

Access to have parkland drive character.

A visibility splay of 2.4m x 43m can be achieved to allow for a safe access to be created.

Pedestrian link to bus stop.

Habitat enhancements along and on higher ground: An created including native tr scrub/wildflower meadow

Access road narrowing

Original drawing by HDA (783.1/15B) updated by Unsworth Planning - December 2017

Project	Goring GNP6
Client	McAdden Homes Ltd
Title	GNP6: Potential Modification to Illustrative Masterplan 783.1/15B (Western Side)
Reference	GNP6_Potential Modification Western Side_Dec 2017
Scale	1:1250 @ A4
Date	12.12.17



UnsworthPlanning

Dwellings set at a level and with orchard above such that wider views in the landscape are respected and mitigated.

New dwellings would front the B4009, continuing the line of development but with an unbroken green frontage.

New Community Orchard

Visitor parking

All orchard trees above menage retained

Line of top of menage

The site is generally free draining. SUDS would include permeable paving, soakaways and a swale on the down hill side of the main access road. This would be a wide corridor allowing for a 1m filter strip and a gently sloping vegetated swale.

Dwellings can be sited so there is a gap to the boundary, to allow a landscaped buffer, incorporating existing trees. Gable end (without overlooking) and hipped roof further reduce impacts.

Existing trees retained

Boundary vegetation would be retained, protected and infilled to ensure a dense screen on the southern edge of the site that would protect the visual amenity of existing properties neighbouring the site.

Housing positioned to avoid high ground (above 70 metre contour) to respect pattern of existing development in the village and its landscape setting

0m 50m

SPRINGHILL ROAD