

SOUTH OXFORDSHIRE DISTRICT COUNCIL

GORING NEIGHBOURHOOD PLAN DECISION STATEMENT

Summary

- 1 Following an independent Examination, South Oxfordshire District Council's Cabinet Member for Planning confirmed on 1 May 2019 that the Goring Neighbourhood Plan will proceed to referendum.
- 2 This Decision Statement and the Examiner's Report can be viewed on the Council's website. These documents can be inspected until 04 July 2019 in the following locations:

Reception South Oxfordshire District Council 135 Eastern Avenue, Milton Park, Milton, OX14 4SB	Mon - Thurs, 8.30am - 5pm and Friday, 8.30am - 4.30pm
Goring-on-Thames Parish Council Old Jubilee Fire Station Red Cross Road Goring on Thames Reading RG8 9HG	Usually open to the public on Mondays from 2pm to 5pm and on Wednesdays from 10am to 1pm; other times by appointment. It is always advisable to ring first (01491) 874444 as there is often only one member of staff who may occasionally need to be elsewhere.

Background

- 3 Goring Parish Council, as the qualifying body, successfully applied for Goring parish to be designated as a Neighbourhood Area, under the Neighbourhood Planning Regulations.
- 4 Following the submission of the Goring Neighbourhood Plan Submission Version ('the Plan') to the district council, the Plan was publicised and comments were invited from the public and stakeholders.
- 5 South Oxfordshire District Council appointed an independent examiner, Timothy Jones, to review whether the plan meets the basic conditions required by legislation and should proceed to referendum.
- 6 The examiner concluded that the plan meets the basic conditions, and that subject to the modifications proposed in his report, the plan should proceed to referendum.

Decision

Having considered the examiner's recommendations and reasons for them, South Oxfordshire District Council's Cabinet Member for Planning decided on 1 May 2019:

1. To accept all modifications recommended by the Examiner;
2. to determine that the Goring Neighbourhood Development Plan, as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a neighbourhood development plan (NDP) and the provisions that can be made by a NDP; and
3. to take all appropriate actions to progress the Goring Neighbourhood Development Plan to referendum.

Reasons for decision

- 7 The Goring Neighbourhood Development Plan (the Plan), as modified by the Examiner's recommendations, has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have a significant effect. The principal document in which national planning policy is contained is the National Planning Policy Framework (March 2012) (NPPF) and this conclusion is reached bearing this in mind. The advice within National Planning Practice Guidance ("NPPG") has also been borne in mind in reaching this conclusion.
- 8 Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan has developed a positive suite of policies that aim to safeguard the character and appearance of Goring and to promote sensitive development appropriate to its character and location within the Chilterns Area of Outstanding Natural Beauty (AONB) and the position of the village in the local settlement hierarchy.
- 9 The Plan, as modified by the Examiner's recommendations, contributes to the achievement of sustainable development. This condition relates to the making of the plan as a whole. It does not require that each policy in it must contribute to sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. In the economic dimension the Plan includes policies for housing, policy.01 - .09, infrastructure policies - policy.14 and .17, and transport policies - policy.18 and .19. In the social role, it includes policies for housing, policy .01 - .09. and infrastructure - policy.14 and .17. In the environmental dimension the

Plan positively seeks to protect its natural, built and historic environment through policies .10, .11, .15 and .16. It also introduces policies to address pollution, policy.12 and .13.

