

# Goring Neighbourhood Plan Consultation Statement

Publication version 2018



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## Table 1 Plan chapters and sections

<b>1. Introduction and summary</b>	<b>3</b>
1.1 <i>Initiation</i>	3
1.2 <i>Definition of neighbourhood plan area</i>	4
1.3 <i>Call for sites</i>	5
1.4 <i>Stakeholder Consultation</i>	5
1.5 <i>Interim site selection</i>	5
1.6 <i>Regulation 14 Plan and SA production</i>	6
1.7 <i>Regulation 14 Consultation and Plan revision</i>	6
<b>2. Consultation, Research and Sources of Evidence</b>	<b>7</b>
2.1 <i>Published documentation</i>	7
2.2 <i>Commissioned reports and guidance</i>	7
2.3 <i>Statutory Bodies</i>	8
2.4 <i>Direct engagement with stakeholders and interest groups</i>	8
2.5 <i>Consultation events and surveys</i>	9
<b>3. The Regulation 14 Consultation</b>	<b>10</b>
3.1 <i>Consultation logistics</i>	10
3.2 <i>Approach to analysing comments</i>	11
<b>4. Issues and Plan Response</b>	<b>12</b>
<b>5. Comments and changes to Plan Objectives, Policies and Actions</b>	<b>68</b>
<b>Appendix 1. Statutory consultees contacted</b>	<b>100</b>
<b>Appendix 2. Consultation prior to Regulation 14</b>	<b>102</b>

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## 1. Introduction and summary

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2), Part 5 of the Regulations sets out what a Consultation Statement should contain:

- details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- how they were consulted;
- the main issues and concerns raised by the persons consulted;
- how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

The following sections describe in brief the steps followed and the consultation within those steps.

### 1.1 Initiation

At a public meeting on 22 May 2015 attended by over 100 people, Goring-on-Thames Parish Council (GPC) supported the production of a Neighbourhood Plan for the Parish of Goring-on-Thames. The purpose of creating a Neighbourhood Plan was to ensure that the views of the village were taken fully into account in determining the future development of the village while meeting local and national statutory and legal requirements. In particular the immediate context for the plan was the SODC Local Plan 2031 Refined Options (February 2015) which confirmed that Goring should provide for development on new sites for at least 105 dwellings. This number was subsequently

confirmed by SODC representatives in a number of letters and emails. The prime aim of the Plan was therefore to identify suitable sites for development and to consider the implications for the village and its infrastructure of the anticipated number of dwellings and their location.

To achieve this, Goring Parish Council (GPC) invited volunteers from the village to undertake the task of preparing the Plan. From the more than 40 volunteers who put themselves forward, 5 were elected and, with the addition of an invited Project Manager, approved by Goring Parish Council to form the Goring Neighbourhood Plan Steering Group (formally a Sub-Committee of Goring Parish Council) with the task of leading the project to prepare a Neighbourhood Plan.

To undertake the different aspects of the preparatory work, volunteers were formed into a number of Work Groups to carry out specific tasks drawing on available sources of information and based on a continuing process of consultation conducted through public meetings and surveys and questionnaires distributed to every household in the village. The Work Groups had the following key responsibilities:

- to invite landowners and developers to submit sites for consideration by the Plan group;
- to develop criteria for assessing the suitability of the different sites offered and determine which ones were selected;
- to assess the housing need in Goring, especially the number, type and design of dwellings;

- to assess the impact on the village of the increase in housing numbers and population and any needs arising therefrom;
- to assess the sustainability of the new developments for the village community and its resources and amenities.

The process of developing the Plan was underpinned by a number of principles, namely:

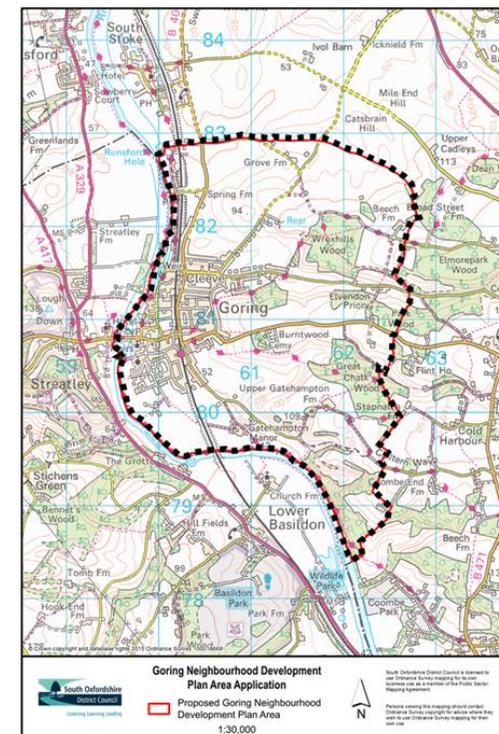
- an open, transparent, evidence-based procedure aiming to deal fairly and equally with all parties and views;
- extensive engagement and consultation, with residents, businesses, landowners/developers and other stakeholders;
- an objective process of site selection, based on Objectives, Criteria and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

## 1.2 Definition of neighbourhood plan area

Following consultations with South Oxfordshire District Council (SODC) and following the National Planning Policy Framework (NPPF) guidance, 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.

Publication of the application for designation was undertaken by SODC between 9 October and 6 November 2015. The publication period was triggered by an advertisement in the local newspaper for the area, the Henley Standard. On the 20 November 2015, the Head of Planning at South Oxfordshire District Council designated the area shown on the map below as the 'Goring Neighbourhood Area'.



### 1.3 Call for sites

Landowners were invited to submit sites in the Plan area for potential housing development between 12 January 2016 and 26 August 2016. 15 proposals were received.

Consultations took place with the proposers to ensure the sites could be legally proposed for development and would be available in the timescales of the Plan.

Following consultation with SODC, the sites put forward in the Plan call for sites were compared with the sites identified in the SODC 2014 HELAA to determine the set of sites for further consideration and more detailed assessment.

### 1.4 Stakeholder Consultation

Extensive consultation with Goring residents, landowners and developers, local businesses and relevant agencies and authorities took place.

The Plan consulted with:

- statutory bodies;
- South Oxfordshire District Council;
- village residents;
- local businesses and societies;
- landowners and developers.

### 1.5 Interim site selection

An interim site selection took place during the latter part of 2016 and early 2017 once the research and evidence gathering and consultation had reached a mature position.

Through the processes of consultation and research outlined in the next section, the outcomes of the work undertaken by the above groups in conjunction with the Steering Group were as follows:

- a set of 15 sites were proposed and verified. One site was subsequently withdrawn;
- a set of Site Selection Objectives, Criteria and Measures were developed and applied to the sites submitted, resulting in the Plan's proposal that 4 sites are suitable for development;
- data on housing was obtained from parish and district reports and surveys, leading to an emphasis in the Plan on 1,2 and 3-bedroomed dwellings and on affordable housing. Combined with the site selection process, the anticipated outcome is for developments producing approximately 94 dwellings;
- a set of Plan Objectives, Policies and Actions were developed and incorporated into the Plan;
- a set of sustainability issues was identified which provide the basis for the Sustainability Appraisal submitted with the Plan.

The above is more fully described and documented in the Neighbourhood Plan and the Sustainability Appraisal.

Following the interim site selection, the plan again consulted extensively with Goring residents, landowners and developers, local businesses and relevant agencies and authorities

### 1.6 Regulation 14 Plan and SA production

Writing of the Plan documents started in earnest in January 2017. The majority of the writing was undertaken by the Steering Group and a small core group of volunteers. The documents produced were:

- The Neighbourhood Plan.
- The Sustainability Appraisal.

At the same time, a full review of the evidence collected was undertaken to ensure that all relevant evidence was considered and to identify any missing evidence.

During this period a number of further consultations took place. Stakeholders were consulted on the following specific topics and feedback incorporated into development of the Plan:

- a number of public steering group meetings took place, at which issues were raised by residents and developers;
- the content and impact on the Plan of the SODC emerging Local Plan;
- the content and impact on the Plan of the SODC Strategic Housing and Land Availability Assessment;
- SODC affordable housing policies and standards;

- the primary school;
- flood risk;
- loss of local businesses from site allocation;
- site allocation and site-specific requirements (a further supplemental landscape report was commissioned to support this activity);
- a number of workshops were held with SODC, principally the Neighbourhood Plan liaison officers to develop and refine the Plan policies, any associated narrative and the Sustainability Appraisal;
- AECOM were commissioned to review the Sustainability Appraisal. Their recommendations were incorporated into the Sustainability Appraisal.

Draft versions of the Plan were reviewed by:

- the SODC Neighbourhood Plan liaison officer and colleagues;
- a specially convened workgroup of Plan volunteers;
- a professional editor.

Following the release of the SODC SHELAA in late October 2017, after final drafts of the Plan and Sustainability Appraisal were completed, but shortly before the commencement of the regulation 14 consultation, a review of the sites identified by SODC as suitable and available and comparison with the sites assessed by the Plan was undertaken.

### 1.7 Regulation 14 Consultation and Plan revision

This is discussed in greater detail in the Chapter 3.

## 2. Consultation, Research and Sources of Evidence

### 2.1 Published documentation

Relevant published sources were consulted where available including:

- data on population, demographics, employment, health, housing, deprivation, education and car ownership obtained from the Office of National Statistics and other HMG sources;
- local information and the latest national trends and statistics to assess housing need for Goring: SODC's SHMA, Local Plan 2011, Core Strategy 2012 and emerging Local Plan 2033 (Consultation version) were taken into account but with particular reference to Goring's specific requirements and sustainability;
- National Planning Policy Framework (NPPF);
- SODC Local Plan 2011-2027, SODC Core Strategy 2012, SODC Local Plan 2031 Refined Options (February 2015), SODC emerging Local Plan 2033 (Consultation Version) for a wide range of issues;
- management policies for the Chilterns AONB from the Chilterns Conservation Board were noted;
- housing design in SODC's Design Guide 2016, and the Chilterns Conservation Board's Building Design Guide 2010;
- The Heritage Gateway, National Monuments Record Excavation Index for information on archaeological sites in Goring.

### 2.2 Commissioned reports and guidance

In the course of preparing the Plan, a number of reports were commissioned by the Plan and guidance was sought on specific issues from a number of bodies:

- due to the importance of the AONB and river setting to the values, culture and sustainability of Goring, specialist and independent landscape and visual impact reports were commissioned from Bramhill Design Ltd. to supplement SODC's own report from Kirkham/Terra Firma as part of the 2033 emerging Local Plan preparation;
- flooding and analysis of flood risk from the Environment Agency, Oxfordshire County Council and JBA flood risk consultants;
- school facilities and planning for place capacity from Oxfordshire County Council;
- biodiversity – a report commissioned from Thames Valley Environmental Records;
- guidance on the Sustainability Appraisal provided by AECOM;
- guidance on Plan policies provided by AECOM;
- throughout the plan development process regular meetings have been held with SODC Planning Department and guidance has been provided.

## 2.3 Statutory Bodies

The statutory bodies below were informed and consulted as appropriate in March 2016 on the Sustainability Scoping Report and in September 2016 regarding objections to the 14 sites under consideration for development. They were also sent a copy of the Regulation 14 pre-submission draft of the Plan for comment:

- SODC
- Oxfordshire County Council
- Thames Water
- Chilterns Conservations Board
- North Wessex Downs AONB Management Board
- Network Rail
- Thames Valley Police
- Environment Agency
- British Gas
- National Grid
- British Telecom
- Historic England
- Natural England
- Scotia & Southern Gas Networks
- Scottish & Southern Power Distribution

## 2.4 Direct engagement with stakeholders and interest groups

Developers and land owners who submitted sites were offered the opportunity to meet the Steering Group, an offer that was taken up for most of the selected sites. Meetings

were also held with special interest groups, notably the Primary School governors and the Medical Centre.

### Information to the community

From the outset, the Plan has been determined that residents, local businesses and services should be kept informed and given every opportunity to influence the content of the Plan. The Plan has:

- maintained a web site ([www.goringplan.co.uk](http://www.goringplan.co.uk)), updating the site for the Regulation 14 and 16 consultations;
- maintained and used a mailing list of all interested parties;
- held regular public meetings (usually every two months);
- updated the Parish Council and the village at every Parish Council meeting (usually monthly);
- undertaken 10 public events;
- regularly contributed articles to The Goring Gap News, the monthly village magazine;
- undertaken 4 village wide surveys;
- held meetings with key village stakeholders and businesses;
- addressed a number of village societies.

## 2.5 Consultation events and surveys

The community was directly consulted through the following programme of events and surveys delivered to households and businesses:

1. Jan 16 - brief village on Plan scope and process and gather feedback on approach and key issues;
2. Feb 16 - survey the village about what it means to live in Goring and the local housing need;
3. Mar 16 - present results of survey, draft sustainability objectives and seek feedback about what may be important to site selection;
4. April 16 - survey the village for the priorities for site selection and how the plan could benefit the village;
5. May 16 - present the analysis of feedback from the survey, update residents on the available development sites and seek further input and opinions;
6. Dec 16 - exhibition to present the site assessments, provisional site selection results and issues, the timetable and process prior to Referendum and to present supporting technical material on sustainability considerations;
7. Feb 17 - survey of businesses and societies;
8. Nov – Dec 17 - consultation events during the Regulation 14 Consultation – see next chapter.

The sources and processes described above were fundamental to the development of the Plan. The Objectives, Policies and Actions which constitute a major element in the Plan were subject to continual review and revision in the light of information obtained from the diverse

sources, and comments and ideas put forward by residents, other stakeholders and responsible authorities. The process took more than two years and resulted in the first full draft of the Neighbourhood Plan and the Sustainability Appraisal which were put forward to the village for the Regulation 14 Consultation.



*Consultation in Village Hall*

## 3. The Regulation 14 Consultation

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### 3.1 Consultation logistics

The first full drafts of the Goring Neighbourhood Plan and the Sustainability Appraisal were made public and, importantly, available to all residents and statutory and other interested bodies and stakeholders for the Regulation 14 Consultation process which took place in November and December 2017. Paper copies were made available at the Parish Council Offices and Goring Library. The Plan was also available on the Plan's website. A four-page leaflet summarising the essential details of the Plan was distributed to every household and all businesses in the village. Copies were also left in shops, pubs and other locations open to the public.

Drop in events took place as follows

- 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 each site-specific event, showing plans of the proposed development and responding to questions and comments.

Responses and comments on the Plan could be submitted on a specially designed web page, by email and by letter. In all, responses were received from 158 individuals and bodies. Approximately 700 specific comments were recorded although many of these were repeated. Analysis of these comments identified 162 specific issues. The Plan's response to these issues is shown in Section 4 of this document. Between January and March 2018, the draft Plan was revised to take account of the comments received where appropriate. The revised Plan was accepted by Goring Parish Council and submitted to South Oxfordshire District Council for the Regulation 16 Consultation in March 2018.

Comments were received from the following stakeholders:

- statutory consultees and other organisations advised by SODC;
- residents;
- developers and landowners;
- local businesses;
- the Goring primary school.

Clarifications were sought from statutory bodies as follows:

- SODC – the Plan worked with SODC to understand their comments and revise the Plan policies;
- Chilterns Conservation Board - to better understand their proposed additional policy suggestion;
- The Environment Agency – to clarify an apparent discrepancy with previous advice.

Meetings were held with the following:

- SODC;
- the school governors and project group;
- the developer for GNP6 (at their request).

All comments received have been redacted to remove contact details, leaving only the name / organisation of the commenters, and published on [www.goringplan.co.uk](http://www.goringplan.co.uk)

### 3.2 Approach to analysing comments

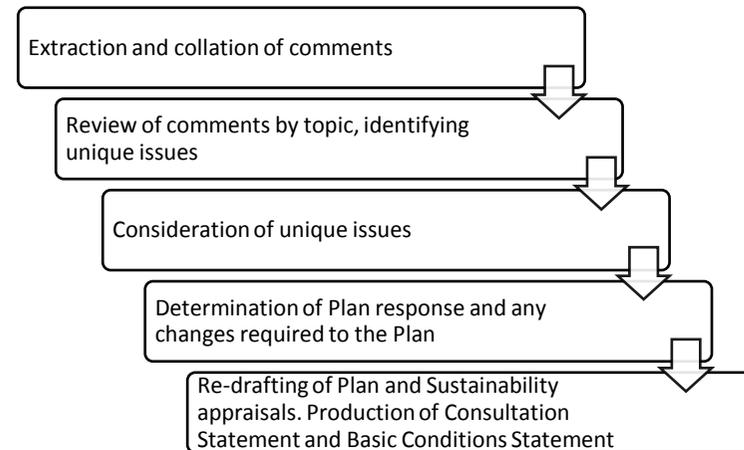
Comments were received from 158 people or organisations as follows:

- 138 Residents;
- five non-residents;
- three people employed by or representing local businesses;
- the school working group;
- SODC and OCC;
- seven other Statutory bodies;
- two developers/ landowners or their agents.

Almost 700 separate comments were received, however, many of the comments themselves covered multiple topics, and a significant number of respondents submitted the same comments, either by pasting a standard set of comments or by supplying a standard comprehensive document. There is a high degree of commonality and overlap between the comments made, making it impractical, not proportionate, and not contributing to overall clarity, to respond fully to each comment and each issue within each comment.

Following advice from SODC the approach taken has been:

- to publish all comments received (see Plan web site);
- to identify the unique issues raised – the Plan identified 162;
- to determine the Plan’s response to the issues raised;
- to group the issues and responses to aid clarity; to publish the unique issues and the Plan’s response in this document (see Section 4).



## 4. Issues and Plan Response

The table below lists all the topics identified by respondents in their feedback. The GNP Steering Group has responded to all the topics raised and records in the table whether the Plan has been revised to take account of the comment made, whether there are reasons for not modifying the Plan or whether the comment made is irrelevant for the Plan.

ID	Topic	Issue	Plan consideration and response
1.	Plan – area.	The area of the Plan is not properly defined. It should be shown on an OS Plan.	The area of the Plan has been agreed with SODC. It is precisely defined as the Parish of Goring. The map in the Plan is for illustrative purposes only.
2.	Plan – support.	There were many comments from residents and statutory bodies supporting many aspects of the Plan, particularly: - the four sites allocated and only developing sites within and bordering the existing built form of the village; - delivering 94 new small dwellings; - the focus on protecting the AONB and environment.	These comments support the foundation of the Plan which has been built from extensive consultation.  No changes are required to the Plan as a result of this set of comments.
3.	Sustainability - Scoping Report.	OCC's Sustainability Scoping Report feedback from October 2016 should be taken into account in the Plan	Feedback from the statutory consultation of the Sustainability Scoping Report has been fully considered. SA Appendix D (Scoping Report Feedback) shows how the feedback from each statutory body has been taken into account in the making of the Plan.  No changes are required to the Plan as a result of this comment.
4.	Plan – text.	The Plan should review and clarify the relationship between the	SODC have a Core Strategy which was produced in 2012. SODC are developing an updated version which is known as the emerging Local Plan. The Neighbourhood Plan is in general

ID	Topic	Issue	Plan consideration and response
		neighbourhood plan, the Development Plan and the emerging Local Plan.	conformity with the strategic policies of the development plan in force. It also takes account of the reasoning and evidence informing the emerging Local Plan 2011-2033. Conformity is demonstrated in the Plan Chapters 1 (Introduction), 3 (Statutory context) and 5 (Meeting Goring's housing need), and in the Basic Conditions Statement. It is important to minimise any conflicts between policies in the neighbourhood plan and the emerging Local Plan, including housing supply policies.
5.	Plan – text.	In Section 6, reference is made to 2012 HELAA. You should refer to the most up-to-date document, i.e. SHELAA 2017.	The 2012 HELAA is the correct starting point for the original search for sites in Goring as described in Chapter 6. Sites identified by the 2017 SHELAA were considered when available later in the Plan making process and this is referred to, also in Chapter 6.
6.	Plan – text.	Expression. In Section 6.2, 'unnecessary and uncontrolled' should be replaced with 'inappropriate.'	The Plan text has been revised accordingly.
7.	Plan – text.	Section 6.2 (Determining suitable and acceptable sites) conflates several topics and should be clarified.	The Plan text has been revised and clarified.
8.	Formatting of documents.	Formatting - there have been a number of suggestions on the formatting of the documents. .	Suggestions about formatting in the Plan have all been noted and where appropriate have been taken into account in the Regulation 16 version of the Plan.
9.	Process – consultation.	The Process chapter in the Plan is limited in the information it gives about consultation.	The Process chapter has been expanded to provide more information on pre-Regulation 14 consultation and has also been extended with information on the Regulation 14 consultation. The Consultation Report contains details of the extensive consultation carried out through the Plan making process and there is also a detailed summary in the SA.
10.	Scaremongering.	The Plan should be amended to better reflect the obligations of NPPF paragraph116.	The Plan text has been revised and clarified.

