
From: on behalf of Philip Everington

Sent: 02 July 2018 13:55

To:

Cc:

Subject: Goring Site Visit

Follow Up Flag: Follow up

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Dear

I am writing to request an accompanied site visit with Timothy Jones. I act for the landowner of part of GNP6, which incorporates an area historically identified as traditional orchard by the DEFRA environmental mapping database. The draft Goring Neighbourhood Plan is proposing to exclude this area from development whilst simultaneously including site specific policies requiring regeneration and enhancement of the orchard.

To date there has been no site visit to this part of the site by Bramhill Design, the landscape consultants responsible for the Landscape Capacity Study. The reality is that there are very few of the orchard trees still existing on the site and it is difficult to see how it can be seen to have resembled an orchard for many years. We feel very strongly that had a site visit taken place, the landscape consultants might have concluded the site is able to provide more houses than currently envisaged.

The proposed site specific policies relevant to the orchard area are unworkable, as without the ability to develop this area with some houses the developers simply will not purchase this part of the site. In an effort to work with the steering group, we have proposed a new orchard encompassing part of the original orchard area and extending it northwards, thereby allowing the most efficient and cohesive design for the rest of the site to be achieved whilst providing the community asset which the Neighbourhood Plan is trying to achieve. We would also be able to achieve the other orchard details that the steering group is hoping to achieve, albeit in a slightly reworked location. To date, the steering group has decided that this is not acceptable. If the developer does not purchase it, the site specific conditions will be unachievable as it will remain in third party ownership, with such owners being under no duty to enhance and maintain the orchard, plant a new hedgerow and demolish their own barns and outbuildings.

We feel it important for a site visit to take place, so that an independent view can be taken as to the reality of the state of the land, the merits of a compromise on this part of GNP6 and the practical issues which will occur if the conditions are retained as drafted. Not only does this affect the reality of what an allocation means on this site in terms of design quality, but also it directly impacts the number of houses which are clearly capable of being delivered in total by Goring and by the site itself over the lifetime of the plan.

I look forward to hearing from you or Timothy Jones in due course, but do let me know if you need anything further at this stage

Kind regards,

Philip Everington
Director

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