

Goring Neighbourhood Plan - GNP6

Landowners'/ Prospective Developers' Board

- The draft layout plan on display (783.1/15B) is an outline for housing, informed by detailed survey work, including on landscape, ecology and traffic. It is illustrative, not a final plan.
- We held a 'drop-in' consultation on thinking for the GNP6 & GNP5 sites in Sept. 2016 - see www.mcaddenhomes.com/goring-consultation/ for information
- We are aware of the school's desire to relocate to a better site and if the village makes a decision on that soon we are, in principle, happy to facilitate
- We will be responding to the current consultation and these are some of the key points we are likely to make:
 - We welcome the Neighbourhood Plan recognising GNP6 as a suitable development site, subject to the right detailed design
 - We agree with the need to sensitively integrate development into its setting, including landscape and privacy for neighbours
 - Given the strategic planning context and limited land for housing in Goring best use needs to be made of land that is allocated
 - The site specific requirements for GNP6 should allow more flexibility for detailed design to come up with solutions as to how development can fit in
 - We are committed to a high quality development and will propose a bespoke design, not volume house-builder, standard, house-types
 - Some orchard trees can be retained but, to make best use of the site, others will need to be replaced. We would introduce compensatory habitat, potentially with a community orchard.
 - Trees along the Springhill Rd boundary will remain and be enhanced.
 - We propose a vehicular access directly on to Wallingford Road only, not on to Springhill Road
 - We agree that for good 'connectivity', pedestrian and cycle connections are needed to Wallingford Rd and Springhill Rd, but not to Icknield Road as well
 - The site specific requirements should be more concise
 - We will also say that we think GNP5 merits allocation

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