ID	Topic	Issue	Plan consideration and response
11.	Scaremongering.	It is scaremongering to say that rejection of the plan would lead to Goring having to build approximately 2000 houses. Where is the evidence for this?	<p>The Reg14 version of the Plan does not say that 2000 houses will be built in Goring. It accurately states that SODC has identified and published in its 2017 SHELAA, over 60ha of land surrounding Goring in the parish that could be suitable and available for housing development. The point that the draft Plan was trying to make is that it is better for Goring to have a Neighbourhood Plan and have control over the allocation and design of development sites and their dwellings.</p> <p>The Plan has been amended to reflect this feedback.</p>
12.	Integrity	One comment questioned the integrity and motivation of the steering group. Another comment questioned the competence of the chairman of the Parish Council.	<p>These issues were communicated to the Parish Council.</p> <p>No changes are required to the Plan as a result of these comments.</p>
13.	Plan – unsound.	<p>This Plan is unsound because of failure to meet basic conditions:</p> <p>"Only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions d) and e) of the Act have not been satisfied".</p>	<p>The Plan has reviewed this comment with SODC and it is not correct.</p> <p>The Plan has contributed to sustainable development (see Sustainability Appraisal) and has met SODC's emerging Local Plan housing need target of 140 dwellings by allocation subject to capacity and constraints.</p> <p>The Plan and its policies are in general conformity with the strategic policies contained in the development plan for the district (see the Basic Conditions Statement for a full consideration)</p> <p>No changes are required to the Plan as a result of this comment / sets of comments, although the wording in the Plan has been changed as suggested by SODC to clarify the relationship between the Plan, the Local Plan 2027 and the Emerging Local Plan. The new wording makes it clear that the Plan does comply with both SODC plans.</p>

ID	Topic	Issue	Plan consideration and response
14.	Infrastructure.	The Plan has failed to consider the impact of new development on the infrastructure of the village.	<p>Discussions with the medical practice and the school show that both have capacity to accommodate the moderate growth proposed by the Plan.</p> <p>Roads and highways are the responsibility of the Local Highway Authority and lie outside the scope of the neighbourhood plan. However, in line with village preferences, the site assessment methodology favoured small and medium sized sites distributed across the village, ensuring that any additional traffic would be dispersed. Actions 06, 07, 08 and 09 will bring about improvements in traffic management, parking and safety. More details are available in the Plan Chapter 12.</p> <p>No changes are required to the policies of the Plan as a result of this comment.</p>
15.	School -capacity.	The school does not have sufficient capacity and the Plan should make provision for a new school / The Plan should not be categoric that the current school has sufficient capacity	The Plan itself does not have the competence to assess the future capacity needs of the school. It has relied on the objective assessment provided by OCC which is the authority responsible for education strategy and capacity planning in Oxfordshire. OCC has confirmed in its original advice and in the Reg14 feedback that the school has sufficient capacity for the level of housing development proposed for Goring in the Plan. No changes are required to the Plan as a result of this comment.
16.	School – new school.	The Plan has a duty to include a proposal for a new school.	The first aim and priority of the Plan, as required by the SODC Local Plan, is to identify sites available and suitable for new housing. Only if the resulting impact on infrastructure requires the provision of a new school would the Plan have a responsibility for identifying a suitable site for a new school. As there is no predicted capacity shortfall, the Plan has no duty to make a proposal for a new school.

ID	Topic	Issue	Plan consideration and response
17.	School – condition of buildings.	<p>The condition of the school means that the Plan should make provision for a new school / The condition of the school is a sustainability issue for the Plan / The condition and facilities of the school should be as equal a consideration as the capacity.</p>	<p>There is no evidence that the condition of the school will prevent the continuing provision of education during the life of this version of the Plan and therefore the Plan is not required to make provision for a new school. However, the Plan recognises that the condition of the school is of concern to the community.</p> <p>The school buildings were constructed in the 1960s and have suffered from the effects of inadequate maintenance over a number of years. The Plan has adopted as one of its strategic projects the appointment of professional consultants to conduct a feasibility study, partly funded by Goring Parish Council, designed to identify the best way forward for the school, whether this be the provision of a new school or reconstruction and reconfiguration of the existing buildings. It proposes that contributions be applied from CIL funds to this project and to help meet subsequent costs. This is a modification of the terms in the Reg 14 Plan.</p>
18.	School – the Plan’s policies prevent development of new school.	<p>The Plan contains barriers to the building of a new school and should not.</p> <p>The Plan policies prevent re-development on Bourdillon.</p> <p>Any need for a new or developed school should override all other considerations.</p>	<p>The Plan does not contain any barriers to building a new school. New development in the AONB is governed by national policies set out in the NPPF (paragraphs 115 and 116) and in SODC adopted and emerging Local Plans. Subject to observance of these statutory policies, whether within or outside the scope of the Neighbourhood Plan, the same conditions apply to proposals for the location and construction of a new school. The replacement or expansion of school buildings on the existing school site with possible expansion into the Bourdillon Field would have a marginal impact on the AONB and hence be much simpler and easier to obtain planning permission for the development, or much more feasible for a land allocation in a subsequent neighbourhood plan, should that route be chosen. The terms of the strategic project above have been modified to make these conditions clearer.</p>

ID	Topic	Issue	Plan consideration and response
19.	School – the Plan should have a policy for a new school.	The Plan should include a policy that any need for a new school should override all other Plan policies/any need for a new or developed school should override all other considerations.	<p>The Plan cannot contain a policy that any future need for a new school should override all other Plan policies. Quite simply, it would invalidate the Plan which would then fail its basic conditions and be rejected at examination.</p> <p>No changes are required to the Plan as a result of this comment / sets of comments.</p>
20.	School – the scope of the strategic project should include its condition and the use of CIL money.	The scope of the school strategic project should include the delivery of a new redeveloped school.	How the proportion of the CIL levy that is allocated to the parish is spent is the responsibility of the Goring Parish Council, providing it is spent on infrastructure. The Plan has modified the details of the strategic project so that CIL funding can be used not only for the feasibility study but to help meet the costs of any subsequent development project. The text of the Plan and the strategic project has been substantially modified to reflect this change.
21.	School – the village should be asked to decide whether to accept the developers proposal for a new school.	The Plan should have asked the village to accept building on specific land in return for a new school.	Any proposal to build a new school in the AONB would first have had to meet all the NPPF (paragraphs 115 and 116) conditions, would have had to be fully costed, would have had to satisfy all the responsible authorities on financial, legal and contractual conditions, would have had to be fully supported by the educational authorities responsible and would not have been in conflict with the principles underlying the Neighbourhood Plan. Furthermore, any proposal providing benefit for the developer involved would have to be seen to be proportionate. No proposal that met these conditions was available and it would have been misleading to conduct a ballot in these circumstances.
22.	Housing – community facilities in return for larger numbers of houses.	The Plan doesn't take adequate account of whether the village would accept more houses for improved community facilities.	<p>Residents were overwhelmingly in favour of restricting new dwellings to 86 new dwellings from site allocations. This number is the 105 new dwellings mentioned in the SODC Local Plan 2031 Refined Options less the 19 dwellings already built in Icen Close.</p> <p>SODC advised that there would be a question of legality about the proportionality of a proposal from a developer that required a high number of new dwellings in exchange for funding to provide a new</p>

ID	Topic	Issue	Plan consideration and response
			<p>community facility that would otherwise not be required.</p> <p>It would have been misleading to conduct a ballot in these circumstances.</p>
23.	The site assessment process was not balanced.	The Plan’s site selection method was flawed and did not take a balanced view.	<p>The Plan has taken a balanced view based on an objective assessment of what was critical and important, and which as far as possible, eliminated subjective assessment based on personal views or circumstances and was supported by evidence.</p> <p>The Plan followed a rigorous process that was documented, approved and monitored by an independent, council appointed, oversight group.</p> <p>No changes are required to the Plan as a result of this comment / sets of comments.</p>
24.	GNP3 – with regard to the site assessment process there should not have been MUST DO criteria.	Sites should not have been excluded for failing one or more criteria, however important the criteria. A balanced view should have been taken across multiple criteria.	<p>The Plan developed a balanced set of site selection criteria based on the international, national (including NPPF) and local obligations, the Plans sustainability objectives and the desires of the village, as determined by an extensive consultation process including several village surveys. The Plan then considered all the criteria and took a balanced view as to which were so important that the site would need to achieve a minimum standard before it could be allocated. Care was taken to minimise the number of MUST DO criteria (e.g. its legal availability, impact on the AONB or its impact on flooding) and to ensure that the minimum compliance level was no higher than it needed to be. Two other categories, SHOULD and COULD DO, were defined to help allocate sites should there be more sites qualified under MUST DO criteria than were needed to meet the housing need.</p> <p>All 15 potential sites were assessed by the SSMG against 26 criteria and the evidence available and the results fully documented. The result is an objective, balanced, view on the acceptability and suitability of each site.</p>

ID	Topic	Issue	Plan consideration and response
			<p>No changes are required to the Plan as a result of this comment / sets of comments.</p>
25.	<p>GNP 3 – with regard to the site assessment process the site should have been excluded because of its position in the AONB.</p>	<p>GNP3 should have been excluded because of its position in the AONB, and the decision to allocate the site relied too heavily on the recommendations of the landscape consultants.</p>	<p>National planning policy states that neighbourhood plans should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>The neighbourhood plan is required to take a balanced view which supports the strategic priorities of the local plan and does not promote less development than set out in the local plan while giving great weight to conserving the landscape and scenic beauty of the AONB, and in the case of Goring to steering development away from areas of flood risk.</p> <p>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. GNP3 can, subject to the above and any other relevant NPPF guidance (e.g. flooding) and the results of the comprehensive site assessment process, be allocated for development as part of a planning process.</p> <p>The Plan commissioned independent, expert consultancy from a registered LVIA specialist company to assess the landscape and visual impact. The consultants used the standard methodology (a methodology for Landscape and Visual Impact Assessment (LVIA) set out in the 'Guidelines for LVIA, Third Edition' which is the main source of legal basis and of good practice for LVIA in the UK and</p>

ID	Topic	Issue	Plan consideration and response
			<p>EU. This was in addition to the LVIA assessment provided by a study commissioned by SODC in 2014. The results of these two separate studies are consistent with each other.</p> <p>It would not have been appropriate or valid for volunteers inexperienced in landscape assessment to override the conclusions from this expert evidence and could have resulted in a subjective assessment based on personal preferences of the volunteers involved or as a result of pressure from vested interest groups.</p> <p>No changes are required to the Plan as a result of this comment/sets of comments.</p>
26.	GNP 3 – with regard to the site assessment process the site should have been excluded because of flood risk.	GNP3 should have been excluded because parts of it are in flood zones other than flood Zone 1, and the sequential test should have been applied across SODC as a whole rather than the Goring Parish.	<p>A Strategic Flood Risk Assessment covering both levels 1 and 2 was undertaken. This included a sequential test across all sites proposed to the Plan, together with in-site sequential and exception tests where required. The site passed the sequential and exception tests. JBA consultancy (which is a consultancy specialising in water management and is registered by EA as technical experts and used by SODC and hence familiar with the area) were commissioned to review and approve the SFRA and Sequential test report. In addition, the developer's flood risk assessment was reviewed and agreed by the Environment Agency.</p> <p>Government guidance is clear that “<i>proportionate, robust evidence should support the choices made and the approach taken</i>” within neighbourhood development plans. A key element of the Government’s advice is the notion of proportionality. Local planning authorities are not expected to apply Sequential Tests beyond their boundaries. SODC advised that requiring neighbourhood planning groups to apply Sequential Tests beyond their neighbourhood area boundaries would be disproportionate.</p>

ID	Topic	Issue	Plan consideration and response
			No changes are required to the Plan as a result of this comment / sets of comments.
27.	GNP 3 – with regard to the site assessment process the sequential test did not consider infill.	GNP3 should have been excluded because sufficient amounts of the housing allocation for Goring could be met through infill to warrant eliminating the site.	<p>SODC clarified to all neighbourhood plan groups at a briefing prior to the publication of the emerging Local Plan Publication Version that the housing allocation targets set out in the emerging Local Plan are additional to any infill that may happen. This was already the case for the adopted Local Plan. See also point 135.</p> <p>No changes are required to the Plan as a result of this comment / sets of comments.</p>
28.	GNP3 – the previous planning appeal decision should have taken precedence.	GNP3 should have been excluded because it was turned down at a recent planning appeal.	<p>The Goring Neighbourhood Plan very carefully considered the circumstance and conclusions of the planning appeal concerning the development of the site known to the Plan as GNP3. The appeal judgement was considered in detail and advice sought from SODC on a number of key matters arising from the judgement.</p> <p>The assertion that the rejection of the appeal means that the site cannot be included is not supported by planning law. There is a fundamental difference between the consideration of a single planning application, and the process of plan making, which supports the consideration and inclusion of this site by the Plan.</p> <p>No changes are required to the Plan as a result of this comment/sets of comments.</p>
29.	GNP3 -congestion.	Parking: Cars generated by an additional 20 houses on GNP3 will cause additional parking demand and congestion on Manor Road which is already congested with parked cars.	<p>Parking will be accommodated on-site. On-site and on-plot parking (Policy 18) in new developments will follow Local Highways Authority guidelines and proposals should provide for residents and visitors need. On-road parking is a matter for the Local Highway Authority.</p> <p>There is no known evidence that an additional 20 dwellings on this site will increase congestion more significantly than dwellings on</p>

ID	Topic	Issue	Plan consideration and response
			<p>other sites. In fact, it is expected that, in line with sustainable planning principles and good planning practice, residents living on sites such as GNP3, within convenient reach of the station and central village services, will choose to either walk or cycle more frequently than residents from more distant sites.</p> <p>Some residents comment that large volumes of material will be brought into the site 'to raise the levels' causing congestion throughout the village. This is not so. Any minor land re-profiling proposed will happen within the site and will not require transport of additional material into the site. Access by construction traffic will be temporary and minimising its impact on residents will be managed at the planning application stage.</p> <p>Car park capacity and usage and on-road parking issues will be assessed as part of the Strategic Project on traffic. The project will consider how parking capacity can be increased or managed more effectively if proved necessary.</p> <p>No changes are required to the Plan as a result of this comment/collection of comments.</p>
30.	GNP6 – this site is not suitable for development.	GNP6 - the site is not suitable for development on visual and landscape grounds. Major development should not be permitted. This is supported by the Carter Jonas report produced by residents.	<p>National planning policy states that neighbourhood plans should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>The neighbourhood plan is required to take a balanced view which supports the strategic priorities of the local plan and does not promote less development than set out in the local plan while giving great weight to conserving the landscape and scenic beauty of the AONB.</p>

ID	Topic	Issue	Plan consideration and response
			<p>While its location in the AONB does place statutory and physical constraints on development, these constraints do not however prevent all development in the AONB. Major development on GNP6 can, subject to the above and any other relevant NPPF guidance and the results of the comprehensive site assessment process, be allocated for development as part of a planning process.</p> <p>Although Local residents commissioned a report by Carter Jonas which concluded that the site was not suitable, the Plan commissioned independent, expert consultancy from a registered LVIA specialist company to assess the landscape and visual impact. This was in addition to the LVIA assessment provided by a study commissioned by SODC in 2014. The results of these two separate studies are consistent that with mitigation GNP6 can be allocated for development as part the plan making process.</p> <p>No changes are required to the Plan as a result of this comment / sets of comments.</p>
31.	GNP6 - pedestrian and cycle access safety.	Pedestrian and cycle access to the site via Springhill Road will be unsafe. The lack of pavement on the northern side of Springhill Road would result in an unsafe junction.	<p>The Plan acknowledges the potential issue. Any such access would require agreement and approval with OCC highways, who could impose conditions to ensure adequate levels of safety. The site-specific requirements identified in the Plan include a requirement that the cycleway/footpath must be safe for cyclists and for pedestrians to and from the pavement on the southern side of Springhill Road.</p> <p>The Plan acknowledges some validity in the comment and has adjusted the SSR appropriately.</p>
32.	GNP6 - Pedestrian access safety to local amenities.	The provision for pedestrians making their way from the future GNP6 site to local amenities (especially the school) via the Wallingford Rd needs to be considered as part of the Plan.	<p>The proposed layout provides a route via the footpath to Springhill Road and then along residential roads to the school.</p> <p>No changes are required to the Plan as a result of this comment / sets of comments.</p>

ID	Topic	Issue	Plan consideration and response
33.	GNP6 - safety and visibility of the access road to Wallingford Road.	<p>Access to Wallingford Road would traverse the crest of the hill and be high visual impact from distant views and on approaching the village. Lighting of the road would be visually intrusive, particularly to residents on Wallingford Road.</p> <p>The Plan has not demonstrated that the access road can be delivered within OCC design standards nor that there is room within the confines of the GNP6 boundaries to achieve adequate forward visibility as set out in Manual for Streets. Concerns were expressed regarding the safety of the junction.</p>	<p>The Bramhill Landscape first supplemental report considered the landscape and visual impact aspects in detail and made recommendations on the integration of the road into the landscape and minimising visual impact. The Plan acknowledges the comments made and has strengthened the site-specific requirements to better align with the Bramhill recommendations. It is a condition of the Plan that the road must be sensitively integrated and mitigated for the site to be acceptable for development. To facilitate greater integration and screening the Plan agreed to a small extension of the site from that originally proposed.</p> <p>With regard to the safety of the junction, local residents produced two reports from independent companies considering the suitability of the junction. The developer has engaged consultants to produce a comprehensive traffic analysis and assessment which appears to indicate that a suitable junction can be delivered with appropriate design. It is in any case a standard consideration of planning applications to ensure the safety of any planned road junctions.</p> <p>However, because of the concern expressed by residents, the site-specific conditions have been modified to reflect the concern and the need for a full safety analysis as part of the planning application including 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 the Wallingford Road.</p> <p>The Plan acknowledges some validity in the comment/set of comments and has adjusted the SSRs appropriately.</p>

ID	Topic	Issue	Plan consideration and response
34.	GNP6 – intrusive light pollution on residents living nearby.	The lighting of the road would be visually intrusive, particularly to residents of existing properties on parts of Wallingford Road.	<p>The proposed road access would be joining the B4009, which already has street lighting. As such the impact is likely to be localised to immediate neighbours. The Plan acknowledges the comments made and has included a site-specific requirement that in order for the site to be acceptable for development the design of the access road must minimise the impact on residents opposite, particularly in terms of light pollution at night and safety in and around the junction.</p> <p>The Plan acknowledges some validity in the comment/set of comments and has adjusted the SSR appropriately.</p>
35.	GNP6 – development on this site would be conspicuous in the AONB.	In addition to the visibility of this site from the north and west, it is conspicuous from the south and south-east, including the public paths in the fields between the Icknield and Springhill Rds. Buildings should not break the skyline.	<p>The Plan acknowledges the validity of these comments. Some were already covered in the SSRs which have been strengthened to clarify the points raised, including:</p> <ul style="list-style-type: none"> <li>- dwellings must be no taller than two storeys with, if appropriate, rooms in the roof;</li> <li>- roof tops and screening should not be visible above the crest of the hill from the Wallingford Road.</li> </ul>
36.	GNP6 - avoiding sprawl and developing into the green gap to South Stoke.	There is a danger that taking a bite out of this field and opening up an access will lead to pressure for further northwards expansion of Goring towards South Stoke. It is important to emphasise that creating a defensible barrier to further northward sprawl is essential.	<p>The site-specific requirement has been clarified to make it clear that rooftops should not be visible over the crest of the ridge. The ridge line and the access road will be the required boundary to the north.</p> <p>The Plan acknowledges some validity in the comment/set of comments and has adjusted the SSRs appropriately.</p>
37.	GNP6 - screening for local residents.	Screening should be provided at the earliest stage of development in order to protect Springhill Rd residents. After the screening is supplied, the neighbouring gardens rather than the	The Plan has added a new SSR (12) to address this comment.

