policy.06: Allocated Site GNP2

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

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

## 6. Allocation of sites and site-specific requirements

### 6.3.2 Allocated Site GNP3 – Manor Road

GNP3 is a greenfield site of approximately 2.4ha, which is located at the southern edge of Goring between the railway line and the river Thames. It is bordered by Manor Road to the west, Elmcroft to the east, Little Croft Road to the north and open countryside to the south. It comprises a flat pasture, enclosed by lines of mature trees and hedges. The entire site is within the Chilterns AONB.

The site is not readily distinguished from the surrounding housing and land in wider views, including views from the higher ground in the Chilterns and North Wessex Downs AONBs, mainly because of the lines of trees in field boundaries and surrounding gardens.

The area is characterised to the north and west by large, old properties and to the east by more modern properties. GNP3 is 0.7km from the centre of the village and 0.5km from the railway station.

There is no recorded history of flooding on this site.

The aerial plan opposite outlines the full site area. To the north and east the edge of the field is defined by back garden boundaries (a) (b) (c) (d). To the west, Manor Road (f), which is an attractive rural lane lined with an avenue of mature trees on both sides, runs along the boundary. This is the most distinctive landscape feature of the site. The southern boundary of the field (e) is post-and-wire fence, with occasional trees, that affords open views to the countryside beyond and views into the site from the south and the Thames Path.

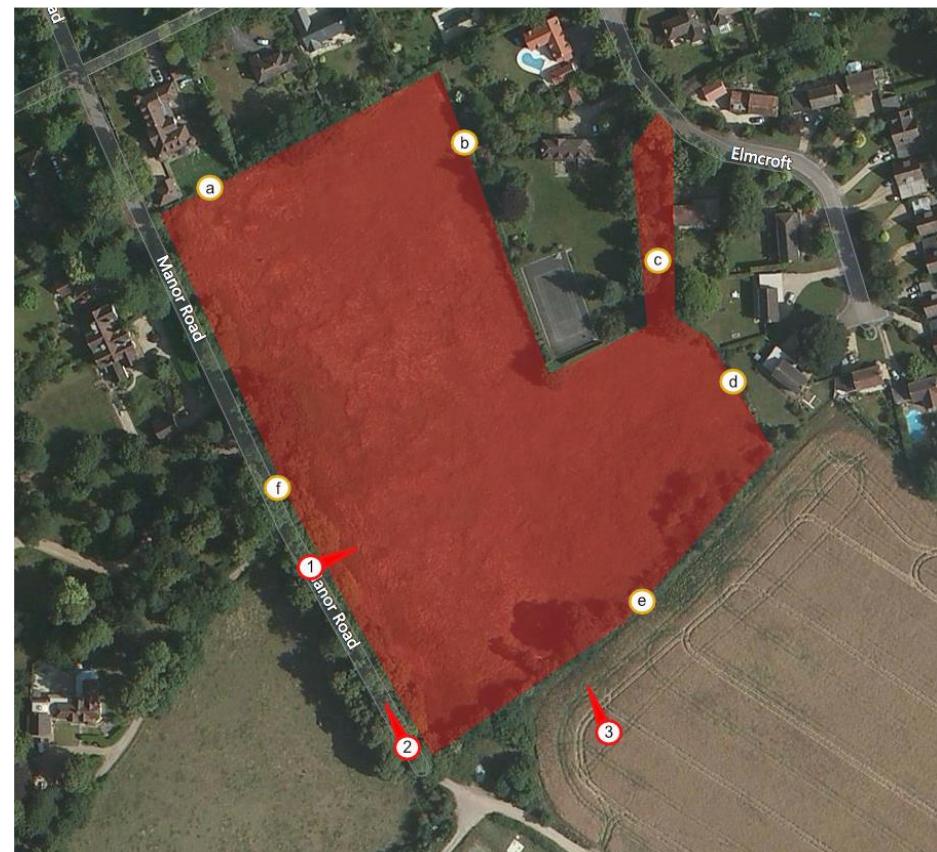


Figure 30 Aerial view of GNP3

The site is well enclosed by houses on Little Croft Road, Croft Road and Elmcroft. This restricts views into the site except for glimpses across gardens and between houses. There are views from a few private houses and gardens.

## 6. Allocation of sites and site-specific requirements

There are clear views into the site from Manor Road (Points 1 and 2).



*Figure 31 Panorama looking east from Point 1 in Manor Road*

Manor Road leads to a well-used footpath network that connects to the towpath along the river, now part of the Thames Path National Trail. Indeed, Manor Road itself and the footpath (Point 3) leading south towards the railway line, are often used as an alternative Thames Path route.

The previous page contains an aerial view of the area of the site with the boundaries of the site highlighted in red. The next page contains a snapshot from an Ordnance Survey map, with the boundary shown by a red line. The original site boundary supplied by the developer is shown in Appendix 3.



*Figure 32 View north along Manor Road from Point 2*



*Figure 33 View south along Manor Road from Point 3*



Figure 34 Snapshot of Ordnance Survey map, with the boundary of GNP3 shown by red line

With regard to flood risk:

- a flood risk assessment will be required by national planning policy as part of a planning application. However, as part of the site assessment process a detailed flood risk assessment and sequential test has been undertaken for this site and validated by expert consultancy;
- a site layout is possible which delivers approximately 20 dwellings, is safe for its lifetime and does not increase flood risk elsewhere;
- it is anticipated that the designs and layout provided by the developer to the Plan will be closely followed, but the site-specific requirement below is worded so as to allow flexibility to vary the design to address specific requirements from statutory bodies at the planning application stage;
- the developer should demonstrate that they have consulted with the relevant authorities, including but not limited to Thames Water, the Environment Agency, the SODC tree protection officer and OCC Highways.

## 6. Allocation of sites and site-specific requirements

### **Policy.07: Allocated Site GNP3**

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

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

and after its construction. Details of protection measures shall cover, as a minimum, the mitigation proposed to prevent contamination of the groundwater source due to ground disturbance, pesticide use and drainage system discharge (both surface water and foul water systems) and should be submitted to, and approved in writing by, the local planning authority in consultation with Thames Water.'

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

12. The developer must undertake tree and ecological assessments as appropriate and must agree with the SODC tree protection officer a plan for the retention of all significant trees and habitats, the appropriate protection of the trees on the site, the location and paths of the access road to Manor Road and the pedestrian and cycle path to Elmcroft, and the safeguarding of mature trees and root systems during the construction phase.
13. The developer must consult with Thames Water concerning the scale of any proposed development.
14. The Oxfordshire Historic Environmental Records should be reviewed for any records of archaeological remains.

## 6. Allocation of sites and site-specific requirements

### 6.3.3 Allocated Site GNP6 – Wallingford Road

GNP6 is a greenfield site of approximately 3.8 ha, located at the northern edge of Goring at the entrance from South Stoke.

The site rises up from the village built area to the top of a small knoll, on the edge of open, rolling landscape. There are two distinct parts to this site: a large field area rising above Springhill Road and an adjoining smaller triangular area which abuts Wallingford Road. The more elevated and visually open parts of this site are very visible in wider views from the North Wessex Downs that look north-eastwards across the Thames Valley, particularly from the National Trust owned countryside at Lough Down and Lardon Chase. The triangle of land, although visible in longer views across the valley from some places (e.g. this is potentially just visible from Lough Down), in longer views the houses will be indistinguishable from the houses adjacent and opposite, where rooftops are visible above and between trees.

The ridge immediately north of the site forms a sharp crest in southbound views from the Wallingford Road and is typical of the surrounding open, rolling landscape. Development on the site should ensure that the characteristic landform of this part of the AONB is retained and not broken by the rooftops of any new dwellings or uncharacteristic vegetation. The lower parts of the site are more concealed from view.

GNP6 is 550m walking distance from the primary school and a convenience store, 1.3km from the railway station and 1.3km from the village centre. The site is in Flood Zone 1.



Figure 35 Aerial view of full GNP6 site

The north-west boundary of this enclosure (a) is a post-and-wire fence and there is a hedge and line of trees along the boundary at (f) that separates the triangle from the adjacent garden and emphasises the rounded profile of the knoll. It provides a strong definition of the village edge, where there is a marked transition from village settlement to open countryside. The boundary (b) across the field is open and undefined and meets the corner of a hedge that defines the east boundary (c) that abuts a Thames Water installation. The western boundary (e) and part of the

## 6. Allocation of sites and site-specific requirements

southern boundary (d) is mature hedges and trees which separate this site from adjacent back gardens. There is limited screening in some parts which leaves the site visually exposed to some neighbouring residents in Springhill Road. Enhanced vegetation will be required along this boundary to mitigate the impact.

Adjacent to the boundary (e) is an area identified by the DEFRA environmental mapping database as traditional orchard area. Part of this orchard has already been destroyed.

In addition to Bramhill's recommendation that the orchard area should be conserved and enhanced<sup>24</sup>:

- The Chilterns Conservation Board has confirmed that the "*Traditional Orchard is a Priority Habitat. As well as their biodiversity value, orchards are part of the Chilterns rural scene which should not be lost or forgotten. Traditional Orchards are covered in the CCB AONB Management Plan as follows, Policy L1 – the overall identity and character of the Chilterns should be recognised and managed positively*"<sup>25</sup>.
- Natural England has confirmed that "*not only does this area have landscape value but it is a habitat of principal importance as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Such habitats receive protection through policy in the current and emerging Local Plans for SODC.*"<sup>26</sup>.

Locally, views into parts of the site from public areas are partly restricted by houses and other buildings along Icknield Road (c), Springhill Road (d) and Wallingford Road (f). There are open

views into the triangle area from Wallingford Road (Point 1) which is also visible by residents living opposite.

Although views from the north are restricted by landform until south of the crest at Spring Farm, the site is visually prominent from the North Wessex Downs AONB to the west, for example in views from Lardon Chase and Lough Down (Point 2) and from Cow Hill above Cleeve and Fairfield Road. The two pictures below show views of GNP6, highlighted in red from Lardon Chase in the top picture and from the Holies in the bottom picture, both in the North Wessex Downs AONB.



Figure 36 View of GNP6 from Lardon Chase

## 6. Allocation of sites and site-specific requirements



Figure 37 View of GNP6 from Lough Down

A snapshot from an Ordnance Survey map is shown (right) with the boundary shown by the red line. The box shaded green to the west of the main site area is the original Traditional Orchard area and the box outlined in grey, within the green shaded area, which forms part of it, is the area destroyed by the manège. The original site boundary supplied by the developer is shown in Appendix 3.



Figure 38 Snapshot from Ordnance Survey map, with the boundary of GNP6 shown by red line

## 6. Allocation of sites and site-specific requirements

### **Policy.08: Allocated Site GNP6**

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

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

road and landscape, whilst complying with road safety requirements, the details to be agreed with the relevant authorities. This will include:

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

## 6. Allocation of sites and site-specific requirements

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

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

## 6. Allocation of sites and site-specific requirements



Figure 39 Diagram of the manège area and traditional orchard area for SSR 16

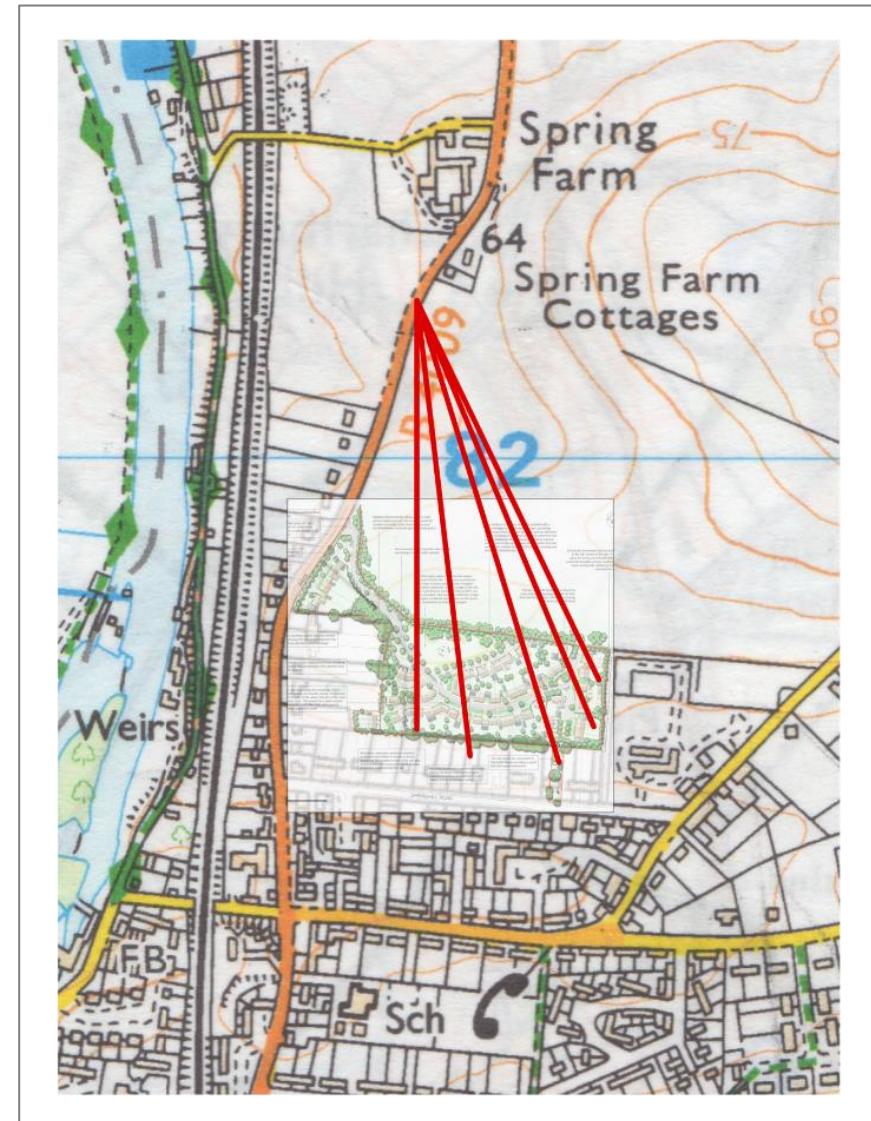


Figure 40 Diagram of detailed sightlines for SSR 5

## 6. Allocation of sites and site-specific requirements

### 6.3.4 Allocated Site GNP10 – Thames Court

GNP10 is a brownfield site of approximately 0.3ha in the heart of the village within the Goring Conservation Area. There are no listed buildings on the site itself but there are heritage buildings in the vicinity. The site is in Flood Zone 1. The scale and characteristics of the current site mean that it is a poor 'fit' with the Conservation Area and would benefit from sensitive redevelopment.

The site was used as a commercial property, warehouse and associated car park. The previous tenant has now terminated its lease and vacated the site. The site also provides some parking spaces for nearby businesses.

The aerial view opposite shows the full site highlighted in purple. The site is surrounded on three sides by existing dwellings and by commercial/retail properties on the High Street. In views from the wider AONB landscape it is not possible to distinguish this space within the village settlement. There are mature trees along the garden boundaries (a) with adjacent houses in Glebe Ride. Buildings separate the site from the High Street from where there is an entrance to Thames Court. The north boundary (b) is enclosed by the back-garden boundaries of houses in Maple Court. The east boundary (c) abuts the rear garden boundaries of dwellings fronting onto Cleeve Road. Boundaries (d) and (e) are brick wall topped with timber fence, which visually and physically separate the site from the adjacent garden.



Figure 41 Aerial view of GNP10

The site is almost entirely enclosed by buildings and there are glimpsed views between the buildings, from the adjacent roads and from the Gardiner Recreation Ground (Points 1 and 4). Views from the recreation ground to the east (Point 4) are mostly screened or filtered by mature avenue trees along Cleeve Road.

## 6. Allocation of sites and site-specific requirements



Figure 42 Panorama of the warehouse and car park from point 2



Figure 43 Panorama of the warehouse and car park from point 3

To the right is a snapshot of the site from an Ordnance Survey map, with the boundary shown by red line. The original site boundary supplied by the developer is shown in Appendix 3

The site has been nominated by the landowner for housing development. Development of the site would bring needed housing into the village core and contribute to meeting the district housing need and the aims of the SODC Core Strategy and Emerging Local Plan. The intention of the developer is to build 14 dwellings in line with Goring's housing mix requirement for smaller lower cost accommodation. Such a development would enable people to live adjacent to the village centre and support the economic and social sustainability of the village.



Figure 44 Snapshot of Ordnance Survey map with the boundary of GNP10 shown by red line

### **Policy.09: Allocated Site GNP10**

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

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

## 6. Allocation of sites and site-specific requirements

### 6.3.5 Reserve Site GNP8 – Gatehampton Road

GNP8 is a greenfield site of approximately 0.6Ha, adjacent and contiguous with the existing development on the eastern side of Gatehampton Road.

