

# **Goring Neighbourhood Plan**

## **Sites GNPs5 & GNPs6**

**Monday 7<sup>th</sup> November 2016**

**McAdden Homes**

**Everport Developments**

# Introduction

## **Matt McAdden**

Director, McAdden Homes Limited

## **Ben Porter**

Director, Everport Developments Ltd

## **Nigel Gilmore**

Planning Consultant

## **Guy Hildred**

Hildred Family (Principal Landowner)

## **Tim Monk**

Governor and School Business

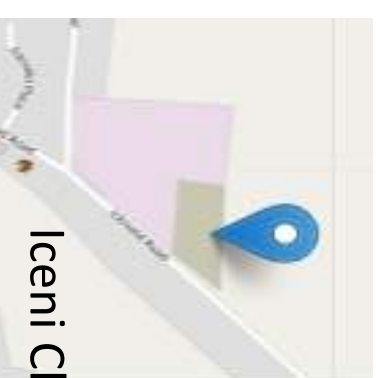
Leader, Goring C.E. Primary School



Spring Farm Barns



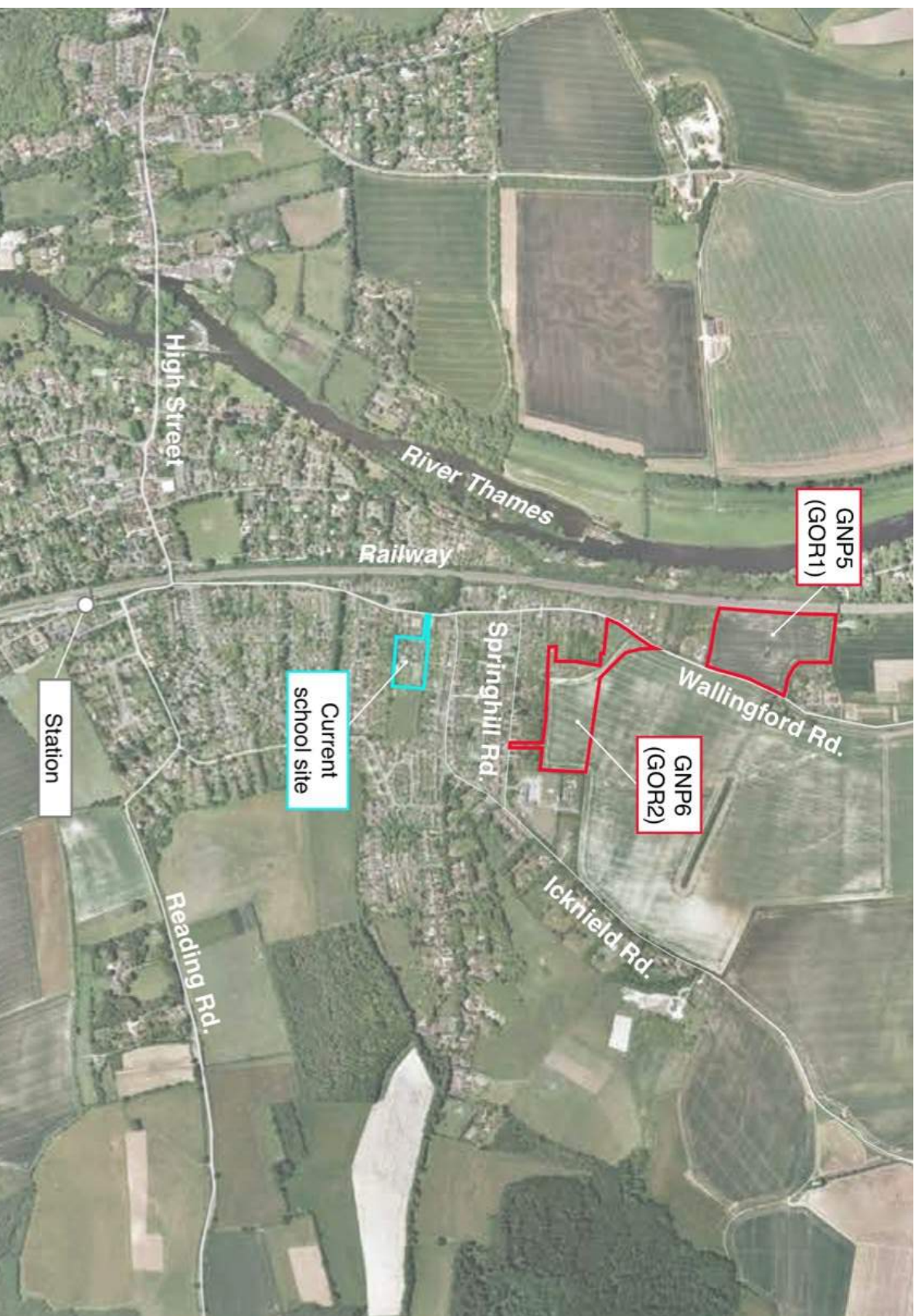
Station Road



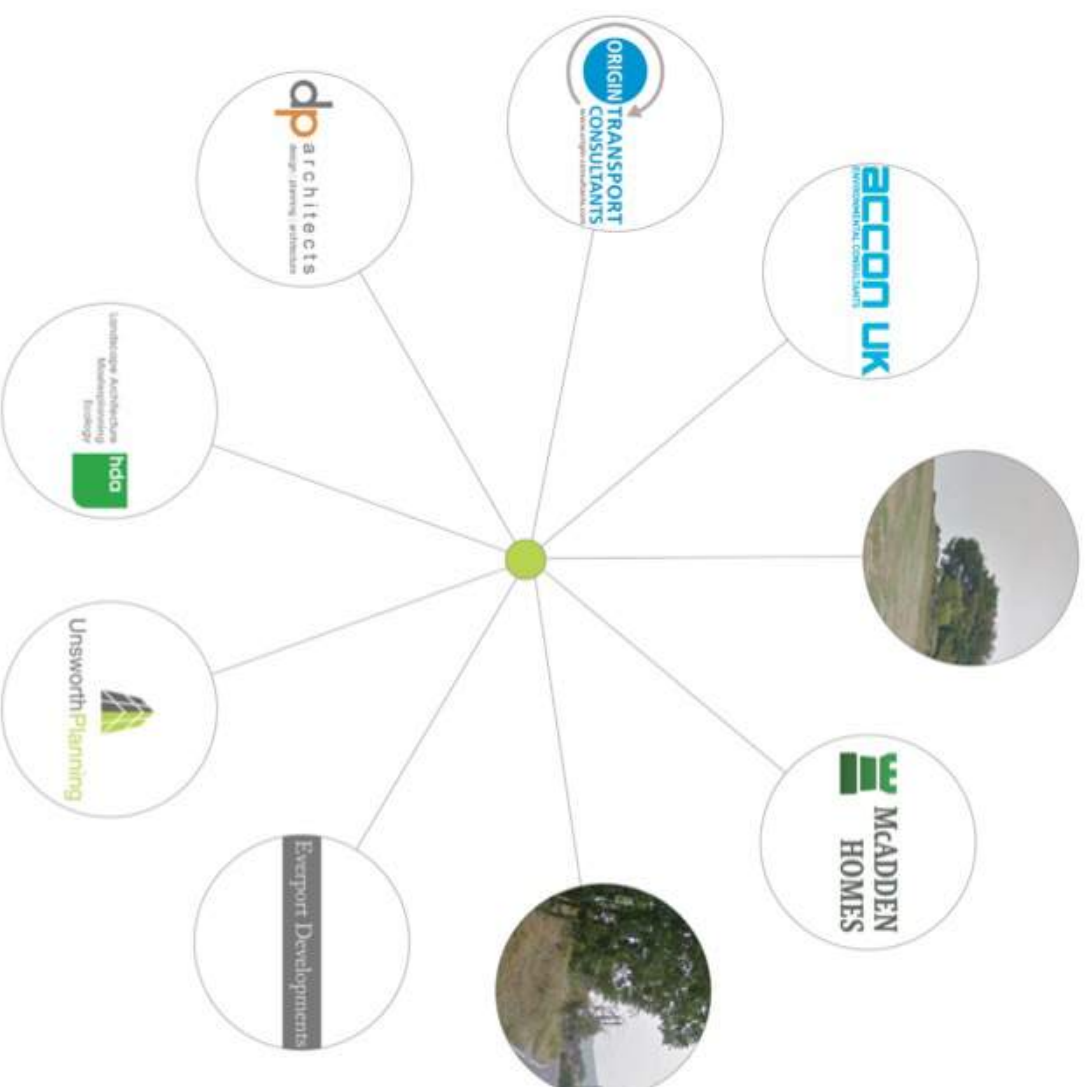
Iceni Close



# Introduction: Our Sites



# Introduction: Who we have been working with



# Context: SODC New Local Plan to 2032

- **Strategic context** for Goring N'hood Plan
- **Housing sites** delivered through N'hood Plan
- Proposed **10%** on top of Core Strategy target
- Subject to constraints e.g. AONB, infrastructure, flooding
- Challenging
- Balanced approach needed
- We believe our sites can make a **key contribution**

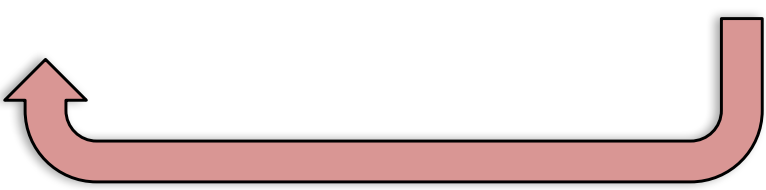
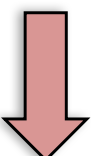
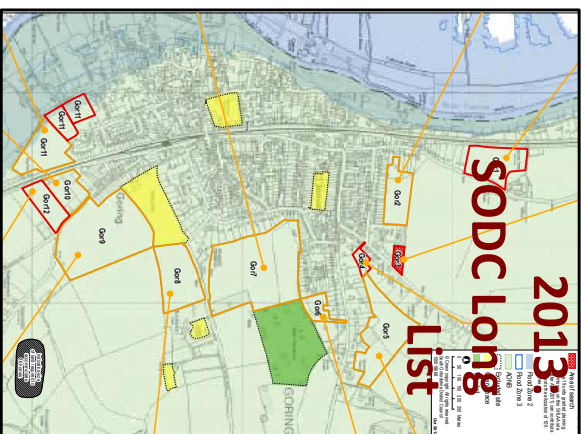
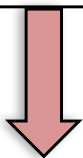




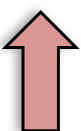
# Context: SODC New Local Plan to 2032

## 2012: SODC Core Strategy Adopted

Goring = Larger  
Village - sites to  
be allocated in  
'allocations'  
document



**2017-18: SODC  
New Local Plan**  
  