ID	Topic	Issue	Plan consideration and response
		houses themselves should lead to the garden edges in Springhill Rd.	
38.	GNP6 - development on the triangle area.	It is recommended that no housing development should take place on the triangle area as it is visually prominent, there is no reason to add to the ribbon development along Wallingford Road, and the gain of 4 houses would not justify harm to the view.	<p>The Plan supports a row of four houses continuing the existing row of houses along the east side Wallingford Road and opposite the existing ribbon development on the west side of the road. An SSR has been defined to minimise the visual impact of these houses from both short and long-distance views. Support for developing the triangle is dependent on the screening around the access road, which in turn is dependent on the detail plans for the road and junction and subject to a safety review which is a normal part of the planning process but is reinforced as a requirement in the SSRs. There is conflicting advice on this development but there is no new evidence to support the removal of the four houses from the Plan. The decision should be considered as part of the detailed planning approval.</p> <p>The Plan recognises the concern of Chilterns Conservation Board and local residents on this matter and has modified the SSRs to reinforce the need for professional design and a safety review before confirming the exact site layout.</p>
39.	GNP6 - the traditional orchard area.	<p>Natural England and the Chilterns Conservation board commented on the landscape value of the Traditional Orchard area and the national and local policies protecting this Priority Habitat.</p> <p>The developers and their landscape consultants commented that the potential loss could be mitigated through the provision of a new community orchard elsewhere.</p>	<p>The independent LVIA report suggested that the Traditional Orchard area should not be built upon for two reasons:</p> <ul style="list-style-type: none"> <li>• its status as a Traditional Orchard;</li> <li>• its elevated position and the impact building on the land would have on neighbouring properties.</li> </ul> <p>The feedback from the statutory bodies, Natural England and the Chilterns Conservation Board reinforce and add greater detail to the LVIA reports recommendations. They confirm its status as a Priority Habitat and a Habitat of Principle Importance under Section 41 of the Natural Environment and Rural Communities Act 2006 and the protection provided in the current and emerging</p>

ID	Topic	Issue	Plan consideration and response
			<p>Local Plans and request retention and restoration of the traditional orchard.</p> <p>The developer proposes building dwellings in this area replanting a new orchard area nearby.</p> <p>No changes are required to the Plan as a result of this comment/sets of comments.</p>
40.	GNP6 - the traditional orchard area.	There was concern expressed about the elevated position of this land and the potential overbearing impact on existing properties on Springhill Road.	<p>The Plan acknowledges the validity of these comments, which are supported by conclusions of the first Bramhill Supplemental report. This is also the area covered by the designated Traditional Orchard (above).</p> <p>No changes are required to the Plan as a result of this comment/sets of comments.</p>
41.	GNP6 - site assessment.	It is difficult to follow the rationale for the scoring (the site selection criteria) in much of the document. A number of sustainability objective scores seem counterintuitive.	<p>The SA (Section 6 and Appendix F) and the Evidence Folder provides more evidence to support the assessments which were agreed by the SSMG as part of the site assessment process.</p> <p>No changes are required to the Plan as a result of this comment/sets of comments.</p>
42.	GNP6 – SSRs.	The SSRs that relate to biodiversity and landscape should be separated out from each other.	The Plan has addressed this comment by separating out the SSRs.
43.	GNP10 – issues.	<p>The comments on GNP10 identified three main issues:</p> <ul style="list-style-type: none"> <li>• potential loss of 50 jobs within the village;</li> <li>• impact on footfall and business activity in the village centre;</li> <li>• parking and access.</li> </ul>	<p>The Plan text and policy on GNP10 has been changed significantly to address these comments.</p> <p>The loss of jobs and consequent adverse effect on commercial activity and footfall in the village high street is a serious issue which must be tested by the landlord applying for a change of use. Any planning application for residential development will require the advertising of the building occupied by Peruvian Connection for 12 months at a market rent. The current lease</p>

ID	Topic	Issue	Plan consideration and response
			<p>terminates in 2023 and the change of use of the land from employment to residential should only be implemented if the marketing of the property fails to produce a viable commercial tenant in the required period.</p> <p>The loss of Peruvian Connection's business in the village centre will be off-set to some extent by business from new residents.</p> <p>Parking will be accommodated on-site. On-site and on-plot parking (Policy 18) in new developments will follow Local Highways Authority guidelines and proposals should provide for residents and visitors need. On-road parking is a matter for the Local Highway Authority. The parking issues are covered in the SSRs for this site. Access is acceptable as demonstrated by the large delivery vehicles that have been entering the site for many years (see Plan – parking in the village centre).</p>
44.	GNP10 – traffic congestion.	An additional 14 dwellings on site GNP10 will cause unacceptable congestion in the centre of the village.	<p>There is no known evidence that an additional 14 dwellings on this site will increase congestion more significantly than dwellings on other sites. In fact, it is expected that, in line with sustainable planning principles and good planning practice, residents living on sites such as GNP10, within convenient reach of the station and central village services, will choose to either walk or cycle more frequently than residents from more distant sites. The Strategic traffic project will review parking in the village centre and on-road around the centre.</p> <p>No changes are required to the Plan as a result of this comment/collection of comments.</p>
45.	Policies – SSRs.	The level of detail setting out the context of each site allocation is commendable but a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.	The Plan acknowledges the validity of these comments. Following discussions with SODC, the site-specific requirements have been reviewed, refreshed and to some degree simplified. Those which are standard requirements at planning application stage have been removed. Other site-specific requirements which are

ID	Topic	Issue	Plan consideration and response
		The SSRs for all sites need to be more concise and less repetitive.	essential if the site is to be developed at all have been retained and rationalised.
46.	Policies - repeat local or national policies, are unclear or too restrictive.	There were several comments, mainly from developers and SODC, about draft Plan policies that were either more restrictive or duplicate local or national policies or were not relevant to the allocation of land.	<p>There were two reasons why similar policies were included in the draft Plan to those in the adopted and emerging plans:</p> <ul style="list-style-type: none"> <li>- a number of the policies in the adopted Local Plan (e.g. those for housing) are currently out of date because a five-year land supply has not yet been demonstrated by SODC. At the same time the equivalent policies in the emerging plan are not yet adopted.</li> <li>- the policies, while similar to the Local Plan policies, contain additional context and information to assist planning officers when assessing planning application Goring.</li> </ul> <p>The draft policies were also reviewed in detail with SODC and AECOM. Policies that duplicated local policies were removed unless they addressed particular issues of major concern to Goring residents, in which case they were kept in the Plan for reasons of perception.</p> <p>Two Policies in the draft Plan that were important to the future sustainability of Goring but did not deal with land allocation, were changed and redrafted as Actions in the submission version of the Plan and will be progressed as appropriate through the ongoing Plan monitoring process by Goring Parish Council.</p> <p>The Plan acknowledges some validity in these comments. As a result, it has removed a number of policies, replacing some of them with narrative that adds context and points to the relevant local or national policies, rewritten the policies or added new policies.</p>

ID	Topic	Issue	Plan consideration and response
47.	Policies - repeat local or national policies, are unclear or too restrictive.	<p>There were objections that the four landscape policies did not include details of their landscape boundaries and a suggestion that they should relate specifically to the landscape character areas and types. However, these policies were also strongly supported by a statutory body.</p> <p>There was also a request from a statutory body to add a specific policy on the AONB in Goring.</p>	<p>The Plan now includes five landscaped areas with clearly defined boundaries.</p> <p>The four landscape policies were removed and replaced by a single AONB policy based on that proposed by the Chilterns Conservation Board but adapted for Goring specific context.</p>
48.	Policies - repeat local or national policies, are unclear or too restrictive.	Policy 26 repeats adopted and emerging policies (Policies TSM1 to TSM6 from the Adopted Local Plan 2011 and Policy EMP12 from the emerging Local Plan 2033) in a less detailed manner.	Policy 26 has been deleted and the text in Chapter 13 revised to align with adopted and emerging policies of the Local Plan.
49.	Policies - repeat local or national policies, are unclear or too restrictive.	Draft policy 25 - Walking and cycling.	SODC requested rephrasing of this policy to convey a positive message and to remove text that offered explanation rather than policy detail. This has been done in new Policy 19.
50.	Site assessment - small sites.	The sites are small, especially GNP6 by Springfield Rd and GNP3 by Manor Rd. Most of the identified sites are small in area, capable of accommodating only a relatively small number of dwellings.	<p>The consultation with the village showed an overwhelming preference for smaller sites, distributed aground the village and an overwhelming rejection of large sites. Even so, all of the sites allocated could be considered to represent major development in the AONB and have been considered as such.</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>

ID	Topic	Issue	Plan consideration and response
51.	Site assessment – one large site.	Development in multiple small locations would not be economically attractive for a single developer. The level of profit generated for any one builder would be insufficient for major financial contribution to the community and opportunities for enhancement of the village environment and infrastructure would therefore be lost.	<p>The Plan is meeting the wishes of the village as a whole. The consultation with the village showed an overwhelming preference for smaller sites, distributed around the village and an overwhelming rejection of large sites.</p> <p>The sites have been proposed by, as far as the Plan can determine, viable developers and building firms, often with a local connection.</p> <p>The village environment and infrastructure does not need to be enhanced to support the dwellings resulting from the site allocations in the Plan.</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>
52.	Site assessment – one large site.	The plan presents a negative view of the community, one of prevention of change and natural development. A more forward-looking policy would envisage a coherent development on the periphery of the village, capable of accommodating housing in excess of the demands now being made. It would allow our community to grow in a coherent way, rather than piecemeal in the way proposed, and would provide a nucleus through which inevitable future housing demands could be met.	<p>The consultation with the village showed an overwhelming preference for smaller sites, distributed around the village and an overwhelming rejection of large sites.</p> <p>The distribution of small and medium sites around the village makes their social integration more effective.</p> <p>The proposed developments are coherent and the Plan is forward looking and aligns with the emerging Local Plan which runs until 2033.</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>
53.	Site assessment – details of assessments.	The Plan gives insufficient detail of the site selection analysis.	<p>The site assessments are covered in detail in the Sustainability Appraisal section 6.2 (site options) and in Chapter 6 of the Plan.</p> <p>The details of the site assessments have been publicly available since the end of 2016. The terms of reference of the site selection management group were published on the neighbourhood plan web site. The site selection criteria were published on the web site</p>

ID	Topic	Issue	Plan consideration and response
			in November 2016. The interim site assessments using these criteria were published at a public exhibition event in January 2017 and then published on the web site.
54.	Site assessment – reliance on one LVIA consultancy.	Bramhill's reports are not decisive and unarguable. It is a subjective view and carries no authority. Too much reliance has been placed on the view of a single landscape consultancy.	<p>Bramhill Design and Landscape Management are a Landscape Institute Registered Practice based in South Oxfordshire and are registered experts in the field of Landscape and Visual Impact Assessment. They use an accepted, standard methodology set out in the 'Guidelines for LVIA, Third Edition' which is the main source of legal basis and of good practice for LVIA in the UK and EU.</p> <p>Many of the potential sites were also assessed by a different LVIA consultancy, Kirkham/Terra Firma who were commissioned by SODC in 2014. The Bramhill and Kirkham recommendations are consistent with each other.</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>
55.	Site assessment – support.	We support the rejection of sites like those between Goring and Gatehampton in the Chilterns escarpment landscape character area, the most visually sensitive character area in the parish. Development on these sites would seriously harm the AONB, the enjoyment of key walks and important views to and from higher land on the chalk escarpment. The iconic Goring Gap must be preserved by keeping development on the lower land to maintain the setting of Goring as a riverside village in the valley, surrounded by magnificent undeveloped chalk hills.	This comment supports the messages in the Plan Chapter 3 (strategic context, strategic issues and spatial strategy) and Chapter 7 (Landscape and biodiversity). The text in these chapters and the Plan policies has been strengthened as a result of these comments.

ID	Topic	Issue	Plan consideration and response
56.	Housing design.	Protection against inappropriate development and poor design must extend to the rural part of the parish outside the built-up area of the village.	Policy 15 has been amended to include this comment.
57.	Housing design.	There is potential to redevelop large individual properties within the village to achieve windfall gains in dwellings, although this should be subject to character area appraisal and good design to ensure that the character of the village is protected.	A change to the Plan text in Chapter 9 has accommodated this.
58.	Housing design.	Housing design must be of high standard, in keeping with the surrounding area and inclusive in accessibility terms.	Policy 15, Building design adopts two best practice design guides, both with the status of supplementary planning guidance, to ensure high standards for future development.  No changes are required to the Plan as a result of this comment/set of comments.
59.	Conserving the historic environment.	The draft Plan does not consider the need to conserve and enhance the historic environment as a strategic issue.	This omission has been rectified and an additional strategic issue has been inserted to take account of the historic environment. This has been taken further with the additional of a new policy in the Plan on protection for the historic environment.
60.	Conserving the historic environment.	Does the Landscape and Visual Impact survey take account of the impact of development on heritage assets?	Yes, this was built into the methodology of the LVIA.  No changes are required to the Plan as a result of this comment.
61.	Conserving the historic environment.	The Plan should mention any listed assets currently at risk.	No listed heritage buildings are known to be at risk.  No changes are required to the Plan as a result of this comment.

ID	Topic	Issue	Plan consideration and response
62.	Conserving the historic environment.	The draft Plan understates reference to the rich archaeological heritage of Goring and the depth of information on the built heritage is inadequate. In particular, the draft Plan says 28 buildings are listed while the National Heritage List shows 29.	<p>The Plan text and SA have been amended to take account of the archaeological heritage of the parish and to add depth and detail to the evolution of Goring. Details and maps of sites from the Oxfordshire Historical Environment Record and the National Heritage List for England are now in the SA (Section B.1.10).</p> <p>The National Heritage List for England is out of date as one listed building, Thames House, High Street, became dilapidated and was demolished in 1988. No other listed heritage assets are believed to be currently at risk. However, the final Plan does include 29 listed heritage assets as the Streatley paddle and rhymer weir has been added.</p>
63.	Conserving the historic environment.	For conformity with the NPPF, the terms 'nurtured and retained' and 'preserve and enhance' should be replaced with 'conserve and enhance' The term 'heritage assets' should be used rather than 'historic assets.'	Amendments have been made to the Plan and SA as appropriate.
64.	Conserving the historic environment.	A local museum would not be viable.	<p>Viability of any proposal for a local museum would be subject to any detailed future study.</p> <p>No changes are required to the policies in the Plan as a result of this comment.</p>
65.	Conserving the historic environment.	Reference should be made to consultation with the Oxfordshire Historic Environment Record and Historic Landscape Character Assessment, the former for non-scheduled archaeological sites, some of which may be of national importance. Site-specific requirements should include one requiring all allocated sites	To recognise the importance of the historic environment in Goring, a new SSR has been added to check occurrence of evidence of the historic landscape prior to any development.

ID	Topic	Issue	Plan consideration and response
		to be checked against the Oxfordshire Historic Environment Record.	
66.	Conserving the historic environment.	Action 01 Conservation Areas: appraisals cannot be undertaken by SODC due to lack of resources, despite a statutory obligation to do so. Historic England suggest that an Article 4 direction might be appropriate, following appraisal.	This wording of Chapter 10 and Action 01 has been amended to reflect these comments. The intention is to progress with the action, including a search for funding. Historic England say it is increasingly normal for appraisal to be undertaken by volunteers from the community with appropriate training and support, and this has been offered by Historic England.
67.	Conserving the historic environment.	Action 02 Protecting and re-purposing historic assets: re-purposing must be consistent with a building's conservation. Attention was directed to the Oxfordshire Historic Environmental Record and Historic Landscape Character Assessment as resources.	The text of the Action 02 has been amended.
68.	Conserving the historic environment.	Greater reference should be made to non-designated heritage assets.	Further detailed information about non-designated assets will not be available until Action 02 is undertaken. This will inform the next iteration of the Plan.  No changes are required to the Plan as a result of this comment.
69.	Conserving the historic environment.	Neighbourhood plans offer the opportunity to harness a community's interest in the historic environment.	This comment is reflected in both Actions 01 and 02.
70.	Conserving the historic environment.	Comments were received that supported the reference to historic buildings and historic village centre in Policy 26. (Encouraging sustainable tourism). And also, that it repeats adopted and emerging policies from the Local Plan in a less detailed manner	Policy 26 has been removed as it duplicated Local Plan policies which offered more detail than could be achieved locally. The Plan text in Chapter 13 has been amended and is now compliant with Local Plan for tourism and economic development.

ID	Topic	Issue	Plan consideration and response
71.	Traffic -congestion and parking.	The Plan does not include policies that will address residents' concerns about traffic congestion and parking.	<p>Most traffic issues are outside the scope of a neighbourhood plan. The Local Highway Authority requires appropriate assessment of traffic issues relating to new developments during planning.</p> <p>The Plan recognises the concerns expressed by the community and goes as far as it can in addressing the issues. Specifically, the site assessment criteria were designed to minimise the impact of additional traffic on any one point in the village and on residential roads. In addition, the Plan has adopted Actions and Strategic Projects as a means to progress recognised issues and aspirations that can't be addressed by policies.</p> <p>Chapter 12 of the Plan has been amended to make the situation and future intent clearer. The Strategic Project: Improving traffic management, parking and pedestrian safety will focus on this important issue and contribute to achieving Objective 13 Minimising traffic impact.</p>
72.	Traffic -policies.	The Plan includes two draft policies (21 and 22) relating to traffic management that are outside the scope of a neighbourhood plan and misrepresent the role of the Local Highway Authority.	These two policies have been converted to actions (06 and 07) to ensure that the issues of concern to the community can be taken forward constructively by GPC, with use of CIL money where appropriate. The wording has been revised to take account of the need for a road safety audit and a formal consultation on the proposed High Street traffic management improvements.
73.	Traffic -policies.	<p>Draft Policy 23 Adequate parking within new developments has ambiguous wording.</p> <p>For each allocated site, a site-specific requirement should be added to require a Transport Statement.</p>	<p>The policy has been reworded.</p> <p>The need for a Transport Statement is already a standard requirement for planning applications to SODC, so an additional SSR is not required.</p>
74.	Traffic -policies.	Draft Policy 24 lacks clarity and precision and would be difficult to apply. It is more restrictive than the National Planning Policy Framework	The policy has been removed and information incorporated into the text of Chapter 13.

ID	Topic	Issue	Plan consideration and response
		para 32 and likely to fail to meet basic conditions.	
75.	Traffic - congestion.	Allocation of sites for 94 new dwellings will cause unacceptable congestion in the village and the Plan does nothing to address this.	<p>There is no known evidence to show that roads and junctions in Goring will be over their capacity by the end of the Plan period.</p> <p>The four sites are distributed around the village, minimising undue impacts on any one area.</p> <p>The junction believed to be the most likely to come under pressure from traffic in Goring during the Plan period was the High Street railway bridge junction where B4009 and B4526 meet. To explore whether or not detailed traffic studies were likely to be needed for the Plan, a peak hour traffic count was undertaken at the junction and the data used in a simple junction analysis. The assessment was carried out using a standard priority-controlled junction capacity assessment tool 'PICADY' which uses traffic flow inputs as well as junction characteristics such as geometry, lanes widths etc to determine theoretical capacity.</p> <p>This showed that with the projected household trips generated by any of the Plan's site options, the junction would remain within its overall capacity. This assured the Plan that there was no need to spend time or resources on a more detailed assessment and on a matter that was technically outside the scope of the Plan.</p> <p>The Strategic Project on traffic will also focus on traffic management and parking to help address these issues.</p> <p>No change is required to the Plan policies as a result of this comment/collection of comments.</p>

ID	Topic	Issue	Plan consideration and response
76.	Traffic – parking.	Parking: the village centre car parks are 'always full', existing on-road parking restrictions are not applied and the Plan does not offer a resolution.	<p>The Plan acknowledges that parking is sometimes an issue, particularly for the business community. However, there is no known evidence to show that village centre car parks are 'always full.' In fact, spaces have recently become available for rent from GPC in the Community Centre car park, vacated on the relocation of a business from Goring. Additional sites for new parking are not available in the village centre.</p> <p>On-site and on-plot parking (new Policy 18) in new developments must follow Local Highways Authority guidelines and proposals should provide for residents and visitors need. On-road parking is a matter for the Local Highway Authority and is outside the scope of the policies of a neighbourhood plan.</p> <p>Because of the importance of this issue to the community, car park capacity and usage and on-road parking issues will be assessed as part of the Strategic Project on traffic.</p>
77.	Traffic – parking in village centre.	Development of GNP10 for housing will remove a number of spaces available for local businesses causing extra pressures on on-street parking.	<p>Future parking provision on the GNP10 site is a matter for detailed design and will be subject to SODC and Local Highway Authority guidelines. Parking will provide for any new dwellings, visitors and businesses in the complex. The landowner says that not all the spaces are currently let and that demand is not high. In addition, some spaces are currently sublet by businesses who have a surplus of provision. There is also spare capacity for businesses in the Parish Council's car park behind the Community Centre (see GNP10 – issues).</p> <p>The Strategic traffic project will review parking in the village centre and consider options for an increase in the number of parking places if necessary and their location.</p>
78.	Traffic – congestion and safety.	Concern about safety and access has been raised in relation to High Street, Reading Road and Wallingford Road (station access footway and footway	The Strategic Project: Improving traffic management, parking and pedestrian safety will take forward issues raised during consultation which cannot be addressed through Plan policies but

ID	Topic	Issue	Plan consideration and response
		north of Mill Lane/Elvendon Rd junction).	which will contribute to achieving Objective 13 Minimising traffic impact.
79.	Traffic - state of roads and pavements.	Concern was expressed regarding maintenance of roads and pavements.	Condition of roads and pavements is a matter for the Highway Authority and outside the scope of a neighbourhood plan.  No changes are required to the Plan as a result of this comment/collection of comments.
80.	Travel - Strategic highway network.	There is unlikely to be a direct impact to the safe and efficient operation of either A34 or M4, the strategic road network within their responsibility, by the proposals set out in the plan, therefore we offer no comment at this stage.	No changes are required to the Plan as a result of this comment
81.	Biodiversity – habitats assessment.	There is no reference within the documentation to assessment under the Conservation of Habitats and Species Regulations 2017. Screening undertaken by SODC in 2016 indicated that Appropriate Assessment was required. The Neighbourhood Plan may be able to rely on the Habitats Regulations Assessment undertaken for the South Oxfordshire Local Plan. There should be an updated screening statement from SODC to confirm that the Plan is in conformity with the Local Plan HRA. A Phase 1 habitat survey should be undertaken.	The Plan consulted with SODC in January 2018 and was advised that this Assessment was required. SODC then commissioned the screening assessment.