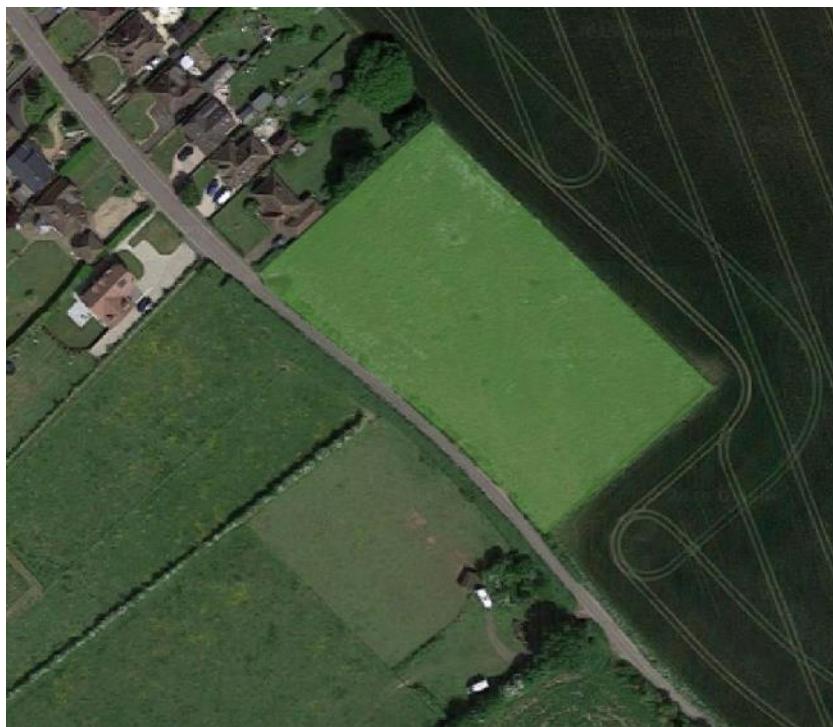


Figure 45 Aerial view of GNP8

It has the disadvantage of being visible from significant parts of the rural AONB and is inadequately screened at present. It would also reduce the gap between Goring village and Gatehampton. It

is not as good a site for development as the four allocated sites. It has the advantages of being capable of substantially improved screening, of being within easy walking distance of the station and a recreation ground, of being in flood zone 1 and of being likely to provide needed affordable housing. Of the sites that have not been allocated, it is the most appropriate site to be held in reserve in case the four allocated sites cannot meet the need for new dwellings."



Figure 46 Snapshot of Ordnance Survey map with the boundary of GNP8 shown by red line

## 6. Allocation of sites and site-specific requirements

### **Policy.10: Reserve Site GNP8**

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 this site should be treated in the same way as the allocated sites subject to the following site-specific requirements.

In those circumstances a Masterplan (as part of the planning application) will be supported provided the proposed development complies with the following:

1. All new dwellings must have no more than 3 bedrooms.
2. 40 per cent of new housing on the site must be affordable, unless this is not an exact number, in which case in addition to providing affordable housing on the site an appropriate financial contribution in respect of the fraction remaining should be made to affordable housing elsewhere in the parish.
3. Road access must be onto Gatehampton Road with the entrance designed to reflect its rural character.
4. The design of new buildings should conform to the provisions of SODC's Design Guide and also the Chilterns Buildings Design Guide to ensure that dwellings will be sympathetically designed and fit in with the local area. Buildings should be no higher than 2 storeys, with rooms in the roof if appropriate.
5. The visual impact of the development should be mitigated by substantial buffer planting with appropriate native species. There must be a suitable proposal to ensure that all existing vegetation on the periphery of the site (other than any that must be removed to provide a suitable access) will be protected, including

provision for the ongoing maintenance for which a management strategy must be provided. This area should be the subject of a legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening.

6. There will be a net gain in biodiversity on the site by enhancing screening with new trees and hedges on the north-eastern and south-eastern perimeters to protect views from public rights of way.
7. The Oxfordshire Historic Environmental records should be reviewed for any records of archaeological remains.

### 7. Landscape and biodiversity

This chapter outlines the Vision, Objectives and Policies relating to the natural environment of Goring Parish and includes Policies for the countryside, landscape and biodiversity.

**VISION:** Goring will conserve and enhance its unique and beautiful environment with its outstanding natural landscape, range of green spaces supporting people and wildlife, bordering the river Thames and in and between two AONBs.

#### 7.1 A landscape of national significance

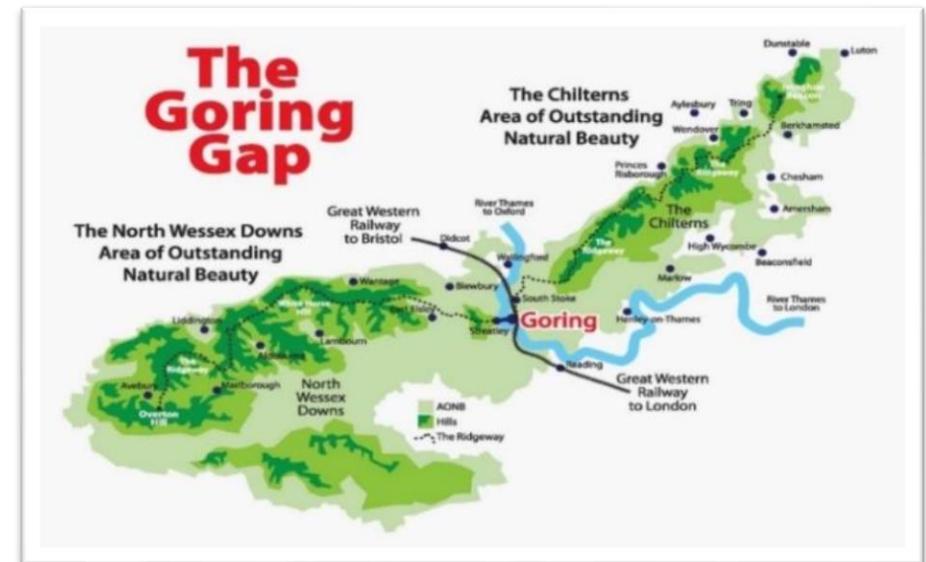
##### **Objective.04: Protecting the landscape**

To maintain, and where possible enhance, the natural beauty of Goring's countryside, open spaces, river setting and the Chilterns and the North Wessex Downs Areas of Outstanding Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics.

The unique and beautiful qualities of the landscape setting of Goring have long been recognised and today the village attracts visitors throughout the year, who come to enjoy the river with its dramatic weirs, its harmonious brick and flint buildings, and its picturesque landscape setting which is crossed by numerous footpaths and bridleways including four long-distance trails – the ancient Ridgeway, the Thames Path, the Chiltern Way and

Swan's Way. Two of the thirty-eight AONBs in England and Wales come together at this point and meet at the river Thames. Goring is entirely within the Chilterns AONB. The North Wessex Downs AONB is immediately to the west adjoining the river and overlooking the village. Here, the river has carved its narrow route through a ridge of chalk hills, the Chilterns to the east and the Berkshire Downs to the west. The resultant landscape is highly distinctive and rich in biodiversity. Rolling hills and dry valleys which comprise the chalk landscapes are cut through by the river, creating steep-sided wooded bluffs containing a narrow valley floor of lush water meadows. The whole assemblage presents a marked contrast with the more open landscapes of the Thames Valley to the north and south. It is a landscape of national significance.

The area is known nationally as the Goring Gap.



### 7.2 Landscape areas

The Goring Gap is valued extremely highly by the residents of Goring and its surrounding villages and by tourists alike. Conserving and enhancing this unique natural resource and its rich biodiversity is the key component in maintaining the economic, social and environmental sustainability of the village and its unique character and tranquillity.

Allocated development sites will typically be on greenfield sites on the periphery of the village and are likely to be highly visible over an extremely wide area. It is important that these new sites are carefully and sensitively selected and any development that does take place should have the least damaging effect possible on landscape character and visual amenity, to minimise harm to the environment and river setting.

Goring is a physically and socially integrated village located within the Chilterns AONB. However, there are differences in the way the geographic areas of the village and the specific parts of the AONB relate to each other, to the river Thames setting and to the North Wessex Downs AONB. There are five distinct landscape areas in the Goring parish, which each have different characteristics, but which together contribute to the unique landscape and visual amenity of the Goring Gap. To the south east of the village is open Chilterns escarpment and farmland; to the east is a grass hilltop overlooking Goring with wooded valleys beyond; to the north east is wooded countryside bordering the open countryside of the north with its rolling farmland and chalk hilltops with typically clean-cut crests; while the river on the western border is characterised by tree-lined meadow land. Each area is highly visible and contributes in its own way to the beauty of the integrated landscape and setting of the Chilterns

AONB, the setting and character of the river Thames and the North Wessex Downs AONB. The unique role and function of each of these areas is explained in more detail below.

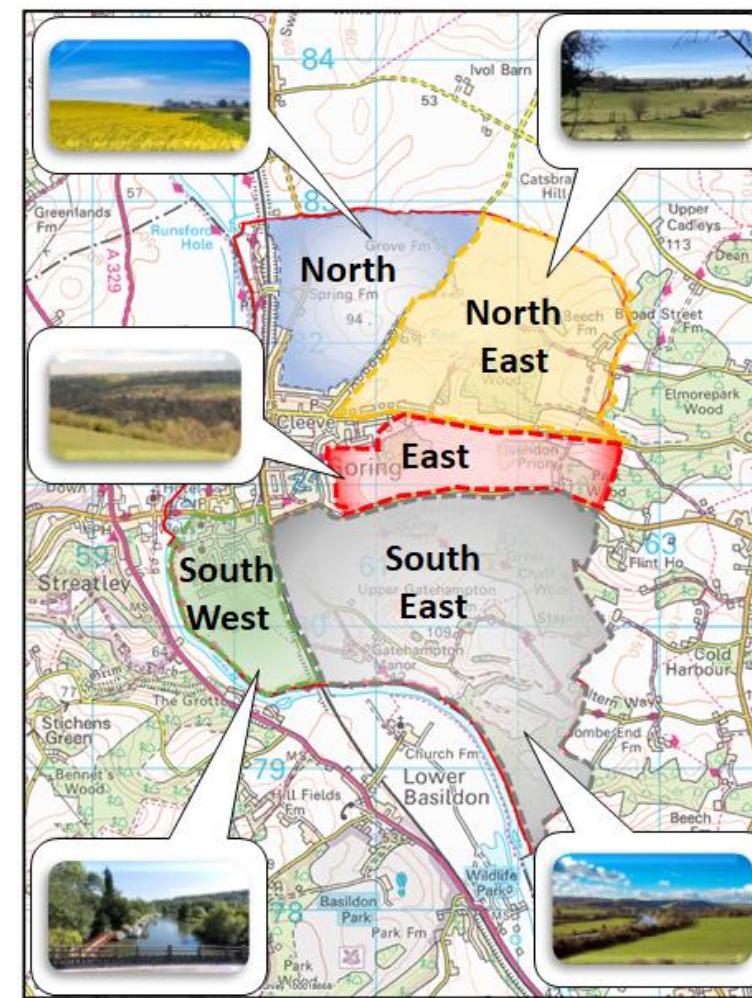


Figure 47 Landscape areas

### 7.2.1 South East



Figure 48 View of Gatehampton from Green Hill

south-east of Goring. It is isolated because there is no through vehicular access. Its proximity to Habitats of Principal Importance and Designated Wildlife Sites, including a large Conservation Target Area (CTA) on the escarpment, make it particularly sensitive to any development. It performs the following role and functions for the local and wider community:

- It provides separation between Goring and Gatehampton, contributing to the distinctively isolated position and rural setting of the hamlet and its Conservation Area.
- There are unspoilt and sweeping uninterrupted views from Green Hill (behind Streatley) and from National Trust land at Lardon Chase and the Holies in the North Wessex AONB, south-eastwards across the river valley, the Little Meadow Nature Reserve and Gatehampton towards the steep Chilterns escarpment and into the Chilterns AONB, encompassing the Hartslock Wildlife Trust Reserve, Coombe

The open countryside and Chilterns escarpment between Goring and Gatehampton is a unique and tranquil landscape of rolling, open farmland and woodland east of the railway and

Fields Local Wildlife Sites and the extensive beech and conifer woodland of Great Chalk Woods.

- In the foreground views from the Chiltern Way Extension long distance path and public access areas of Coombe Fields North and South in the Chilterns AONB across the river to the wooded escarpment of The Holies, Green Hill and Lardon Chase, with the historic hamlet of Gatehampton below.
- It provides an important backcloth for views from the Thames Path National Trail which follows the river bank through the flood plain.
- It includes a rich archaeological heritage with evidence<sup>27</sup> of human occupation at Gatehampton since Palaeolithic times, including a Bronze Age cemetery, a Roman dwelling site and a deserted medieval village.
- It forms a fine setting for Brunel's 1838-40 rail viaduct (a designated structure listed Grade II), notable for its elegant elliptical-arched design and high-quality brickwork.
- It is particularly visible for rail users and users of the A329 as a setting to the slopes of the Chilterns escarpment.
- It provides a rich biodiversity habitat, including lowland chalk grassland on the escarpment, the Hartslock Wildlife Trust Reserve and the Chilterns Escarpment South CTA.
- It encompasses parts of three of SODC's Landscape Character Areas (LCA):
  - LCA8 (Chilterns Escarpment) with slopes rising to 150m with incised valleys and spurs, Scenic quality High; Management Strategy Conserve.
  - LCA10 (Chilterns Plateau with valleys) with a dip slope used for arable farming, with large Scenic quality fields. Scenic quality High; Management Strategy Conserve.
  - LCA11 (Thames Valley and fringes) forms the distinctive floor of the river valley at the Goring Gap.

### 7.2.2 East



Figure 49 Cow Hill from Lardon Chase

The steep hilly area east of Goring above Fairfield Road, known locally as Cow Hill, is backed with planted woodland above Fairfield Road and performs the following role and functions for the local and wider community:

- The western edge forms the eastern enclosure of the Goring Gap at its narrowest point and is a particularly significant geological feature where the Thames valley is constricted as the river passes through a gap in the chalk hills.
- It frames the views of the villages of Goring and Streatley from Green Hill (behind Streatley) and the National Trust land at Lardon Chase and Lough Down in the North Wessex Downs AONB.

- It provides a distinctive, steep green backcloth to Goring to the east and the face and crest of the escarpment provides a dramatic backdrop rising to 100m from the low-lying landscape of flat floodplain pasture and the built edge of the village immediately below.
- From public and other local footpaths on Cow Hill there are extensive westerly views across the Thames valley to the Berkshire Downs and northwards across the Oxford clay vale. In addition, there are more enclosed views into the village below and the Elvendon valley to the north.
- Cow Hill provides an important local amenity with public and other local footpaths, in particular for local dog walkers.
- On the southern boundary of this area, users of Reading Road approaching or leaving Goring experience a distinctive, sunken, green lane as the road climbs steeply out of the river valley to the Chilterns plateau above.
- The area is biodiversity-rich, including a large part of the Chilterns Escarpment South Conservation Target Area and Local Wildlife Site, Old Elvendon Park and Griggs Woods.
- This area forms the south-western extremity of SODC's Landscape Character Area 8, Chilterns Escarpment, assessed as the most visually significant landform unit of the whole District. LCA conclusion: Scenic quality High; Management Strategy Conserve.

### 7.2.3 North East



Figure 50 Elvendon valley

north-western slopes, this area's most notable features are two steep-sided dry valleys incised into the Chilterns escarpment providing an intimate, enclosed setting for residents, walkers and users of the minor Battle Road. It performs the following role and functions for the local and wider community:

- Locally, it provides the only examples in Goring parish of small-scale, steeply incised dry valleys typical of the Chilterns AONB further north. These contrast with the broader landscape plateau above and the rolling chalk of the Chilterns fringe seen in other areas around Goring. Views into these valleys from the rest of the area are very limited. The vegetation includes a distinctive mosaic of broad-leaved, semi-natural woodland with pockets of open chalk grassland.

The steep enclosed valleys, woodland and open farmland provide a significantly different landscape amenity to the other four areas. Whilst offering long-distance views from its open

- The valley behind properties on Icknield Road and Elvendon Road is a typical Chilterns dry valley and is under pasture. To users of the Chiltern Way, the lower part of the valley with residential development has a good level of enclosure and is largely hidden from view, while the upper slopes rising to 85m are steeper and more exposed, covered with scrub.
- There are long views from the Chiltern Way as it passes Wroxhills Wood to the North Wessex Downs AONB to the west. The eastern and north-eastern slopes of the valley are enclosed by woodland; most notably at the head of the valley are Wroxhills Wood and Fiddle Hill, both Local Wildlife Sites.
- From the western entrance to Wroxhills Wood, a long view to the north west provides the setting for the minor road which follows the course of the prehistoric trackway, Icknield Way.
- From Battle Road in the bottom of the Elvendon Valley, road users entering or leaving Goring enjoy a tranquil rural environment. The valley feels isolated and enclosed with steep-sided, wooded slopes pasture/arable in its lower areas.
- From the bridleway above the road at 120m on the north slope of the valley, views into the steep-sided valley are spectacular, and there are also long-distance views to the west to the North Wessex Downs AONB.
- The area is rich in biodiversity, including the Local Wildlife Areas of Wroxhills Wood and a substantial area of the Conservation Target Area, Chilterns Escarpment South.
- The valley is the historic setting for Elvendon Priory, a designated Grade II building, built in the C15<sup>th</sup>. Due to its religious origin, possibly serving as a retreat for the nuns of Goring Priory, the structure and site of this building is likely to be of archaeological interest.
- This area forms part of SODC's Landscape Character Area 8, Chilterns Escarpment, Management Strategy Conserve.