On deposit  
Representations  
Examination  
Inspectors Report  
Adoption



**Spring 2017:  
SODC New Local  
Plan**  
  
'pre-submission'  
consultation  
(strategic context)



**July 2016: SODC  
New Local Plan**  
  
consultation on  
draft reflects major  
increase in housing  
need since Core  
Strategy



# Context: Village needs & NP objectives



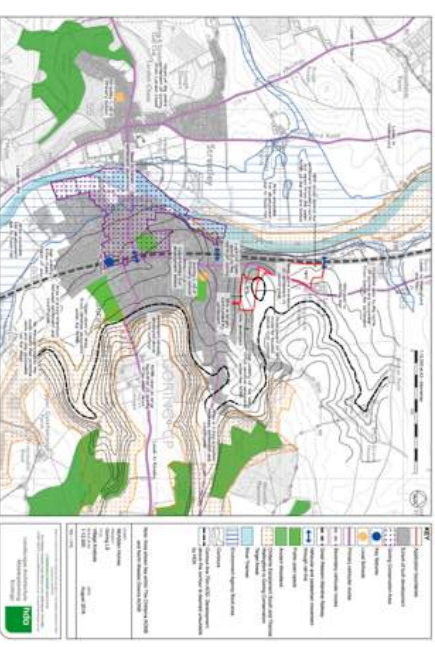
Photo: <http://www.visitgoringandstreatley.co.uk/>



# Our Approach

- **Research based**
  - particularly focusing on landscape
- **Development principles**
  - sensitive to context; integrated with village; sustainable and deliverable; local team
- **Collaboration and dialogue**
  - Want to work with Neighbourhood Plan - align with your objectives
  - Engaged with the school
  - Open about proposals — 8<sup>th</sup> September Community Consultation Event

**...essential in order to make the best, most well-informed decision about site selection in Goring.**





# NP Objectives

## ‘Must Have’

1. To ensure that the site must be **available** in the timescale of the Plan.
2. To conserve and enhance the natural beauty of Goring’s countryside and river **setting**, and the **AONB** in particular, when viewed from the immediate locality, the medium distance and from further away in longer views.
3. To ensure that there are no insurmountable **infrastructure constraints** that would prevent this site being accepted for development.