ID	Topic	Issue	Plan consideration and response
82.	Biodiversity – conserve.	The Plan should highlight the national importance of local features such as Hartslock Special Area of Conservation (SAC). Also, the meeting of two national trails.	<p>The Plan (Chapter 2, Chapter 7) and Sustainability Appraisal (Appendix B 1.5) do this thoroughly, referring to the assessments of areas and species identified by TVERC.</p> <p>No change is required to the Plan as a result of this comment.</p>
83.	Biodiversity – net gain.	The Plan could give a stronger steer to deliver net gain in biodiversity. Use of biodiversity metrics can be requested to help demonstrate that this is achieved. Reference could be made to the aims of Conservation Target Areas (CTAs) which identify priority habitats for conservation, restoration and creation.	<p>Policy.11: Conserve and enhance biodiversity, has been amended to require a net gain in biodiversity and the site-specific policies have similarly been amended. Biodiversity metrics are not being requested by the Plan and should be discussed as a standard item as part of any planning application.</p> <p>The Plan and SA already make extensive reference to the CTA's in Goring parish.</p>
84.	Environment – land.	An Objective should be added to seek to conserve land of good quality. Policy 17 (land) lacks clarity.	<p>This policy has been removed as there is insufficient detailed local evidence to identify the specific grade of land, and soil quality and type commonly varies within a field. NPPF para 112 states that <i>"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."</i></p> <p>The text of the Plan Chapter 8.2 has been amended to reflect this.</p>
85.	Environment – water.	An assessment of the potential impacts of the neighbourhood plan on the Water Framework Directive should be included.	<p>The site-specific requirements for site GNP3 and GNP6 have been amended to include a Grampian-style condition, stating that <i>'Development will not commence until details are approved of how the developer will ensure the public water supply is not detrimentally effected by the proposed development, both during and after its construction'</i>.</p>

ID	Topic	Issue	Plan consideration and response
86.	Environment - renewable energy.	Policy 18 Renewable energy repeats adopted and emerging policies in a less detailed manner.	Policy 18 has been removed. The Plan text in Chapter 8 has been amended and is compliant with Local Plan policies.
87.	Environment - pollution.	Policy 26 repeats adopted and emerging policies from the Local Plan in a less detailed manner.	Policy 13 has been amended to add detail for Goring, to minimise pollution at the design stage, to mitigate where development would have a negative impact and to ensure development only takes place where European and UK regulations on air pollution levels will not be breached.
88.	Open space.	There is support for Policy 20 (Open space, sport and recreation in new residential development), but the wording needs revising to remove explanatory text.	Policy 17 (Open space, sport and recreation in new developments) has been revised accordingly.
89.	Environment - advice	It is recommended that the Plan considers the following web site for advice on incorporating the environment into the Plan: <a href="http://webarchive.nationalarchives.gov.uk">http://webarchive.nationalarchives.gov.uk</a>	Noted. The Plan includes extensive comment and policies on its approach to this issue and how it will manage the environment including landscape, visual amenity, biodiversity and pollution (see Plan chapters 2, 3, 4, 6, 7 and 8).  No changes are required to the Plan as a result of this comment.
90.	Environment - AONB.	GNP2, 3 and 6 should require a specific LVIA assessment to accompany the planning application.	This is a standard requirement in SODC's planning application checklist for sites in the AONB and has not been duplicated in the SSRs. However, the Plan has commissioned expert LVIA assessments of the individual sites. This LVIA is comprehensive and the Plan recommends that it should be used as standard input for all planning applications for the allocated sites.  No changes are required to the Plan as a result of this comment / sets of comments.
91.	Environment - AONB.	AONB protection is given too much weight in the site selection process.	The site selection methodology has simply and properly applied great weight to conserving and protecting the AONB. The Plan quotes NPPF and follows the framework accurately. All allocated

ID	Topic	Issue	Plan consideration and response
			<p>sites are in the Chilterns AONB and in the setting of the North Wessex AONB, and without extensive mitigation, would do irreparable harm to the AONBs.</p> <p>The wording in the Plan has been clarified.</p>
92.	Environment – AONB.	<p>The Plan should be explicit in stating the damage or improvement that development of each site will cause in the AONB and should consider the major development tests set out in NPPF paragraph 116. This should include the cumulative harm as well as the specific harm from each site.</p>	<p>The Plan has given great weight to conserving landscape and scenic beauty in the AONBs, as required by NPPF paragraph 115.</p> <p>The Plan has also considered whether the allocated sites would comply with the principles outlined in NPPF 116.</p> <p>The Plan considered the need for the development and the impact of more development upon the social, economic and environmental sustainability of the village. SODC has determined the strategic local housing need and embedded this in its emerging Local Plan. The housing needs assessment at neighbourhood level determines the notional 'fair share' of housing development that can it contribute within the wider context of its strategic housing market area and/or Local Plan housing target. SODC allocation strategy is that a fair share of housing for large villages would be 15% growth, subject to capacity and constraints in the village area. However, recognising the inherent constraints in Goring the allocation target and housing need for Goring was lowered to 140 dwellings by allocation, subject to capacity and constraint. To be sustainable and to support the wider area, the Plan should and does seek to achieve this level of development, subject to the capacity and constraints and in particular the tests below.</p> <p>The Plan should not promote less development than that specified in the local plan. To achieve this the Plan has identified the most appropriate suitable and available sites in the neighbourhood plan area to allocate to deliver the housing target. As discussed elsewhere, infill cannot be counted towards this target and available windfall sites are included in the sites considered for</p>

ID	Topic	Issue	Plan consideration and response
			<p>allocation. There is no further scope for developing elsewhere outside the designated area or meeting the need for it in some other way.</p> <p>The Plan has adopted the principle that the cost of developing acceptable developments is a matter for developers and that sites will be offered by developers if the cost of development is financially viable. The Plan has taken care to ensure that the site-specific requirements in the site allocation policies are not of a level that would make the sites financially unviable.</p> <p>The Plan commissioned expert evidence (from Bramhill Design) to assess the landscape and visual impact of development on each proposed site and it is included in the Evidence Folder. This was a comprehensive assessment using a recognised standard methodology. It considered the damage or improvement that each potential site could cause and specifically any detrimental effect on the landscape and the extent to which that could be moderated. It is supplemented by previous landscape studies commissioned by SODC and using Kirkham/Terra Firma(also in the Evidence Folder).</p> <p>The site selection criteria assessed the impact on open green spaces, green infrastructure, sporting and recreational facilities.</p> <p>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. The four allocated sites are small to medium in size and are distributed around the village. The cumulative effect is therefore minimised</p> <p>No change is required to the Plan as a result of this comment.</p>

ID	Topic	Issue	Plan consideration and response
93.	GNP1.	<p>A site-specific Landscape and Visual Impact Assessment which assesses the potential impact of any development on the site and takes an iterative process to the progression of development proposals will be produced for GNP1. This will ensure that it can be demonstrated that the impact of any development on site GNP1 can be significantly moderated in line with the third paragraph of NPPF paragraph 116.</p>	<p>The Plan commissioned expert evidence (from Bramhill Design) to assess the landscape and visual impact of development on each proposed site and it is included in the Evidence Folder. It is supplemented by previous landscape studies commissioned by SODC and using Kirkham/Terra Firma (also in the Evidence Folder). Both of these reports recommended the exclusion of GNP1. In addition, CCB states in its Regulation 14 feedback that it <i>'supports the rejection of sites like those between Goring and Gatehampton in the Chilterns escarpment landscape character area, the most visually sensitive character area in the parish. Development on these sites would seriously harm the AONB, the enjoyment of key walks and important views to and from higher land on the chalk escarpment'</i></p> <p>The proposers of this site were given the opportunity to submit an alternative site outline design and a site-specific Landscape and Visual Impact Assessment and did so. The LVIA was reviewed and the alternative proposal assessed by the same landscape consultants using the same methodology as for the original proposed sites. The consultants did not accept the alternative findings of the LVIA and the alternative proposal for site GNP1 did not sufficiently mitigate or integrate the development to make the site acceptable for development.</p> <p>No changes are required to the Plan as a result of this comment/sets of comments.</p>
94.	GNP1.	<p>This site had a favourable assessment in SODC's SHELAA (2017), which stated that the site would be suitable for housing.</p>	<p>The 2017 SHELAA notes that site 1003 (GNP1) is suitable, available and achievable. However, it also states on page 1 of the document that <i>"... it should be acknowledged that the HELAA is a 'policy off' formative assessment and so does not take into account planning considerations such as the Green Belt, AONB or relationship with existing settlements and services"</i>.</p> <p>The Plan has undertaken extensive landscape assessment of the site and has concluded that the site is not suitable for</p>

ID	Topic	Issue	Plan consideration and response
			<p>development. The validity of such considerations for sites identified as suitable in the SHELAA has been confirmed with SODC.</p> <p>No changes are required to the Plan as a result of this comment.</p>
95.	GNP1.	<p>The size of GNP1 allows for the entirety of the village's housing target to come through in one development rather than in a piecemeal nature distributed throughout the village.</p>	<p>The overwhelming preference of residents is for new allocations to be distributed around the village on small and medium sites and for the AONBs to be protected. Also, development of GNP1 would represent <i>*major development in one of the most valued landscapes in the country*</i> (see CCB Regulation 14 feedback).</p> <p>No changes are required to the Plan as a result of this comment.</p>
96.	GNP5.	<p>GNP5 does not have the qualities and sensitivities set out in the GNP and its supporting reports.</p> <p>Impacts on the wider landscape can be adequately mitigated, this includes avoiding building on the higher ground.</p> <p>GNP5 should be placed ahead of all other non-allocated sites in terms of suitability for allocation.</p>	<p>In 2014 SODC commissioned the Kirkham/Terra Firma Landscape Capacity Assessment of Sites on the edge of large villages (see SA Appendix H and the Plan Evidence Folder) which recommended that GNP5 was not suitable for development. In 2016, the Plan commissioned an independent LVIA to consider all potential development sites and this report also deemed GNP5 as unsuitable for development. The developer objected and proposed that a smaller scale development with appropriate mitigation would be acceptable on GNP5. As a result, the Plan commissioned a further detailed independent assessment of the site which again confirmed that neither the whole nor part of GNP5 was suitable for development on grounds of its harm to the AONBs.</p> <p>No changes are required to the Plan as a result of this comment/sets of comments.</p>

ID	Topic	Issue	Plan consideration and response
97.	GNP5.	The recent development of the Spring Farm barns has created an outpost of housing at the north of the village. Development of GNP5 would not 'extend development into the rural landscape' or 'alter the character of this part of the Chilterns AONB', nor would it constitute extension of the built environment of the village.	GNP5 has been assessed as unsuitable for development by two separate and independent LVIA reports and an associated supplementary report that went into more detail on the impact of a smaller development on this site.  No changes are required to the Plan as a result of these comments.
98.	GNP5.	The field is too small to be farmed economically and will remain in an unsightly state that detracts from the entry to the village.	The field which was previously used for agriculture has, through recent neglect, been allowed to fall into an "unsightly state". This is not a reason for it to be adopted in the Plan and is not evidence.  No changes are required to the Plan as a result of these comments.
99.	Pollution - sewerage.	Much of Goring lies within a Source Protection Zone 1, which is the highest risk zone and is defined as the 50-day travel time from any point below the water table to the source of drinking water.	The Plan has been modified to make this reference.
100.	Pollution - sewerage.	There is a disconnect between the first and second parts of the draft Plan Policy.16. The first identifies a problem and may be better as supporting text. The second is less detailed than the council's emerging policy (Policy INF4).	The policy has been modified to take account of this comment and conform to the Emerging Local Plan Policy.
101.	Community - Recreation.	Consultation respondents welcomed the policy on recreation.	Minor changes to the Plan text have been made as a result of this comment.
102.	Community - bus service.	Comments suggest that, while the rail service is secure, the Plan should consider the sustainability of the local bus service.	The scale of development in Goring is insufficient to secure a conventional, commercial bus service. Any future action regarding the existing local bus service would be the responsibility of the parish council.

ID	Topic	Issue	Plan consideration and response
			No changes are required to the Plan as a result of this comment.
103.	Health.	The housing development identified will have a direct impact on our local health services, in particular the local GP's.	GP staffing levels are adequate to cope with the increase in numbers. The proposed Action.0.5 refers to possible extension of resources and space and does not need to be modified.
104.	Health.	We recommend the early phasing of health enabling infrastructure such as, walkways and cycle paths, community buildings, play areas and green space in new developments. This is support by NPPF paragraph 177.	Given the small scale of development this is better dealt with when detailed plans are submitted to the planning authority. The site-specific requirements reinforce the importance of these facilities to the community.  No changes are required to the policies of the Plan as a result of this comment.
105.	Health.	Section 11.7 is titled 'Health and Wellbeing'. To avoid confusion with public health goals we recommend that this section is retitled 'Health Care'.	The title has been retained but the section has been redrafted and extended to distinguish between Health in the Community and Health Care.
106.	Health.	Where appropriate, the visions and objectives should overtly make the case for development maintaining or improving the health and wellbeing of people living, working and visiting Goring. This is supported by NPPF paragraphs 7, 17 and 171.	The section has been redrafted to make explicit reference to policies in the plan which will help achieve this objective.
107.	Health.	Section 11.6 Education does not also mention the need to provide for and encourage active travel to school.	The Plan is explicit in requiring that new developments should provide walk and cycle-way access to the main amenities in the village, which include the school.  No changes are required to the policies of the Plan as a result of this comment.

ID	Topic	Issue	Plan consideration and response
108.	Health.	Consideration could be given to promoting the development of safe walking and cycling corridors from peripheral carparks to the school.	There are no suitable peripheral car parks that could reasonably be used for children to walk or cycle to the school.  No changes are required to the policies of the Plan as a result of this comment.
109.	Health.	New or improved community facilities, public realm and green infrastructure should be multifunctional thereby creating opportunities for people to meet who might not otherwise do so.	This comment implies the expectation of a scale of development that is not feasible given the constraints faced by the village. Existing facilities are to a certain degree multifunctional.  No changes are required to the policies of the Plan as a result of this comment.
110.	Health.	Reinforce aspirations for a range of housing types that meets the needs of both current and future residents and Policy 6 concerning the need to build accessible and adaptable homes that meet 'Lifetime Homes' standards.	The Plan does this. Issues of housing type are dealt with in Chapter 5 and in the site-specific requirements for the individual sites.  No changes are required to the policies of the Plan as a result of this comment.
111.	Health.	Objective 13 that " <i>the medical practice should be able to offer a wider range of services</i> ", could be supported by encouraging the development of a multifunctional community hub that incorporates health care services.	Given the space constraints faced by the medical practice and the constraints within the village as a whole, this is not a feasible expectation at the moment. However, the strategic project for the rejuvenation of the village centre may provide the opportunity for the medical practice to be closely associated with other services and amenities.
112.	Strategic project.	The Plan should include a definition of what a Strategic Project is, its scope and next steps and the threshold for a land allocation to be made in the future and how the Plan allows for this.	Strategic projects are proposed to address complex issues that the community has identified as important for the development of the village but at this moment are at their early stages and do not require the allocation of land. The projects will be under the direction of GPC and one of the first tasks will be to scope them and form a project team to drive them forward.  It is not the responsibility of the Plan to pre-determine the scope and next steps. Although it is not a requirement of a neighbourhood plan to identify such projects at all, it is intended

ID	Topic	Issue	Plan consideration and response
			<p>to give them more weight by including them.</p> <p>The Plan has carefully checked the wording of the strategic projects to add more definition where possible at this stage. In particular, the wording of the school project has been clarified with regard to scope and CIL funding.</p>
113.	Strategic project.	<p>Comments were raised both supporting and questioning the justification for the strategic project for rejuvenation of the centre of the village, the scope of the project, its ongoing management and the level of CIL funds to be allocated to it.</p>	<p>The issue of the unattractiveness and poor condition of the Arcade area of the village centre and its impact on long-term economic and social sustainability was raised repeatedly during consultation events and has been a key issue for the Goring and Streatley Amenity Association for many years. This strategic project is to review the feasibility of achieving the rejuvenation of this area and recommending a way forward, for which some CIL funding will be required. The level of CIL funding to be allocated is the responsibility of the Goring Parish Council.</p>
114.	Housing - Re word Policy.01.	<p>Please consider amending the policy wording to:  <i>"New residential development in Goring will be focused in the (insert number) proposed housing allocations, which will deliver a minimum of (insert number) dwellings. In-fill development, which reflects the scale and character of the village, will be supported within the built-up area of Goring where it accords with the policies of this Plan and the Development Plan for the district. Proposals for residential development outside of the built-up area of Goring or outside of the sites identified in Policies (insert site allocation policies) will only be supported if they are necessary or suitable for a countryside location and</i></p>	<p>The Plan acknowledges some validity in this comment and has updated the Policy to closely align with the proposed words.</p>

ID	Topic	Issue	Plan consideration and response
		<i>consistent</i> with local development plan policies.”	
115.	Housing - housing need not treated appropriately.	The Plan has failed to determine “local” housing need and should not have accepted that the need was defined by the SODC allocate target. Some feedback said that the Plan should give greater weight to the wider housing needs. Other feedback said the Plan should only give weight to the housing need of existing residents of Goring. Other feedback was that the Plan should have started with a Housing Needs Assessment, and then determined from that how many, if any, houses are needed by allocation to meet that locally identified need.	<p>There may be a misconception that the Plan should and could base the housing target on a housing need assessment based solely on the housing need of existing residents in the Parish. This is not the case. The Plan would fail its obligations if it did so.</p> <p>A housing needs assessment at neighbourhood level determines the notional ‘fair share’ of housing development that can it contribute within the wider context of its strategic housing market area and/or Local Plan housing target. The Oxfordshire Strategic Housing Market Assessment (the ‘SHMA’) is the only available evidence that has been subject to judicial review and must be considered the starting point for any local housing needs assessment and was the basis for the district housing need determined by SODC .</p> <p>SODC has concluded that a fair share of housing for large villages would be 15% growth, subject to capacity and constraints in the village area. However, recognising the inherent constraints in Goring a lower target of 140 dwellings by allocation, subject to capacity and constraint was set in the emerging Local Plan. By making an allocation of four sites and approximately 94 dwellings Goring is making a fair and proportionate contribution to housing need.</p> <p>The Plan did undertake a housing need survey and has used this data to determine the most appropriate housing mix for the allocated sites.</p>

ID	Topic	Issue	Plan consideration and response
116.	Housing - Allocation target not correlated to local Goring need.	The SODC's numbers from the emerging Local Plan have no correlation to locally identified need. SODC themselves have admitted that this number does not correlate to local need but is merely a subset of a much larger number, cut and diced and allocated in a relatively haphazard fashion. The case of East Bergholt Parish Council v Babergh District Council [2016] EWHC 3400 (Admin) is a strong precedent for the proposition that 'locally identified need' is just that - locally identified need.	The appeal judgement (East Bergholt Parish Council v Babergh District Council [2016] EWHC 3400 (Admin) para 21) clarified that the housing need should be determined by the function of the village(s), their role in the community and their capacity for a particular level of growth. The SODC Local Plan strategy for setting of allocation targets for larger villages recognises their role and makes allowance for this to be influenced by any local constraints and capacity issues.
117.	Housing - local housing need is a constraint that can be evidenced to reduce the allocation.	Para 5.27 of the LP2033 document gives the NP teams the ability to move away from the allocated number, but only by reference to a detailed evidence base, the first building block of which must surely be a Housing Needs Assessment for Goring.	<p>The clear context in paragraph 5.27 of the emerging Local Plan is that the evidence is related to constraints, not to need. As discussed elsewhere, the Plan has accepted that the housing need for Goring is the number of new dwellings to be allocated by the emerging Local Plan subject to the constraints stated by SODC, which are documented as "<i>local capacity and constraints</i>". The Plan has allocated ALL sites which are available and suitable, with mitigation, for development of new dwellings.</p> <p>No change is required to the Plan in response to this comment.</p>
118.	Housing - SODC thought it a good idea to undertake a Goring specific housing needs assessment.	SODC had agreed that it was a good idea to develop a local housing need assessment and indeed sent the guidance document to be followed.	<p>This is a misinterpretation of the position. SODC expressed concern about undertaking a local housing needs assessment, pointing out that it could not restrict itself to just need arising directly from existing village residents and would need to be a comprehensive exercise which considered all the issues considered in the SHMA.</p> <p>SODC provided the guidance document because the Plan indicated its intention to consider developing a local housing needs assessment. Some initial exploratory activity was undertaken but</p>

ID	Topic	Issue	Plan consideration and response
			<p>the Plan, recognising that local housing need is broader than just the needs of the village and the likely constraints from Goring's environment which would significantly constrain the number of available and suitable sites, concluded that it would not be proportionate to undertake a full local housing needs assessment. It was also evidenced in the Plan that the housing mix required by Goring is in line with the housing mix defined by SODC policy to build more affordable and 1, 2 and 3-bedroom dwellings.</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>
119.	Housing - not having a local housing needs assessment will result in a target of 140 dwellings by allocation will be imposed on the Plan.	By failing to undertake a Housing Needs Assessment for Goring the Plan leaves itself open to the imposition of 140 houses by allocation, because there is no evidence in the Plan that such a number is not the right amount.	<p>This is incorrect. The Plan has clearly identified ALL sites that are available and suitable with mitigation.</p> <p>The Plan has met the target of "140 dwellings, subject to capacity and constraints", which was the target set in the SODC emerging Local Plan 2011 – 2033 (paragraph 5.27 notes examples of the constraints that could apply and that the target is subject to such constraints).</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>
120.	Housing - affordable housing needs - date of survey.	Please date the Goring Neighbourhood Plan Housing Needs survey (HNS). Please note that HNS normally have a shelf life of five years.	The Plan acknowledges some validity in this comment and has updated the Plan accordingly.
121.	Housing - Evidence of older people housing needs.	The Plan should evidence supporting the assertion that "Goring has a higher relative proportion of older people and there is a need for additional small properties"	The Plan has been updated accordingly (see Sustainability Appraisal Appendix B.3.3)