### 7.2.4 North



Figure 51 Farmland between Goring and South Stoke

The rolling farmland between Goring and South Stoke provides an important visual amenity for walkers, cyclists and horse riders using the Chiltern Way public footpath and other local footpaths, bridleways and minor roads and for road and rail travellers. It performs the following role and functions for the local and wider community:

- It provides a separation between Goring and South Stoke.
- It provides a sweeping setting and uninterrupted views:
  - from high points on National Trust land (The Holies, Lough Down and Lardon Chase) in the North Wessex Downs AONB, to the north and east across the river to Goring and the wooded Chiltern Hills beyond;
  - from Wroxhills Wood Local Wildlife Site, the Chiltern Way and from Cow Hill above Goring in the Chilterns AONB, to the north and north west, towards Withymead Nature Reserve (Conservation Target Area), South Stoke and the river to the North Wessex Downs AONB beyond.

- It provides the setting for the minor road which follows the course of the prehistoric trackway, the Icknield Way.
- It provides the setting for a historic landscape of enclosures, field boundaries, ditches and possibly Bronze Age barrows revealed by air photographs and crop marks.
- For road users approaching Goring from the north on the B4009, it provides a distinctive rural entrance to the village through rolling arable land with extensive fields and chalk hilltops, typical clean-cut crests and views to the high land behind Streatley in the North Wessex Downs AONB.
- It includes a distinctive belt of low, rounded hills acting as a transitional zone between the Chilterns escarpment and the low-lying clay vale and Thames floodplain. The smoothly rolling hills have sparse tree cover because of hedgerow removal. The Landscape Character Assessment notes that this landscape is likely to be similar to the earlier, bare open vista of the ancient common fields which would have dominated this area. The Icknield Way, a prehistoric route way, forms the eastern boundary of this local area.
- This area forms part of SODC's Landscape Character Area 6, Scenic quality High; Management Strategy Restore.



Figure 52 Approaching Goring on B4009

### 7.2.5 South West

This area bordered by the river Thames to the west and the railway line to the east is a flat floodplain landscape with pasture and some areas of arable use. It performs the following role and functions for the local and wider community:



Figure 53 Goring weir and southwest floodplain

- It serves as a catchment area for floodwater and large parts of it lie within Flood Zones 2 and 3.
- It is used intensively by residents, dog-walkers and visitors as a convenient and accessible waterside amenity space to experience the atmosphere and wildlife of the river at close quarters. It is promoted in walk leaflets as an accessible, easy, riverside ramble and is popular with tourists.
- The Thames Path National Trail follows the river bank through the riverside meadows south-eastwards towards Gatehampton, with views of the steep wooded hillside of the North Wessex Downs AONB to the west and the open Chilterns escarpment to the east.
- It forms a fine setting for Brunel's 1838-40 rail viaduct, notable for its elegant elliptical-arched design and high-quality brickwork.
- In views from Green Hill and the National Trust land at The Holies and Lardon Chase behind Streatley in the North Wessex Downs AONB, this area forms a pastoral fringe to the wooded suburban edge of the village below.
- It provides a rich habitat for biodiversity and is the location of the riverside Little Meadow Nature Reserve.
- It is particularly visible for rail users on the approach to Goring as a foreground to the wooded slopes of the North Wessex Downs AONB across the river.
- This area forms part of Landscape Character Area 11: Thames Valley and Fringes, and comprises flat, floodplain pasture confined by the railway to the east. LCA conclusion: Scenic quality High/Medium; Management Strategy Conserve/Restore.

### 7.3 Landscape policy

#### **Policy.11: Conserving and enhancing Goring's landscape**

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:

- conserves and enhances the AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;
- is appropriate to the economic, social and environmental wellbeing of Goring or is desirable for its understanding and enjoyment;
- meets the aims of the statutory Chilterns AONB Management Plan;
- avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.

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.

The whole of Goring-on-Thames Parish falls within the Chilterns AONB. The parish is also within the setting of the North Wessex Downs AONB.

- 1) The national planning policy concerning AONB is set out in NPPF paragraphs 115 and 116. The Plan has taken note of feedback from statutory consultees and has defined a policy

which encapsulates the national policy but adds local context to support planning officers when considering future planning applications.

- 2) Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks. The Chilterns AONB was designated in 1965 and extended in 1990. The Countryside and Rights of Way Act 2000 places a statutory duty on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting, land within these areas
- 3) The Chilterns AONB covers 13 local authorities and the Councils work together to safeguard the future of this shared nationally protected area through the Chilterns Conservation Board. The Board prepares a statutory AONB Management Plan which has been endorsed as a material consideration by SODC in planning decisions
- 4) The AONB is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy. National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context. For the purposes of this plan, 'major development' will not be restricted to the definition of major development in the Town and County Planning (Development Management Procedure) (England) Order 2015 and will include consideration of whether a proposal has the potential to have a serious adverse impact on the AONB.

## 7. Landscape and biodiversity

- 5) In determining compliance with Policy.11 (a), actions to conserve and enhance the AONB shall be informed by landscape and visual impact assessment and shall focus upon:
- the Chilterns AONB's special qualities which include the chalk escarpment with areas of flower-rich downland, broadleaved woodlands, open rolling countryside, tranquil valleys, the network of ancient routes and footpaths and the river valley;
  - the scope for enhancing and restoring those parts of the landscape which are previously developed, degraded or subject to existing intrusive developments, utilities or infrastructure;
  - locally distinctive patterns and species composition of natural features such as chalk downland, trees, hedgerows, woodland, field boundaries and the river Thames valley;
  - the locally distinctive character of Goring, Cleeve and Gatehampton and their landscape settings, including the transition between man-made and natural landscapes at the edge of settlement;
  - visually sensitive skylines, geological and topographical features;
  - landscapes of cultural, historic and heritage value;
  - important views and visual amenity, including key views from within the Chilterns AONB and back across the Goring Gap from the steep slopes of the North Wessex Downs AONB; and
  - tranquillity, dark skies and remoteness and the need to avoid intrusion from light pollution, noise and motion.

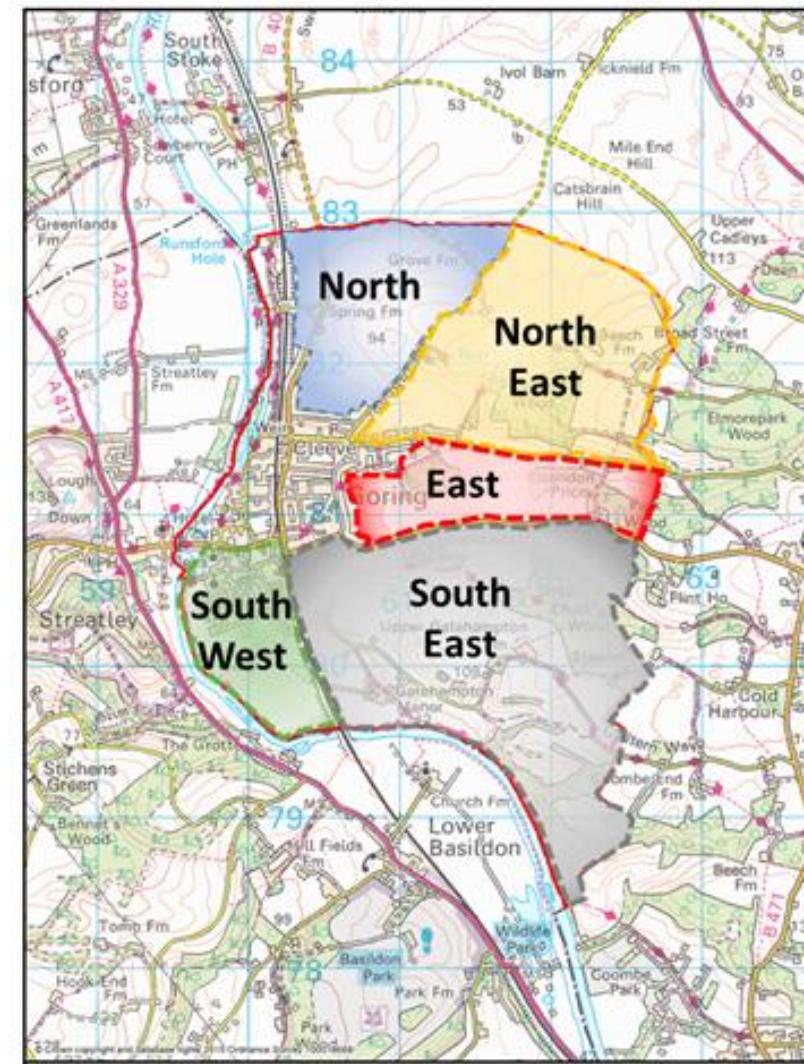


Figure 54 Landscape areas (repeat of Fig 41)

### 7.4 Biodiversity

#### Objective.05: Maintaining biodiversity

To maintain and enhance biodiversity in Goring Parish.

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

The following maps from the Thames Valley Environmental Records Centre (TVERC) show the extensive areas of Habitats of Principal Importance<sup>28</sup> and Designated Wildlife Sites<sup>29</sup> to the east and south east of Gatehampton Conservation Areas and to the east of Goring between Cleeve and the parish of Woodcote. These areas include Hartslock, Combe Fields, Fiddle Hill, Old Elvendon Park, Griggs Woods, South Stoke Marsh, Thames Island near Streatley, Wroxhills Wood, Withymead Nature Reserve and the Chilterns Escarpment South. They are all protected areas with rare and protected species of plants and wildlife. Protection and enhancement of this rich biodiversity is a key consideration in the sustainability of our village.

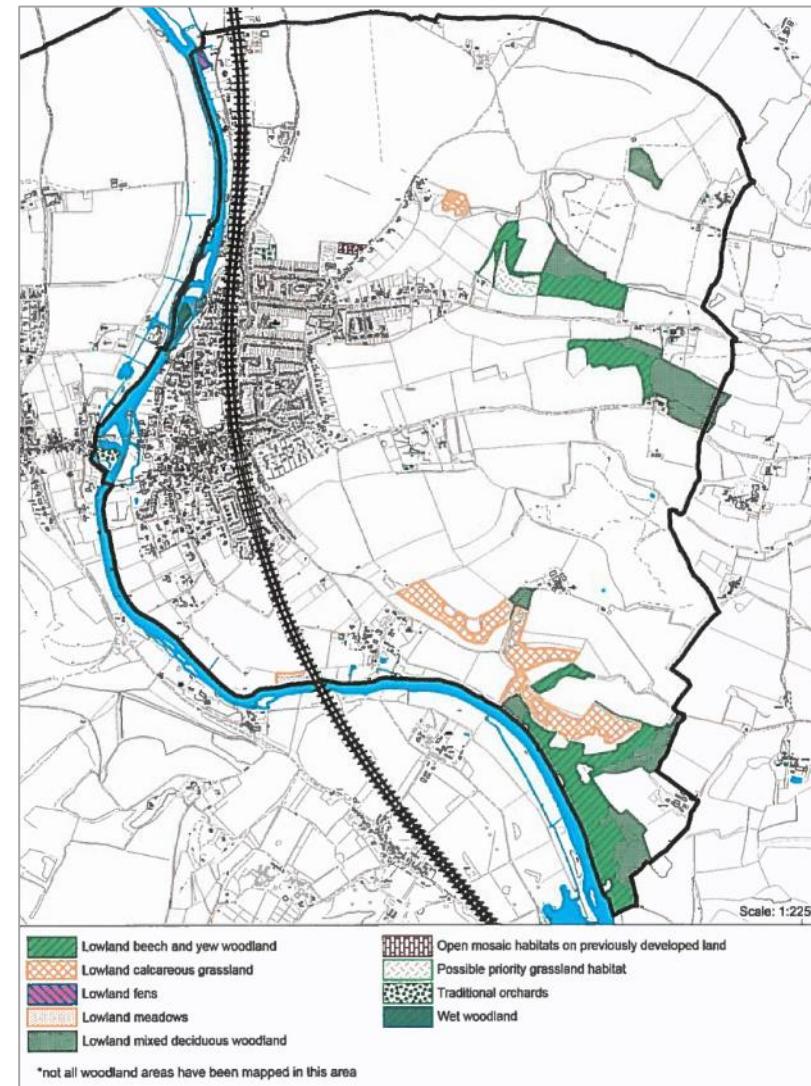


Figure 55 Habitats of Principal Importance

## 7. Landscape and biodiversity

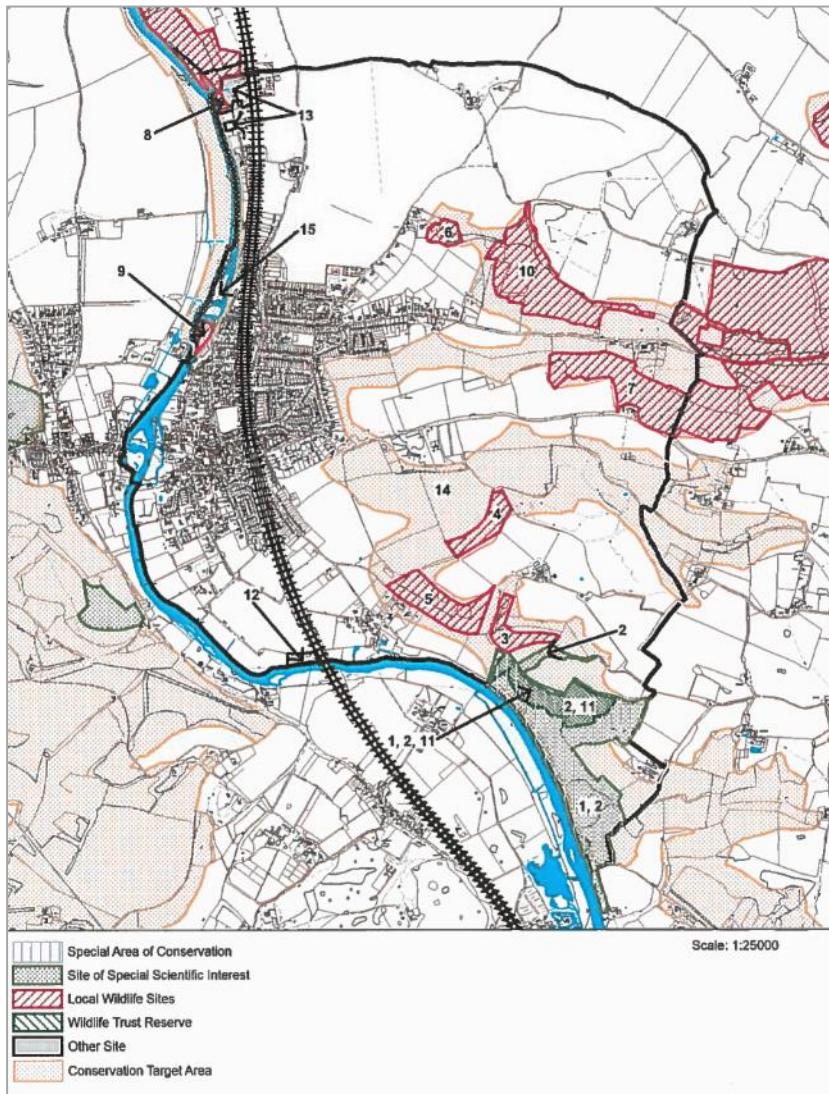


Figure 56 Designated Wildlife Sites

Number on Map	Site Code	Site Name	Site Type
1	UK0030164	Hartslock Wood	SAC
2		Hartslock	SSSI
3	67E03	Combe Fields (east)	LWS
4	68A03	Combe Fields (north)	LWS
5	67E06	Combe Fields (west)	LWS
6	68A10	Fiddle Hill	LWS
7	68F03	Old Elvendon Park and Griggs Woods	LWS
8	58W01	South Stoke Marsh (south)	LWS
9	58V02	Thames Island near Streatley	LWS
10	68A09	Wroxhills Wood	LWS
11	Har	Hartslock	BBOWT
12		Field west of Gatehampton Bridge	Other
13		Withycombe Nature Reserve	CTA
14		Chiltems Escarpment South	CTA
15		Thames Wallingford to Goring	Other

SAC = Special Area of Conservation

SPA = Special Protection Area

NNR = National Nature Reserve

SSSI = Site of Special Scientific Interest (Statutory)

LNR = Local Nature Reserve

LWS = Local Wildlife Site (Non-Statutory)

p-LWS = Proposed LWS or Extension (Non-Statutory)

LGS = Local Geological Site (Non-Statutory) (previously RIGS)

SLINC = Site for local interest in Nature Conservation (Oxford City)

BBOWT = Buck, Berks & Oxon Wildlife Trust Reserve

WT = Woodland Trust Reserve

RSPB = RSPB Reserve

CTA = Conservation Target Area

Other = Other Wildlife Site

The following policy reflects the vital contribution to the economic, social and environmental sustainability of Goring by conserving and enhancing the biodiversity of the Parish.

### **Policy.12: Conserve and enhance biodiversity**

Protection and enhancement of Goring's rich biodiversity is fundamental to the sustainability of the village.

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.

All proposals for new development sites, including infill, should:

- demonstrate a net gain in biodiversity;
- include management plans to ensure new and replacement biodiversity features are sustainable over the long term;
- protect and retain all mature trees and hedgerows wherever possible;
- protect and conserve all rare species.



Figure 57 Gatehampton from Hartslock nature reserve

### 8. Environmental impact

This chapter outlines the Vision, Objectives and Policies relating to the impact of development on the natural environment of Goring Parish. It deals with questions of pollution, the adoption of sustainable and renewable sources of energy and the impact of development on agricultural land.