- 10 As a whole, the council is satisfied that the policies in the Plan pursue net gains across each of the different dimensions of sustainability in a mutually supportive way.
- 11 The Plan, as modified by the Examiner's recommendations, is in general conformity with the strategic policies contained in the Development Plan for the area. The adopted Development Plan requires larger villages to accommodate an appropriate amount of growth. In this context, proposals for development in Goring should be consistent with the overall strategy of supporting its role and function within the wider network of settlements.
- 12 Criterion 3 of Policy CSS1 (The overall strategy) of the South Oxfordshire Core Strategy (2012) is particularly relevant to the settlement of Goring, it sets out that: proposals for development in South Oxfordshire should be consistent with the overall strategy of supporting and enhancing the larger villages as local service centres.
- 13 Criterion 5 of Policy CSS1 is relevant to the wider neighbourhood area, it sets out that: outside the towns and villages, and other major developed sites, any change/development will need to relate to very specific needs or enhancement of the environment.
- 14 Policy CSH1 of the Core Strategy deals with the amount and distribution of housing in the district. It sets out that planning permission will be granted to meet housing requirements in Table 7.1 in accordance with Tables 7.2 to 7.3. The policy directs the reader to Table 7.3 - which identifies the figure of: 1,154 homes to be allocated in a Site Allocations Development Plan Document for the larger villages in the district. As regards the distribution of this figure, the Core Strategy only went as far as setting out that at least 500 homes should be provided in the central Oxfordshire area in order to secure general conformity with the South East Plan.
- 15 Preparation of the Site Allocations Development Plan Document was superseded by the preparation of the emerging South Oxfordshire Local Plan. In September 2013, a cabinet paper proposing distribution numbers for the larger villages, as a basis for taking forward neighbourhood plans in advance of the Local Plan was approved by the council. The figure apportioned to Goring is 105 homes. This number has been used by the council when considering the Core Strategy housing requirements for Goring.
- 16 Policy CSR1 (Housing in villages) of the Core Strategy (2012) is also relevant. It guides the nature and scale of housing development in accordance with the position of the settlement in the district wide settlement hierarchy. Notably, as a larger village, Goring is expected to have housing allocations and there is no limit on the size of infill development sites.

- 17 The council's emerging Local Plan, which will replace the Core Strategy, continues to direct development to the most sustainable locations and supports neighbourhood planning groups in 'larger villages' in bringing forward appropriate development in the form of site allocations and infill development. The Plan responds to the council's emerging Local Plan in an appropriate manner, balancing growth pressures and significant constraints. The neighbourhood plan, as modified by the examiner, makes provision for approximately 94 dwellings across four proposed housing allocations and one reserve site allocation.
- 18 Paragraph 5.24 of the council's emerging Local Plan (Final Publication Version 2nd), identifies that larger villages are expected to deliver 15% growth in addition to any outstanding Core Strategy Requirements. The latest evidence informing the Local Plan process has been used to set out housing requirements for larger villages in the district. Table 5F sets out the requirement for Goring as 329 in the period up to 2034. In the period up until 30 September 2018, the council has identified 96 completions and commitments for dwellings in Goring. The outstanding housing requirement for Goring is 233 as detailed in the South Oxfordshire Local Plan 2034 Final Publication Version 2nd.
- 19 Whilst these figures are higher than those proposed in the Plan, the emerging Local Plan also identifies that the achievement of the 15% growth figure needs to be balanced with the social, economic and environmental factors that may impact upon the ability of settlements to accommodate the amount of development that has been calculated (paragraph 5.29). The emerging Local Plan recognises in paragraph 5.30 that some villages are constrained by factors such as Green Belt, Areas of Outstanding Natural Beauty, and Flood Zones. It states that:
- 'Where Neighbourhood Development Plans are considering sites within an AONB or sites that form part of the setting of an AONB a Landscape and Visual Impact Assessment should be undertaken. In these villages a 15% growth may not be fully achievable. Other villages are unconstrained and can plan for more than 15% growth. The level of growth proposed should be evidenced within the Neighbourhood Development Plan with local communities helping to shape the development of their village. Ultimately the detailed evidence base will need to be provided to support each Neighbourhood Development Plan and its assessment of capacity, whether this is to support a higher or lower number than that provided in Table 5f: Provision of homes at larger villages.'*
- 20 In this case, the neighbourhood area of Goring is wholly within the Chilterns AONB and affected by Flood Zones.
- 21 The Plan acknowledges that neighbourhood plans are required to take a balanced view, supporting the strategic priorities of the Local Plan and which does not promote less development than set out in the Development Plan, whilst giving great weight to conserving the landscape and scenic beauty of the AONB and directing development away from areas at risk of flooding. The Plan is supported by a robust site selection process. All sites

