
From: Black, Andrew <A.Black@prp-co.uk>
Sent: 05 July 2018 09:19
To:
Cc: Greenberg, Jonathan
Subject: Goring Neighbourhood Plan Hearing 11 July

Follow Up Flag: Follow up
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Dear

I write to formally request to appear at the hearing session for the Goring Neighbourhood Plan taking place on Wednesday 11 July.

I act on behalf of the owners of site GNP1, Land to the East of Gatehampton which has previously been assessed for development as part of the preparation of the GNP.

I note that there are four separate issues which are being considered by the examiner and he has asked that representatives should explain why they wish to speak and how their contribution may help the examiner carry out his tasks. I therefore set out our reasons below each issue identified to explain the reasons we consider our input would be helpful to the examiner.

(1) Whether the number of dwellings (94) in policy 01 [NDP page 35] is appropriate;

PRP, and the owners of site GNP1, are of the firm opinion that, notwithstanding the constraints of flooding and AONB, that there is greater capacity for Goring to accommodate an increased amount of housing in accordance with the requirements of SODC. The decision to allocate only 94 units within the GNP is in direct contradiction with paragraph 184 of the NPPF and the GNP is unsound on this basis alone.

PRP will provide evidence of why a higher number of dwellings is appropriate for the NP.

(2) Whether the allocation of the sites specified in policy 01 is appropriate;

Whilst we recognise the amount of work which has gone into the identification of sites. PRP is concerned over the deliverability of housing from these sites, particularly GNP10 – Thames Court which is currently occupied by a business. This means that there are operational and policy restrictions for development coming forward on the site which we will set out in detail.

(3) How many dwellings are likely to be delivered on the sites specified in policy 01 on or before 31st March 2033;

Please see above. We can provide further information in relation to our predicted delivery rate of housing in the plan period.

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

For reasons previously set out it is felt that site GNP1 remains a logical site for allocation. PRP will provide additional evidence to the examiner on the benefits of this site coming forward for housing. As has previously been set out, the site provides the most suitable alternative for the relocation of the school alongside the housing on the site due to proximity to the playing fields and other facilities in Goring.

We would like to invite the examiner to undertake an accompanied site visit to see potential that site GNP has to offer. Access can be arranged on the day of the examination or at any other time convenient to the examiner.

Kind Regards

Andy Black

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