**VISION** – Goring will be a pollution-free environment.

#### 8.1 Pollution

##### **Objective.06: Minimising pollution**

To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds.

With the exception of one brownfield site, development proposed in this Plan necessarily takes place on the periphery of the village on hitherto greenfield sites. It is inevitable that this development will have some environmental impact. The following Plan policies are intended to ensure that the impact through pollution is kept to a minimum.

#### 8.1.1 Light pollution

The village of Goring is surrounded by the Chilterns AONB. The well-lit built environment is contained within a well-defined periphery and contrasts with the unlit rural landscape with dark skies outside the village. NPPF Para 125 suggests that "*good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*" In the case of new development, efficient artificial lighting, particularly street lighting, will be essential to ensure the safety, security and freedom of movement of pedestrians and cyclists. To avoid the risk of overlighting, particularly on access roads to new developments, lighting designs should be adopted which prevent lighting being intrusive on residents, do not have an adverse effect on wildlife and the wider natural environment and do not intrude on the dark landscape. Mitigating design features include considered choice of the placing, height and design of street lamps, the avoidance of white and ultra-violet light and the use of dimmable and time-limited systems.<sup>30</sup> Suitable planting can also mitigate some of the effects of external lighting.

##### **Policy.13: Light pollution**

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.

### 8.1.2 Air quality and pollution

The aim of a policy relating to air quality is to ensure that residents benefit from a healthy environment and that air pollution in the village is minimised. In the absence of significant manufacturing industry in Goring, the major source of pollution is domestic and commercial motorised transport. The B4009 is an important local artery which passes through the High Street and provides access not only to the shops and other services in the centre of the village but also to the river crossing. In a 24-hour period there are about 6,000 traffic movements on this route. Traffic is frequently at a standstill in the High Street as a result of the physical constraints of the road, raising levels of pollution.

Plan policies aim to limit pollution in various ways:

- New developments should be designed to ensure that air pollution can be kept to a minimum in a sustainable way by the provision of easy access for pedestrians and cyclists to the centre and the main amenities of the village, thereby reducing the use of cars for local transport (Policy.20)
- Housing design should adopt best practice for energy efficiency thereby limiting emissions from fossil fuels.
- The scheme for a revised lay-out of the High Street should improve traffic flow and reduce congestion (Action.06)
- The number of HGVs using the B4009 illegally as a river crossing should be monitored and reduced (Action.08).
- More generally, in preparation for the new generation of motor vehicles, high-speed electrical charging points should be installed in public car parks.

### **Policy.14: Air quality and pollution**

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:

- development in Goring must be compliant with the measures laid out in the district council's Developer Guidance Document and the associated Air Quality Action Plan, as well as the national air quality guidance and any local transport plans;
- all development proposals should include measures to minimise air pollution at the design stage and incorporate best practice in the design, construction and operation of the development;
- where a development has a negative impact on air quality, including cumulative impact, developers should identify mitigation measures that will sufficiently minimise emissions from the development. Where mitigation is not sufficient the impacts should be offset through planning obligations;
- development will only be permitted where it does not exceed air pollution levels set by European and UK regulations.

### 8.1.3 Noise pollution

All development sites in the Plan are proposed for housing and are not expected to contribute to noise pollution at unacceptable levels. No specific policies are proposed.

### 8.1.4 Water supply, sewerage and drainage

The Environment Agency has noted that "*much of Goring lies within a Source Protection Zone 1*"<sup>31</sup>. Thames Water has commented that there are areas which may have limited capacity to absorb further growth without enhancement of the infrastructure and has advised that for all developments a Grampian style condition is imposed, stating that "*Development will not commence until details are approved of how the developer will ensure the public water supply source is not detrimentally affected by the proposed development, both during and after its construction. Details of protection measures shall cover, as a minimum, the mitigation proposed to prevent contamination of the groundwater source due to ground disturbance, pesticide use and drainage system discharge (both surface water and foul water systems) and should be submitted to, and approved in writing by, the local planning authority in consultation with Thames Water.*"

The sewerage and drainage capacity has been reported to be under strain in Manor Road, and along Gatehampton Road near the railway station.

#### **Policy.15: Water, sewerage and drainage capacity**

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.

- New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.
- Proposals that increase the requirement for water will only be permitted where adequate water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality, biodiversity or other land uses.
- Any development must demonstrate that it meets appropriate standards of sewerage and drainage provision so as to minimise adverse impacts on immediate neighbours and the wider community of Goring.

### 8.2 Impact on agricultural land

Policy for the use of agricultural land for housing development is set by the National Policy Planning Framework (NPPF). According to NPPF Para 112 "*Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*"

A separate land policy for Goring-on-Thames is not necessary.

### 8.3 Renewable low-carbon energy and waste disposal

Neighbourhood plans are required to adopt policies which maximise renewable and low-carbon energy sources.<sup>32</sup> Within the scope of a neighbourhood plan such sources can include the use of solar panels, ground source and hydro heat pumps, wood-fired systems with strict air pollution control and, on a local scale, anaerobic digesters and schemes for energy recovery through the recycling of waste. The Plan is fully supportive of proposals for development which incorporate the use of renewable sources for energy generation.

### 9. Building design

This chapter outlines the Vision, Objectives and Policies for how good building design and sensitive development will contribute to maintenance and protection of the character and ambience of Goring.

**VISION** – all new developments in Goring will be designed to fit in with the look and feel of the village and do minimum harm to the AONB and river setting.

#### 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.

#### 9.1 Goring's unique character

This character emerges from a long history. As described in Chapter 2, the village changed little from medieval times until the mid-seventeenth century but over the next 200 years it grew steadily and the advent of the railway in 1840 brought significant development. Large houses were built in spacious grounds, while cottages were built for railway and agricultural workers and the domestic staff of the larger houses. The legacy of this period is the key to Goring's built identity today. Some of the largest houses made way for post-1950 developments but the expanse

of the original sites, the trees that were planted and the network of drives and roads have survived to provide a matrix to absorb late twentieth-century houses, many of them dating from the 1960s and 1970s. This trend may continue in the future where the architecture is less meritorious and where some replacement and redevelopment to provide smaller dwellings could enhance the area. Good design can ensure that future new development integrates well with existing settlement scale and character as well as creating inclusive and accessible homes and workplaces that enhance the quality of life.



Figure 58 Twentieth century infill – Cleeve Road area

#### 9.2 Promoting good design

The first Goring Design Statement,<sup>33</sup> developed by the Goring and Streatley Amenity Association in consultation with residents, was published in 2001 and refreshed in 2011. It was intended to

support the management of change rather than its prevention and, since publication, it has been a valuable source of advice for developers and property owners seeking planning permission for new buildings, extensions or alterations, whilst retaining the visual character of the village.

The Design Statement has helped to ensure that modern developments using sympathetic materials and detailing have maintained and strengthened the visual cohesion of the village and help to continue Goring's architectural tradition.



Figure 59 The Birches

The result is an attractive riverside community combining traditional and contemporary design in a richly landscaped and well-established green environment. This is the character that residents value and wish new development to respect.

### 9.3 Raising the quality of new development

We welcome the advent of two authoritative design guides to complement the Goring Design Statement. Their use will be encouraged to ensure the expectations of NPPF para 58 and SODC's Policies D1 (Local Plan 2011) and DES1 and DES2 (emerging Local Plan 2033) are met.

SODC's Design Guide<sup>34</sup> aims to improve the quality of design in all new development using a simple set of design criteria based on best practice. The Chilterns Building Design Guide<sup>35</sup> provides practical advice on how to build or restore properties in keeping with the special qualities of the Chilterns AONB.

These guides promote inclusive, sustainable development and social and economic change which can help Goring to become a future-proofed and 'green' village.

#### Policy.16: Building design principles

To ensure that all development respects and maintains the character of the village and the surrounding rural AONB, the Plan will support proposals which:

- comply with SODC's Design Guide and the Chilterns Buildings Design Guide;
- respond positively to scale, mass, density and design of the immediate area and the village context;
- conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area;
- in edge of village locations, acknowledge the Plan's spatial strategy and are sensitive to the transition from urban to rural character;
- sympathetically introduce high quality, modern design in appropriate locations;
- particularly in the conservation areas, consider the use of locally distinctive features and materials such as decorative red and grey brickwork, flint work, tile work, chimneys and porches, as described in the Goring Design Statement;
- respect and protect the AONB.

### 10. Heritage and conservation

This chapter describes the Vision, Objectives, Policy and Actions to help conserve and enhance Goring's historic character whilst helping the village grow and adapt for the future.

**VISION:** Goring's historic character and assets will be conserved and enhanced for the benefit of future generations.

#### 10.1 Goring's historic character

Human activity in Goring parish extends back to prehistory, with the earliest evidence of settlement on the gravel terraces in the river valley at Gatehampton. A Palaeolithic long blade and a kiln site are the oldest finds, with worked flints, flint knapping floors, hearths and enclosures dating to the later Mesolithic and Neolithic periods, when there were also signs of tree clearance and settlement. The Icknield Way, an ancient trackway, was in use in prehistoric times, running from Norfolk to Wiltshire, crossing the Thames near Goring. The Ridgeway also crossed the river in Goring and followed the Berkshire Downs to Wiltshire.

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

Later Saxon occupation is indicated by the site of a 'pit house' with post holes. However, during this period the focus of settlement in the area seems to move to the present site of Goring village, possibly due to the founding of a church. The Domesday Book of 1086 valued Gatehampton (Gadintone) at £6 but Goring (Garinges) at £15.

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

Growth was slow until the arrival of the Great Western Railway in 1840. This transformed the settlement into the substantial village that it is now. Modest houses were constructed for rail and agricultural workers. Businessmen, now easily able to reach London, Reading and Oxford, built large red-brick mansions, many of which survive today.

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

The village had boat-builders, a brewery, gas and water works providing employment for a largely local workforce. During the C20 these industries disappeared. Local employment is now

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



Figure 60 Goring and Gatehampton Conservation Areas

29 buildings designated on Historic England's National Heritage List, together with records from the Oxfordshire Historic

Environment Record and two Conservation Areas testify to Goring's long history. You can find details of the listed buildings and other heritage assets in Goring, together with maps showing their distribution in the Sustainability Appraisal Section B.1.10 Heritage and archaeology.

The most significant listed building is the Church of St Thomas of Canterbury (C12 – C19; Grade I); traces remain of the adjacent priory. Three of Goring's popular pubs are housed in listed buildings: the Catherine Wheel (C17), John Barleycorn (C18) and Miller of Mansfield (C19). A row of C18 cottages at 1-7 High Street now houses businesses, but Cleeve Mill (C17), Goring Mill (C19) and other listed buildings have become dwellings. The most visually dramatic listed structure is Brunel's Gatehampton Viaduct which sweeps across the river south of the village.

Goring's historic character is one of the main attractions for visitors, residents and businesses, and sensitive conservation is essential to help the village grow and adapt for the future.



Figure 61 Goring mill and church

### **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 economic, social and environmental benefits for the village.

In conformity with Local Plan 2011 CON11, the Plan aims to protect the historic environment at both a local and a strategic level, strengthening broader heritage policies from the local plan and putting them into action locally.

### **Policy.17: The historic environment**

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.

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).

Other Plan proposals in this section do not relate to land use, so that this objective will be delivered locally through actions rather than policies.

### **10.2 Conservation Areas**

The richness of Goring's heritage is well demonstrated by the fact that it contains two Conservation Areas and 29 listed buildings and structures. Goring Conservation Area was designated in 1978 and its boundary amended in 1988; Gatehampton Conservation Area was designated in 1984.

However, parts of Goring Conservation Area have been neglected and features such as inappropriate alterations to buildings, lighting and adverts have intruded into the street scene, particularly in the High Street (below).



Figure 62 Above: Goring Conservation Area degraded



Figure 63 Above: Goring Conservation Areas respected

### Action.01: Conservation Area appraisals

Conservation Area appraisals will be undertaken and management plans prepared to ensure future development is sensitive and appropriate.

- This action calls for engagement between the Parish Council and the responsible body, SODC, and Historic England to undertake Conservation Area appraisals for Goring and Gatehampton Conservation Areas.
- Management plans will be developed for their conservation and enhancement.
- Resources to address this action will be sought via SODC, in accordance with Local Plan 2011 (para 3.101) and emerging Local Plan 2033 Policy ENV6.

If Objective 08 is to be realised, safeguarding, conserving and enhancing these listed historic assets, other unlisted heritage assets and their settings are all important.

Conservation Area appraisals and management plans are essential tools to protect the village from further potentially inappropriate or damaging development, and to enhance the quality of future development in the Conservation Areas.

To date neither Conservation Area has been subject to an appraisal by the body with statutory responsibility, SODC, nor have management plans been created. This failure of national policy to appraise and protect Goring's Conservation Area has recently been recognised in a High Court judgement.<sup>36</sup>

Action.01 addresses this omission and aims to equip the village to better conserve and enhance its Conservation Areas in the

future. In conformity with Local Plan 2011 CON7 and NPPF para 137, development will be supported where it has a positive outcome for the conservation and enhancement of the Conservation Areas, including consideration of the contribution made by their settings. This action will be strengthened by SODC's emerging Local Plan 2033 Policy ENV8 Conservation Areas which states that it intends a '*better understanding of Conservation Areas ... through producing Conservation Area Character Appraisals and Management Plans.*'

An Article 4 Direction may be appropriate for the Conservation Areas if permitted development is causing a loss of their special interest, character and appearance.

### 10.3 Heritage assets

Heritage assets, both designated and undesignated, offer social and economic benefits for the village, but they can be vulnerable to speculation or sudden changes of fortune. For example, one listed building has already been lost: Thames House in the grounds of the former Goring Brewery was demolished in 1988.

Character area studies, identification and recording historic buildings, and other heritage assets such as archaeological remains valued by the community, help to protect them when subject to planning applications, as described by SODC's emerging Local Plan 2033 Policies ENV6 Historic Environment and Heritage Assets and ENV7 Listed Buildings.

Some unlisted historic buildings have already been re-purposed, finding valuable new roles, see below.



Figure 64 Temperance Hall  
1879



Figure 65 British School  
1850



Figure 66  
Boathouse/Showroom  
1894



Figure 67 Old School 1856



Figure 69 Court  
Gardens, nineteenth  
century, now  
apartments



Figure 68 The Grange,  
nineteenth century, now care  
home

Action.02 below, using resources such as the Oxfordshire Historic Environment Record and the Oxfordshire Historic Landscape Characterisation project, offers the opportunity to harness the community's interest in their historic environment by involving local people in:

- adding to the evidence base;
- inputting to the preparation of a comprehensive list of locally important buildings, features, views;
- a survey of Grade II listed buildings to see if any are at risk of neglect, decay or other threats;
- a review of the conservation area and/or the preparation of a character appraisal or its review.



Figure 70 South Oxfordshire Archaeological Group excavating at Gatehampton Roman villa

### Action.02: Protecting and re-purposing heritage assets

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 Advice Note 7: Local Heritage Listing.

If appropriate, any assets of note will be proposed to the district council for adoption onto a register of Locally Listed Buildings as part of Local Plan 2033's Policy ENV6.

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:

- investment in and/or conservation and enhancement of buildings and/or spaces between them;
- opportunities to repair, conserve, enhance, or bring back heritage assets into use, especially those in danger of falling into disrepair;
- consideration of potential future uses for vulnerable buildings, for example conversion of upper floors to flats, or a home for a local 'pop-up' museum which would add value to the growing tourism and hospitality economy of the village;
- opportunities for community engagement in a deeper understanding.

### 11. Social infrastructure

This chapter describes the Vision, Objectives and Policies to support maintenance and growth of the sports, leisure, education and social facilities in Goring and how best use can be made of the village's qualities and the energy of the community.



Figure 71 Gardiner recreation ground

The elements that contribute to the social infrastructure of the village are very diverse. They include resources and amenities that are available to all, services which are essential for specific groups, features of the village and village life which support the sense of community and personal wellbeing. Some are the responsibility of GPC or other public bodies; others are maintained by volunteers and special interest groups. Still more are provided commercially but to the community's benefit.

**VISION:** Goring will retain and evolve its existing vibrant and integrated community with a range of sports, leisure, education and social facilities, to meet the needs of the whole current and future population, making best use of the village's qualities and the energy of the community.

## Objective.09: Maintaining and enhancing community facilities

To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents.

Goring is a village which has grown and changed throughout its history. It has successfully maintained its sense of community whilst the basis of its economy and the makeup of its population have evolved. It is well provided with the major services and amenities. Major themes are presented below and, where appropriate, specific policies put forward.

### 11.1 Open green spaces

In addition to the outdoor opportunities offered by its location in the Chilterns AONB, Goring is well endowed with open spaces in the form of parks and recreational space. The Gardiner Recreation Ground and Sheepcot Field offer opportunities for organised sporting activities for all ages, primarily football, cricket, tennis and bowls all of which have clubs that are active

in local leagues and tournaments. The space they provide is further appreciated by hikers, dog walkers, joggers and picnickers and offers locations for fairs, festival events and informal get-togethers. The much smaller Bourdillon Field provides a public green space on the eastern side of the village. The river provides a locus for both rowing and sailing clubs.