were assessed for potential impacts upon landscape and character and visual amenity and sites in areas at risk of flooding were subject to proportionate sequential and exceptions tests. Overall, as modified by the examiner, the Plan proposes to deliver new residential development on four housing allocations sites and one reserve site where, with mitigation, development does not significantly harm the character and visual amenity of the AONB and can be carried out in such a way as to be appropriately flood resilient and safe for its residents throughout the development's lifetime.

- 22 The Examiner recognised in his report that the main issue was the tension between contributing to the need for housing and the constraints that arise from the village being in the Chilterns AONB and surrounded by it and the River Thames. The Plan is accompanied by a detailed evidence base which supports its assessment of the capacity of Goring to accommodate housing development. The council is satisfied that the Plan achieves an appropriate balance.
- 23 The Plan, as modified by the Examiner's recommendations, would not breach, and be otherwise incompatible with EU obligations, including the following Directives: the Strategic Environmental Assessment Directive (2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); and the Water Framework Directive (2000/60/EC). In addition, no issue arises in respect of equality under general principles of EU law or any EU equality directive. In order to comply with the basic condition on the European Union legislation the Qualifying Body has prepared a Sustainability Appraisal Report. The Sustainability Appraisal prepared by the Qualifying Body incorporates a Strategic Environmental Assessment. The Sustainability Appraisal sets out a non-technical summary in Section 1, Section 2 sets out the purpose and process, Section 3 details the sustainability context for Goring, Section 4 gives a plan overview, Section 5 identifies the sustainability objectives, Section 6 details the assessment of reasonable alternatives, Section 7 provides an assessment of plan sustainability objectives against plan policies, and Section 8 sets out the monitoring, review and delivery.
- 24 The Plan, as modified by the Examiner's recommendations, would not give rise to significant environmental effects on European sites.
- 25 The council appointed LUC to carry out a HRA of the Plan. The HRA was originally published in April 2018, however the HRA Screening was updated to ensure it complies with the ruling from the judgment from the Court of Justice of the European Union 'People over Wind, Peter Sweetman v Coillte Teoranta (Case C-323/17)' which ruled that Article 6(3) of the Habitats Directive should be interpreted as meaning that mitigation measures should be assessed as part of an Appropriate Assessment and should not be taken into account at the screening stage. The revised Screening Assessment (July 2018) concluded that the Plan will not have any likely significant effects on the integrity of European sites either alone or in combination with other plans or projects. Natural England confirmed on 22 August 2018 that

they agree with the conclusions of the revised screening assessment report, that the Goring Neighbourhood Plan will not give rise to likely significant effects on European sites, and that an Appropriate Assessment is therefore not required.


- 26 The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.
- 27 The Plan, as modified by the Examiner's recommendations, complies with the definition of an NDP and the provisions that can be made by a NDP. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it specifies the period for which it is to have effect and it does not include provision about development that is 'excluded development'.
- 28 The council cannot make a decision that differs from the Examiner's recommendations about the referendum area. Therefore, there is no reason to extend the referendum area beyond the boundaries of the designated plan area as they are currently defined.
- 29 The individual modifications proposed by the Examiner are set out in Appendix 1 alongside the council's decision in response to each recommendation and the reasons for them. The Examiner's Report is available in Appendix 2.
- 30 The examiner noted in his report that nothing in his report should deter appropriate updating prior to the referendum in respect of incontrovertible issues of primary fact. To ensure that the plan reads as a coherent document the qualifying body and the council have agreed factual and consequential updates. These additional changes are noted in Appendix 3.
- 31 The National Planning Policy Framework was revised on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied. It was then subsequently updated in February 2019 to update the text on housing delivery.
- 32 The policies in the previous Framework (published on 27 March 2012) will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Paragraph 213 sets out that policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The council is satisfied that the policies in the Plan are consistent with the revised National Planning Policy Framework (2018).
- 33 The council has taken account of all the representations received.