# NP Objectives

## ‘Should Have’

1. To preserve undeveloped, wherever possible, land with **soil quality** of grade 3a and above.
2. To prioritise the use of **brownfield** sites.
3. To minimise the volume of additional traffic through **congested areas**.
4. To **maintain and enhance biodiversity** by, (i) protecting and improving existing wildlife habitats; (ii) safeguarding relevant landscape features; and (iii) conserving and enhancing wildlife corridors.
5. To maintain & enhance existing **community facilities**.
6. To ensure that new housing developments can be effectively **integrated into the existing community**.

# NP Objectives

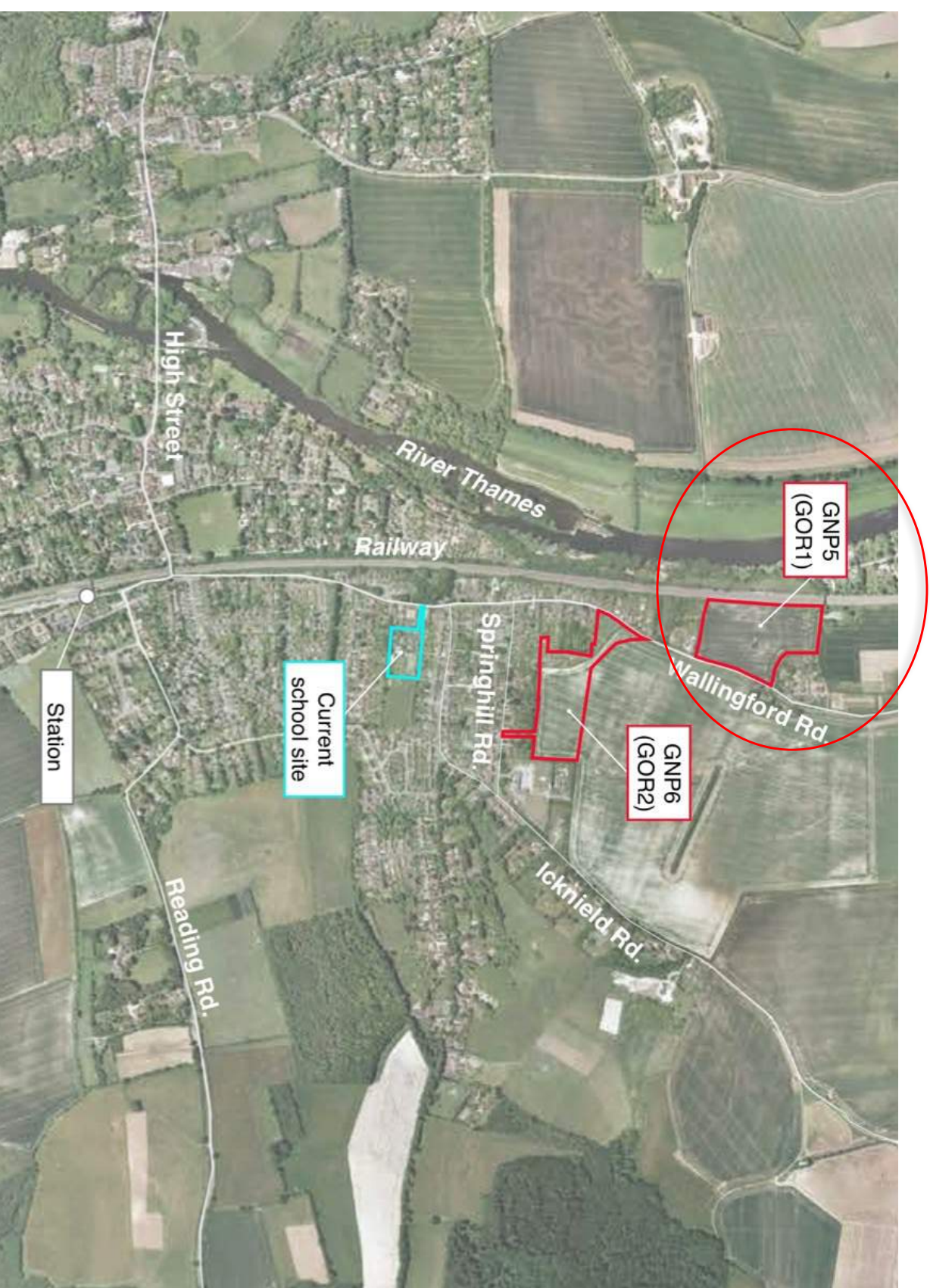
‘Could Have’

1. To ensure that the site is **considered capable of development by** environmental, utilities and infrastructure **agencies** (including but not limited to the environmental agency for flood plain development, gas, water, electricity and telecoms utilities, police, railway and highways).
2. To ensure that new and existing developments are **well connected** to the village centre, the school and other amenities (including access to the countryside) by a network of safe and accessible footways and cycle paths which maintain and enhance existing rights of way.
3. To **protect** open green spaces, **green infrastructure**, sporting and recreational facilities.
4. To ensure the **preservation of archaeologically sensitive areas**.
5. To reduce harm to the environment by seeking to **minimise pollution** of all kinds, especially water, air, soil, light and noise pollution.