Figure 72 Open air theatre performance at the lock

The village has only limited smaller, open green spaces for communal use within the built environment. Rectory Gardens, adjacent to the Anglican church, provides a formal enclosed area. Ferry Lane meadow, a green space leading to the river and Lock Green, the grassed area between the lock and the millstream, offer less formal areas for picnicking or entertainment. In new developments developers will be

encouraged to include within the site design small open green spaces proportionate to the size of the development and to adopt planting schemes that enhance the green aspect of the village.

In two respects the village falls short of the spatial norms proposed in the SODC Infrastructure Delivery Plan.

First, there is no allotment space in the village. However, under an agreement with Streatley Parish Council in West Berkshire, space is made available in Streatley for Goring residents which meets current demand. The Plan therefore makes no provision for allotment space.

Secondly, the village is notably deficient in the provision of outside recreation and exercise space for teenagers and young adults. Such space might be in the form of a multi-use games area (MUGA) or a skateboard park. The SODC norm for this is 0.3 hectares per 1000 population i.e. approximately 1.0 hectare for Goring. Goring has no such space at all. The policy below addresses this issue.

### **Policy.18: Open space, sport and recreation in new residential development**

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.

- The provision of open space, sport, recreation and play facilities, and playing pitches is expected to be delivered on site, unless this is demonstrated not to be feasible.
- Provision for the future long-term maintenance and management of the open space and facilities must be agreed as part of the planning application.

## 11.2 Village and community halls

Goring possesses a number of community assets which provide locations for indoor activities. The main venue is the Village Hall containing the Hall itself, the Bellême Room and the Garden Room. Further space is provided by the former school building, now the Community Centre, which is leased from Oxfordshire County Council. Other activity and meeting space is provided at the Scout Hut at Storton Lodge, at the Social Club and at church meeting rooms.



Figure 73 On the catwalk in the Village Hall

These facilities are used for a limited range of physical activities including badminton, table-tennis, dance and gymnastic and exercise classes. Otherwise they offer space and amenities for the myriad interest groups in the village. From drama to bridge, wine-tasting to gardening, jazz to classical music, U3A to dog

training, scores of groups depend on the availability and the suitability of these facilities. These are the activities which contribute to the social character and cohesion of the village and which help create its social fabric. With very little financial support available from public authorities the facilities needed are typically maintained and enhanced by funding from a variety of sources: charges for use of facilities, sale of tickets for events, membership subscriptions, fund-raising campaigns, private financial contributions and the use of volunteers for virtually all staffing.



Figure 74 The monthly jazz concert in the Village Hall

Whatever the overall provision, the Village Hall itself is very heavily booked and cannot meet all the demands that there are for its services. It is also relatively small and not suitable for events likely to attract large numbers.<sup>37</sup> Accurate data on need for and use of the different facilities is difficult to obtain especially as each has its own booking system and there is little liaison between the different sites. The village would benefit from having easy and efficient access to a co-ordinated, probably online, booking system.

## 11.3 Retail and hospitality services

Goring's retail services have a crucial function in animating and giving character to the centre of the village as do the pubs, restaurants and cafés. All benefit from the attractiveness of the village and its location, which brings considerable numbers of visitors to the village who make use of the services and help support their continuing availability. A number of businesses have won major awards in recent years for the quality of their food, making Goring a destination of choice for walkers and cyclists as well as residents and other visitors. Beyond pub fare, Italian, Indian and Chinese cuisine are all available in the village.

In the retail sector, as with many villages of its size, Goring has long experienced a sense of precariousness as shops have opened only to close within no more than a few years. The situation has been exacerbated by the recent closure of the two banks. At the same time, some shops have not merely succeeded but flourished. The outstanding hardware store has stocks which attract clients from well outside the village.

SwiftOffice provides a range of printing, stationery and computer supplies which its combines with its online business to provide the village with a highly convenient resource. The village has successfully retained its butcher's. Nonetheless, as much as 95% of weekly grocery shopping is done outside the village.<sup>38</sup> It may well be that that figure will be reduced now that virtually all food and household products are available in the village as a result of the recent arrival of a major supermarket retailer.

The vision for a major redesign for the centre of the village set out in Chapter 13 (Action.10) is intended to provide a heart to the village that is attractive enough to make it a destination in its own right for both casual and regular shoppers and for tourists.

### Action.03: Co-ordinated use of hall and room facilities

The Plan proposes that a full evaluation be carried out of the level and nature of present use of the different hall and room facilities leading to the development of a coordinated booking system making all sites accessible through a single point of access. At the request of the Parish Council this process could be led by the Goring and Streatley Amenity Association.

This would perhaps be the best way of ensuring that the village sustains a vigorous retail presence.

## 11.4 Public transport

There are high levels of car ownership and car usage in Goring but public transport has an important function for many in the community.

### 11.4.1 Bus

As in other rural communities, bus services for those who do not possess, or prefer not to use, private means of transport, (typically the elderly, the disabled, and the young) struggle to survive economically.

Public bus services in Oxfordshire have been gradually contracting for many years against a backdrop of declining central government funding of local authorities. In recent years several attempts have been made to run commercially operated but subsidised services for Goring residents. All have proved

ultimately uneconomical following the recent withdrawal of subsidies by OCC.

Most recently, aiming to meet the ongoing need for local public transport in the absence of subsidies, an innovative and enthusiastic Community Interest Company (CIC), Going Forward Buses,<sup>39</sup> based in Goring, started operating local services in March 2017. The intention is to develop a network of routes between local villages, towns, hospitals and schools. Six routes had been recently established or piloted, serving Goring, Wallingford, the Stokes, Streatley, Pangbourne, Whitchurch and Reading. Other services continue to be added. Buses also serve Wallingford School during term time, and the visitor attractions at Beale Park and the National Trust's Basildon Park.



Figure 75 Going Forward bus outside Goring railway station

This service depends heavily on volunteers, an example of the valuable contribution made by residents to their community. The Plan supports the current efforts to provide a public bus service for residents, businesses and visitors, making an important contribution to a sustainable community.

### 11.4.2 Rail

Goring is well served by the local rail station, Goring and Streatley, with stopping services to Didcot and Oxford or London and Reading, where passengers can change for faster trains to Paddington or Waterloo, and the Rail Air bus to Heathrow. The Office of Rail and Road reports that passenger numbers at Goring station increased between 2015/16 and 2016/17 by 2.9 per cent, to 422,086, compared to 0.8% nationally.<sup>40</sup>

After successful campaigning by the Mobility Issues Group for Goring and Streatley (MIGGS) the station has recently been equipped with lifts to all platforms, an enormous asset for passengers with mobility difficulties or with luggage or pushchairs. A further issue, on which the same group has campaigned, relates to pedestrian access along a narrow pavement alongside a busy road. Action.07 addresses this issue.

A major issue for rail travellers at Goring station is parking. The station attracts many commuters from outside the village and these numbers will increase. The planned increase of Network Rail parking places from 94 to 134 may be inadequate to meet the demand. At present the car park is frequently full. Long-stay parking on nearby streets has been managed by time-limited, on-road parking restrictions but there is evidence that these are not being enforced and that motorists are parking all day on residential streets. Action.09 addresses the need to establish a clear parking strategy for the village including the station.

## 11.5 Social and physical integration

### **Objective.10: An integrated community**

To ensure that Goring remains a socially and physically integrated community.

It is important for the social cohesion that any new developments in Goring should ensure that new residents are able to become integrated into village life easily and quickly. Wherever possible, this should be supported by ensuring that new developments are in close proximity to the existing community and have ready access to the centre of the village and its various amenities.

Development that is not contiguous to existing built forms should be discouraged, so that new residents will feel that they are part of the natural evolution and extension of the village. Similarly, developments should not be grouped in one part of the village but should maintain the balance of the existing community. There should be safe and convenient pedestrian and cycle access to all village amenities and resources within the village as well as to the external environment. This objective is supported by the Plan Spatial strategy (see Chapter 3) and Objective.02 (See Chapter 6).



Figure 76 Goring in Bloom planting at station

## 11.6 Education

The Goring Church of England Primary School occupies a special place in the village. Almost all children brought up in Goring start their education there and it is a focal point for young families. The school is located 800m from the village centre and is adjacent to an open green space (The Bourdillon Field, owned by the Parish Council as Trustees) to which it has access for certain activities. The school is accessible on foot by most pupils in the village, with 35% living in close proximity. The school has a "Good" OFSTED rating. The site also accommodates Goring and Cleeve Pre-School. Administratively, within the Oxfordshire County Council strategy for provision of primary education, Goring Primary School is part of the Woodcote cluster of schools. This cluster is made up of a number of local schools including the small school in the nearby village of South Stoke.

Surveys and consultations, including Regulation 14 feedback, conducted as part of the Plan consultation process, reveal two main issues of concern for residents of Goring relating to the school. There is some belief in the village that the school has inadequate capacity to provide a place for all children of primary school age living within the catchment area. There is also a concern in the village about the physical state of the school buildings.



Figure 77 Aerial view of the school and adjoining Bourdillon field

## 11.6.1 School capacity and buildings

### 11.6.1.1 *School capacity*

Goring Primary School currently operates as a 1.0 Form Entry school with a limit of 30 pupils per class per year. The catchment area includes the parish of Goring and Ipsden. At Easter 2018 twenty-seven, out of two hundred and thirty-seven, pupils in the school are from out of catchment. These additional numbers ensure that each class is full at the beginning of the school year and that full funding is thereby received. In consequence, new pupils arriving in Goring during the year may not be able to find a place, as is common in other schools. This has given rise to the perception that the school has no capacity for larger in-catchment numbers.

The Plan recognises that any increase in housing numbers is likely to create a proportionate increase in applications. The Plan is allocating sites that in total will provide approximately 94 dwellings phased over the first few years of the Plan period (2018 – 2033). Oxfordshire County Council has considered the future pupil demand and has stated that “at this stage expansion of the school is not justified.”<sup>41</sup>

### 11.6.1.2 *School buildings*

The school buildings were constructed in the 1960s and have suffered from the effects of inadequate maintenance in recent years. Maintenance is the responsibility of the school governors and the Diocesan Board of Education, using funds provided by central government. It is clear that not enough money has been made available. The Plan acknowledges that the condition of the

school is of concern to the community. Although it is currently providing a good standard of education as evidenced by the OFSTED rating, the quality of the school buildings needs to be addressed to ensure that it will continue to provide a suitable environment for pupils and staff alike. This could be achieved either by repair or refurbishment of the existing school, or remodelling or replacement with a new school.



Figure 78 Goring school

## 11.6.1.3 Summary and objective

The conclusion of the above is that there is no evidence that the school has or will have a capacity issue, nor that the condition of the school will prevent the continuing provision of education during the life of this version of the Plan.

Recognising the importance of the primary school to the community, the objective for the Plan is:

### **Objective.11: School facilities**

To have the best possible education facilities and adequate capacity to accommodate the children residing in the village.

## 11.6.2 A future for the school

It is currently not clear what the best way forward is for the school to achieve the above objective.

A full-scale professional study of the options for the future of the school is required. This should include consideration of the relative merits and costs of (i) renovation and upgrading of the existing structure, (ii) the adaptation of the current footprint of the school stage by stage to new designs, or indeed (iii) the construction of a new school possibly on the present site which could be achieved by using a part of the Bourdillon Field. Given the difficulties of forecasting demand until 2033, the latter option in particular might allow flexibility for the eventual adaptation to a 1.5 form intake should it ever be needed. Such a solution

would “future-proof education provision in this area”<sup>42</sup>. With these considerations in mind the Plan therefore supports as an action the project initiated by governors of the school in conjunction with the Parish Council and recommends that this be established as a strategic project following the making of this Plan. Any development proposal resulting from this project could be put forward to SODC as part of the normal planning process or could be included in the next iteration of the Neighbourhood Plan.

### **Action.04: A plan for the future of the school**

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.

## 11.7 Health and wellbeing

### 11.7.1 Health in the community

The brief description of village life in Chapter 2 demonstrates that Goring already provides substantial opportunities for healthy living for the different segments of the community. Its recreation grounds provide opportunities for sports and games for all ages. The setting in the AONB and alongside the river Thames with its criss-crossing footpaths provides for walks and more strenuous hiking. A highly successful and well-supported year-round programme of Health Walks is organised on a voluntary basis and has particular value for the retired segment of the population which is over-represented in Goring. Social support is available through the numerous clubs and associations which cater for all interests.

Various aspects of the Plan enhance the opportunities for social, physical and psychological well-being. Site-specific policies for GNP2, GNP3, GNP6 and GNP10 require provision for cycle and pedestrian ways giving access to the centre of the village and its amenities as does Policy.20. The spatial strategy and Objective.02 and Objective.10 are intended to ensure that new developments are located close to the existing built area to facilitate social integration. Objective.06 and Policy.13 and Policy.14 aim to reduce air and light pollution in particular. The Plan supports SODC Local Plan policy on the use of low-carbon and renewable energy sources. Policy.18 requires new developments to incorporate open green spaces in their layout. The range of housing types proposed should encourage a continuation of independent living by the elderly.

### 11.7.2 Health care

Responsibility for ensuring the health of residents of Goring is undertaken by a mixture of public, private, commercial and voluntary bodies. There is a private dental practice and a branch of a national chain of pharmacies. The primary provider of health care is the Medical Practice. This has its principal surgery in Goring but also serves Woodcote, where there is a satellite surgery, South Stoke and Streatley, in West Berkshire.

#### **Objective.12: Medical practice facilities**

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.



Figure 79 Medical practice

In 2016, 5,319 patients were registered with the Goring surgery and were served by 4.15 FTE doctors.<sup>43</sup> On the basis of a standard doctor:patient ratio of 1:2000, this suggests that the practice currently has the staff capacity to service an increase in population.

A Care Quality Commission Report in October 2016 found that the Practice's rating was *Good* on all measures.<sup>44</sup> This included a high level of patient satisfaction. This contrasts somewhat with a village perception that an increase in medical capacity would be beneficial.<sup>45</sup> The Practice has suggested that with additional accommodation it would be able to offer a wider range of services than is possible at present.

The Medical Centre is located in the centre of the village adjacent to the Parish Council Office in the Old Fire Station building and if it was possible to expand, it would prefer to do so on its present site. Oxfordshire County Council would support the development of a multifunctional community hub incorporating health care services.<sup>46</sup>

### Action.05: Considering the space needed for the medical practice

It is not within the scope of the Plan to propose a policy for the Medical Centre but availability of additional space resulting from the potential relocation of the Parish Council offices should be considered in the strategic project for the rejuvenation of the Arcade area of the village.

### 12. Traffic congestion and parking

This chapter describes how the Plan will try to maintain and protect the quality of life against a background of growing traffic volumes, perhaps one of the greatest challenges facing most rural communities.

**VISION** – in the context of new housing development, Goring will improve its village centre by managing traffic congestion and improving the environment for pedestrians. Goring will also minimise additional traffic flows through congestion points in the village and protect its residential roads and countryside lanes from additional traffic.

In Goring, as elsewhere, rural life depends mainly on the road network for connections and communication. Like Goring, many villages lie along the route of busy country roads but Goring's situation is exacerbated by the Thames river crossing which acts as a magnet and a pinch-point for traffic congestion, by the rail station which attracts commuters from surrounding areas and by narrow village streets and residential roads ill-suited to large volumes of cars and heavy vehicles.

At every Plan consultation,<sup>47 48 49</sup> traffic, congestion and parking issues emerged as matters of serious concern for the majority of Goring respondents.

Issues raised included:

- increasing volumes of traffic through the village, especially in the High Street, resulting in congestion;
- speed of traffic through the High Street, despite a 20mph speed limit;
- number of heavy goods vehicles (HGVs) passing through the High Street and crossing the river bridge, despite a 7.5 tonne weight limit and 'Access Only' restriction through the village;
- a perception of danger and a poor environment for pedestrians using narrow or ill-defined footways in the High Street where vehicles commonly mount the pavements, and on the Wallingford Road en route to the station;
- shortage of off-street parking;
- a perception of increasing traffic on minor residential roads.

The scope of a neighbourhood plan to address traffic and parking issues is limited to policies that directly affect new development sites. Issues such as highway improvements, speed limits, traffic calming and on- or off-street parking are the responsibility of the Local Highway Authority. These limitations are the reason that Goring Plan is adopting Actions and Strategic Projects as a means to progress recognised issues and aspirations that were clearly important to the community at consultation and which contribute to the achievement of Plan Objectives. This enables projects to be identified in the Plan and put forward to the relevant authority by Goring Parish Council for potential project funding when available.

Residents remain concerned about parking, traffic management and the poor environment for pedestrians largely due to problems caused by careless parking, obstructions by deliveries

to businesses, and the volume of traffic, aggravated by one-way-working in the narrow part of the High Street.

While there is data to support the view that traffic volume and speed in the High Street is a problem,<sup>50</sup> other concerns, although strongly voiced by residents, are based on perceptions and personal experience.

In relation to congestion, simple modelling, based on the busy junction of the High Street and the Wallingford Road, suggests that the allocation of sites for dwellings in the Plan spread over several sites within the village is unlikely to generate additional traffic volumes sufficient to cause the capacity of existing roads and junctions to be exceeded.

In relation to parking in the village centre, spaces are reportedly difficult to find, but there is no evidence to prove that they are regularly full to capacity throughout the day.

### **Objective.13: Minimising 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.

The actions below will aim to address residents' concerns and manage traffic to improve the environment.