34 The Electoral Services team advise that the referendum is planned for 04 July 2019.

SEA/ HRA SCREENING

35 The modifications set in Appendix 1 and Appendix 3, both separately and combined, produce no likely significant environmental affects and are unlikely to have any significant effects on European Designated Sites.

Authorised by: _____ Holly Jones _____
On behalf of Head of Planning

Signed: 

Date: 16/05/2019

Appendix 1 – Examiner’s recommended modifications

Appendix 1: Examiner’s recommendations

In the below table, ‘clarity of the policy’ is cited as the justification/reason for some modifications. For the avoidance of doubt, clarity is defined in Paragraph 41 of the Planning Practice Guidance in March 2014 (41-041-20140306): *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”*

Policy/ Section	Examiner’s recommendations	Council’s Decision	Justification/Reason
Page 5 Column 1 3 rd para	Recommended modification 1 Delete “In mid-2018”.	Agree	The council considers the modification to be necessary to ensure the text accurately reflects the timings of the plan.
Page 6 Column 1 1 st para	Recommended modification 2 The examiner recommends replacing the first complete sentence with: “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.”	Agree	The council considers the modification to be necessary to ensure the supporting text provides clarity on the requirements on the neighbourhood plan.

<p>Page 7 Column 2</p>	<p>Recommended modification 3</p> <p>Replace “19 policies” with “20 policies”</p> <p>Show GNP8 on Figure 4</p> <p>The Examiner recommends replacing “Approximately 94 new dwellings to be built on these sites” with “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.”</p>	<p>Agree</p>	<p>The council considers the proposed modification necessary to provide consistency throughout the plan and reflect the additional policy.</p> <p>The council considers the proposed modification to replace the text necessary due to the uncertainty about the capacity of the four sites delivering 94 dwellings across the plan period in Goring. The introduction of land held in reserve will ensure the delivery of approximately 94 new dwellings.</p>
<p>Page 8 Column 1 1st para</p>	<p>Recommended modification 4</p> <p>The examiner recommends replacing the first paragraph with “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.”</p>	<p>Agree</p>	<p>The council considers the proposed modification to the supporting text relating to site GNP10 necessary as it has been confirmed that the site could be available much more quickly than had originally anticipated. The proposed text is the most accurate and a more recent reflection of the status of the site.</p>
<p>Page 9 Colum 2 Para 2 & 3</p>	<p>Recommended modification 5</p> <p>The examiner recommends replacing paragraph 2 with “Independent Examiner – 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</p>	<p>Agree</p>	<p>The council considers the proposed modifications necessary to reflect the fact that the examination stage has passed and to update the date of the referendum.</p>

	<p>the District Council recommending that, subject to modification, the Plan can proceed to referendum. The residents of the parish will be asked to vote to accept or reject the final Plan. The referendum is expected to be in 2019. It is determined on the basis of a simple yes/no vote. If the Plan is accepted by a majority of one or more, it will become part of local planning policy and will have full weight. If the community rejects the Plan, it will have no planning significance and will offer no protection to Goring.”</p> <p>In paragraph 3, replace “the summer of 2018” with “2019”.</p>		
Page 12 Column 1 2 nd para, final sentence	<p>Recommended modification 6</p> <p>Replace the final sentence with “It is expected that the majority of these will be built in the first 4-6 years of the Plan’s life.”</p>	Agree	The council considers the proposed modification necessary to accommodate the flexibility required in relation to development sites and their ability to change and refine as they are worked out in detail.
Page 13 Column 1 1 st para & Column 2, final paragraph	<p>Recommended modification 7</p> <p>Replace the first sentence in the first paragraph with “This document is the referendum version of the Plan”.</p> <p>Page 13, column 2, final paragraph</p> <p>The final paragraph should be modified so that it begins, “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.</p>	Agree	<p>The council considers the proposed modification necessary to reflect the updated position of the neighbourhood plan.</p> <p>The council considers the modification to text necessary to ensure the supporting text provides clarity on the inclusion of a reserve site, alongside the four allocated sites.</p>