ID	Topic	Issue	Plan consideration and response
122.	Housing - Types of specialist housing.	Housing intended for, or likely to be occupied by, elderly or disabled people should be located on level ground, as close as possible to shops, services and other facilities, including medical.	<p>The current provision of specialist accommodation in Goring exceeds both SODC's rate (132/1000) and the national rate (170/1000) and therefore also the needs of local elderly residents. The Plan has not allocated sites for specialist accommodation. Instead 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, while remaining in a mixed age community.</p> <p>The Plan has specified that a proportion of dwellings must be designed to support this aim and has allocated sites within or close to the village centre.</p>
123.	Housing - weight should not be given to the community consultation outcomes.	In the Community Consultation (6.5.5 in SA) the context provided to the community and the framing of questions was not well founded and weight should not be given to the results e.g. size and distribution of sites.	<p>The site selection criteria were based on a variety of factors such as the protection afforded to the environment and landscape by NPPF, meeting international, national and local obligations, the Plans sustainability objectives and the views presented by the community. The Plan believes it a fundamental aspect of neighbourhood planning that the views of residents should be taken account of in the selection of sites.</p> <p>No changes are required to the Plan in response to this comment.</p>
124.	Housing - Convert Policy.03 to supporting text.	Policy.03 reads as an explanation rather than a policy. Please convert Policy 3 into supporting text.	The Plan acknowledges some validity in this comment and has converted the policy into supporting text.
125.	Housing - minimum, maximum or approximate number of dwellings.	The use of the term "minimum" number of houses means that many more houses may be built. The Plan should ensure that the housing numbers contained in the Plan are not exceeded. The reference to a minimum should be removed and replaced simply with the number of houses allocated.	The term "minimum" was used primarily as a constraint to ensure that smaller properties were built, which is what Goring needs, and to restrict developers from instead building a small number of large houses – of which Goring has a plentiful supply. At the same time the Plan was advised that it should not be prescriptive and define a precise number of houses as this could vary slightly at detailed planning stage. The Plan acknowledges some validity in this comment and has made the change across the Plan from the

ID	Topic	Issue	Plan consideration and response
			<p>use of “minimum” to “approximately”. The Plan has defined the approximate number of houses for each site to fit in with the character of the surrounding area while recognising the need for efficient use of land and to guide planning officers when considering any future planning application.</p>
126.	Housing - the Plan fails to meet the housing need target.	The Plan has not met the target of 140 allocated house in the emerging local Plan and is therefore not compliant with basic conditions. The plan is protectionist and should do its bit and find sites for the full allocation	<p>As discussed elsewhere, the Plan acknowledges that it should be in general conformity with the strategic policies in both current and emerging Local Plans including, specifically, the housing allocation targets. The housing target in the emerging Local Plan is higher than that based on the core strategy 2012.</p> <p>The Plan has complied with the District requirement by identifying ALL available and suitable sites which with mitigation, would be acceptable for major development and by allocating the resulting four sites for development. The Plan has met the target of 140 dwellings, subject to capacity and constraints, which was the target set in the SODC emerging Local Plan (paragraph 5.27 notes examples of the constraints that could apply and that the target is subject to such constraints).</p> <p>This approach is not protectionist and has provided the maximum contribution to the core strategy and emerging Local Plan housing target within the constraints of the Goring environment.</p> <p>No changes are required to the Plan as a result of this comment.</p>
127.	Housing - Plan proposed target of 94 dwellings which is in conflict with NPPF and basic conditions.	The Plan proposes a housing target of 94 homes rather than at least the 140 homes as set out in the SODC Emerging Local Plan (ELP) and is therefore directly in conflict with NPPF para 184, because it proposing a lower level of development than SODC requires, and is therefore at risk of being inconsistent with the Local Plan	<p>The Plan has not set and is not proposing a target of 94 dwellings. The Plan is allocating four sites with approximately 94 dwellings in response to the SODC target of 140 dwellings, subject to capacity and constraints, which have been taken into account. SODC's emerging Local Plan paragraphs 5.16 and 5.27 note examples of the constraints that could apply and that the target is subject to such constraints.</p> <p>The Plan has complied with the District requirement by identifying ALL available and suitable sites which with mitigation, would be</p>

ID	Topic	Issue	Plan consideration and response
		and national policy and failing to meet the Basic Conditions.	<p>acceptable for major development and by allocating the resulting four sites for development. The Plan is therefore consistent with the Local Plan and national policy and meets the Basic Conditions in this respect.</p> <p>No change is required to the Plan in response to this comment.</p>
128.	Housing - The plan starting point was not fair from a housing number perspective.	The NP has not taken a fair starting point for the preparation of the Plan in terms of housing pressures the role Goring plays (accepting its AONB context) and greater weight that should be given to making a greater housing contribution.	As discussed above, the starting point adopted by the Plan is broad alignment with the SODC Local Plan and emerging Local Plan. This is the proportionate and appropriate starting point for a neighbourhood plan. No change is required to the Plan in response to this comment
129.	Housing - Plan has reduced target by self-imposed constraints.	The Plan has reduced its housing targets by the introduction of self-imposed constraints by limiting the spatial options in the Plan.	<p>The Plan has not reduced its housing target. SODC's emerging Local Plan paragraphs 5.16 and 5.27 note examples of the constraints that could apply and that the target is subject to such constraints. The Plan has met the SODC target of 140 dwellings subject to capacity and constraints by allocating sites producing approximately 94 dwellings. No self-imposed restraints have been introduced. The Plan has not limited the spatial options and has considered a wide set.</p> <p>No change is required to the Plan in response to this comment.</p>
130.	Housing - Allocation targets, unlawful for SODC to set allocation targets in the AONB.	Given the statutory duty to conserve and enhance the AONB, and not to embark on major development therein other than in exceptional circumstances, this 'allocation' by SODC is probably unlawful and open to judicial review. Allocations within the AONB are arguably unlawful, since the total LP2033 target numbers would be achieved without such allocations. By accepting it in principle, however, the	<p>The Plan must work within the planning policy framework and be in broad alignment with the current and emerging Local Plans. It is legitimate for SODC to set an allocation target for dwellings in the larger villages such as Goring.</p> <p>No change is required to the Plan in response to this comment.</p>

ID	Topic	Issue	Plan consideration and response
		Plan has given the allocation legitimacy.	
131.	Housing - Stating Goring has constraints is inconsistent with stating the allocation target.	The GNP describes how SODC has been developing a new and emerging Local Plan to 2033 which sets a new site allocation target for Goring of 140 dwellings (itself reduced from a previous SODC figure for Goring of 251). But the GNP states at the outset that Goring is a village that may not be able to deliver the allocated target because of constraints such as AONB and flood risk.	<p>The Plan makes factual statements about the housing targets for Goring and that there are limitations on suitable sites because of its protected environment i.e. that it is in the AONB and in some areas in flood zones 2 and 3. The existence of limitations is clearly recognised in the NPPF.</p> <p>No change is required to the Plan in response to this comment.</p>
132.	Housing - allocating GNP5 would give more dwellings.	GNP proposes a 94 homes target for the plan period. Whilst the GNP provides some supporting justification for not going further than this, the approach is unjustified given the availability of the GNP5 site which (incorporating landscape mitigation) would mean the NP could achieve the target.	<p>This comment is confusing availability with suitability. The Plan acknowledges GNP5 is available but the site assessment and selection process has determined it to be unsuitable.</p> <p>No change is required to the Plan in response to this comment.</p>
133.	Housing - Higher numbers of housing should have been prioritised and GNP5 allocated.	Greater weight in assessments should have been given to the provision of a higher level of housing, with the GNP being more open to how development on Site GNP5 could be mitigated and so integrate into the landscape.	<p>The Plan meets the housing target, subject to capacity and constraints, allocated to it in the emerging Local Plan, which, being based on the latest evidence of objectively assess housing need (The 'Oxfordshire Strategic Housing Market Assessment 2014') is the most up-to-date housing needs evidence.</p> <p>The Plan sought to determine all the available sites that, with appropriate mitigation, could be suitable for development. The landscape visual impact assessment and the site selection process concluded that site GNP5 was unsuitable for development, as did a previous SODC landscape assessment undertaken by Kirkham/Terra Firma in 2014, and a privately commissioned</p>

ID	Topic	Issue	Plan consideration and response
			<p>report supplied to the Plan as part of the consultation process. The Plan provided the opportunity for developers to submit alternative proposals to better mitigate development and integration of their proposed sites. A number of developers took up this option, including the developer for GNP5.</p> <p>The alternative proposals were assessed by the same landscape consultants using the same methodology as for the original proposed sites. The alternative proposal for site GNP5 did not sufficiently mitigate or integrate the development to make the site acceptable for development.</p> <p>No changes are required to the Plan in response to this comment.</p>
134.	Housing - Allocation target, has changed as the Emerging Local Plan progressed	The SODC's numbers from the emerging Local Plan have changed dramatically during the course of the emerging Local Plan 2033 document.	<p>The reduction in Goring's allocation target in the publication version of the Plan is an acknowledgement of the limited capacity resulting from the constraints of Goring's environment. The Plan met with SODC to review the basis for the target and to explain the evidence that limited this further to approximately 94 dwellings.</p> <p>No changes are required to the Plan in response to this comment.</p>
135.	Housing - the Plan should have considered infill to meet the housing need	The Plan has failed to consider how the housing need could be met through infill and windfall or failed to explain that it has done this.	<p>The Plan could not use infill numbers to meet its allocation target. In determining the targets, SODC have already taken likely infill numbers into account. By definition, the target is for a number of dwellings through site allocation.</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>
136.	Housing - the infill rate used is not supported by evidence and is too low	The infill rate quoted in the Plan of 3 p.a. is not supported by evidence and seems lower than typical numbers being developed in the village	<p>There may be some confusion between infill and windfall. The terms are sometimes confused and used interchangeably. The Plan Glossary describes these two types of unplanned development and has adopted the same definition as that are used in the SODC emerging Local Plan.</p>

ID	Topic	Issue	Plan consideration and response
			<p>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 SODC, and also undertook its own research of historic planning applications.</p> <p>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.</p> <p>The average infill rate over the period since 2011 is 3.7 net dwellings per annum.</p> <p>The difference between the above rate and a perceived higher rate is probably a result of windfall development that has taken place in the last few years. Because of the site submission process undertaken by the Plan, any windfall sites likely to be available before the next iteration of the Plan have been taken into account in this Plan.</p> <p>No changes are required to the Plan as a result of this comment/set of comments.</p>
137.	Housing - infill impact on infrastructure	The Plan should project the infill rate into the future and assess and discuss the implications of that projection for Goring’s social and physical infrastructure	<p>The Plan considered future infill and its likely impact on the school, traffic and congestion and the medical practice. All have adequate capacity to absorb the additional dwellings from infill.</p> <p>No change is required to the Plan in response to this comment.</p>
138.	Housing - infill, is policy needed	Please consider whether a policy on infill is necessary.	<p>The Plan believes that a policy on infill is necessary to reflect the particular characteristics of Goring and, in particular, to establish that the 0.2 ha limit should be retained. The parish council have written to SODC objecting to the removal of the limit for large villages such as Goring in the emerging Local Plan.</p>

ID	Topic	Issue	Plan consideration and response
139.	Housing - infill align policy with SODC policy	Infill should be defined by referring to the SODC definition in policy H16	The Plan acknowledges some validity in this comment and has aligned the infill policy accordingly.
140.	Housing - infill, area	If an infill policy is retained the conflict with Policy CSR1 of the council's adopted Core Strategy 2012, which allows for infill development of up to 0.2 hectares (equivalent to 5-6 homes) should be removed. The Plan should consider and note the policy direction of the emerging Local Plan 2033 which does not place any size restrictions on infill development.	The policy has been changed to align with the current Local Plan policy and now specifies the same limit of 0.2 ha but notes that infill in Goring is historically and for commercial reasons usually at a much lower housing density.
141.	Housing - infill, identify important views	If the infill policy is to remain in the plan, it would be worth identifying what the important public views are of and where they are best viewed from.	Policy.02, Infill, has been changed to add the local context of the public views.
142.	Housing - infill density detrimental	Infilling within the existing built environment of the village as proposed would bring a density and level of urbanisation that would be detrimental to the integrity and historic character of the village and its environment	<p>The comment may be assuming that the Plan is meeting its allocation target through infill. This is not the case. There may be a confusion between planned development allocated by the Plan with unplanned development on infill sites. Infill is defined in the Glossary of the Plan and is the same as the definition used by SODC.</p> <p>Although one site, GNP10, may appear to be infill it is not, it is a brownfield development site, not a filling in a gap between existing properties. None of the sites allocated would qualify as infill under either the current SODC local policy or the proposed Plan policy. Also, typical infill developments in Goring are mostly larger properties, which are inconsistent with achieving the Plan objective of creating a better-balanced housing mix that has a higher proportion of smaller properties.</p>

ID	Topic	Issue	Plan consideration and response
			<p>The comment may however be suggesting that the Plan should include a policy to stop infill. This is not possible as the plan must be compliant with the NPPF and in general compliance with the Local Plan, both of which allow infill. The Plan infill policy does however include the requirement that <i>'the scale of development is appropriate to the neighbouring area, does not have an adverse impact on its character'</i>.</p> <p>No changes are required to the Plan as a result of either of these comments.</p>
143.	Housing - Infill, scale should be appropriate to Goring	The scale of infill allowed by the policy is lower than in the emerging South Oxfordshire Local Plan. Justification should be added for this e.g. that this scale is appropriate because of the village's constraints (AONB, Conservation Area etc) and small-scale infill developments are more likely to be successfully integrated into the village and landscape.	The Plan acknowledges some validity in this comment and has noted the suggestion in the supporting text.
144.	Housing - replacement dwelling policy	A replacement dwellings and conversions policy might also be usefully added after the infill policy.	<p>The Plan considered this but has adopted an approach that where there are appropriate local or national policies a specific plan policy will be avoided. The SODC emerging Local Plan police H17 and H18 cover this area.</p> <p>No change is required to the Plan in response to this comment.</p>
145.	Housing - starter homes policy, delete.	Policy 7, starter homes, does not relate to a land use issue and should be deleted.	The Plan acknowledges some validity in this comment and has deleted the policy

ID	Topic	Issue	Plan consideration and response
146.	Housing - inaccurate references to planning policy context	References to the planning policy context are not accurate - The SA mistakenly refers to the SE Plan being part of the 'development plan'. Planning Policy has moved on considerably since revocation of the SE Plan.	<p>The Plan acknowledges some validity in this comment. The Plan has been amended to reflect the revocation of the Regional Spatial Strategies and the return of decision-making powers on housing and planning to local authorities. Since the Plan is in broad alignment with the SODC Local Plan and emerging Local Plan.</p> <p>No other changes are required to the Plan in response to this comment.</p>
147.	Housing - plan resists large scale development	The Plan resists large-scale development, has adopted a very strict blanket approach in large areas of AONB/ countryside, and has introduced constraints covering the entire gap between Goring and the settlements of South Stoke and Gatehampton.	<p>Spatial options A to E (which include the gap between Goring and South Stoke) consider development on large areas that would support multiple large-scale developments.</p> <p>The Plan is required to give great weight to the conservation and protection of the AONB. The evidence from the Landscape and Visual Impact Assessment commissioned by the Plan demonstrates that individually, and more so in combination, multiple major developments in these spatial areas would not comply with the NPPF constraints.</p> <p>No change is required to the Plan in response to this comment.</p>
148.	Housing - Affordable housing	Provision of affordable should not be "subject to viability"	<p>This wording reflects the wording of the affordable housing policy in the emerging SODC Local Plan. It would not be appropriate for the Plan policy to attempt to enforce a more restrictive condition and may result in the removal of such a condition or even the complete policy at examination.</p> <p>No change is required to the Plan in response to this comment.</p>
149.	Housing - Policy context	The way in which the NP seeks to address the 'strategic' need should have regard and give greater weight to the role of Goring in the wider context	SODC has determined the strategic local need and embedded this in its emerging Local Plan. The Plan has addressed the strategic need by achieving broad alignment with the SODC Local Plan and emerging Local Plan and by meeting the housing target, subject to

ID	Topic	Issue	Plan consideration and response
		of Goring's ability to accommodate additional housing, facilitation of economic and social wellbeing, and that the Plan should anticipate changes in the strategically identified local need.	capacity and constraints, allocated to it in the emerging Local Plan. This is the proportionate and appropriate starting point for a neighbourhood plan.  No change is required to the Plan in response to this comment.
150.	Housing - exception sites	<p>Policy.04 Exception sites, is at odds with the rest of the Plan which identifies all possible land for housing development and which already includes around 40 'affordable' houses within these sites.</p> <p>Exception sites fall outside this criterion and should not be covered in this document.</p>	The policy in the draft Plan is not at odds with the rest of the Plan. It is valid to include an exception site policy for affordable housing to add context to the local policy, but it would largely duplicate the intention of the NPPF and existing and emerging local policies. The Plan has adopted the approach of removing policies where there is a broadly equivalent local policy. As such this policy has been removed.
151.	Housing - Policy context, core strategy vs Emerging Local Plan	Can the Plan be 'hung-off' the Core Strategy rather than the emerging Local Plan?	The Plan is in general conformity with the strategic policies of the current Local Plan and Core Strategy. The Plan is also in general conformity with the strategic policies of the emerging Local Plan. This is shown in the Basic Conditions Statement. In particular the Plan meets the housing target, subject to capacity and constraints, allocated to it in the emerging Local Plan, which, being based on the latest evidence of objectively assessed housing need, the 'Oxfordshire Strategic Housing Market Assessment 2014', is the most up-to-date housing needs evidence. No changes are required to the Plan in response to this comment.
152.	Housing - Policy context, 105 target does not appear in Core strategy	The Plan refers to a Core Strategy (CS) target for Goring of 105 homes, but this figure did not appear in the CS itself	The Plan acknowledges some validity in the comment and has clarified the wording in the Plan documents. The Core Strategy was prepared prior to the publication of the NPPF, and with publication of that document it became imperative thereafter for Oxfordshire to conduct a Strategic Housing Market Assessment with a view to implementing a new Local Plan. As a consequence, the Site Allocations DPD ( <i>Development Plan Document(s)</i> ) referred to in the Core Strategy in table 7.3 for the larger villages

ID	Topic	Issue	Plan consideration and response
			<p>(of which Goring is one) did not take place. However, in 2013, SODC informed Goring Parish Council that the target for housing in Goring over the period of the Core Strategy (from 2012) was 105 homes for the period to 2027. The calculation underpinning this number was a simple division of the 1,154 houses in the table by reference to the 2011 Census data on household numbers for each of the larger villages (of which Goring had 1,375 out of a total of 15,137, a proportion of 9.08%).</p> <p>No other changes are required to the Plan in response to this comment</p>
153.	Housing - should not promote less development than Local Plan or undermine its policies.	Paragraph 184 of the NPPF states that: "Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies."	<p>SODC has determined the strategic local need and embedded this in its emerging Local Plan. The Plan is in general conformity with the strategic policies of the current Local Plan and the emerging Local Plan. It meets the housing target, subject to capacity and constraints, allocated to it in the emerging Local Plan, which, being based on the latest evidence of objectively assess housing need, the 'Oxfordshire Strategic Housing Market Assessment 2014' is the most up-to-date housing needs evidence.</p> <p>The Plan does not promote less development than set out in the Local Plan or undermine its strategic policies.</p>
154.	Housing - Policy context, core strategy vs Emerging Local Plan	The Plan appears to accept that the housing figures in the CS have been "superseded" and that the GNP should be based on the ELP rather than the former document. It therefore appears that Goring PC has itself accepted that it must base the GNP on the ELP, rather than the Core Strategy	<p>The Plan acknowledges that it should be in general conformity with the strategic policies in both current and emerging Local Plans, which it is.</p> <p>No changes are required to the Plan in response to this comment.</p>

ID	Topic	Issue	Plan consideration and response
155.	Housing - Policy context, Core strategy housing supply policies out of date	The SODC core strategy is out-of-date for housing land supply purposes under NPPF paragraph 49. Were any NP policies/ housing target to be based on the out of date CS they would significantly risk failing the Basic Conditions test at examination, for failing to promote sustainable development	<p>The NPPF provides that where Local Planning Authorities can not demonstrate a five-year housing land supply (5HLS) of deliverable housing sites, policies for the supply of housing are considered to be 'out-of-date'. However, on 12 December 2016 the Planning Minister, issued a Written Ministerial Statement ("the Statement") on Neighbourhood Plans. The Statement provides that "<i>where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area</i>". The Statement means that with immediate effect policies for supply of housing will not be considered 'out-of-date' in line with NPPF para 49 in areas with an adopted Neighbourhood Plan, subject to the following:</p> <ul style="list-style-type: none"> <li>• The Statement is less than 2 years old, or</li> <li>• the made Neighbourhood Plan is no more than 2 years old; and</li> <li>• The Neighbourhood Plan allocates sites for housing; and</li> <li>• The Local Planning authority can demonstrate a three-year supply of deliverable housing sites.</li> </ul> <p>This will mean that Neighbourhood Plans in local authority areas with less than a 5HLS but more than 3 years supply will not be regarded as out of date, whereas the Local Plan will be. This will be the case for the Goring Plan.</p>
156.	Housing - Should positively support local development	Paragraph 16 of the NPPF sets out that the presumption in favour of sustainable development has the implication that the Plan should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.	The Plan has positively supported local development by seeking all suitable and available sites.