# **New Housing for Goring GNP5 & GNP6**

# GNP5



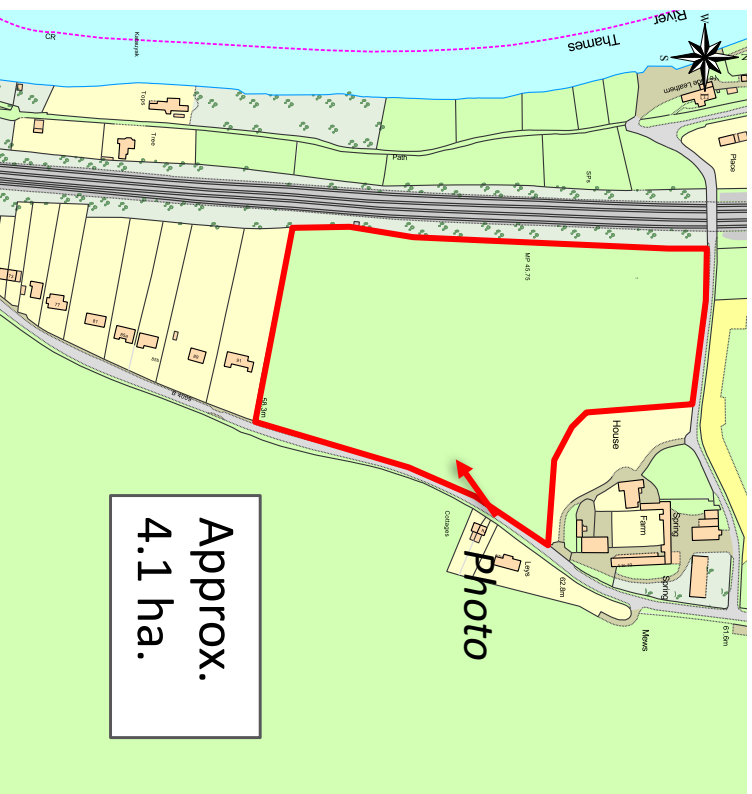
# GNP5

## Available

- Single ownership
- Immediately available - covenant does not impede development

## Infrastructure

- Investigated utilities & services
- Design takes this in to account





# GNP5: Proposed Housing Scheme





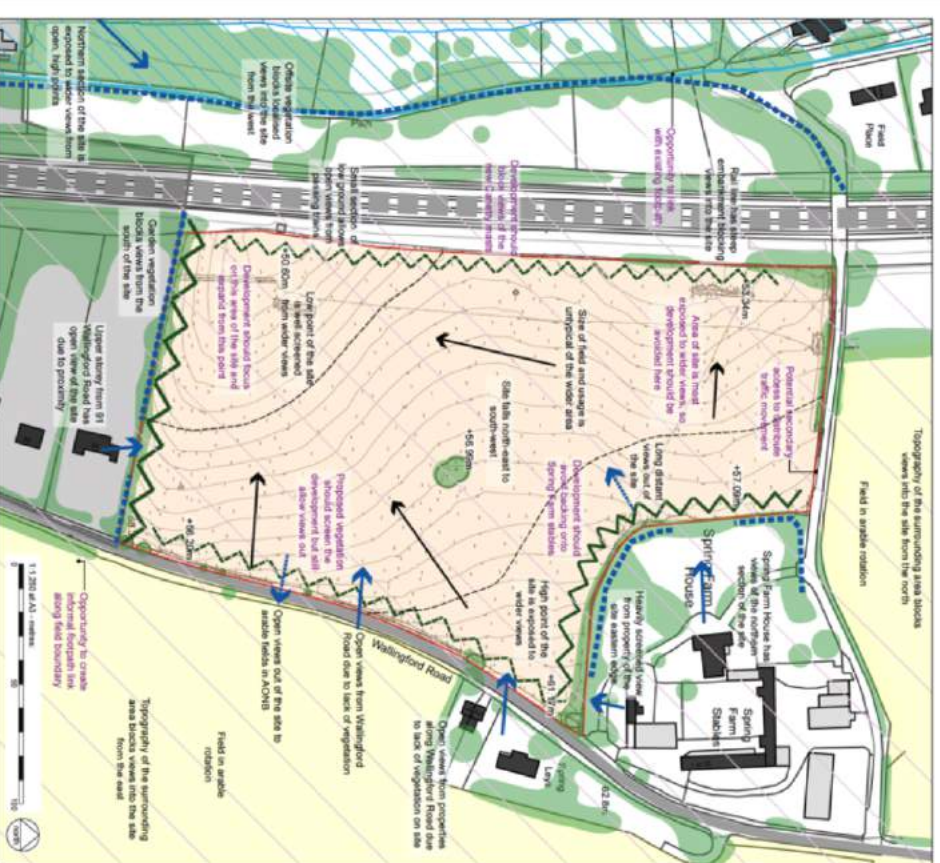
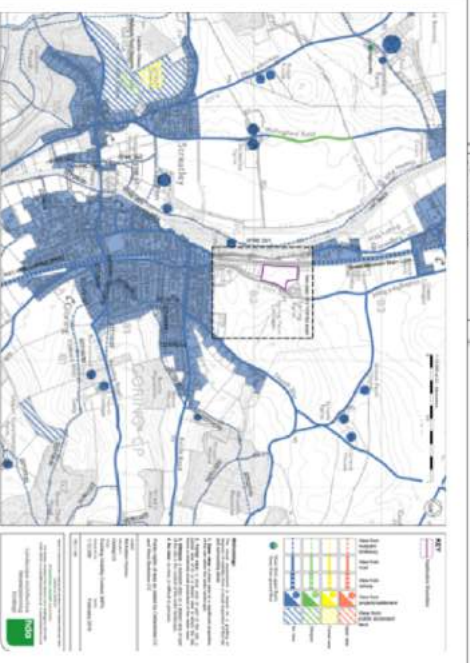
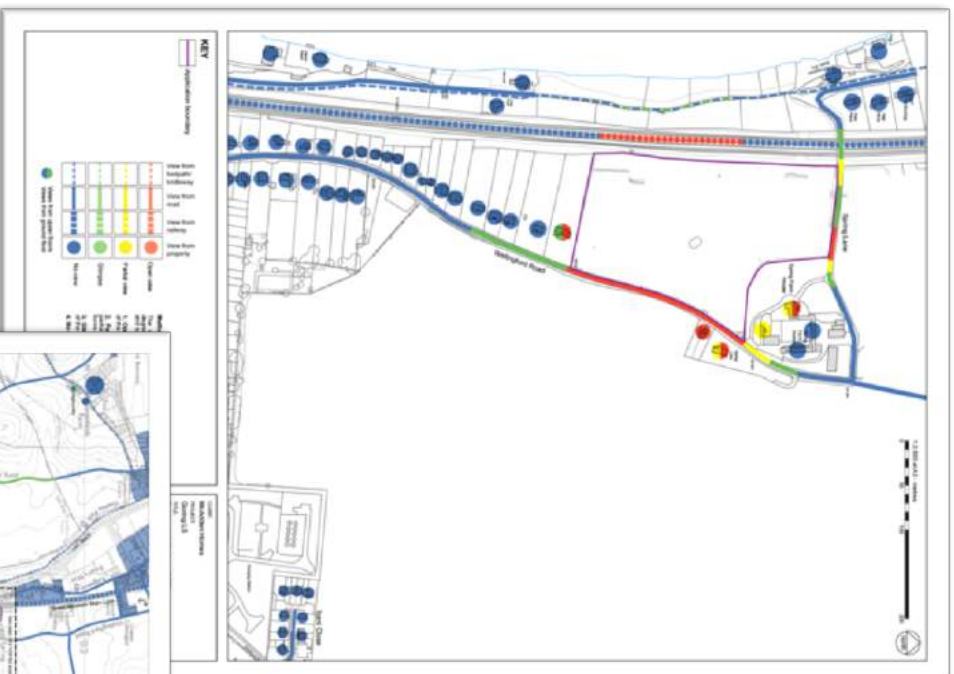
# GNP5: Proposed Housing Scheme