	Here you can find out how the sites were assessed, how they were selected...”		
Page 15 Column 2 Para 1.7 Sub-paragraphs 2 & 3	<p>Recommended modification 8</p> <p>The examiner recommends deleting all text from “There are three further steps” to the end of the page and replace with “The Plan and all evidence have been considered by an independent examiner appointed by SODC in consultation with GPC. The examiner has reported to the District Council recommending that, subject to modification, the Plan can proceed to referendum.</p> <p>The residents of the parish of Goring-on-Thames will be asked to vote to accept or reject the final Plan. The referendum is expected to be in 2019. It is determined on the basis of a simple yes/no vote. If the Plan is accepted by a majority of one or more, it will become part of local planning policy and will have full weight. If the community rejects the Plan, it will have no planning significance and will offer no protection to Goring.”</p>	Agree	The council considers the proposed modification necessary to reflect that the examination stage has passed, and the date of the referendum has updated.
Page 21 Column 1 1 st para	<p>Recommended modification 9</p> <p>Replace the final sentence with “Their legal framework is provided by 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</p>		The council considers the proposed modification necessary to provide clarity on the legal framework.

	performing any functions in relation to, or so as to affect, land in an” AONB.		
Page 25 Column 2 Final sentence	Recommended modification 10 Replace the final sentence with “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”.	Agree	The council considers the modification necessary in light of the uncertainty as to whether the four preferred sites can meet the specified need. The provision of a reserve site will help to ensure the specified need can be met over the plan period.
Page 35 Column 1 1 st sentence	Recommended modification 11 Replace this with “It is hoped that planned growth will be achieved by the allocation of four sites for development” Policy 01 Replace the first paragraph with: “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.” ***Add at the end of the policy “or if policy.10 applies” ¹ .	Agree	The council considers the proposed modification necessary in light of the uncertainty as to whether the four preferred sites can meet the specified need. The provision of a reserve site will provide flexibility to help to ensure the specified need can be met over the plan period.

¹ ***Due to an editing error the highlighted text was omitted from Appendix 1 of the Individual Cabinet Member Decision Form to which this Decision Statement relates to. The council accepted all modifications recommended by the examiner; therefore, Appendix 1 of this Decision Statement has been updated for completeness.

<p>Page 36 Policy.02</p>	<p>Recommended modification 12</p> <p>Replace “<i>built-up areas</i>” with “<i>built-up area</i>”.</p> <p>Replace the final indent with: “the scale of development is appropriate to the neighbouring Area and does not have an adverse impact on its character.”</p>	<p>Agree</p>	<p>Replacing “<i>built-up areas</i>” with “<i>built-up area</i>” is considered necessary to ensure the policy does not unintentionally promote development in inappropriate locations.</p> <p>The limitation of the scale of infill development to “<i>an area of up to 0.2 ha</i>” is contrary to the Core Strategy’s policy CSR1 (as well as to emerging policy). Therefore, the modification recommended by the examiner is necessary to ensure the Plan meets basic conditions.</p>
<p>Page 47 Final sentence</p>	<p>Recommended modification 13</p> <p>The examiner recommends replacing this with “It is hoped that these four allocated sites will result in approximately 94 new dwellings in Goring.”</p>	<p>Agree</p>	<p>The council considers the proposed modification necessary to accommodate the flexibility required in relation to development sites and their ability to change and refine as they are worked out in detail.</p>
<p>Page 48 Column 1 & 2</p>	<p>Recommended modification 14</p> <p>The examiner recommends adding at the end of this “a fifth site is to be held in reserve in case the sites do not produce approximately 94 new dwellings.</p> <p>1. GNP 8 – Gatehampton Road”</p> <p>Page 48, column 2</p> <p>Show site GNP8 in Figure 26.</p>	<p>Agree</p>	<p>The council considers the proposed modification necessary in light of the uncertainty as to whether the four preferred sites can meet the specified need. The provision of a reserve site will provide flexibility to help to ensure the specified need can be met.</p>