It is recommended that, following the making of this Plan, a strategic project (Strategic Project: Improving traffic management, parking and pedestrian safety in the village centre; Chapter 13) is established, to analyse options for better traffic management, improve safety for pedestrians, improve parking facilities, including on and off-road parking restrictions, encourage responsible parking and manage heavy goods vehicle movements in the centre of the village.

### **12.1 The High Street improvements**

The High Street, B4009, though a major artery carrying about 6,000 vehicles daily<sup>51</sup> across the river bridge, is a narrow road where, at certain points, vehicles travelling in opposite directions cannot pass each other. The street is lined by historic buildings and shops. Pavements are, in places, narrow and ill-defined. Vehicles often exceed the 20mph speed limit. Together with parking, addressing traffic management to upgrade the village centre environment was the main improvement requested by residents and businesses. While it is beyond the scope of the Plan to promote long-term solutions to traffic movements in the village centre, it will be beneficial in the shorter term to adopt measures to alleviate the situation by limited traffic management.

### Action.06: Improving the village centre congestion and safety

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:

- establish a raised table approximately 10cm high and 2.5m wide across the full width of the road
- continue the footpath outside Mary S in a raised form around to the footpath to Wheel Orchard Car Park, to act as an obstacle encouraging drivers not to mount the footpath or cut the corner tightly and to enable wheelchair users and other pedestrians to assess traffic in both directions before crossing the road;
- 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.

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.

The carriageway is narrow and over 3,600 vehicles use it on weekdays, at an average speed of 20mph. Surveys conducted in 2014 and 2016 indicated that this part of Wallingford Road had about 65,000 pedestrian movements a year,<sup>52</sup> excluding weekends.

A section of the road has a footway on one side only. This, in places, is just 0.97-1.2m wide, and is obstructed by a projecting barrier separating the path from Network Rail's boundary fence.

In response to representations by the Mobility Issues Group for Goring and Streatley, Network Rail agreed in 2016 to replace and realign the railway boundary fence in Wallingford Road and to remove the barrier. The proposal<sup>53</sup> is currently awaiting agreement by OCC.



Figure 80 Narrow congested pavement, Wallingford Road

### 12.2 Wallingford Road pavement improvements

The Wallingford Road, B4526, is the main access route for pedestrians to the rail station, and the main vehicular route between Goring and Reading.

A further report<sup>54</sup> proposes a long-term solution for realignment of the carriageway and construction of a full-width pavement, all on existing highway land. Any action on this will be a matter for the Local Highway Authority.

Improvements currently under discussion would enable the pavement to be widened to about 1300mm which would allow a self-propelled wheelchair to access the station safely, and would also benefit other pedestrians, especially parents with pushchairs and/or toddlers, and rail passengers with suitcases or large bags.

### Action.07: Improving Wallingford Road access and safety

The Plan supports actions to improve Wallingford Road and the public footway to facilitate wheelchair access to the station and to enhance pedestrian safety.

### 12.3 Heavy goods vehicles through Goring

Residents and businesses disliked heavy goods vehicles (HGVs) which pass through the village, despite an environmental weight restriction of 7.5 tonnes.<sup>55</sup> These vehicles cause congestion on the narrow streets, vibration damage to historic buildings and pavements, and air and noise pollution in the village centre.

This issue is also being addressed by Streatley Parish Council, who are facing similar problems, so a community-wide response is proposed.



Figure 81 Goring High Street

### Action.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, minimising damage to environmentally sensitive areas of the village;

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.

### 12.4 Protection for residential roads

Goring already has high levels of car ownership and car usage, and residents asked for residential roads to be protected from undue through traffic, from on-street parking overflowing from additional residential developments.

In the Site Priorities Survey:<sup>56</sup>

- 95% agreed, or thought it was important, that parking should be accommodated entirely on-site in new developments.
- 70% agreed, or thought it was important, that development should favour sites that minimise additional vehicular movements on minor residential roads.

In line with this feedback, the site selection methodology favoured residential sites which were least likely to cause significant traffic congestion or disturbance and would have the least impact on residential roads. In practice, these were small or medium sites, and were distributed across the village, minimising the impact of traffic on any one area of the village.

Following national and local planning guidelines, development proposals will be required to submit Transport Assessment / Statements to review both the access, transport and parking implications of development, as well as appropriate mitigation.

Both the Chilterns Buildings Design Guide and SODC's Design Guide emphasise the importance of sensitive car parking arrangements in new developments to accommodate both residents' and visitors' needs. For developments in Goring, Oxfordshire County Council's parking standards will apply and

these will address provision for residents and visitors within each development, both on- and off-plot.

#### **Policy.19: Adequate parking within new developments**

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.

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.

### 12.5 Village centre parking

The Plan recognises that inadequate parking in the village centre is a matter of major concern to residents<sup>57</sup> and businesses.<sup>58</sup>

The centre of Goring has limited parking available and public car parking is frequently over-subscribed. Demand comes from residents who come to use shops and services, from visitors attracted to Goring by the growing tourism and leisure economy, from businesses needing space for employees and clients, and from rail commuters.

Customers' ability to park their cars easily and conveniently is important to the survival and success of businesses.



Figure 82 Wheel Orchard car park

Wheel Orchard public car park (56 spaces) is mainly used by shoppers, visitors and business employees and is often full. Other spaces are dispersed between several private off-road car parks, most of which are

reserved for business and employee use, or rail users (94 spaces currently, but planned to increase to 134). An extensive area of timed, on-road parking restrictions aims to limit all-day parking

by rail commuters but allow local residents or employees to park all day, with the expedient of moving the car, for example, at lunch time. Residents and businesses say this is not enforced and is not working for them.<sup>59</sup> There is no additional land available to extend off-road parking in the village centre.

#### Action.09: Sustainable village centre parking

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.

The study should review on- and off-road parking to consider:

- how parking can be provided and managed to encourage additional use of the shops and facilities in central Goring;
- the needs of rail commuters;
- where potential exists to increase the number of off-road spaces, for example by new layouts;
- where long-term major investment might be needed, for example the village centre and the station;
- the effectiveness of on-road parking restrictions, for example double yellow lines and limited-duration parking;
- provision of charge points for electric vehicles;
- additional protected and secure bicycle parking; and
- the improvement and enforcement of on-road and off-road parking restrictions.

### 12.6 Access to village centre on foot and by bike

#### **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.

Goring is already a large village with limited opportunities for new housing in or near the centre.

The existing size and built form of the settlement, coupled with the distributed nature of its amenities means that, for many residents, the maximum recommended walking distances in good practice planning guides are already exceeded.

The Plan will encourage initiatives for development of new, safe, connecting footpaths and cycle routes



Figure 83 Wallingford Road, south from Railway bridge

and will support actions already under way to achieve additional protected and secure bicycle parking at the station.

#### **Policy.20: Walking and cycling**

Proposals for all types of development will, where appropriate:

- provide safe pedestrian access to link up with existing or proposed pathways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to village amenities;
- improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside.

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).

Proposals for development adjoining a public footpath or bridleway should have regard to maintaining the rural character of the footpath or bridleway.

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.

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### 13. Local economy

This chapter outlines the Vision, Objectives and Policies for how the Plan will encourage and create conditions in the village centre to nurture successful businesses.

**VISION**—Goring will have a thriving, year-round economy providing diverse and independent retail, service and tourism activities in an attractive village centre environment. In addition, Goring will remain an inclusive and stimulating place to live and work from home, and it will continue to be a place to generate new enterprise and business.

#### **Objective.15: Local economy**

To protect, support and enhance the vitality of Goring village centre as an essential component of the sustainability of Goring.

#### 13.1 Local businesses and employment

The Business Register and Employment Survey is the official source of employee numbers and employment by industry and location and, in 2015, employment in Goring was estimated to include the range of industries in the table opposite. The figures reflect some imbalance and vulnerability in the economy, with almost 30% of jobs in health and social care. The Plan supports

and promotes both diversification and economic growth where possible.

#### **Employment by industry in Goring Ward (2015 boundary)**

Industry by Standard Industrial Classification (SIC) 2007	Jobs %
Q: Human health and social work activities	28.2
I: Accommodation and food service activities	14.1
M: Professional, scientific and technical activities	12.1
F: Construction	8
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	8
J: Information and communication	6
P: Education	6
K: Financial and insurance activities	4
L: Real estate activities	3.6
N: Administrative and support service activities	3.2
C: Manufacturing	2
O: Public administration and defence; compulsory social security	1.6
S: Other service activities	1.6
R: Arts, entertainment and recreation	1.2
H: Transportation and storage	0.8
A: Agriculture, forestry and fishing	0.0

\*Figures exclude farm agriculture (SIC subclass 01000), estimated at 1%

Source: Business Register and Employment Survey 2015

Employment in health, care homes and social care (28.2%) reflects the higher-than-average percentage of elderly people in Goring.

Accommodation and food service (14.1%) is the next major employer, reflecting a growing tourism industry in Goring,

followed by professional, scientific and technical businesses (12.1%), such as software development and consultancy.

Small construction firms are well-represented, reflecting the enthusiasm of residents to care for their homes and the vibrancy of the current local economic climate. Wholesale and retail employment reflects the presence in the village of two businesses each employing around 50 staff plus a number of village centre retailers.

There are approximately 100 businesses in Goring. Most are micro- or small businesses and a number of micro-businesses have grown successfully into small businesses. This entrepreneurial spirit is a characteristic of the village. In 2011, 190 people, 9% of the economically active population, worked from home, compared to 3.5% nationally.<sup>60</sup> Most businesses are very involved in Goring life and support other local businesses and community initiatives.



Figure 84 Thames Court business units, the High Street

A survey of village businesses<sup>61</sup> revealed that, while most respondents had local clients, some operated across the UK and abroad.

While some businesses value Goring as a place to operate, for its location and friendly environment, there is currently no land available in the built area of the village for new commercial premises and there is limited opportunity to encourage significant new businesses in Goring through the policies of this Plan (but see 13.5 below). Commercial property owners report that it can be difficult to let property in Goring, possibly due to the vagaries of the business cycle, and possibly due to the inability to benefit from economies of scale in such a small centre. While retail and office services continue in the village centre, it is likely that future employment growth will be distributed, based on home-working, and with a focus on personal services such as care.

The Goring Gap Business Network, a membership organisation, has proved useful for meeting and collaborating with other small businesses and sole traders.

TSB, the last bank in Goring, closed in June 2017, leaving the Post Office as the sole financial service for the community. A cash machine is available in the High Street and in the convenience shop.

### 13.2 Parking and traffic management

Consultations with residents and businesses revealed that the least liked features of living and working in Goring were traffic congestion and inadequate parking in the centre of the village. Traffic noise, fumes, congestion due to deliveries, thoughtless parking and heavy goods vehicles on the High Street, and the perception of danger to pedestrians using narrow (or absent) pavements, were common complaints. Businesses in particular had critical comments:<sup>62</sup>

- “Parking is a major issue. As a business owner in the village who has no choice but to come by car it is getting almost impossible to find a place to park.”
- “Parking is the most mentioned problem by my clients on a regular basis. I have spoken to many people from other villages at charity functions, fetes etc. who say they only use Goring as a short cut and never stop.”
- “My main worry is the car parking, we are losing trade because of it. As are the rest of the shops in Goring.”



Figure 85 Business parking, rear of Community Centre, Station Road

Businesses requested improved traffic management and a comprehensive strategic review of parking in the village centre, with implementation of measures to address the issue. This is

essential to ensure that the village centre retains its economic vitality and its attraction for residents, businesses and visitors in the future.

Relevant policies and actions to address village centre traffic and parking issues can be found in Chapter 12, Traffic congestion and parking, where a Strategic Project addresses parking issues.

### 13.3 Health and social care

The village values its good range of facilities for elderly care. At least 269 people in Goring are already resident in purpose-built retirement/sheltered housing, care or extra care homes. This represents over 18% of the over-55 age group (2011 Census). The health and social care sector is estimated to provide 28.2% of the total jobs in Goring.

The community would become more unbalanced in age structure if there were continuing and disproportionate growth of the elderly care industry. This Plan does not allocate new sites for specialist dwellings for the elderly. Instead it aims to provide for the needs of older residents by increasing the supply of 1, 2 or 3-bedroom dwellings suitable for downsizers or younger people. This will future-proof the housing stock and enable all ‘ages and stages’ to live side by side in inclusive, integrated residential developments. (see Chapter 5).

Employment in health and social care is likely to continue to grow in Goring, as elsewhere, as older people are able to live longer, and more independently, in more suitable homes, with the support of personal carers.

### 13.4 Tourism

Tourism is a growing industry and provides important social and economic benefits for Goring, in particular supporting a range of local businesses in retail, accommodation, food, drink and hospitality services which also benefit Goring residents.

Visitors are attracted by the quality of the landscape particularly around the river Thames, good eateries and the wide range of places to visit nearby. Less conventionally, Goring attracts visitors because it has developed a reputation for extraordinary local events. These include:

- the largest street party in the UK for the Queen's Jubilee in 2012, attended by over 4,000 people;
- the five-day Gap Festival which sold over 6,000 tickets in 2016, and had a turnover of £107,000;<sup>63</sup>
- the Goring and Streatley Food and Drink Festival<sup>64</sup> which celebrates the growing reputation of the villages' award-winning restaurants and cafés;
- Goring Gap in Bloom,<sup>65</sup> which has won several awards in the RHS's Britain in Bloom competition since 2012 and is currently being featured in a BBC TV programme, winning Gold again in 2017;
- a successful twinning with Bellême in Normandy, which brings frequent, large groups of visitors to Goring;
- most recently, following the premature death in December 2016 of Goring resident George Michael, the arrival of

thousands of new visitors from around the world to pay their respects.

To promote Goring's assets and to increase footfall for local businesses, the Business Network and volunteers have developed a promotional website and a booklet for visitors, *Visit Goring and Streatley*,<sup>66</sup> which raises awareness of the wide range of things to do locally and which facilitates engagement with local businesses.

Goring will continue to 'play to its strengths' and seek to encourage further growth in tourism. The development of sustainable tourism is encouraged by Policies TSM 1 to TSM 6 in the Local Plan 2011 and EMP 12 in the Emerging Plan 2033.

In the case of Goring development in this context should include change of use or alterations to provide:

- new uses for historic buildings;
- improved river facilities – toilets, boat launching/hire;
- retail and hospitality use such as retail, food and drink services;
- additional or improved overnight accommodation for visitors to meet the growing demand; visitor accommodation in Goring is frequently fully booked;
- new leisure services, for example, a local museum;
- improved public toilets in the centre of the village and new toilet facilities at Goring Lock;
- appropriate signage and information for visitors.

### 13.5 Village centre – Station Road to High Street

Physical constraints on development mean there are few opportunities to create new employment areas in Goring. This draws attention to the economic potential offered by future redevelopment of the brownfield area in the village centre south of the High Street (known as GNP15, outlined in the following map in orange) for mixed uses, such as retail, office, residential and community use.

This area lies within the Goring Conservation Area and is home to a number of retail businesses as well as car parks and commercial property. It has been subject to piecemeal development in the past, some of it unsightly.

It was withdrawn from the site assessment process by the developers/landowners and has a complex ownership structure. However, during consultation on sites there was support from residents for its redevelopment, citing:

- benefit of brownfield re-development, reducing pressure on greenfield sites;
- removal of unattractive 1960s buildings in the village centre;
- potential to rationalise and improve parking;
- improvement of the environment for neighbouring houses;
- long-term commercial and aesthetic benefits.

It would be of significant long-term benefit to the village for all or the majority of this brownfield site to be comprehensively and sensitively redeveloped, 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.



Figure 86 Potential area for rejuvenation, village centre

Project, to be taken forward into the next iteration of the Plan.

#### Action.10: Rejuvenation of Goring village centre

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.

There is an expectation that provision should be made to minimise disruption to existing businesses during construction and to provide for existing businesses to be re-located within the new development.

The Parish Council attaches such importance to this concept that it is included in this Plan as a Strategic

### 13.6 Village centre – land behind Thames Court

This site is currently a vacant commercial property, warehouse and associated car park. The previous tenant has vacated the site and relocated to Didcot. The site also provides some parking spaces for nearby businesses.

This site is known as GNP10 and is allocated by Policy.09 of this Plan for residential use.



*Figure 87 Peruvian Connection's building*



*Figure 88 Aerial view of area behind Thames Court*

### 14. Actions, strategic projects and monitoring framework

This chapter lists the actions that have been outlined in the Plan that cannot at this time be supported by policies, but which need to be taken to resolve issues of importance to the village. From these Actions, three Strategic Projects have been identified. A monitoring framework has also been defined, setting out key targets and measures or indicators for each policy to ensure that the Plan is achieved and makes a major difference to the sustainability of Goring and the wellbeing of the community.

#### 14.1 Actions

The full list of actions from the various chapters of the Plan is:

**ACTION.01: CONSERVATION AREA APPRAISALS**

**ACTION.02: PROTECTING AND RE-PURPOSING HERITAGE ASSETS**

**ACTION.03: CO-ORDINATED USE OF HALL AND ROOM FACILITIES**

**ACTION.04: A PLAN FOR THE FUTURE OF THE SCHOOL**

**ACTION.05: CONSIDERING THE SPACE NEEDED FOR THE MEDICAL PRACTICE**

**ACTION.06: IMPROVING THE VILLAGE CENTRE CONGESTION AND SAFETY**

**ACTION.07: IMPROVING WALLINGFORD ROAD ACCESS AND SAFETY**

**ACTION.08: STOPPING ILLEGAL USE OF THE HIGH STREET BY HEAVY GOODS VEHICLES**

**ACTION.09: SUSTAINABLE VILLAGE CENTRE PARKING**

**ACTION.10: REJUVENATION OF GORING VILLAGE CENTRE**

#### 14.2 Strategic projects

Some of these Actions have been grouped into three Strategic Projects to reflect their criticality to the village. These will be initiated and monitored by GPC, in conjunction with the community, following the making of this Plan. Community Infrastructure Levy (CIL) money will be prioritised to support these projects.