## Mix of housing

- 46 dwellings
  - 2 bedroom: 13
  - 3 bedroom: 20
  - 4 bedroom: 9
  - 5 bedroom: 4
- ...with parking

# GNP5: Analysis





# GNP5: Proposed Housing Scheme



- Enhancing and respecting Goring's setting and AONB
- Higher ground kept free from development
- Retention of long distance views
- Houses set back
- Attractive approach to village

# GNP5: Proposed Housing Scheme



- **Integrated and connected with the village**
- **Attractive approach to village**
- **Screening/planting and layout (privacy)**
- **New public footpath connection to Ridgeway path**
- **Links to village**
- **Crossing points**



# GNP5: Proposed Housing Scheme

## Minimising traffic

- **Northern edge** of village – transport assessment conducted
- **Dedicated access road** from B4009
- **Footpath and cycle links** towards village amenities



# GNP5: Proposed Housing Scheme



- Enhancing biodiversity & protecting green infrastructure
- No rare or protected species
- Existing landscape features integrated
- New planting and habitats

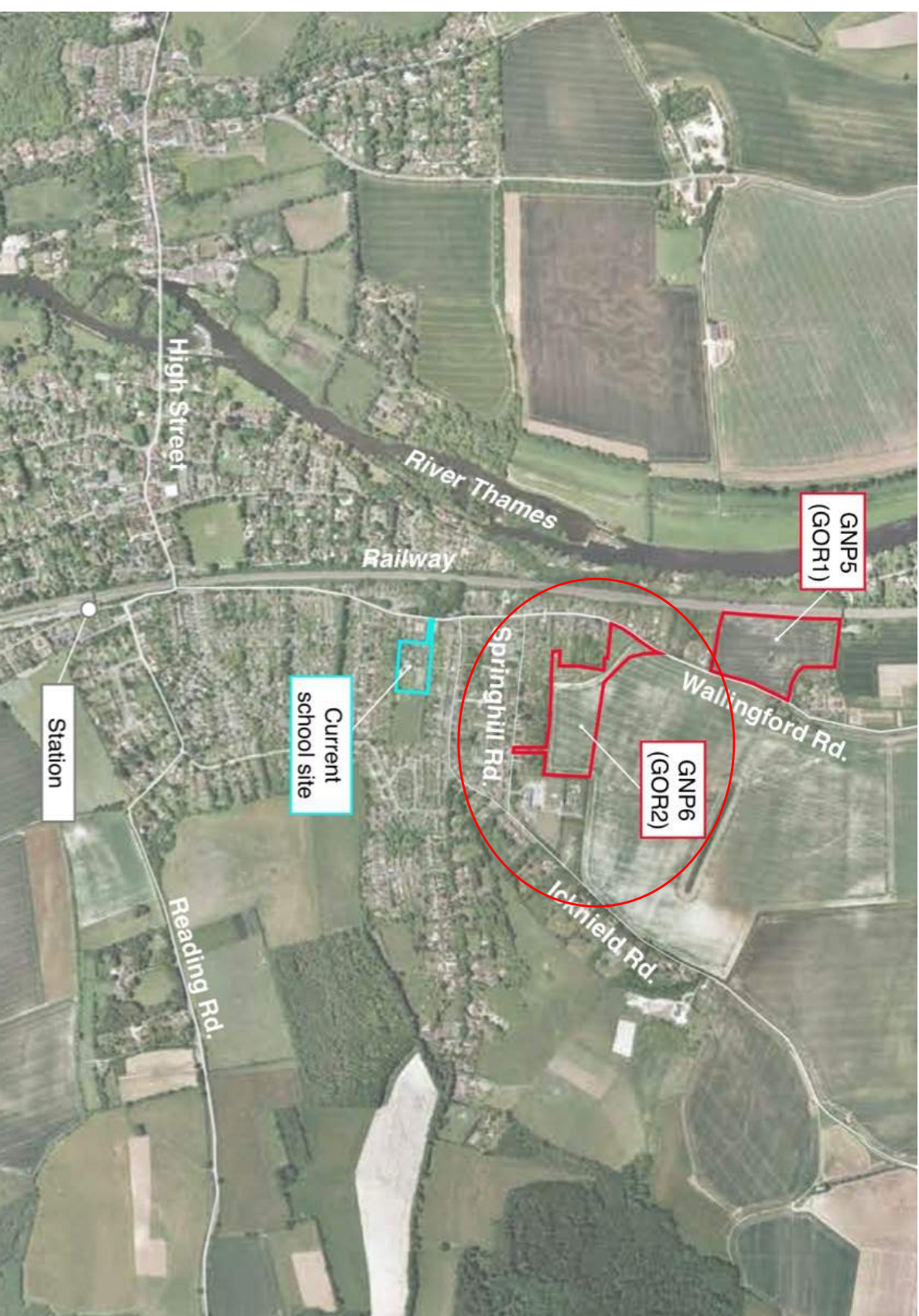


# GNP5: Proposed Housing Scheme



- Adding to community amenity
- New link to Ridgeway
- Open/ green spaces
- Play area