Page 62 Column 1 2 nd para	<p>Recommended modification 15</p> <p>Replace this paragraph with “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.”</p>	Agree	The council considers the proposed modification to the supporting text relating to site GNP10 necessary as it has been confirmed that the site could be available much more quickly than had originally anticipated. The proposed text is the most accurate and a more recent reflection of the status of the site.
Page 63 and 64	<p>Recommended modification 16</p> <p>Delete all text (but not figure 44 and its description) from “NPPF paragraph 37” on page 63 to “should apply:”</p>	Agree	The council considers the proposed modification necessary to ensure the supporting text is not in conflict with policy.09.
Page	<p>Recommended modification 17</p> <p>Insert the following supporting text:</p> <p>“GNP8 is a greenfield site of approximately 0.6Ha, adjacent and contiguous with the existing development on the eastern side of Gatehampton Road.</p> <p>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 a good a site for development as the four allocated sites. It has the</p>	Agree	The council considers the proposed modifications necessary to ensure that the neighbourhood development plan meets the specified housing need. Land is reserved through site GNP8 so that approximately 94 new dwellings are delivered during the neighbourhood plan period. Alongside the four allocated sites, Policy.10 introduces the reserved site GNP8 in case the four allocated sites cannot meet the need for new dwellings, with the policy providing the clarity required by the NPPF.

	<p>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 dwelling.”</p> <p>Insert the following new policy.</p> <p>“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 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> <ol style="list-style-type: none"> 1. All new dwellings must have no more than 3 bedrooms. 2. 40 per cent of new housing on the site must 		
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	<p>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.</p> <ol style="list-style-type: none"> 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 		
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	<p>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.</p> <p>7. The Oxfordshire Historic Environmental records should be reviewed for any records of archaeological remains.</p> <p>Renumber subsequent policies and pages.</p> <p>Make consequential alterations to list of plan policies on page 3.</p>		
Page 72 Policy.10	<p>Recommended modification 18</p> <p>Insert at the end of the policy: “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>	Agree	<p>The council considers the proposed modification necessary as the policy without the modified wording could be considered to be unduly restrictive and as such does not have regard to paragraph 59 of the NPPF. The council considers the proposed modifications necessary to accommodate the flexibility required in relation to development sites and their ability to change and refine as they are worked out in detail.</p>
Page 114 Column 1	<p>Recommended modification 19</p> <p>Delete the first, second and third grammatical paragraphs and replace with “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</p>	Agree	<p>The council considers the proposed modification to the supporting text relating to site GNP10 necessary as it has been confirmed that the site could be available much more quickly than had originally anticipated. The proposed text is the most accurate and a more recent reflection of the status of the site.</p>

	businesses. This site is known as GNP10 and is allocated by Policy.09 of this Plan for residential use.”		
Page 117 Para 14.3	Recommended modification 20 Replace “19 policies” with “20 policies”.	Agree	The council considers the proposed modification necessary to reflect the additional policy.
Page 119 Policy/Action Column	Recommended modification 21 Alter policy.10 so that it is the same as policy.10 as modified by recommended modification 11 above.	Agree	The council considers the proposed modification to the policy/action section in Appendix 1 necessary so that is the same as policy.01 as modified.
Page 122 1 st complete row	Recommended modification 22 Replace “and Policy.09” with “Policy.09 and Policy.10”.	Agree	The council considers the proposed modification necessary to reflect the additional policy in Appendix 1.
Page 124 New row	Recommended modification 23 Insert a new row after the row dealing with Policy.09 to deal with the new policy 10 and renumber subsequent policies appropriately. <i>Page 124, Policy/Action column 22</i> Alter policy.10 so that it is the same as policy.10 as modified by recommended modification 17 above	Agree	The council considers the proposed modification to insert a new row to address the new policy.09 in Appendix 1 and the rewording of policy.10 in Appendix 1 to reflect the change of wording recommended in modification 17 necessary to ensure consistency.
Page 130 New row	Recommended modification 24	Agree	The council considers the proposed modification necessary to take into account