##### **Strategic project – Improving traffic management, parking and pedestrian safety in the village centre**

The background to this strategic project is described in more detail in Chapter 12. It is targeted at improving the economic and social sustainability of the village centre. It will encourage additional use of the shops and facilities in central Goring and make the village centre a safer and more enjoyable place.

This strategic project will take forward Actions 06, 07, 08 and 09. It will analyse better traffic management options, improved safety for pedestrians, improved parking facilities, on-and-off-road parking restrictions and responsible parking by residents, visitors and rail commuters. CIL funds will be used to commission feasibility studies and other work to progress the above issues. In particular, the project output will identify:

- monitoring and control of HGV traffic through the village and congestion in the High Street;
- improvements to pedestrian safety in the High Street;
- where potential exists to increase the number of off-road parking spaces and where long-term parking investment might be needed, for example at the station;

- the effectiveness and improvement of on-road parking restrictions in the village centre and adjoining residential roads, for example double yellow lines and limited-duration parking;
- additional secure bicycle parking facilities;
- issues of traffic management across the village as a whole.

### **Strategic project – A plan for the future of the Church of England Primary School**

The background to this strategic project is described in more detail in Chapter 11.

The Plan recognises that there is considerable concern in the village about the future of the school and shares the desire of residents to have the best possible education facilities and adequate capacity to accommodate the children residing in the village.

The Plan therefore fully supports the project initiated by the governors in conjunction with the Parish Council and recommends that this is established as a strategic project in association with all stakeholders (OCC, SODC, the Diocesan Authority, the School Governors, parents) following the making of this Plan.

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

forecasting demand until 2033, the latter option in particular might allow flexibility for the eventual adaptation to a 1.5 form intake should it ever be needed. Such a solution would “future-proof education provision in this area”.

Support should be provided 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.

### **Strategic project – Rejuvenation of the Arcade area in the village centre**

The background to this strategic project is described in more detail in Chapter 13.

The area in the village centre including and behind the Arcade has a complex ownership structure and was withdrawn from the site assessment process by the developers/landowners. However, during consultation there was strong support from residents for its redevelopment, citing:

- benefit of brownfield re-development, reducing pressure on greenfield sites;
- removal of ugly, 1960s buildings in the village centre;
- potential to rationalise and improve parking;
- improvement of the environment for neighbouring houses;
- long-term commercial and aesthetic benefits.

The plan supports the full evaluation of the potential redevelopment of all or the majority of this brownfield site, with the aim of contributing to the regeneration and attractiveness of

the village centre and improving the economic sustainability of the village. The redevelopment could include a mixed retail, residential and office development and additional community facilities such as an outdoor meeting area. It is suggested that this evaluation could also include exploring the feasibility of establishing a Neighbourhood Development Order<sup>67</sup> for all or part of the area. It is envisaged that CIL and other funds would be used to support these efforts.

### 14.3 Monitoring framework

The Plan contains 20 policies in areas of housing need, site allocation and site-specific requirements, landscape and biodiversity, environmental impact, building design, heritage and conservation, social infrastructure, traffic congestion and parking, and the local economy. The implementation of these policies should be monitored on a continuous basis.

To ensure effective monitoring, a draft framework has been defined in the SA, setting out key targets and measures/indicators for each policy. This will be used to assess the performance of the Plan over its course up to 2033 and will help to address questions such as:

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

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

The detailed monitoring framework including targets, measures or indicators, the responsible bodies and frequency of monitoring in relation to each Plan policy will be outlined in the Sustainability Appraisal Adoption Statement issued by the district council.

## Appendix 1. Objectives, Policies and Actions

Chapter No	Objective	Policy / Action
5	<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 hoped, 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>

Chapter No	Objective	Policy / Action
5	<b>Objective.01: Meeting housing need</b>  (See above)	<b>Policy.02: Infill</b>  Proposals for dwellings on sites within the built-up areas of Goring will be permitted provided that: <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>

Chapter No	Objective	Policy / Action
5	<b>Objective.01: Meeting housing need</b> (See above)	<b>Policy.03: Housing mix</b> <p>A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</p> <p>The Plan will support a significant proportion of 1, 2 or 3-bedroom units including low cost/affordable accommodation and properties suitable for older people.</p> <ul style="list-style-type: none"> <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>
5	<b>Objective.01: Meeting housing need</b> (See above)	<b>Policy.04: Housing for the elderly</b> <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>
5	<b>Objective.01: Meeting housing need</b> (See above)	<b>Policy.05: Affordable housing</b>

Chapter No	Objective	Policy / Action
		<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>
6	<b>Objective.02: Avoiding sprawl</b>  To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.	<b>See Policy.01, Policy.06, Policy.07, Policy.08, Policy.09 and Policy.10.</b>
6	<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	<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:  See section 6.3.1 for site specific requirements

Chapter No	Objective	Policy / Action
	status and characteristics of Goring and the preferences of its residents.	
6	<b>Objective.03 Identify all available and suitable sites</b>  (See above)	<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:  See section 6.3.2 for site specific requirements
6	<b>Objective.03 Identify all available and suitable sites</b>  (See above)	<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:  See section 6.3.3 for site specific requirements
6	<b>Objective.03 Identify all available and suitable sites</b>  (See above)	<b>Policy.09: Allocated Site GNP10</b>  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:  See section 6.3.4 for site specific requirements

Chapter No	Objective	Policy / Action
	<b>Objective.03 Identify all available and suitable sites</b> (See above)	<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 this site 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 for site specific requirements</p>
7	<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 Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics.	<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, tranquillity 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>

Chapter No	Objective	Policy / Action
		<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>
7	<p><b>Objective.05: Maintaining biodiversity</b>             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>
8	<p><b>Objective.06: Minimising pollution</b>             To reduce harm to the environment by seeking to minimise pollution and negative</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 overlighting and limit the adverse impact of lighting on neighbouring residents, the rural character of the countryside and biodiversity.</p>

Chapter No	Objective	Policy / Action
	environmental impact of all kinds.	
8	<b>Objective.06: Minimising Pollution</b> (See above)	<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>
8	<b>Objective.06: Minimising Pollution</b> (See above)	<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>

Chapter No	Objective	Policy / Action
		<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>
9	<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>

Chapter No	Objective	Policy / Action
10	<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>
10	<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> <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 2033 Policy ENV6.</li> </ul>
10	<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</p>

Chapter No	Objective	Policy / Action
		<p>protect and enhance them and ensure they continue to bring economic, social and environmental benefits for Goring. While listed assets are already recorded and protected, unlisted heritage assets in Goring will be identified and formally recorded, perhaps as part of a heritage cluster, character area or view, noting their history and assessing their role and value following the assessment criteria in the Historic England's.</p> <p>Advice Note 7: Local Heritage Listing. If appropriate, any assets of note will be proposed to the district council for adoption onto a register of Locally Listed Buildings as part of Local Plan 2033's Policy ENV6.</p> <p>GPC will liaise with SODC, Historic England and local volunteer groups, for example Goring Gap Local History Society and the Goring and Streatley Amenity Association, to achieve this. This action will encourage:</p> <ul style="list-style-type: none"> <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>
11	<b>Objective.09: Maintain and enhance community facilities</b>  To maintain and enhance existing community amenities,	<b>Policy.18: Open space, sport and recreation in new residential development</b>

Chapter No	Objective	Policy / Action
	services and facilities and maximise social and leisure opportunities for all residents.	<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 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>
11	<b>Objective.09: Maintain and enhance community facilities</b>  (See above)	<b>Action.03: Co-ordinated use of hall and room facilities</b>  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.
11	<b>Objective.10: An integrated community</b>  To ensure that Goring remains a socially and physically integrated community.	<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>
11	<b>Objective.11: School facilities</b>  To have the best possible education facilities and adequate capacity to accommodate the children residing in the village.	<b>Action.04: A plan for the future of the school</b>  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

Chapter No	Objective	Policy / Action
		option should be put forward to the relevant planning authority (SODC) or should be included in a subsequent iteration of the Goring Neighbourhood Plan.
11	<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>
12	<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> <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 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>

Chapter No	Objective	Policy / Action
		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.
12	<b>Objective.13: Minimise traffic impact</b>  (See above)	<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>
12	<b>Objective.13: Minimise traffic impact</b>  (See above)	<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>
12	<b>Objective.13: Minimise traffic impact</b>  (See above)	<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>

Chapter No	Objective	Policy / Action
		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.
12	<b>Objective.13: Minimise traffic impact</b> (See above)	<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>

Chapter No	Objective	Policy / Action
12	<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>
12	<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>

## Appendix 2. Glossary

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

Short	Full name	Comment
	Community orchard	A collection of fruit trees planted in a public space <a href="http://www.gov.uk/government/publications/community-orchards-a-how-to-guide">www.gov.uk/government/publications/community-orchards-a-how-to-guide</a>
	Conservation Area	An area designated by the district council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
	Conservation Target Areas	Some of the most important areas for wildlife conservation in Oxfordshire, where targeted conservation action will have the greatest benefit.
	Consultation	A process by which people and organisations are asked their views about planning decisions, including the Neighbourhood Plan.
	Design and Access Statement	A report accompanying and supporting a planning application as required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.
	Development Plan	This includes adopted Local Plans, Neighbourhood Development Plans and the Waste and Minerals Local Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. Planning applications have to be decided in accordance with the Development Plan unless material considerations indicate otherwise
	Flood Zone 1	This is the zone at lowest flood risk. Land having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). <a href="http://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones">www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</a>
	Flood Zone 2	Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Short	Full name	Comment
	Flood Zone 3	This is the zone with highest flood risk. Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
GPC	Goring-on-Thames Parish Council	<a href="http://www.goringpc.org">www.goringpc.org</a>
	Grampian condition	A planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant.
	Green infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
	Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets (such as Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens and Listed Buildings) and non-designated assets (not designated as one of the above but of good local character or interest).
	Housing need	The quantity of housing required for households who are unable to access suitable housing without financial assistance.
	Inclusive design	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
	Infill	The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.
	Infrastructure	All the ancillary works and services that are necessary to support human activities, including roads, sewers, schools, hospitals, etc.

Short	Full name	Comment
	Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, are not affordable housing for planning purposes.
Kirkham	Kirkham Landscape Planning Ltd	<a href="http://www.kirkhamlandscape.co.uk/index.html">www.kirkhamlandscape.co.uk/index.html</a>
	Landscape Character Area	Landscape character is the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. A landscape character area is a geographic area with a consistent character or coherent identity.
	Lifetime Homes Standards	Incorporates 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.
	Local Plan	The plan for the local area that sets out the long-term spatial vision and development framework for the district and strategic policies and proposals to deliver that vision.
	Manège	An enclosed area in which horses and riders are trained.
	Material consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. This can include issues such as overlooking/loss of privacy, parking, noise, effect on listed building and conservation area, or effect on nature conservation etc.
OCMs	Objectives, Criteria and Measures	Basis of procedures for evaluating the different sites offered for development. Underlie the process of site selection.

Short	Full name	Comment
	Older People	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
	Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
	Regulation 16	The SODC consultation on the Plan – part of the Neighbourhood Planning (General) Regulations 2012.
	Sequential test	Planning principle that seeks to identify, allocate or develop certain types of location of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites. With regard to flood risk, it seeks to locate development in areas of lower flood risk (Flood Zone 1) before considering Flood Zones 2 or 3.
	Social rented housing	Housing let by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
	Source Protection Zone	The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction.:
	Spatial Strategy	The overview and overall approach to the provision of jobs, homes and infrastructure over the plan period.
SA	Sustainability Appraisal	The process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of the Strategic Environmental Assessment Directive. Required to be undertaken for all Neighbourhood Plan Documents.

Short	Full name	Comment
	Sustainable development	"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs" as drawn up by the World Commission on Environment and Development in 1987. The NPPF taken as a whole constitutes the Government's view of what sustainable development in England means in practice for the planning system.
	Swale	Shallow, broad and vegetated channel designed to store and/or convey run-off and remove pollutants.
	Windfall site	Site which has not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

## Appendix 3. Site boundaries

This section shows the site areas submitted by the developers as snapshots from the submitted documents