# GNP6





# GNP6

## Available

- Two family ownership; agreements in place
- Immediately available

## Infrastructure

- Investigated utilities & services





# GNP6: Proposed Housing Scheme



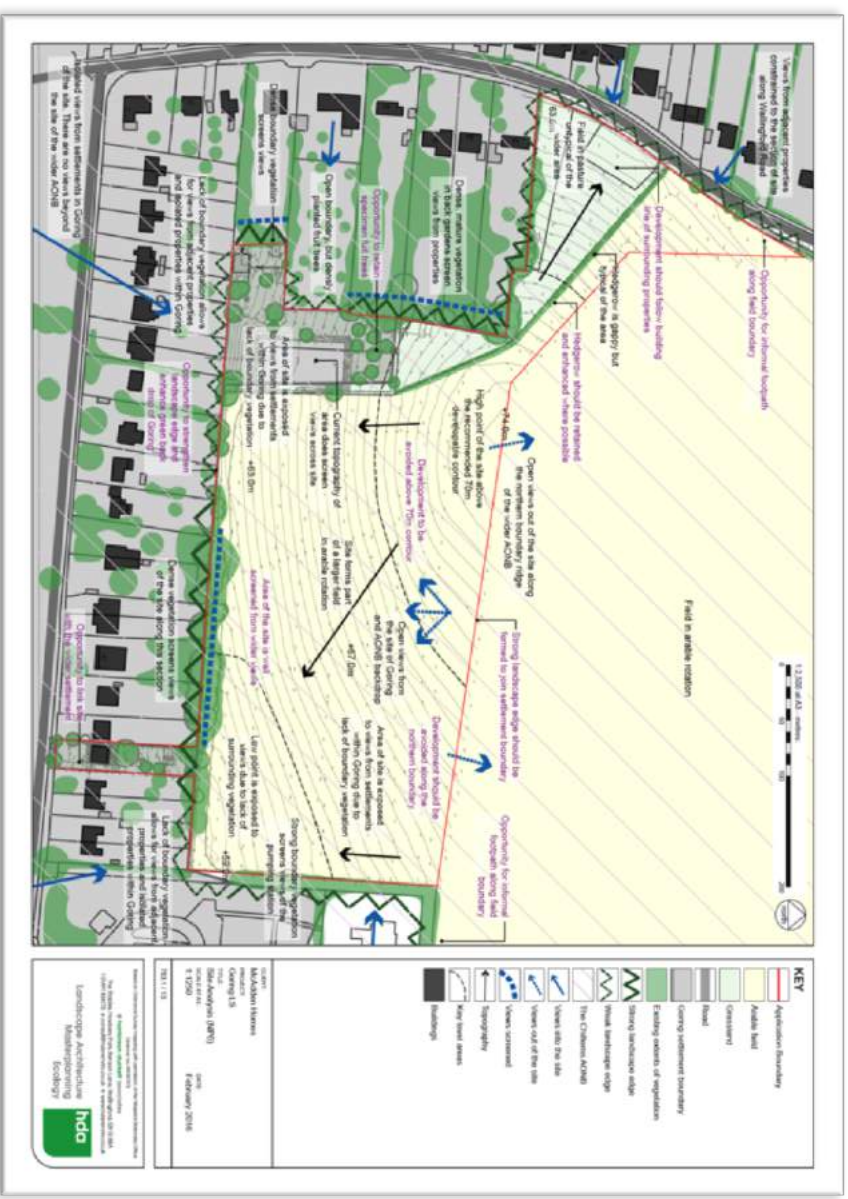
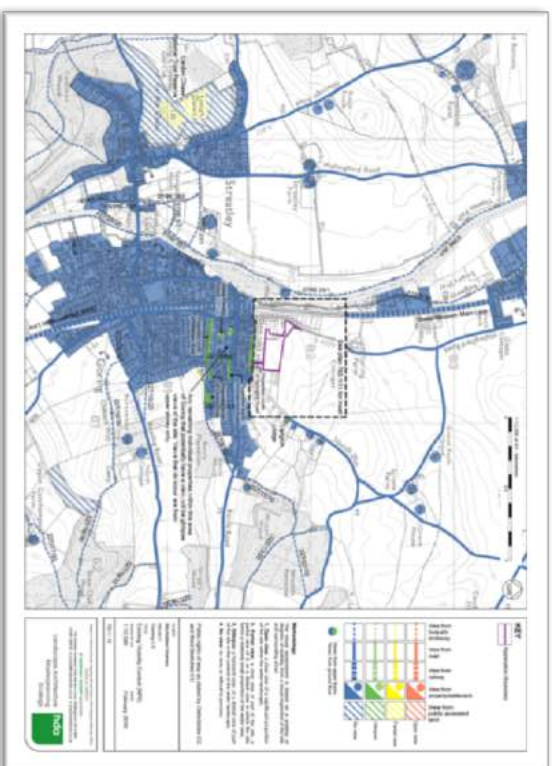
# GNP6: Proposed Housing Scheme



- 67 dwellings
  - 1 bed flats: 3
  - 2 bed flats: 8
  - 2 bedroom houses: 15
  - 3 bedroom houses: 26
  - 4 bedroom houses: 9
  - 5 bedroom houses: 6
- ...with parking



# GNP6: Analysis





# GNP6: Proposed Housing Scheme

# Enhancing and respecting Goring's setting and AONB

- **'Parkland drive'** character
- **Higher ground** free from development
- **'Tucked in'**, behind crest of hill
- **3-sides existing development**
- **Boundary planting**