ID	Topic	Issue	Plan consideration and response
157.	Housing - the Plan does not comply with emerging plan policy H4	The clear expectation of policy H4 of the ELP is that NPs should bring forward site allocations to at least deliver the full figure for each NP.	<p>The Plan is fully compliant with policy H4. The targets allocated by the emerging Local Plan are clearly stated to be subject to the capacity and constraints in the plan area. Paragraph 5.27 notes examples of the constraints that could apply and that the target is subject to such constraints.</p> <p>No change is required to the Plan in response to this comment.</p>
158.	Housing - Should use neighbourhood development orders	Paragraph 16 of the NPPF sets out that the presumption in favour of sustainable development has the implication that the Plan should identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.	<p>The Plan has also sought to shape and direct development outside the strategic elements of the Local Plan by defining Plan Policies that set out the local context and by recommending the establishment of a strategic project to consider the rejuvenation of the centre of the village to improve local housing and economic prospects. This could have potentially been the subject of a neighbourhood development order but has not reached sufficient level of maturity to allow the Plan to proceed on that basis.</p> <p>No change is required to the Plan in response to this comment.</p>
159.	Housing - construction phase	Residents should not be adversely impacted during building works	<p>The Plan considered this issue at some length prior to the Regulation 14 consultation. While recognising that a degree of adverse impact is inevitable, the Plan was going to introduce policies to limit or mitigate the impact but was advised by SODC that this is already a requirement that will be considered during any subsequent planning application and that the Plan should not seek to replicate this protection.</p> <p>No change is required to the Plan in response to this comment.</p>
160.	Housing - GNP6 SSR's	<p>Consideration should be given to points made in the following document 'January 2017 document 125 Unsworth 2017-12-13 McAdden Homes ED Planning Notes 2016.pdf':</p> <ol style="list-style-type: none"> <li>1. Housing Mix and Design</li> </ol>	<p>These points have all been considered and no changes are required to the Plan in response to these comments:</p> <ol style="list-style-type: none"> <li>1. The Plan notes the comments and that the proposed level of 73% 2 and 3-bedroom dwellings may meet the site-specific requirements for this site, which are that 'At least 35 of the new dwellings will be 1, 2 or 3 bedrooms'.</li> <li>2. The Plan notes the comments and confirms that the access</li> </ol>

ID	Topic	Issue	Plan consideration and response
		<p>2. Access arrangements onto B4009 (GNP6)                      3. Visibility of development at GNP6                      4. Strategic planning policy context for GNP                      5. Goring Primary School Proposition                      6. Notes on the ranking/ scoring of sites GNP5 &amp; GNP6 by GNP Group</p>	<p>route would appear to be appropriate but that the Plan requires that (site-specific requirement 4) <i>'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. (see Plan section 6 for full text)'</i>.                      3. The Plan notes the comments but requires that (site-specific requirement 5) <i>'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 shown in section 6 to ensure that this condition is met'</i>.                      4. The strategic planning policy context for the Plan has been clarified elsewhere.                      5. A new, refurbished or extended school is the subject of a separate project being undertaken by the school governors, supported by the parish council. Consultants have been appointed to determine future options. The Goring primary school proposition made by the developer would require the allocation of an unsuitable site and has not been taken forward by the Plan.                      6. The identification of suitable and available sites and the process used to support this are appropriate and proportionate and have been clarified elsewhere.</p>
161.	Site selection - GNP5 and GNP6 - no evidence these have been assessed objectively	The sites GNP5 and GNP6 offer the opportunity for the proposed GNP to at least meet its housing target, and there is currently a gap in the evidence to provide an objective assessment of these options and to clearly show why they should not be taken up	<p>There is no gap in the assessment process. Both GNP5 and GNP6 have been extensively assessed and the results published. In addition, the various spatial options have been considered in detail in the SA.</p> <p>No change is required to the Plan in response to this comment.</p>

ID	Topic	Issue	Plan consideration and response
162.	Housing - Use of lifetime living standards.	A Written Ministerial Statement of March 2015 sets out that qualifying bodies preparing neighbourhood plans should not set in their plans any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.	<p>New Policy 03 housing mix is re-phrased but, to meet Goring's particular local requirements for an inclusive housing stock that meets the needs of all ages and stages, the standards will be retained.</p> <p>The site-specific requirements identified in the site policies are fundamental to ensuring that the allocated sites are acceptable development.</p>

## 5. Comments and changes to Plan Objectives, Policies and Actions

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

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p><b>Objective.01: Meeting housing need</b></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 developments at the type of dwellings underrepresented in the current housing mix.</p>	<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>No change</b></p>
<p><b>Objective.02: Avoiding sprawl</b></p> <p>To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.</p>	<p><b>Objective.02: Avoiding sprawl</b></p> <p>To avoid isolated development outside of the existing built area and uncontrolled sprawl into the AONB countryside.</p>	<p><b>No Change</b></p>
<p><b>Objective.03 Identify all available and suitable sites</b></p> <p>To contribute to Goring's housing need by identifying all suitable and available development sites that</p>	<p><b>Objective.03 Identify all available and suitable sites</b></p> <p>To contribute to Goring's housing need by identifying all suitable and available development sites that</p>	<p><b>No change</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
comply with relevant regulatory requirements and local plans, taking account of the unique status and characteristics of Goring and the preferences of its residents	comply with relevant regulatory requirements and local plans, taking account of the unique status and characteristics of Goring and the preferences of its residents.	
<p><b>Objective.04: Protecting the landscape</b></p> <p>To maintain, and where possible enhance, the natural beauty of Goring’s countryside, open spaces, river setting and The Chilterns and The North Wessex Downs Areas of Outstanding Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics.</p>	<p><b>Objective.04: Protecting the landscape</b></p> <p>To maintain, and where possible enhance, the natural beauty of Goring’s countryside, open spaces, river setting and the Chilterns and the North Wessex Downs Areas of Outstanding Natural Beauty, including those areas of sensitive ecology and distinctive landscape characteristics.</p>	<b>No change</b>
<p><b>Objective.05: Maintaining biodiversity</b></p> <p>To maintain and enhance biodiversity in Goring Parish.</p>	<p><b>Objective.05: Maintaining biodiversity</b></p> <p>To maintain and enhance biodiversity in Goring Parish</p>	<b>No change</b>
<p><b>Objective.06: Minimising pollution</b></p> <p>To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds.</p>	<p><b>Objective.06: Minimising pollution</b></p> <p>To reduce harm to the environment by seeking to minimise pollution and negative environmental impact of all kinds.</p>	<b>No Change</b>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p><b>Objective.07 Renewable energy</b></p> <p>To reduce the environmental impact of energy generation by adopting renewable low-carbon sources of energy and by encouraging the re-use of materials through schemes for recycling and energy recovery.</p>	<p><b>Deleted</b></p>	<p><b>This objective overlapped with an existing SODC policy with no local context.</b></p>
<p><b>Objective.08: 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>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>Renumbered</b></p>
<p><b>Objective.09: 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 environmental, social and economic benefits for the village.</p>	<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>Renumbered</b></p>
<p><b>Objective.10: Maintain and enhance community facilities</b></p>	<p><b>Objective.09: Maintain and enhance community facilities</b></p>	<p><b>Renumbered</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents.	To maintain and enhance existing community amenities, services and facilities and maximise social and leisure opportunities for all residents.	
<p><b>Objective.11: An integrated community</b></p> <p>To ensure that Goring remains a socially and physically integrated community.</p>	<p><b>Objective.10: An integrated community</b></p> <p>To ensure that Goring remains a socially and physically integrated community.</p>	<b>Renumbered</b>
<p><b>Objective.12: Provision of appropriate capacity in the Goring Primary School</b></p> <p>All children resident in the Goring Parish who are of the appropriate age and whose parents wish them to attend the school should be able to do so.</p> <p>Any proposal for either expanded or new school facilities should adhere to the spatial strategy and landscape policies of the Goring Neighbourhood Plan and all other Plan Policies.</p>	<p><b>Objective.11: School facilities</b></p> <p>To have the best possible education facilities and adequate capacity to accommodate the children residing in the village.</p>	<b>Changed in response to OCC and regulation 14 feedback to include the condition of the school in the objective.</b>
<p><b>Objective.13: Medical practice facilities</b></p> <p>The medical practice should be able to improve and extend its facilities to be able to offer a wider range of services than is possible at present.</p>	<p><b>Objective.12: Medical practice facilities</b></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>	<b>Renumbered</b>
<p><b>Objective.14: Minimise traffic impact</b></p>	<p><b>Objective.13: Minimise traffic impact</b></p>	<b>Renumbered</b>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
To minimise the impact of any increase in traffic caused by new developments and to improve, where possible, the environment for pedestrians, businesses and property owners in the village centre.	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><b>Objective.15: 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>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>	<b>Renumbered</b>
<p><b>Objective.16: 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>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>	<b>Renumbered</b>
<p><b>Policy.01: Number of houses to be allocated.</b></p> <p>The Plan will allocate all suitable and available sites which will result in a minimum of 94 dwellings to be built in the next 4–6 years.</p>	<p><b>Policy.01: Number of dwellings to be allocated.</b></p> <p>New residential development in Goring will be focused on the four proposed housing allocations (site-specific Policies GNP2, GNP3, GNP6 and</p>	<b>Changed and expanded in response to Regulation 14 feedback from SODC.</b>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
	<p>GNP10), which will deliver approximately 94 dwellings.</p> <p>Development proposals which reflect the scale and character of the village will be supported within the built-up area of Goring where they accord with the policies of this Plan and the Development Plan for the district.</p> <p>Development of new houses outside the built-up area of Goring, or outside the sites identified in Goring site-specific Policies GNP2, GNP3, GNP6 and GNP10, will only be supported if they are necessary or suitable for a countryside location and consistent with the policies of this Plan and the Development Plan for the district.</p>	
<p><b>Policy.02: Affordable housing</b></p> <p>On all sites where there is a net gain of 6 or more dwellings, at least 40% of affordable dwellings will be required, subject to the viability of this provision on each site.</p> <p>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.</p>	<p><b>Policy.05: Affordable housing</b></p> <p>On all sites where there is a net gain of 6 or more dwellings, at least 40% of affordable dwellings will be required, subject to the viability of this provision on each site.</p> <ul style="list-style-type: none"> <li>In cases where the 40% calculation provides a part dwelling a financial contribution will be sought equivalent to that. The tenure mix of the affordable housing will be 75% social</li> </ul>	<p><b>Renumbered and change of format only</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>With the exception of part dwellings, the affordable housing should be provided on site and the affordable housing should be mixed with the market housing.</p> <p>The affordable housing should meet required standards and should be of a size and type which meet the requirements of those in housing need</p>	<p>rented and 25% shared ownership by the most up-to-date housing evidence.</p> <ul style="list-style-type: none"> <li>• With the exception of part dwellings, the affordable housing should be provided on site and should be mixed with market housing.</li> <li>• The affordable housing should meet required standards and should be of a size and type which meet the requirements of those in housing need.</li> </ul>	
<p><b>Policy.03: Meeting the need for affordable housing</b></p> <p>The affordable housing needs of Goring will be achieved by a combination of the Icen Close development completed in 2014, plus allocation of four sites with a minimum of 94 dwellings to be built in the next 4–6 years, of which 40% will be affordable.</p>	<p><b>Deleted</b></p>	<p><b>Removed following feedback from various organisations that this policy did not add value.</b></p>
<p><b>Policy.04: Exception sites</b></p> <p>In exceptional circumstances, small-scale affordable housing schemes may be permitted within or adjoining Goring, provided that:</p> <p>i) it can be demonstrated that all the proposed dwellings meet a local Goring need that cannot be accommodated in any other way;</p>	<p><b>Deleted</b></p>	<p><b>Removed because of replication of national policy.</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>ii) there are satisfactory arrangements to ensure that the benefits of the affordable housing can be enjoyed by subsequent as well as by the initial occupants and that the dwellings remain available for local people; and</p> <p>iii) there are no overriding amenity, environmental, design or highway objections; and</p> <p>iv) the developments can be supported without the need for increase or expansion of local services and facilities.</p> <p>Planning obligations must be agreed before planning permission is issued to ensure that the above conditions are met.</p>		
<p><b>Policy.05: Housing for the elderly</b></p> <p>The Plan will support independent living for older people in mixed-age residential areas and development of purpose-built housing for people aged 55+ only where it can be shown that existing specialist provision in Goring has fallen below the proportions recommended by Oxfordshire County Council in the SHMA operating at the time; and does not have sufficient capacity to meet demand from local residents.</p>	<p><b>Policy.04: Housing for the elderly</b></p> <p>The Plan will support independent living for older people in mixed-age residential areas. Development of purpose-built housing for people aged 55+ and/or 75+ will be supported only where it can be shown that existing specialist retirement provision in Goring has fallen below the proportions recommended by Oxfordshire County Council in the SHMA operating at the time; and does not have sufficient capacity to meet demand from local residents.</p>	<p><b>Renumbered and changed to include 75+ age group.</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p><b>Policy.06: Housing Mix</b></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, preferably built to accessible and adaptable dwelling standards (or built to Lifetime Homes Standards), within or close to the village centre.</p> <p>A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</p> <p>All affordable housing and at least 15% of market housing on sites of 11 dwellings or more should be designed to meet the standards of Part M (4) category 2: accessible and adaptable dwellings (or any replacement standards).</p> <p>At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) category 3: wheelchair accessible dwellings.</p> <p>All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</p>	<p><b>Policy.03: Housing mix</b> A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</p> <p>The Plan will support a significant proportion of 1, 2 or 3-bedroom units including low cost/affordable accommodation and properties suitable for older people.</p> <ul style="list-style-type: none"> <li>• All affordable housing and at least 15% of market housing on sites of 11 dwellings or more should be designed to meet the standards of Part M (4) category 2: accessible and adaptable dwellings (or any replacement standards).</li> <li>• At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) category 3: wheelchair accessible dwellings.</li> <li>• All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</li> </ul>	<p><b>Renumbered and reference to lifetime homes standards removed following advice that the Plan should not add any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.</b></p>
<p><b>Policy.07: Starter Homes</b></p> <p>The Plan will support the delivery of affordable housing via the government’s Starter Homes scheme,</p>	<p><b>Deleted</b></p>	<p><b>Removed following comment from SODC that the</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>or similar future initiatives, as a component of or replacement for the proportion of affordable housing that is currently shared ownership.</p>		<p><b>policy did not relate to a land use issue and should be deleted</b></p>
<p><b>Policy.08: Infill</b></p> <p>Proposals for dwellings on sites within the built-up areas of Goring will be permitted provided that:</p> <ul style="list-style-type: none"> <li>• important open space of public, environmental or ecological value is not lost, nor an important public view harmed. In particular, the views that must be protected are: <ul style="list-style-type: none"> <li>○ areas between Goring and Gatehampton (Policy 08)</li> <li>○ between Goring and South Stoke (Policy 09)</li> <li>○ areas east of Goring above Fairfield Road (Policy 10)</li> <li>○ river setting (Policy 11)</li> </ul> </li> <li>• if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the village;</li> <li>• it does not conflict with other policies in the Goring Plan or Local development plan; and</li> <li>• the scale of development is appropriate to the neighbouring area, does not have adverse impact</li> </ul>	<p><b>Policy.02: Infill</b></p> <p>Proposals for dwellings on sites within the built-up areas of Goring will be permitted provided that:</p> <ul style="list-style-type: none"> <li>• important open space of public, environmental or ecological value is not lost, nor an important public view harmed. In particular, the views that must be protected are the following: <ul style="list-style-type: none"> <li>○ between Goring and Gatehampton;</li> <li>○ between Goring and South Stoke;</li> <li>○ east of Goring above Fairfield Road;</li> <li>○ north east of Goring between Icknield and Elvendon Roads;</li> <li>○ within the river setting;</li> </ul> </li> <li>• if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the village;</li> <li>• it does not conflict with other policies in the Goring Plan or Local development plan; and</li> <li>• the scale of development is appropriate to the neighbouring area, does not have an adverse</li> </ul>	<p><b>Renumbered and changed to reflect the landscape areas of the village and to align the maximum site size with that in the adopted local plan.</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>on its character and is of an area of up to 0.1Ha (equivalent to 2 to 3 homes).</p>	<p>impact on its character and is of an area of up to 0.2 ha.</p>	
<p><b>Site.Specific.Policy.GNP2: Site-specific requirements</b></p> <p>The site between Icknield Road and Elvendon Road of approximately 0.64 ha is allocated for a minimum of 14 new homes.</p> <p>A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</p> <p>See Plan document for site specific requirements</p>	<p><b>Policy.06: Allocated Site GNP2</b></p> <p>The site between Icknield Road and Elvendon Road of approximately 0.64ha is allocated for approximately 14 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</p> <p>Some of the site-specific requirements have been changed or removed, see Plan document for details.</p>	<p><b>Renumbered. The term minimum number of houses was replaced by approximate in response to comments from residents and statutory bodies.</b></p> <p><b>The SSRs were consolidated, rationalised and any duplication of local national policies removed following comments from residents, developers, AECOM and SODC.</b></p>
<p><b>Site.Specific.Policy.GNP3: Site-specific requirements</b></p>	<p><b>Policy.07: Allocated Site GNP3</b></p>	<p><b>Renumbered. The term minimum number of houses</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>The site between Manor Road and Elmcroft of approximately 2.4 ha is allocated for a minimum of 20 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following Site-specific requirements</p> <p>See Plan document for site specific requirements</p>	<p>The site between Manor Road and Elmcroft of approximately 2.4ha is allocated for approximately 20 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</p> <p>Some of the site-specific requirements have been changed or removed, see Plan document for details.</p>	<p><b>was replaced by approximate in response to comments from residents and statutory bodies.</b></p> <p><b>The SSRs were consolidated, rationalised and any duplication of local national policies removed following comments from residents, developers, AECOM and SODC.</b></p>
<p><b>Site.Specific.Policy.GNP6: Site-specific requirements</b></p> <p>The site between Wallingford Road and Springhill Road of approximately 3.8 ha is allocated for a minimum of 46 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</p>	<p><b>Policy.08: Allocated Site GNP6</b></p> <p>The site between Wallingford Road and Springhill Road of approximately 3.8ha is allocated for approximately 46 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</p>	<p><b>Renumbered. The term minimum number of houses was replaced by approximate in response to comments from</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
See Plan document for site specific requirements	Some of the site-specific requirements have been changed or removed, see Plan document for details.	<p><b>residents and statutory bodies.</b></p> <p><b>The SSRs were consolidated, rationalised and any duplication of local national policies removed following comments from residents, developers, AECOM and SODC.</b></p>
<p><b>Site.Specific.Policy.GNP10: Site-specific requirements</b></p> <p>The site in the centre of the village of approximately 0.3 ha is allocated for a minimum of 14 new homes.</p> <p>A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements:</p> <p>See Plan document for site specific requirements</p>	<p><b>Policy.09: Allocated Site GNP10</b></p> <p>The site in the centre of the village of approximately 0.3ha is allocated for approximately 14 new homes. A Masterplan (as part of the planning application) will be supported provided that the proposed development complies with the following site-specific requirements</p> <p>Some of the site-specific requirements have been changed or removed, see Plan document for details.</p>	<p><b>Renumbered. The term minimum number of houses was replaced by approximate in response to comments from residents and statutory bodies.</b></p> <p><b>The SSRs were consolidated, rationalised and</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
		<b>any duplication of local national policies removed following comments from residents, developers, AECOM and SODC.</b>
<b>New policy</b>	<p><b>Policy.10: Conserving and enhancing Goring’s landscape</b></p> <p>Planning permission for any proposal within the Chilterns AONB, or affecting the setting of the Chilterns AONB or North Wessex Downs AONB, in Goring will only be granted when it:</p> <ul style="list-style-type: none"> <li>• conserves and enhances the AONB’s special qualities, distinctive character, 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> </ul>	<b>Renumbered and consolidation of four previous policies and reworded based on advice from CCB and SODC.</b>

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

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>footpaths and from the numerous local footpaths and bridleways that cross the area;</p> <ul style="list-style-type: none"> <li>• provides an attractive green gap between two important historic Conservation Areas, maintaining their separation and distinctiveness;</li> <li>• is a significant visual component of the open, rural and sweeping landscape which forms this part of the Chilterns escarpment and river valley setting;</li> <li>• is open topography, dominated by intensive arable cultivation, weak or absent hedgerow structure and large-scale field patterns;</li> <li>• is an important visual amenity for visitors using the river, walkers and cyclists using the bridleway network, rail travellers and horse riders and local people and those using Gatehampton Road (a rural lane leading to footpaths);</li> <li>• is rich in biodiversity and adjacent to Habitats of Principal Importance and Designated Wildlife Sites including a large Conservation Target Area on the escarpment.</li> </ul>		
<p><b>Policy.10: Conserve the rolling farmland between Goring and South Stoke</b></p> <p>The area of open and rolling farmland between Goring and South Stoke with its unique chalk landscape, key role and function for the community, and importance for short, medium and long-distance</p>	<b>Deleted</b>	<b>Consolidated into Policy.10, see above.</b>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>views, should be conserved, restored and enhanced wherever possible.</p> <p>The open rolling countryside between Goring and South Stoke is important because it:</p> <ul style="list-style-type: none"> <li>• provides a clear separation between the two settlements and an attractive approach into Goring from the north through open rolling farmland with smooth rounded landform and gentle valleys;</li> <li>• has a dominance of intensive arable cultivation and large-scale field patterns;</li> <li>• is an integral part of the unspoilt and uninterrupted views across the river valley and the Chilterns AONB from the local beauty spots at Lough Down and Lardon Chase, from the Ridgeway national footpath and from the many local footpaths and bridleways which cross the area;</li> <li>• is an integral element of the landscape and unspoilt views from the B4009 and Icknield Road across farmland and the river valley to the North Wessex Downs AONB.</li> </ul>		
<p><b>Policy.11: Conserve the open hilly area east of Goring above Fairfield Road</b></p> <p>The area of open land east of Goring above Fairfield Road, which forms an important green backcloth to Goring village and across the Goring Gap when viewed from west of the river Thames in Streatley</p>	<p><b>Deleted</b></p>	<p><b>Consolidated into Policy.10, see above.</b></p>

