



Town planning and development



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RE: GORING NEIGHBOURHOOD PLAN – PUBLIC HEARING / EXAMINATION 11th JULY, 2018

Dear

We write in behalf of the WRRG following our representations made on behalf of them into the draft Goring Neighbourhood Plan (GNP) and your subsequent letter notifying us of the forthcoming public hearing.

As you will be aware, our representations were primarily focused on the issue of site GNP6. The Independent Examiner has stated that whilst he is satisfied that most matters can be dealt with by written representations, a public hearing is required in order to examine several specific matters.

Whilst Mr. Timothy Jones's letter does not specifically refer to site GNP6, it is nonetheless clear that this site is fundamental to the overall delivery of housing in the GNP. We are therefore instructed to seek permission to attend and contribute to the hearing process on the 11th July.

Our interest spans the matters set out by the independent examiner, but in particular points 1, 2 and 4, these being:

- (1) Whether the number of dwellings (94) in policy 01 [NDP page 35] is appropriate;
- (2) Whether the allocation of the sites specified in policy 01 is appropriate; and,

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(4) Whether any other site considered in the NDP process should be allocated for housing.

The issues raised in our submission question the process and assessment of site GNP6, its acceptability as a site and its overall capacity, so we consider it relevant to comment on the above matters. Our points raised clearly have an influence on the consideration of whether the allocation of sites specified in policy 01 is appropriate; and whether any other sites in the NDP process should be allocated for housing.

We also note that the SODC has provided their own comments to the GNP in their letter dated 22/06/2018. This letter proposes modifications to the plan and its policies. In particular, at box '15' in the table of comments, we are concerned that the District Council has suggested that the requirements of site allocation GNP6, to allow development in the manner proposed, would be 'too onerous' on any future developer.

The GNP has put forward site GNP6 on the very cautionary basis that the proposed access road from Wallingford Road would be designed and landscaped to the point that it would be 'acceptable' (in so far as its impact upon the AONB is concerned). We have ourselves questioned the merits of these requirements from a different perspective, suggesting the consideration of these impacts goes to the heart of the site allocation process rather than being left to be handled afterwards as mere details. We believe this questions the whole allocation of site GNP6 and in particular the assessment procedures carried out and undertaken in getting the plan (and site GNP6 in particular) to this stage, without properly considering its impacts and other alternatives, as would be required if the site was to be considered to be a 'major development' and properly assessed in accordance with paragraphs 115 and 116 of the NPPF.

We would also request that the Examiner makes an unaccompanied site visit to the site to view 'The triangle', site of the proposed access road onto Wallingford Road, topography and general approach to Goring himself.

We trust that these comments will be passed to the Independent Examiner in good time and we look forward to receiving confirmation we will be able to attend and speak at the meeting.

Yours sincerely,

Paul Robinson MRTPI
Planning Director

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