# GNP6: Proposed Housing Scheme



**Enclosed, integrated and connected**

- **3 sides** existing development
- **Screening/ planting** and **layout** for privacy
- **Permissive access** to Icknield Way
- **Links** to village centre
- **Crossing point** (B4009)





# GNP6: Proposed Housing Scheme

- # Enhancing biodiversity & protecting green infrastructure
- No rare or protected species
  - New planting and habitats
  - Existing landscape features integrated



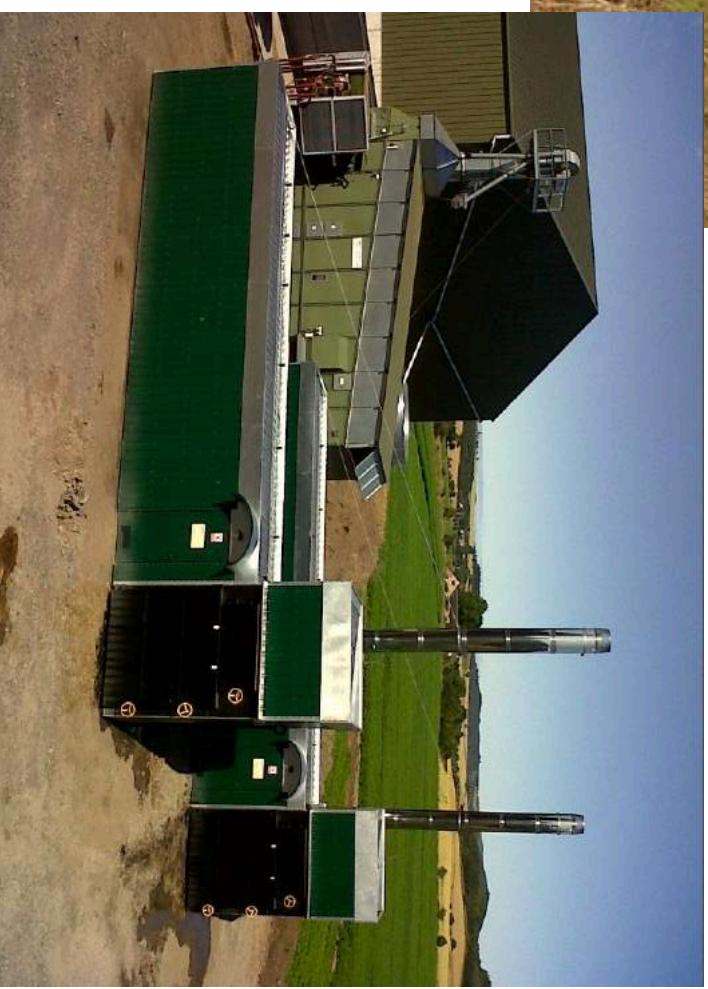
# GNP6: Proposed Housing Scheme

## Adding to community amenity

- **Open/ green spaces**
- **Play area**



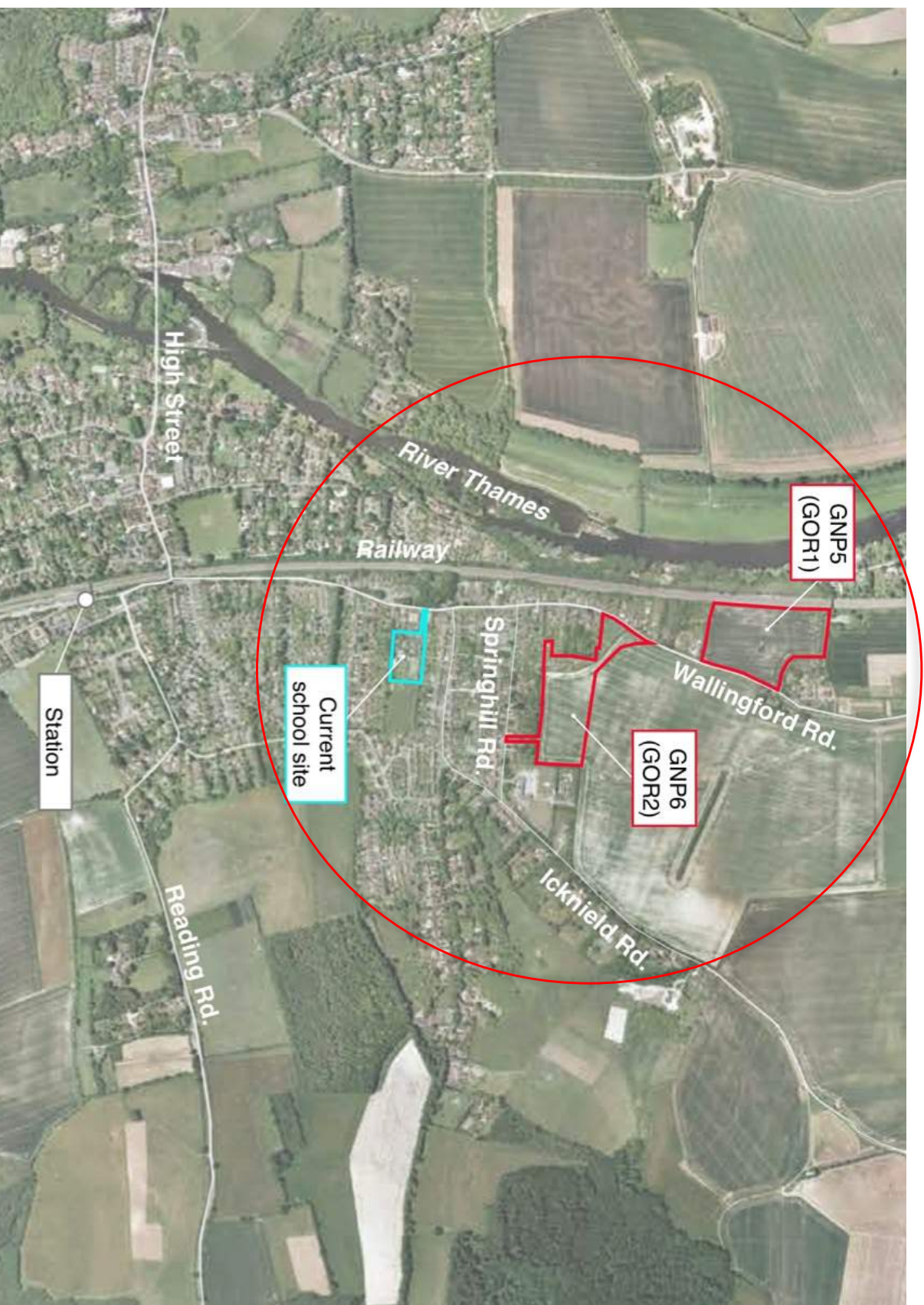
# District Heating Network





# **A new school for Goring?**

# GNP5, GNP6 & Goring Primary School



# GNP5, GNP6 & Goring Primary School



- Capacity with flexibility and adaptability
- Enhancing learning
- Welcoming and secure
- Internal environment
- External environment



# GNP5, GNP6 & Goring Primary School



# GNP5, GNP6 & Goring Primary School





# GNP5, GNP6 & Goring Primary School



- Informed by consultation and school discussions
- Guided by national standards