	Insert a new row after the row dealing with Policy.09 to deal with the new policy.10 and renumber subsequent policies appropriately.		the inclusion of new policy.10.
Page 136 4 th row	Recommended modification 25 Replace “2010” with “2015”.	Agree	The council considers the proposed modification necessary due the Town and County Planning (Development Management Procedure) (England) Order 2010 being replaced by the Town and Country Planning (Development Management Procedure) (England) Order 2015.
After page 142	Recommended modification 26 Insert a figure showing the boundary of site GNP8.	Agree	The council considers the proposed modification necessary to ensure the reserve site GNP8 has a site boundary included in Appendix 3.
Footnote 20	Recommended modification 27 Replace footnote 20 with “Building Regulations 2010 Schedule 1 Part M4 (access to and use of dwellings), Category 2/ Lifetime Homes Standards.”	Agree	The council considers the proposed modification necessary to provide clarify as required by the NPPF.
Page 146 Footnote 34	Recommended modification 25 Replace “para 87” with “para 97”.	Agree	The council considers the proposed modification necessary to correct an error in the footnote.
Other matters	Modification of the general text (where necessary) to achieve consistency with modified policies	Agree	The council agrees with the examiner that it may be necessary to amend the plan where consequential changes to the text are required directly as a result of the examiners recommended modifications.

Appendix 2 - Examiner's Report

The Examiner's Report is available here: <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/goring-neighbourhood-p>

Appendix 3 - Consequential and/or Factual Changes

Section	Agreed change	Justification/Reason
All plan	Paragraph, figure and policy renumbering	To accommodate the Examiner's recommended changes
Page 1	<p>Replace 'three' with 'four' in the first paragraph.</p> <p>Replace '<i>This version of the Plan is an updated version following the Regulation 14 consultation which ended in December 2017. Over 150 separate individuals or organisations contributed during this consultation process. All of these comments have been carefully considered and can be seen via the neighbourhood plan website</i>' with '<i>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</i>'</p> <p>Replace '<i>Where appropriate the Plan has been modified to reflect this input. The Council has recommended that the Plan be submitted for its next stage of consultation to the District Council for</i></p>	Factual update to reflect current position of the plan.


	<p><i>a further six-week consultation (Regulation 16), commencing in March 2018' with 'This is the Referendum Version of the Plan, which has been modified with the aforementioned recommendations. A summary of these modifications, and the full examiners report are available on the Plan web site www.goringplan.co.uk</i></p> <p>Insert '<i>Timescales permitting, a</i>' before '<i>summary of the updated Plan will be distributed to the village...</i>'</p>	
Page 7, Column 2	Add a bullet saying "GNP8 – Gatehampton Road, Reserve Site".	To ensure the supporting text reflects the modifications proposed by the examiner – the inclusion of a reserve site.
Page 13	Replace ' <i>This document is the Regulation 16 consultation version of the Plan which takes account of feedback from statutory bodies, residents, businesses, developers and other interested parties during the first statutory consultation phase (Regulation 14). It is accompanied by:</i> ' with ' <i>This document is the referendum version of the Plan. Also available are Regulation 16 Submission versions of:</i> '	Factual update to reflect current position of the plan.
Page 21 Column 1 Examiner proposed	Correction of proposed modification text so that it reads "Their legal framework is provided by the statute, the Countryside and Rights of Way Act 2000, which places a duty on relevant authorities to	Grammatical correction