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

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>importance for short, medium and long-distance views, should be conserved and enhanced wherever possible.</p> <p>The area along the Thames Path and the Ridgeway national trail, between existing properties and the river, has a vital role and function because it:</p> <ul style="list-style-type: none"> <li>• is used extensively by residents and visitors as a footpath to savour the beauty and atmosphere of the river and its associated floodplain and meadowland;</li> <li>• supports the Ridgeway and Thames Path long-distance footpaths;</li> <li>• is an integral part of the unspoilt and uninterrupted views and rural setting across the river valley and the Chilterns escarpment from local beauty spots including the Holies, Lough Down, Lardon Chase and Hartslock;</li> <li>• is a key part of the attraction of the Goring Gap for people using the river Thames;</li> <li>• is rich in biodiversity including the river floodplain, meadowland and five separate Designated Wildlife sites.</li> </ul>		
<p><b>Policy.13: Conserve and enhance biodiversity</b></p> <p>Any new development should conserve, restore and enhance landscape features (mature trees, hedgerows, ponds, grass banks, ancient walls etc),</p>	<p><b>Policy.11: Conserve and enhance biodiversity</b></p>	<p><b>Renumbered and strengthened following advice</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>improve existing wildlife habitats, and protect and enhance wildlife corridors in Goring, including protection of the Habitats of Principal Importance and Designated Wildlife Sites.</p> <p>Protection and enhancement of Goring's rich biodiversity is fundamental to the sustainability of the village. All proposals for new development sites, including infill, should:</p> <ul style="list-style-type: none"> <li>• demonstrate how there will be no net loss of biodiversity and preferably a net increase;</li> <li>• include management plans to ensure new and replacement biodiversity features are sustainable over the long term;</li> <li>• protect and retain all mature trees and hedgerows wherever possible;</li> <li>• protect and conserve all rare species.</li> </ul>	<p>Protection and enhancement of Goring's rich biodiversity is fundamental to the sustainability of the village.</p> <p>Any new development should conserve, restore and enhance landscape features (mature trees, hedgerows, ponds, grass banks, ancient walls etc), improve existing wildlife habitats, and protect and enhance wildlife corridors in Goring, including protection of the Habitats of Principal Importance and Designated Wildlife Sites.</p> <p>All proposals for new development sites, including infill, should:</p> <ul style="list-style-type: none"> <li>• demonstrate a net gain in biodiversity;</li> <li>• include management plans to ensure new and replacement biodiversity features are sustainable over the long term;</li> <li>• protect and retain all mature trees and hedgerows wherever possible;</li> <li>• protect and conserve all rare species.</li> </ul>	<p><b>from statutory bodies.</b></p>
<p><b>Policy.14: Minimise Light pollution</b></p> <p>Any development should seek to minimise the impact of light pollution on immediate neighbours and the wider community.</p>	<p><b>Policy.12: Light Pollution</b></p> <p>Development proposals must include external lighting schemes which include design features and mitigating measures that avoid overlighting and</p>	<p><b>Renumbered and changed following comments that as worded the policy</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>Light pollution will have a significant impact on Goring, particularly on village edge sites. New developments should be carefully planned and mitigated so that:</p> <ul style="list-style-type: none"> <li>• road layout and street and external property lighting will provide adequate levels of safety and security;</li> <li>• all lighting will be designed and placed to minimise the light pollution impact on neighbouring residents;</li> <li>• all lighting will be designed and placed to minimise the light pollution for long-range views.</li> </ul>	<p>limit the adverse impact of lighting on neighbouring residents, the rural character of the countryside and biodiversity.</p>	<p><b>may be deemed overly onerous.</b></p>
<p><b>Policy.15: Air pollution</b></p> <p>Any development should seek to minimise the impact of air pollution on immediate neighbours and the wider community of Goring.</p>	<p><b>Policy.13: Air quality and pollution</b></p> <p>Any development should seek to minimise the impact of air pollution on immediate neighbours and the wider community of Goring. In order to protect public health from the impacts of poor air quality:</p> <ul style="list-style-type: none"> <li>• development in Goring must be compliant with the measures laid out in the district council's Developer Guidance Document and the associated Air Quality Action Plan, as well as the national air quality guidance and any local transport plans;</li> </ul>	<p><b>Renumbered and strengthened following comments from SODC that the policy was less detailed than the council's emerging policy. Based on wording suggested by SODC</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
	<ul style="list-style-type: none"> <li>• all development proposals should include measures to minimise air pollution at the design stage and incorporate best practice in the design, construction and operation of the development;</li> <li>• where a development has a negative impact on air quality, including cumulative impact, developers should identify mitigation measures that will sufficiently minimise emissions from the development. Where mitigation is not sufficient the impacts should be offset through planning obligations;</li> <li>• development will only be permitted where it does not exceed air pollution levels set by European and UK regulations.</li> </ul>	
<p><b>Policy.16: Sewerage and Drainage capacity</b></p> <p>The sewerage and drainage capacity has been reported to be under strain in Manor Road, and along Gatehampton Road near the railway station. Thames Water has commented that there are areas which may have limited capacity to absorb further growth without enhancement of the infrastructure.</p> <p>Any development must demonstrate that it meets appropriate standards of sewerage and drainage provision so as to minimise adverse impacts on</p>	<p><b>Policy.14: Water, Sewerage and Drainage capacity</b></p> <p>All development proposals must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development. For phased development proposals, each phase must demonstrate sufficient water supply and water treatment capacity.</p>	<p><b>Renumbered and strengthened following comments from SODC that there was a disconnect between the first and second parts of the policy. Based on wording suggested by SODC and</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>immediate neighbours and the wider community of Goring.</p>	<ul style="list-style-type: none"> <li>• New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.</li> <li>• Proposals that increase the requirement for water will only be permitted where adequate water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality, biodiversity or other land uses.</li> </ul> <p>Any development must demonstrate that it meets appropriate standards of sewerage and drainage provision so as to minimise adverse impacts on immediate neighbours and the wider community of Goring.</p>	<p><b>extended to cover water supply.</b></p>
<p><b>Policy.17: Soil</b></p> <p>Where possible agricultural land with soil of grades 1, 2 and 3a should not be used for development.</p>	<p><b>Deleted</b></p>	<p><b>Removed because it included no local context.</b></p>
<p><b>Policy.18: Renewable energy</b></p> <p>The Plan supports and encourages developments which are based on the use of low-carbon and renewable sources for energy generation.</p>	<p><b>Deleted</b></p>	<p><b>Removed following advice from SODC that the policy repeated adopted</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
		<b>and emerging policies</b>
<p><b>Policy.19: 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>• show how the scale, mass, density and design fit in with the immediate area and the village context;</li> <li>• make reference to locally distinctive materials such as decorative red and grey brickwork, flint work, tile work, and details such as chimneys and porches described in the Goring Design Statement;</li> <li>• improve and enhance the setting of the Conservation Areas and their buildings;</li> <li>• acknowledge the Plan’s spatial strategy and are sensitive to the transition from urban to rural character around the edges of the village;</li> <li>• sympathetically introduce high quality, modern design into a village setting;</li> <li>• comply with SODC’s Design Guide and The Chilterns Conservation Board’s Building Design Guide.</li> </ul>	<p><b>Policy.15: 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>• respond positively to scale, mass, density and design of the immediate area and the village context;</li> <li>• make reference to locally distinctive materials such as decorative red and grey brickwork, flint work, tile work, and details such as chimneys and porches described in the Goring Design Statement;</li> <li>• conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area;</li> <li>• in edge of village locations, acknowledge the Plan’s spatial strategy and are sensitive to the transition from urban to rural character;</li> <li>• sympathetically introduce high quality, modern design in appropriate locations;</li> <li>• respect and protect the AONB;</li> </ul>	<p><b>Renumbered and refined following detailed feedback from a number of statutory bodies.</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
	<ul style="list-style-type: none"> <li>comply with SODC's Design Guide and the Chilterns Buildings Design Guide</li> </ul>	
<b>New policy</b>	<p><b>Policy.16: The Historic Environment</b></p> <p>The parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p>Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2012).</p>	<b>Following feedback from Historic England</b>
<p><b>Policy.20: Open space, sport and recreation in new residential development</b></p> <p>The village is notably deficient in the provision of outside recreation and exercise space for teenagers and young adults. It is Plan policy to require that this deficiency be remedied.</p>	<p><b>Policy.17: Open space, sport and recreation in new residential development</b></p> <p>New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line</p>	<b>Renumbered and simplified following comments from a number of statutory bodies.</b>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>New residential development will be required to provide or contribute towards accessible open space and play facilities in line with the most up-to-date standards set out in the Open Space Strategy, including:</p> <ul style="list-style-type: none"> <li>• amenity greenspace (including parks and gardens)</li> <li>• teenage and young adults' recreation and exercise area</li> <li>• equipped children's play areas.</li> </ul> <p>New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with SODC's most up-to-date Leisure Strategy, and Sport England guidance.</p> <p>The provision of open space, sport, recreation and play facilities, and playing pitches is expected to be delivered on site, unless this is demonstrated not to be feasible.</p> <p>Provision for the future long-term maintenance and management of the open space and facilities must be agreed as part of the planning application.</p>	<p>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>	

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p><b>Policy.21: Improving the village centre congestion and safety</b></p> <p>The Plan supports actions, as an element of the Strategic Project, to improve village centre congestion and safety. In particular, the High Street and village centre will be the subject of improved traffic management, parking control, loading and unloading constraints, and pedestrian safety measures.</p> <ul style="list-style-type: none"> <li>• establish a raised table approximately 10cm high and 2.5m wide across the full width of the road opposite Davis Tate, to encourage drivers to slow down whilst still being small-car friendly;</li> <li>• continue the footpath outside Mary S in a raised form around to the footpath to Wheel Orchard Car Park, to act as an obstacle encouraging drivers not to mount the footpath or cut the corner tightly and to enable wheelchair users and other pedestrians to assess traffic in both directions before crossing the road;</li> <li>• build out the footpath at the 'Give Way' opposite Inspirations, creating a physical 'give way' island, to emphasise the give-way point and to encourage drivers not to block the waiting point by inconsiderate parking.</li> </ul>	Deleted	<p><b>Removed following comments the policy was not a land use policy, replaced with Action.06: Improving the village centre congestion and safety.</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>The proposal has been consulted upon, adopted and is awaiting more detailed plans from OCC to allow estimation of costs, prior to a search for funding. CIL funds accruing to the Parish Council will be essential to support this scheme.</p> <p>This policy will support measures proposed in the Local Economy section of the Plan.</p>		
<p><b>Policy.22: Improving Wallingford Road access and safety</b></p> <p>The Plan supports actions to improve Wallingford Road should be the subject of improvements to the public footway to facilitate wheelchair access to the station and to enhance pedestrian safety.</p>	<b>Deleted</b>	<b>Removed following comments the policy was not a land use policy, replaced with Action.07: Improving Wallingford Road access and safety.</b>
<p><b>Policy.23: 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.</p>	<p><b>Policy.18: Adequate parking within new developments</b></p> <p>Proposals for new residential development, including extensions, should provide adequate parking provision at least in line with Local Plan</p>	<b>Renumbered and minor wording change.</b>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>These arrangements should meet current and future needs of residents and visitors.</p> <p>Where on-plot parking solutions cannot be achieved or are inappropriate, the reasoning for this should be set out in the Design and Access Statement and an alternative should be formally designed into the proposed scheme and should discourage informal, anti-social parking.</p>	<p>guidelines. These arrangements should meet current and future needs of residents and visitors.</p> <p>Where on-plot parking solutions cannot be achieved or are inappropriate, the reasoning for this should be set out in the Design and Access Statement and an alternative should be formally designed into the proposed scheme and should discourage informal, inconsiderate parking.</p>	
<p><b>Policy.24: Minimise congestion and/or disturbance from developments on residential roads</b></p> <p>Development will be supported where it can be shown that new developments will not cause significant traffic congestion or disturbance by ensuring the number of dwellings on the site is proportional to the capacity of nearby residential roads, or by improving the capacity where needed.</p> <p>This policy will favour sites where developments are likely to have the least impact on existing residential roads. In practice, these will be distributed small or medium sites, that is, those generating the least vehicle movements, where traffic will either have direct access to a B road, or where it has to travel</p>	<p><b>Deleted</b></p>	<p><b>Removed following comments from SODC that the policy was unprecise, lacked clarity and would be difficult to apply consistently.</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>only a short distance along residential streets before exiting onto a B road.</p> <p>Where appropriate, transport assessments, travel plans (or transport statements on the smallest sites) will be required to review both the transport implications of development, as well as appropriate mitigation.</p>		
<p><b>Policy.25: Walking and cycling</b></p> <p>To minimise distance to village amenities and to encourage development of walking and cycling connections, the Plan will:</p> <ul style="list-style-type: none"> <li>• where possible, encourage new developments closest to village amenities;</li> <li>• require all developments to provide safe pedestrian access to link up with existing or proposed pathways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to village amenities;</li> <li>• where possible, require all developments to improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside.</li> </ul>	<p><b>Policy.19: Walking and cycling</b></p> <p>Proposals for all types of development will, where appropriate:</p> <ul style="list-style-type: none"> <li>• provide safe pedestrian access to link up with existing or proposed pathways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to village amenities;</li> <li>• improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside.</li> </ul> <p>Development proposals for all new sites and any brownfield sites will be required to demonstrate that they have optimised their connection to the</p>	<p><b>Renumbered and simplified and clarified following comments from a number of statutory bodies</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<p>Development of all new sites and any brownfield sites will be required to demonstrate that they have optimised their connection to the village centre and other amenities (including access to the countryside).</p> <p>The loss of existing footpaths and cycle paths will be resisted.</p>	<p>village centre and other amenities (including access to the countryside).</p> <p>Proposals for development adjoining a public footpath or bridleway should have regard to maintaining the rural character of the footpath or bridleway.</p> <p>Proposals to create new pedestrian and cycle links from adjoining development schemes to a public footpath or bridleway will be supported, provided they avoid or minimise the loss of mature trees and hedgerows and use materials that are consistent with a rural location.</p>	
<p><b>Policy.26: Encouraging sustainable tourism</b></p> <p>Development to encourage tourism will be permitted where it is in scale with, and reinforces, local distinctiveness of the historic village centre, diversifies and strengthens the sustainability of local businesses, whilst also protecting and enhancing the landscape in and around the village.</p> <p>Development in this context might include change of use or alterations to provide:</p> <ul style="list-style-type: none"> <li>• new uses for historic buildings;</li> </ul>	<p><b>Deleted</b></p>	<p><b>Removed, is weaker and adds nothing to SODC policy.</b></p>

<b>Regulation 14 Objectives, Policies and Actions</b>	<b>Regulation 16 Objectives, Policies and Actions</b>	<b>Rationale</b>
<ul style="list-style-type: none"><li>• retail and hospitality uses such as retail, food and drink services;</li><li>• additional or improved overnight accommodation for visitors to meet the growing demand. Visitor accommodation in Goring is frequently fully booked.</li><li>• new leisure services, for example, a local museum or river access and boat launch, boat hire or horse riding facilities;</li><li>• improved public toilets in the centre of the village and new toilet facilities at Goring Lock;</li><li>• appropriate signage and information for visitors.</li></ul>		

## Appendix 1. Statutory consultees contacted

Name	Address	Comments
Council notice boards		30/10/2017
GPC Website		30/10/2017 Home Page
Goring Plan Website		30/01/2017
GPC Subscriber list	by email	30/10/2017
OCC	lynette.hughes@oxfordshire.gov.uk	30/10/2017
SODC	Planning Policy South <Planning.Policy@southoxon.gov.uk>:	30/10/2017
	Ricardo Rios <Ricardo.Rios@southandvale.gov.uk>	30/10/2017
West Berks District	planapps@westberks.gov.uk	30/10/17 & Acknowledged
Streatley Parish	Ian King (clerk@streatley.org)	30/10/2017
Basildon Parish	parishcouncil@basildon-berks.net	30/10/2017
Woodcote Parish	pc@woodcote-online.co.uk	30/10/2017
Whitchurch Parish	parishclerk.whitchurchonthames@gmail.com	30/10/2017
South Stoke PC	clerk@southstoke.org.uk	30/10/2017
Coal Authority	thecoalauthority@coal.gov.uk	30/10/2017
	planningconsultation@coal.gov.uk	Sent 31/10/2017
Homes and Communities Agency	mail@homesandcommunities.co.uk	30/10/2017
Natural England	consultations@naturalengland.org.uk	30/10/2017
Environment Agency	Planning_THM@environment-agency.gov.uk	30/10/2017
English Heritage	Southeast@historicengland.org.uk	30/10/17 & Acknowledged
Network Rail	assetprotectionwestern@networkrail.co.uk	30/10/2017
	townplanningwestern@networkrail.co.uk	Sent 31/10/2017
	info@highwaysengland.co.uk	Sent 31/10/17 & Acknowledged
Telecoms -	No email on website - by post to: BT Centre, 81 Newgate Street, London, EC1A 7AJ	30/10/2017

	public.affairs@ee.co.uk jane.evans@three.co.uk EMF.Enquiries@ctil.co.uk	Sent 31/10/17
Primary Care Trust	Rachel.Kitson@oxfordshireccg.nhs.uk	30/10/2017
	oxon.gpc@nhs.net	30/10/2017
	planning@oxnet.nhs.uk	Sent 31/10/17 & Acknowledged
Electricity Utility	headofcustomerservice@sse.com	30/10/2017
National Grid	landandacquisitions@nationalgrid.com	Sent 31/10/17
	n.grid@amecfw.com	Sent 31/10/17
Gas Utility	customerservice@britishgas.co.uk	Acknowledged
Sewage and Water Utility	developer.services@thameswater.co.uk	Acknowledged
Goring & Woodcote Surgery	By hand	30/10/2017
Goring CE School	Sarah Boulton-Jones Clerk to School Governors <clerk@goring.oxon.sch.uk>	30/10/2017
Amenities Assoc.	Alan Jones <ahjones1@btinternet.com>	30/10/2017
CPRE	info@cpre.org.uk	30/10/2017
Chilterns Conservation Board	lmurfett@chilternsaonb.org	30/10/17 & Acknowledged
N Wessex downs AONB	info@northwessexdowns.org.uk	30/10/2017
Chiltern Society	office@chilternsociety.org.uk	30/10/2017
Age UK	admin@ageukoxfordshire.org.uk	30/10/2017
Diocese of Oxford	david.mason@oxford.anglican.org	30/10/2017
MIGGS	John Boler <jboler@btinternet.com>	30/10/2017
GGN	Goring Gap News (goringgapnews@gmail.com)	30/10/2017
Goring Gap Business Network (GGBN)	Richard Roberts <richard@rglroberts.com>	30/10/2017

## Appendix 2. Consultation prior to Regulation 14

### Note: This section is sized for A3 paper

Date	Stakeholders consulted	Topics covered	Comments and issues raised	Plan actions
Jan '16	All day consultation event  Village Residents, Developers	All day consultation event to explain the proposed NP process, present initial ideas from each Workgroup and obtain and record feedback, separate stands for: <ul style="list-style-type: none"> <li>overall roadmap and process;</li> <li>Living in the Village;</li> <li>Housing Need &amp; Design;</li> <li>Site identification;</li> <li>Site selection Criteria;</li> <li>Sustainability.</li> </ul>	Over 300 people attended. <ol style="list-style-type: none"> <li>Feedback from the attendees on the appropriateness of the site selection priorities questions being proposed for future survey.</li> <li>Feedback on key sustainability issues.</li> <li>Living in the Village - over 700 comments were collected and analysed on three things about living or working in Goring. i) what was most valued ii) what was least valued iii) what change would bring most benefit.</li> </ol>	<ol style="list-style-type: none"> <li>Site selection priorities survey questions reviewed and updated to reflect village feedback and prioritisation.</li> <li>Village sustainability priorities incorporated into development of sustainability objectives.</li> <li>Feedback analysed and used to develop subsequent formal survey.</li> </ol>
Feb '16	Village survey  Village residents	Paper and electronic survey delivered to all properties in the village asking about what it means to live in Goring and the local housing need.	<p>Housing mix themes from survey</p> <ul style="list-style-type: none"> <li>Goring already has a very high proportion of 4/5 bedroom detached properties.</li> <li>Need is predominantly 2/3 bed dwellings for your families, couples, downsizers.</li> </ul> <p>Housing Need and design themes from survey:</p> <ul style="list-style-type: none"> <li>Theme 1: The new housing should maintain and reflect the character of the area/Goring on Thames in terms of mix, material, proportion and scale.</li> <li>Theme 2: New housing developments should cater for the analysed housing needs of Goring.</li> <li>Theme 3: Within the built-up area of the village, environmental design principles are important and should reflect a defined policy.</li> <li>Theme 4: All new developments should be sustainable and energy efficient with a very low carbon footprint.</li> <li>Theme 5: Centrally located potential sites should be subject to more restrictive design principles and specific housing types due to their location within the old village centre.</li> </ul> <p>Village's priorities for changes that would bring the most benefit were identified.</p>	<p>The housing need data was analysed at the time for presentation at the next consultation workshop.</p> <p>The data was later combined with data from the SHMA and two affordable housing studies previously undertaken by the Parish Council and then analysed to determine the housing need, the housing mix and the affordable housing need.</p> <p>The housing design element was analysed for presentation at the next event and used subsequently to develop the housing design policies in the Plan.</p> <p>The data was used to help determine the Plan policies and in particular the site-specific requirements, in particular the emphasis on smaller properties built to lifetime standards and compliance with the SODC and Chiltern design guides.</p>