Figure 89 GNP2 site boundary supplied by developer

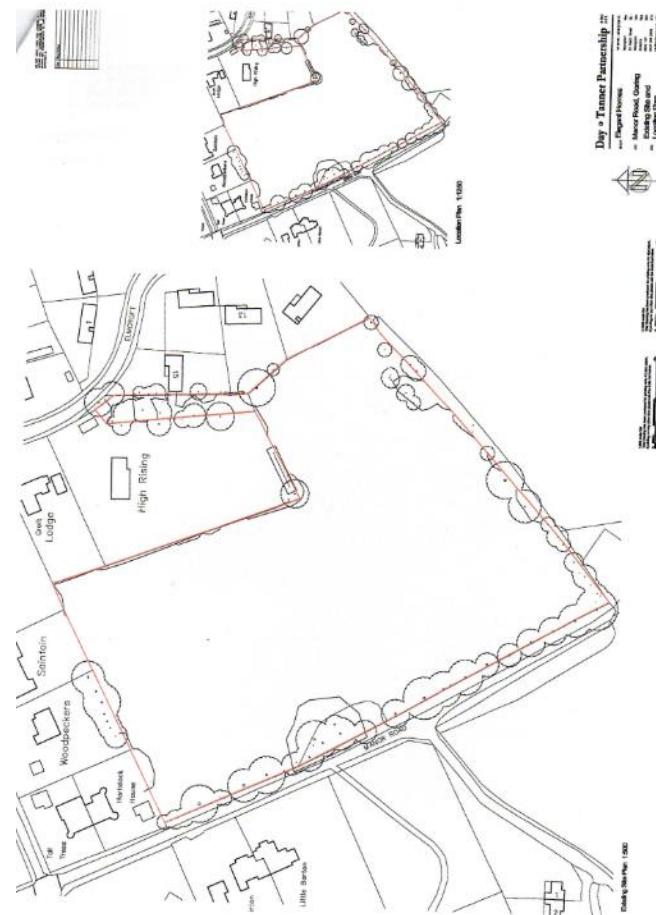


Figure 90 GNP3 site boundary supplied by developer

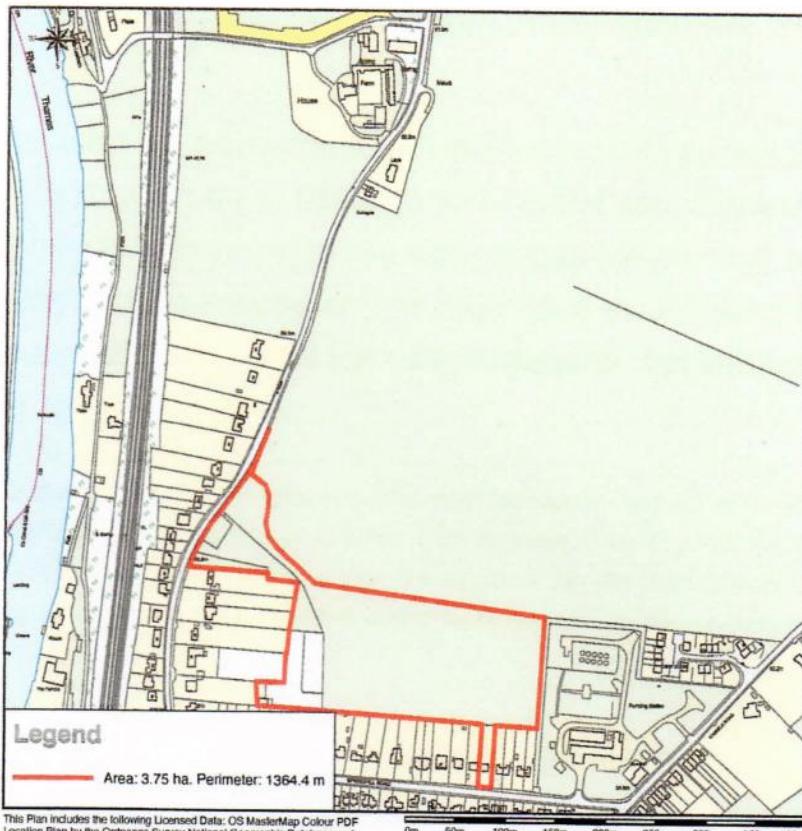


Figure 91 GNP6 site boundary supplied by developer

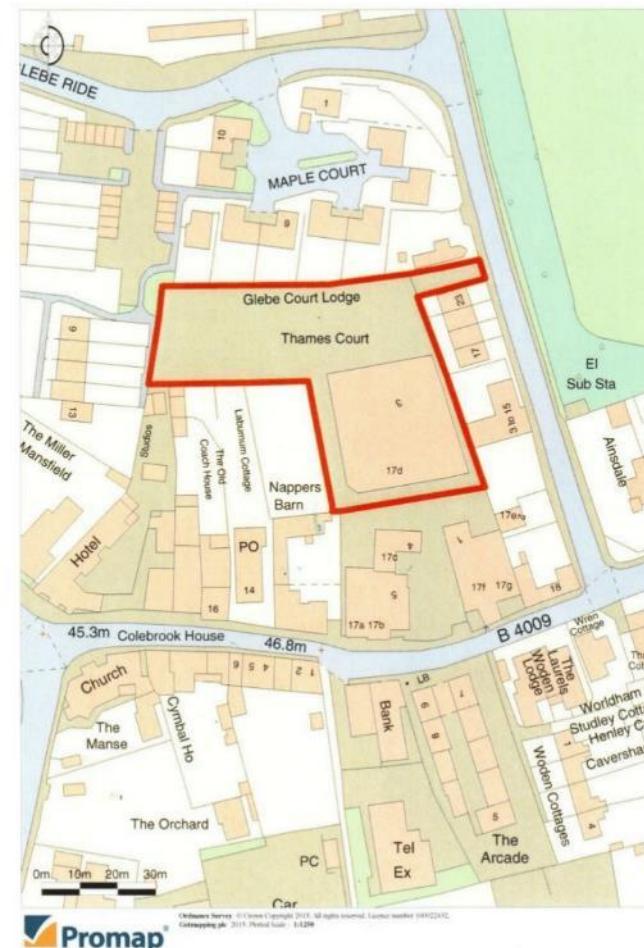


Figure 92 GNP10 site boundary supplied by developer

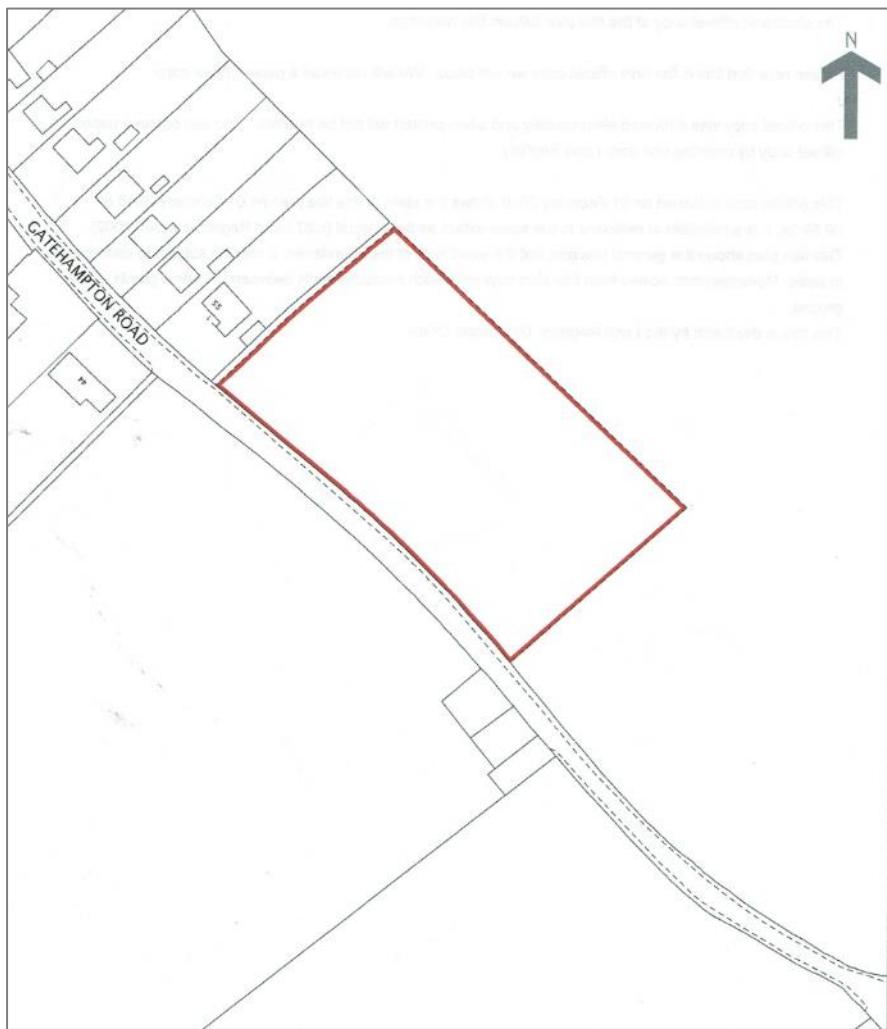
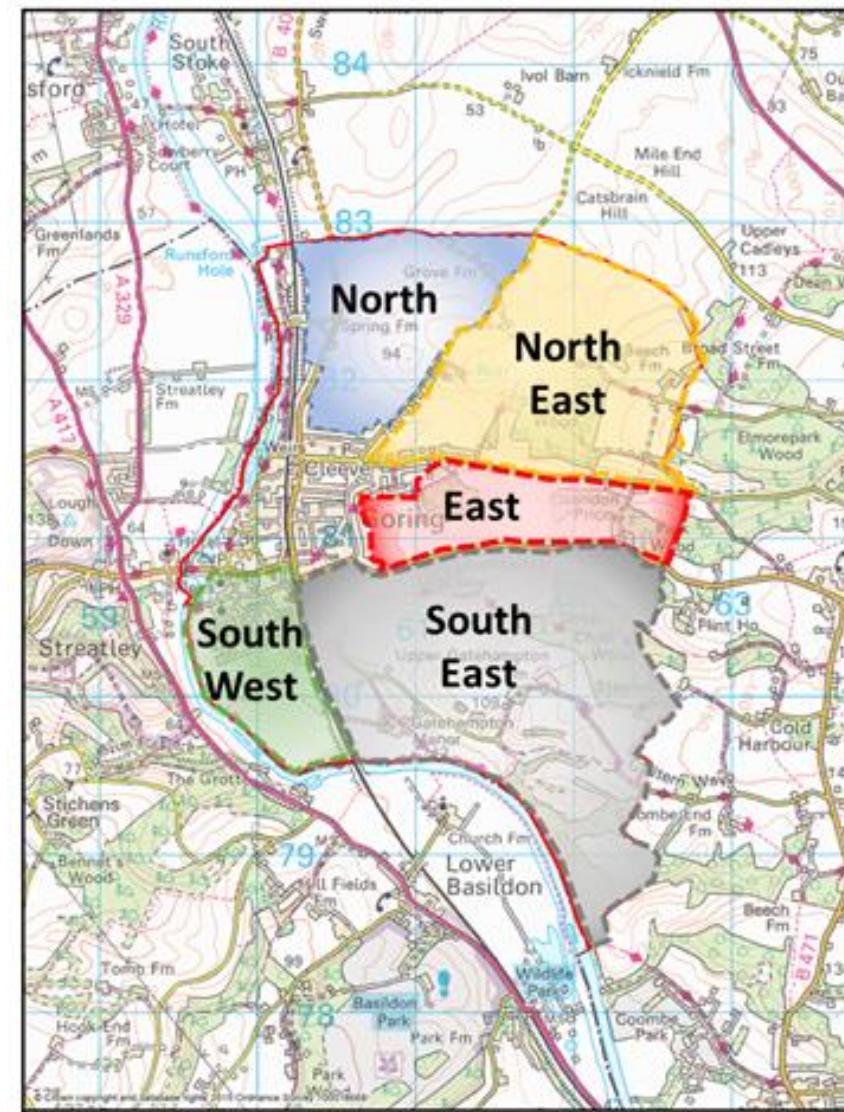


Figure 93 GNP8 site boundary supplied by developer

## Appendix 4. Landscape area definitions

The landscape areas are defined below and depicted on the map opposite:

- 1) North – this sector is defined as the greenfield land within the Parish boundary which is also
  - a) To the east of the Railway line and
  - b) To the west of Icknield Road and
  - c) To the north of Springhill Road.
- 2) North East – this sector is defined as the greenfield land within the Parish boundary which is also
  - a) to the east of Icknield Road and
  - b) to the north of Elvendon Road.
- 3) East – this sector is defined as the greenfield land within the Parish boundary which is also
  - a) to the east of Fairfield Road and
  - b) to the south of Elvendon Road and
  - c) to the north of Reading Road.
- 4) South East - this sector is defined as the greenfield land within the Parish boundary which is also
  - a) to the south of Reading Road and
  - b) to the east of the railway line.
- 5) South West - this sector is defined as the greenfield land within the Parish boundary which is also
  - a) to the south of the High Street (B4009) and
  - b) to the West of the Railway line.



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## Appendix 5. References

<sup>1</sup> Bramhill Design, see [www.bramhilldesign.co.uk](http://www.bramhilldesign.co.uk)

<sup>2</sup> Other key reference documents include the influential 'Landscape Character Assessment Guidance for England and Scotland' and 'An Approach to Landscape Character Assessment' Natural England 2014

<sup>3</sup> JBA Consulting details, see <https://www.jbaconsulting.com/>

<sup>4</sup> Thames Valley Environmental Records Centre, see <https://www.tverc.org>

<sup>5</sup> AECOM, see <https://www.aecom.com>

<sup>6</sup> Locality, see <https://www.locality.org.uk>

<sup>7</sup> European Strategic Environmental Assessment Directive, see <https://www.ec.europa.eu>

<sup>8</sup> Office for National Statistics, Census 2011.

[www.ons.gov.uk/census/2011census](http://www.ons.gov.uk/census/2011census)

Demographic data for Goring is summarised and presented in *Community profile for Goring (Parish)*, © ACRE, OCSI 2013.

[www.communityfirstoxon.org/wp-content/uploads/2016/07/RuralPlaceProfile\\_E04008131\\_Goring.pdf](http://www.communityfirstoxon.org/wp-content/uploads/2016/07/RuralPlaceProfile_E04008131_Goring.pdf)

<sup>9</sup> March 2016 consultation report. Evidence folder

<sup>10</sup> NP Sustainability Appraisal, Non-technical Summary

<sup>11</sup> Kirkham Landscape Planning Consultancy and Terra Firma Consultancy for SODC: Landscape Capacity Assessment for Sites on the Edge of the Larger Villages in South Oxfordshire 2014

<sup>12</sup> Site Selection Methodology v.5 document Evidence folder

<sup>13</sup> Sustainability Appraisal Appendix F Objectives Criteria and Measures

<sup>14</sup> Sustainability Appraisal 6.2 Site Options Evidence folder

<sup>15</sup> Oxfordshire Strategic Housing Market Assessment, April 2014.

<sup>16</sup> Defined by OCC as 'congregate housing designed exclusively for older people which usually offers some form of communal

space, community alarm service and access to care and support if required'

<sup>17</sup> Oxfordshire Strategic Housing Market Assessment, April 2014.

<sup>18</sup> Oxfordshire Joint Strategic Needs Assessment, Chapter 7, 2017.

<sup>19</sup> Building Regulations 2010 Schedule 1 Part M4 (access to and use of dwellings), Category 2/ Lifetime Homes Standards

<sup>20</sup> Goring Neighbourhood Plan Strategic Flood Risk assessment and sequential test v2 (approved) Evidence folder

<sup>21</sup> Site selection priorities, methods and results v1.3 t Q 4.01 results Page 16 Evidence folder

<sup>22</sup> Sustainability Appraisal Chapter 6 Available Sites and Site Assessment

<sup>23</sup> Site Selection Oversight Group. Letter of acceptance. Evidence folder

<sup>24</sup> Bramhill Supplemental Report 2, June 2017, paragraphs 4-2

<sup>25</sup> Regulation 14 comment from Chilterns Conservation Board, December 2017 Evidence folder

<sup>26</sup> Regulation 14 comment from Natural England, December 2017 Evidence folder

<sup>27</sup> The Oxfordshire Historic Environment Record [www.oxfordshire.gov.uk/cms/content/historic-environment-record](http://www.oxfordshire.gov.uk/cms/content/historic-environment-record).

<sup>28</sup> Goring-on-Thames parish: Produced by Thames valley Environmental Records Centre in 2016. Crown copyright. All rights reserved. Goring-on-Thames Parish Council PSMA Licence number 100055558

<sup>29</sup> Goring-on-Thames parish: Produced by Thames valley Environmental Records Centre in 2016. Crown copyright. All rights reserved. Goring-on-Thames Parish Council PSMA Licence number 100055558

- <sup>30</sup> Manual for Streets at <https://www.gov.uk/government/publications/manual-for-streets>
- Guidance Notes for the Reduction of Obtrusive Light at [www.ile.org.uk](http://www.ile.org.uk).
- <sup>31</sup> Regulation 14 comment from the Environment agency
- <sup>32</sup> National Planning Policy Framework para 97
- <sup>33</sup> Goring Design Statement 2011. [www.qsamenity.org.uk/wp-content/uploads/village\\_design\\_statement\\_2011.pdf](http://www.qsamenity.org.uk/wp-content/uploads/village_design_statement_2011.pdf)
- <sup>34</sup> South Oxfordshire's Design Guide 2016 [www.southoxon.gov.uk/services-and-advice/planning-and-building/conservation-and-design/design/design-guide](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/conservation-and-design/design/design-guide)
- <sup>35</sup> Chilterns Conservation Board's Building Design Guide 2010 [www.chilternsaonb.org/uploads/files/ConservationBoard/PlanningDevelopment/BuildingsDesignGuide2010.pdf](http://www.chilternsaonb.org/uploads/files/ConservationBoard/PlanningDevelopment/BuildingsDesignGuide2010.pdf)
- <sup>36</sup> Approved High Court Judgment 17 Nov 2016, Goring on Thames Parish Council v South Oxfordshire District Council
- <sup>37</sup> See <http://www.goringvillagehall.co.uk/facilities-photos--plans.html> for capacity
- <sup>38</sup> Figure presented in the Goring Neighbourhood Plan report on Living in the Village based on statistics presented in the SODC Retail and Leisure Needs Assessment 2008-2009.
- <sup>39</sup> Going Forward Buses: [www.goingforwardbuses.com](http://www.goingforwardbuses.com)
- <sup>40</sup> Office of Rail and Road: Estimates of Station Usage 2015/2016. December 2016. [orr.gov.uk/statistics/published-stats/station-usage-estimates](http://www.orr.gov.uk/statistics/published-stats/station-usage-estimates)
- <sup>41</sup> Regulation 14 Oxfordshire County Council response to Goring-on-Thames Draft Neighbourhood Plan 13.12.2017
- <sup>42</sup> Regulation 14 Oxfordshire County Council response to Goring-on-Thames Draft Neighbourhood Plan 13.12.2017
- <sup>43</sup> Data from SODC Infrastructure Delivery Plan March 2017
- <sup>44</sup> Regulation 14 comment by Care Quality Commission on Goring and Woodcote Medical Practice October 2016
- <sup>45</sup> In the Village Consultation conducted in February 2016 residents identified an increase in medical capacity as being able to bring the third most beneficial change to the village.

- <sup>46</sup> Regulation 14 comment by Oxfordshire County Council in response to Goring-on-Thames Draft Neighbourhood Plan 13.12.2017
- <sup>47</sup> Living in the Village survey results Working Group Report and Appendix A. Evidence folder
- <sup>48</sup> Site Selection Priorities Methods and Results v1.3. Evidence folder
- <sup>49</sup> Goring Neighbourhood Plan Business and Societies Survey Feb 2017 Evidence folder
- <sup>50</sup> Goring Parish Council's High St Traffic survey results 2015
- <sup>51</sup> OCC Annual Average Daily Traffic Flows for CP191 (B4009) 2016; and Oxfordshire County Council Highways Annual Average Daily Traffic Flows [https://www.oxfordshire.gov.uk/cms/traffic-count-data](http://www.oxfordshire.gov.uk/cms/traffic-count-data)
- <sup>52</sup> Tesco Technical Note 2014 and Tesco Transport Statement 2016.
- <sup>53</sup> MIGGS/Goring Parish Council's TPA Technical Report, Wallingford Rd 2017
- <sup>54</sup> OCC report Goring – Wallingford Road Improvements 2017
- <sup>55</sup> Letters to Goring Gap News April and May 2017
- <sup>56</sup> Site Selection Priorities Methods and Results v1.3.
- <sup>57</sup> Living in the Village survey results Working Group Report
- <sup>58</sup> Goring Neighbourhood Plan Business and Societies Survey Feb 2017
- <sup>59</sup> Letter to Goring Gap News April 2017
- <sup>60</sup> Community Profile for Goring Parish – Economy pdf
- <sup>61</sup> Goring Neighbourhood Plan Business and Societies Survey Feb 2017
- <sup>62</sup> Goring Neighbourhood Plan Business and Societies Survey Feb 2017
- <sup>63</sup> The Gap Festival: [www.thegapfestival.org/](http://www.thegapfestival.org/)
- <sup>64</sup> The Goring and Streatley Food and Drink Festival [www.goringstreatleyfoodfest.co.uk/](http://www.goringstreatleyfoodfest.co.uk/)
- <sup>65</sup> Goring Gap in Bloom <http://www.goringgapinbloom.org.uk/>
- <sup>66</sup> Visit Goring and Streatley website: [www.visitgoringandstreatley.co.uk/](http://www.visitgoringandstreatley.co.uk/)

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<sup>67</sup> DCLG Neighbourhood Planning: Neighbourhood Development Order. [www.gov.uk/guidance/neighbourhood-planning--2](http://www.gov.uk/guidance/neighbourhood-planning--2)