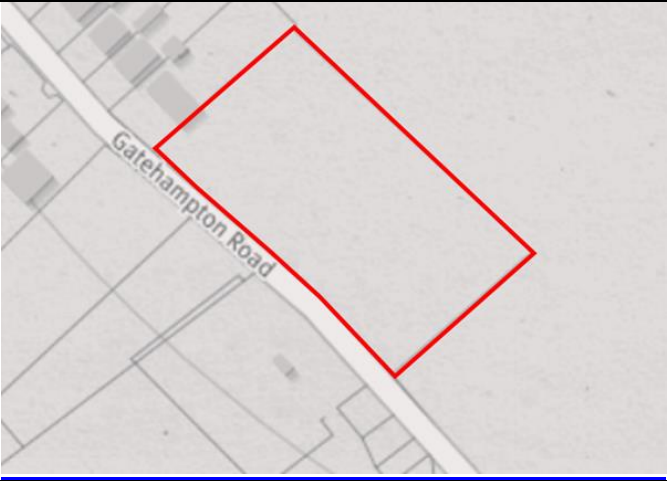
modification 9	“have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty” in exercising or performing any functions in relation to, or so as to affect, land in an AONB”.	
Page 29	Update graph under section 4 The Process as follows:	Factual update to reflect current position of the plan.

	<pre> graph TD A[Gain agreement and establish Neighbourhood Plan committee] --> B[Define Neighbourhood Plan area and submit area application] B --> C[Gather evidence and consult] C --> D[Mobilisation] C --> E[Consultation] C --> F[Gather evidence] C --> G[Site selection] D --> H[Produce draft Plan, and Sustainability Appraisal (SA)] E --> H F --> H G --> H H --> I[Regulation 14 consultation] I --> J[Review comments] J --> K[Finalise Plan, SA, Consultation Statement and Basic Conditions Statement] K --> L[Submit the Plan to SODC, Consultation] L --> M[Independent examination of the Plan] M --> N[The community referendum] N --> O[Bring the Plan into effect] </pre>	
Page 32	Insert <i>'the'</i> before <i>'Plan'</i> in the final bullet point.	Grammatical correction.

<p>Page 36 Paragraph 5.1.3.3</p>	<p>Replace “<i>that proposals should be for small sites of less than 0.2Ha to conserve and enhance the character and fabric of the village</i>” with “<i>the scale of development is appropriate to the neighbouring Area and does not have an adverse impact on its character</i>”</p>	<p>To ensure the supporting text is consistent with Policy 2 as modified by the examiner.</p>
<p>Page 48</p>	<p>Replace ‘four’ with ‘five’ before sites. Update figure 26 as follows:</p>	<p>To ensure the supporting text reflects the modifications proposed by the examiner – the inclusion of a reserve site.</p>

<p>Paragraph 6.3.2</p>	<p>Delete the sentence “<i>Approximately half of the site is in Flood Zone 1 and half in Flood Zone 2</i>”.</p>	<p>Factual update in response to updated Environment Agency’s Flood map.</p>
<p>Policy07 Site Specific Requirement 5.</p>	<p>Replace ‘<i>in an area of approximately 1.5ha in Flood Zone 1</i>’ with ‘<i>in Flood Zone 1 levels</i>’.</p>	<p>Factual correction in response to updated Environment Agency’s Flood map and to ensure the policy wording provides the clarity</p>

		required in the NPPF. This modification is consistent with the examiner's considerations and recommendations.
Page 64 Section 6	Add a heading "6.3.5 Reserve Site GNP8 – Gatehampton Road"	To ensure the plan is structurally consistent and to introduce the reserve site policy.10.
Page 69	<p>Insert areal image and ordnance survey snapshot of site GNP8 as follows:</p> 	To comply with examiner's recommendation 17.

		
Appendix 1	<p>All document - Update policies to reflect examiner's recommendations.</p> <p>Page 130 - Objective 10 Modify the text to "This objective is supported by the spatial strategy and by Policy.01, Policy.96, Policy.07, Policy.08, Policy.09, and Policy.10".</p>	To ensure the policies contained in the document reflect the modifications recommended by the examiner.
Appendix 3	Insert figure showing the boundary of site GNP8	To comply with examiner's recommendation 26.