- **Key features**
  - 1.9 ha. site (currently 0.9 ha)
  - 1.5 form entry (with room for future expansion)
  - Play/sports/wildlife areas
  - Respects landscape/ AONB considerations
  - No buildings in added area & green roof
  - Loop road for school access
  - 65 parking spaces + drop off bay (2 spaces)
  - Service area and minibus parking

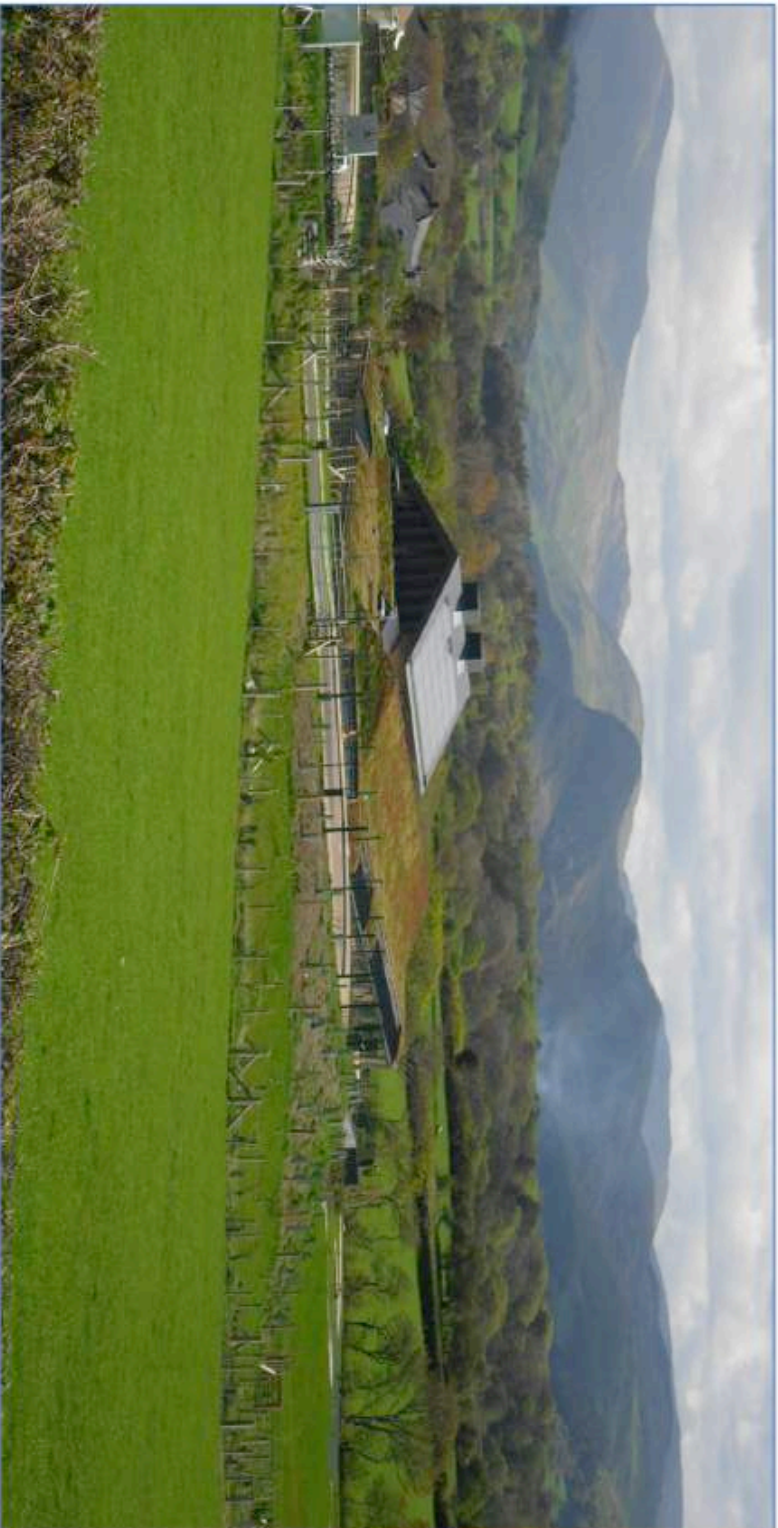


Didcot example



# Best practice

Ysgol Craig y Deryn, Llanegryn



Winner of the Wales Planning Award

2014



# New School – development deal structure

*Land allocated for  
primary school gifted  
to Diocese*

**GNP6:**  
Housing +  
School

+

**GNP5:**  
Housing

+

**Current school land:**  
transferred to MHG1 for  
development

New school built at cost to MHG1  
(no capital requirement from diocese)

# Summary & Next Steps

- Proposals help you fulfil NP objectives
- Contributing to sustainable and appropriate growth for Goring
- Fitting in to landscape
- Adding character and amenities
- Reflect on criteria for site selection
- **Flexibility** in Neighbourhood Plan
- Beginning of a **dialogue**







Thank you