Date	Stakeholders consulted	Topics covered	Comments and issues raised	Plan actions
Mar '16	All day consultation event  Village Residents, Developers	Present results of survey, draft sustainability objectives and seek feedback about what may be important to site selection. To present the results of the initial consultation and draft sustainability objectives and to seek further ideas and opinions.	<p>Over 300 people attended. The following issues were raised</p> <p>Sustainability</p> <ol style="list-style-type: none"> <li>1. "We do not need additional employment". "There is a railway station to allow people to commute."</li> <li>2. "North Wessex Downs (AONB) should be consulted"</li> <li>3. "Need for affordable housing.....build flats, terraced housing or townhouses (they cannot be extended), therefore keeping them affordable.....they take up less land..."</li> <li>4. "We need smaller affordable housing for the young and elderly..."</li> </ol> <p>Living in the village</p> <ol style="list-style-type: none"> <li>5. A survey was conducted to ask members of the public to prioritise potential improvements that could be supported by the developer levy that will come to the village as a result of a neighbourhood plan being produced. The priorities identified were: <ol style="list-style-type: none"> <li>a. "Improve Traffic Management in/through the High Street" was a clear winner</li> <li>b. this was closely followed by "Protect/Improve bus services to Wallingford", and;</li> <li>c. "Improved pedestrian safety in the High Street".</li> </ol> </li> </ol> <p>Housing need and design</p> <ol style="list-style-type: none"> <li>6. There was very positive feedback regarding the survey and many questions and comments on the published results.</li> <li>7. Comments were specifically received regarding "affordable" housing and what exactly that could mean for Goring: <ol style="list-style-type: none"> <li>a. would there be any way to ensure it stays affordable for villagers;</li> <li>b. should the village consider some form of shared ownership;</li> <li>c. the criteria previously used, pushed some villagers out of eligibility and therefore excluded them, but non-villagers were given houses.</li> </ol> </li> </ol>	<p>The feedback was considered in shaping future consultation and the development of the Plan. Specifically:</p> <ol style="list-style-type: none"> <li>1. Affordable housing has been included in all allocated sites.</li> <li>2. The impact on both the Chilterns and North Wessex Downs AONB was considered</li> <li>3. A housing mix has been adopted that encourages the development of smaller housing for young people and the elderly.</li> <li>4. Actions and strategic projects have been included in the Plan to address the issues of concern to the village that are not land use related.</li> <li>5. The Plan met with SODC officers to understand the district policies and practices for affordable housing, including the form of housing register implemented by SODC.</li> <li>6. The SODC draft Design Guide was reviewed in detail for its applicability to Goring and a decision taken that it was a sufficient document for the purposes of the Plan, particularly as the Goring Village Design Guide was also available to give specific local context and guidance;</li> <li>7. A chapter of the plan was dedicated to traffic, congestion and parking and plan actions defined to take account of the comments;</li> <li>8. The site selection priorities survey was issued following the consultation;</li> <li>9. As a result of the feedback from the first consultation a few additional questions were added and some questions were clarified or simplified. The revised questionnaire was presented to the village on the 5th March and received largely favourable comments.</li> </ol>

Date	Stakeholders consulted	Topics covered	Comments and issues raised	Plan actions
			<p>8. Other comments were from younger villagers, stressing they do want to live here and stressing the need for smaller houses for first time buyers/couples to purchase</p> <p>9. Many villagers commented that they wanted to see good design and not 'cheap boxes' being built, also to ensure there was adequate green space and parking. The next steps were explained that we plan to have some design elements on view at the consultation on the 16th April.</p> <p>10. Several commented that the numbers of villagers wishing to downsize was almost the same as those wanting to upsize and could we do something to enable some sort of house swapping initiative.</p> <p>Site Identification</p> <p>11. There were several comments about the numbering of the sites and others about these sites being preferred sites.</p> <p>Site Selection Criteria</p> <p>12. The site selection criteria working group has been renamed the site selection priorities working group. This to make it clear that other working groups will also identify criteria for site selection and that the criteria group is focussing on identifying the village's priorities for site selection. The draft questionnaire was originally presented to the village at the first consultation event. Feedback from that indicated that all the areas detailed in the draft questionnaire were important.</p>	
Apr '16	<p>Village survey</p> <p>Village residents</p>	<p>Paper and electronic survey delivered to all residents on the electoral register asking for the priorities for Site Selection and how the plan could benefit the village.</p>	<p>Site Selection Priorities Survey and Living in the Village Survey: 10 April 2016.</p> <ol style="list-style-type: none"> <li>1. 2739 distributed, one, anonymous, copy for every person on the Electoral Register in each property. Unique, but anonymous, identifiers on each survey to avoid multiple responses from the same person.</li> <li>2. Returned by 31% (843 valid responses).</li> </ol>	<ol style="list-style-type: none"> <li>1. Site Selection Priorities feedback was analysed and documented, and the results published.</li> <li>2. <i>Site Selection Priorities: methods and results</i>. This was posted on the GNP web site, made available in the village Library and at the Council offices.</li> <li>3. A further report followed: <i>Site Selection Methodology – description</i> describes how an evidence-based approach was used to identify all sites, from those submitted for consideration, which are suitable and available for residential development.</li> <li>4. This feedback was used, in conjunction with other evidence, to assist in the preparation of <i>Site Selection Objectives, Criteria and Measures</i>. This document is key to the process and thoroughly quantifies the views of the community.</li> </ol>

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				<p>The Living in the Village Survey Report identified residents' preferred Vision 'top ten' priorities for improvements (below). These were, where possible, reflected in Plan policies.</p> <ol style="list-style-type: none"> <li>1. Improve High Street traffic management</li> <li>2. Protect/improve bus service</li> <li>3. Create additional off-street parking</li> <li>4. Improve pedestrian safety in High Street</li> <li>5. Improve facilities for teenagers</li> <li>6. Improve pedestrian safety in Wallingford Road</li> <li>7. Improve grocery shopping facilities</li> <li>8. Improve leisure facilities</li> <li>9. Improve river access egg launching site</li> <li>10. Improve children's play areas</li> </ol> <p>Reports of the outcomes of these surveys can be found on the Plan website.</p>
May '16	<p>All day consultation event</p> <p>Village Residents, Developers</p>	<p>Present the analysis of feedback from the survey, update residents on the available development sites and seek further input and opinions. Comments were invited on the available development sites.</p>	<p>Over 300 people attended.</p> <p>Residents were invited to complete comment forms on the available development sites. They were also allowed to complete them online. 302 comments were made, identifying any perceived local issues with each site and how each issue could be mitigated if the site was chosen.</p>	<p>Results were anonymised and summaries of main points were created for each site. They were used as local background reference / checks if required to supplement the site selection methodology published in: <i>Site Selection Priorities: methods and results, Site Selection Objectives, Criteria and Measures and Site Selection Methodology</i>.</p>
Nov '15 to Feb '17	<p>Consultation with estate agents</p> <p>Three local estate agents, Davis-Tate, Jackson-Stops and Warmingham</p>	<p>The meetings helped to understand the issues regarding growth and analysis of transactions in housing in Goring so that the Plan could take account of their feedback. This was recorded.</p> <p>At a later stage, questionnaires were sent to the agents asking for information on purchases of dwellings by annual number, type (number of bedrooms etc.), and details of reasons for moving.</p>	<p>Meetings were held at an early stage (2015) with the three local estate agents to discuss house sale transactions, types of purchasers and their motivation.</p> <p>In summary, the majority of transactions are retirees from neighbouring villages seeking the convenience of the facilities available in Goring and young professionals moving from London where they can sell houses at high values and obtain better houses in Goring. There is a demand/shortage of smaller, low cost houses with two or three bedrooms in Goring.</p>	<p>The plan has specified that the majority of new houses should be 1, 2 and 3-bedroom dwellings in the site-specific requirements.</p>

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Dec '16	All day consultation event  Village Residents, Developers	Exhibition to present the site assessments, provisional site selection results and issues, the timetable and process prior to Referendum and to present supporting technical material on sustainability considerations.	Over 350 people attended including our MP. Feedback was generally extremely positive.  Concerns were expressed by people living in the proximity of the provisionally Accepted sites of GNP3, GNP2 and the "triangle" of land attached to GNP6.  There were serious concerns expressed by Peruvian Connections about the possible cancellation of their lease in GNP10.	Following the event, the Bramhill supplementary report was published along with their TOR (also confirmed in their report), the up to date site assessments and the additional information provided to Bramhill as input to their supplementary report. The report concerned alternative developer proposals for a number of sites, including the triangle of land attached to GNP6.  The Plan met with local management of Peruvian Connection and with the owners of the site - Thames Properties.
Jan 16	Stakeholder consultation Medical Practice  Meeting was held with the executive partner and the practice manager	Implications of residential development for the medical practice.	Medical practice would be able to cope with the additional numbers but would welcome additional space to provide more services on site.	Consideration of needs of the medical practice to be included in strategic project for rejuvenation of the village centre.
Between Jan 16 and Dec 17	The School.  The Plan consulted with School governors, the representative of the Diocesan Education Board, OCC councillors and officers, Parish Councillors, landowners and developers and members of the School Project Group.	The likely impact on the school of an anticipated increase in the number of pupils arising from the increase in housing proposed in the Plan with further consideration of the deteriorating fabric of the school. The opportunity for developers to make proposals concerning the school.	Concerns were raised about the capacity of the school. Projections of pupil numbers by OCC showed that additional capacity was not likely to be needed.  Concerns were specifically raised about the ability of the school to accept in catchment pupils who move into the village during the school year and/or when the children are older than the reception class. The school admissions policy, driven by the government funding mechanism, unfortunately makes this virtually inevitable for all schools. Popular schools, such as Goring, fill the reception class each year with out of catchment children, who then normally stay with the school until they graduate to secondary education. This fact is still not clearly understood, or perhaps accepted, in the village.  The need to deal with the backlog of maintenance of the school buildings provided the opportunity to consider alternatives for the refurbishment or redevelopment of the school or the provision of a new school.	An update was published in the Goring Gap news as well as a response to the letter from the school Governors promoting the Developers outline proposal for a new school which is predicated on large scale development of GNP5 and the existing school site. The Plan met with the Governors to review.  The adoption of a strategic project to undertake a professional analysis of the condition of the school and to provide a comparative analysis of the options available to provide the school with premises well suited to the needs of the twenty-first century. CIL funds to be applied for to help meet the cost.

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Through 2017	Flood risk The Plan consulted with: <ul style="list-style-type: none"> <li>• Residents</li> <li>• SODC</li> <li>• OCC</li> <li>• Developers</li> <li>• Environment Agency</li> <li>• JBA Consulting Flood risk consultants</li> </ul>	Flood risk was raised as an issue by residents who lived in the vicinity of sites GNP3 and GNP13. These included <ul style="list-style-type: none"> <li>• Sequential test</li> <li>• Strategic Flood Risk assessment</li> <li>• Site specific flood risk assessments</li> <li>• Effect of climate change</li> </ul>	Concerns were raised by neighbours of GNP3 and GNP13 that the sites were in the flood zone, that a sequential test should be undertaken and that this test should take account of a statement in the SODC SFRA that there was sufficient land to avoid building on Flood Zones 1 and 2. The residents' assertion was that there should be no building on GNP3 and GNP13. These concerns were raised in writing and during the consultation events.  Developers made representations to the contrary and supplied flood risk assessments provided by flood risk consultants or engineers.	The Plan consulted with SODC who clarified the wording in the district SFRA and explained that this did not preclude allocation on sites containing flood zone 2 in Goring. The Plan consulted with The Environment Agency who explained that development decisions should be made based on current flood zones but that climate change must be taken into account.  The Plan undertook a Strategic Flood Risk Assessment (levels 1 and 2) and a Sequential Test.  The Plan commissioned JBA Consulting, the flood risk consultancy used by SODC, to advise on the content of the SFRA and validate its method and conclusions.  The SFRA was published.  Following the sequential test: <ul style="list-style-type: none"> <li>• The Plan excluded GNP13 on flood risk considerations.</li> <li>• The Plan included GNP3 but with site-specific requirements that development should only take place in the flood zone 1 part of the site.</li> </ul>
2017	Stakeholder consultation – local business  Peruvian connection local management Developer / landowner SODC	The potential loss of employment in the centre of the village from the allocation of the site GNP10.	The Plan met with local management of Peruvian Connection and with the owners of the site - Thames Properties. The aim was to consider the planning issues and to encourage communication between the two and to consider the implications of SODC's employment and policy. The meetings are recorded informally and also the correspondence between the Plan and Peruvian.  There is also correspondence between the Plan and Peruvian following Peruvian's letter to the Goring Gap News.	The Plan decided to include site GNP10 in the draft Plan. It is a brownfield site, has good environmental credentials (low visibility in relation to AONB), potential to improve the built environment within the Conservation Area and an ideal, central location for smaller dwellings. The long term future of the existing, poor quality building is limited.
Throughout Plan development	SODC  The Plan maintained a continuous and regular consultation with the SODC: <ul style="list-style-type: none"> <li>• Neighbourhood Plan liaison officers allocated to the Plan</li> </ul>	Plan content and structure  Planning policy  Housing allocations  CIL and Section 106  Affordable housing  Landscape and Visual Impact	All aspects of the Plan and its policies were discussed with SODC. The key issues were: <ol style="list-style-type: none"> <li>1. the level of housing allocated;</li> <li>2. the constraints Goring experiences;</li> <li>3. flood risk and the SODC SFRA;</li> <li>4. appeal decisions and impact on the Plan approach, policies and outcomes;</li> <li>5. habitat screening;</li> </ol>	The Plan gave great weight to the advice and clarifications provided by SODC and its officers.  The Plan sought to be compliant with the policies in both the adopted and emerging local plans and believes this has been achieved.

Date	Stakeholders consulted	Topics covered	Comments and issues raised	Plan actions
	<p>during its development.</p> <ul style="list-style-type: none"> <li>• leader of SODC.</li> <li>• head of planning</li> <li>• a number of council planning officers with responsibility for specific topics.</li> </ul> <p>These interactions took place in writing and through face to face meetings</p> <p>The Plan attended several SODC briefings regarding Neighbourhood Plans and their relationship to the emerging Local Plan.</p>	<p>Flood risk</p> <p>The emerging local plan and its policies</p> <p>Habitat screening</p> <p>Land availability</p> <p>The school</p>	<p>6. the speculative proposal for a new school by a developer.</p>	
Mar '17	<p>Business and Societies</p> <p>Surveys</p>	<p>Two further electronic surveys were undertaken in March 2017 to support and formalise the conversations with local organisations that had been taking place throughout the Plan development project. The target groups were:</p> <ul style="list-style-type: none"> <li>• clubs and societies in Goring</li> <li>• local businesses</li> </ul> <p>Responses were collated and reviewed by the Plan and used in the determining the Plan policies and the development of the Sustainability Appraisal.</p>	<p>Positive aspects of Goring:</p> <ul style="list-style-type: none"> <li>• countryside and river;</li> <li>• community - services, clubs, societies amenities.</li> </ul> <p>Negative aspects of Goring:</p> <ul style="list-style-type: none"> <li>• traffic speed and congestion;</li> <li>• heavy goods vehicles on High Street;</li> <li>• parking difficulties;</li> <li>• lack of affordable housing.</li> </ul> <p>Most beneficial changes would be:</p> <ul style="list-style-type: none"> <li>• better traffic management;</li> <li>• more off-street parking;</li> <li>• improved facilities.</li> </ul>	<p>Comments incorporated into Plan, particularly relating to traffic and parking.</p>

Date	Stakeholders consulted	Topics covered	Comments and issues raised	Plan actions
Through out Plan	Correspondence  Residents and developers	Correspondence has been received through several routes: <ul style="list-style-type: none"> <li>via the web site.</li> <li>to the Parish Council via letter, email or a form on the Parish Council web site. This was passed to the NP team by the Parish Clerk.</li> <li>to individual Steering Group and Working Group members.</li> </ul>	The issues raised in correspondence were also raised during the Regulation 14 Consultation – see elsewhere in this document.	All correspondence was reviewed and if appropriate acted upon. Correspondents were encouraged to also submit their comments during the Regulation 14 consultation.  Correspondence has been acknowledged, added to the evidence base and considered during the development of the Plan.
2016-2017	Consultation with developers and landowners.  Developers, landowners and representatives (collectively called developers in this document).	Correspondence and meetings with developers for each proposed site to review legal issues such as ownership and covenants, boundary and other site parameters and site design parameters.	<p>January to October 2016 - contact with developers started in January 2016 when a formal request for sites was publicised. This was followed by a Submission Questionnaire to respondents seeking basic details of each site, followed by a second more detailed questionnaire requesting details of ownership, boundaries and potential legal and other restrictions.</p> <p>Numerous emails and conversations took place between March and October 2016 to clarify details and history of the sites being proposed and to validate legal issues such as covenants and ownership.</p> <p>November 2016 – developers from all potential sites were separately invited to meet with members of the Site Selection Management Group (SSMG). The topics discussed included an overview of the process going forward, a review of the site selection process and the provisional assessment of the site, a review of matters outstanding and key questions for each site.</p> <p>January to October 2017 – Some developers made additional representations about the provisionally allocated sites and the rejected sites.</p>	<p>Documentation received and discussions with the developers informed the site assessment process.</p> <p>GNP15 was withdrawn by the developer at an early date.</p> <p>GNP12 remained in the site assessment process but the landowner was not willing to provide the required evidence of ownership of the site.</p> <p>Each meeting was formally summarised and in some cases the summary was modified and reissued following comments by the developer. Additional LVIA expert evidence was commissioned on GNP1, 3, 5, 6, 7, 8 and 13 in response to the comments received.</p> <p>The SSMG reassessed all sites based on any new evidence and the developers were informed of the updated assessments in February 2017 and whether the site was provisionally allocated or not.</p> <p>As a result of further input from residents and developers, more detailed and specific expert evidence was commissioned:</p> <ul style="list-style-type: none"> <li>LVIA on certain areas of GNP6</li> <li>flood risk assessment on GNP3 and GNP13</li> </ul> <p>These sites were again fully reassessed and the results communicated to the developer and presented to the community at the exhibition in December 2017.</p>

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2016 - 2017	<p>Consultation with SSOG and SSMG and site selection</p> <p>Representatives on the Site Selection Overview Group and Site Selection Management Group.</p>	<p>The methodology used to assess sites, the objectives, criteria and measures used to assess all potential sites, the evidence to support the assessments and confirmation of the integrity of the process.</p>	<p>The site selection methodology was reviewed with the SSOG, amendments made and the final methodology approved.</p> <p>The 14 site selection objectives, 26 criteria and 102 measures were agreed by the SSMG and subsequently published to the community. An additional criterion (on flooding) was added following feedback from some residents even though the SSMG felt that it was already covered by another criterion.</p> <p>The SSOG formally confirmed that the SSMG had operated to its correct methodology, that it had followed its Terms of Reference and that no person had influenced the results of the site assessments for personal gain.</p>	<p>The SSMG met nine times between September and December 2017 to assess each site against every criterion and measure and to record the evidence to support each assessment. Where evidence was missing, the SSMG were tasked to establish and document the evidence required to inform each assessment.</p> <p>The provisional site assessments were presented to the developers in November 2016 and to the community at the public consultation in December 2016</p> <p>These site assessments were subsequently refined following the commissioning of additional expert evidence. The revised site assessments were presented to the community at the public consultation in May 2016.</p> <p>The evidence behind the site assessments then informed the detailed site-specific requirements which are documented in the Plan and will form an important part of the Master Plan for each allocated site.</p>
2017	<p>Review and update of Sustainability Appraisal</p> <p>AECOM</p>	<p>The Plan took advantage of a Locality support package (AECOM were appointed as the consultants) to ensure that the Sustainability Appraisal report presents the required information in accordance with the underpinning regulatory requirements.</p>	<p>AECOM provided support to assist the Plan to evaluate reasonable alternatives and an outline of the reasons for selecting the alternatives dealt with. Spatial options were defined and the sustainability of each option considered. Strategic issues were evaluated and used to inform the Plan policies and site-specific requirements. The sustainability of the Plan vs the SODC Local Plan sustainability framework and the sustainability of the Plan's policies against the sustainability objectives were also demonstrated.</p>	<p>The Sustainability Appraisal was enhanced and AECOM confirmed that it was in conformance with statutory requirements.</p> <p>The SA was used as input into the revision of the draft Plan and its policies.</p>