

Note of Discussion with Developers of Goring Neighbourhood Plan site GNP8

Tuesday 14th November

Present:

Adrian Keele Consultant Planner

Oliver Bell Nexus Planning

Ed Mather Colony Architects

Cllr Andy Smith

Cllr Jim Emerson

Cllr Robin Williamson

Cllr Stephanie Bridle

Mike Harper

Mike Stares

Enid Worsley

Cllr Smith opened the discussion by explaining that this was a meeting with members of the Council's Planning Committee and those who had been involved in the preparation of the GNP. It was not a formal Committee meeting. Views expressed would be individual opinions and could change in future. Nexus Planning understood and said that at this stage they were looking for indications of how the GNP might apply to the site. They were also interested in initial thoughts on how the site might be brought forward, what were the key issues that needed to be account of in terms of layout, density, house type and visual considerations.

Nexus expect to submit a planning application in the spring of 2024 following pre-application discussions with SODC. GNP8, as a reserve site, would be available if the Thames Court site (GNP 10) was not developed by 31st March 2024. In the expectation that would be the case, Nexus were beginning preliminary design work. It was confirmed that GNP 10 was unlikely to become available before then.

It was made clear that GPC would wish to see development in conformity with GNP, which sets out specific conditions for the development of GNP8 which would need to be adhered to.

Nexus presented a concept plan for the site. This provided for screening by new planting on the boundaries; access would be at the northernmost end of the site as the Gatehampton Road narrows from then southwards. The northern part of the site, adjoining existing properties, would be developed at a lower density than the southern end. It was intended to build to one and a half stories in height to reduce the visual impact and to break up the development into segments to avoid a terrace effect.

The GNP provides for 10 – 16 houses on the site. A strong preference for more, smaller, rather than fewer, larger houses, was indicated. There should be a substantial number of two-bedroomed houses as the need is for accommodation for older people downsizing and for younger families for whom four-bedroomed properties were too expensive. Nexus were aware of the 40% affordability requirement but it was too early in the design process to provide an exact percentage of affordable homes that would be provided on the site.

This was the most visible of sites in the GNP and GPC would favour variation in roof lines and alignments to provide interest. Smaller houses would have less visual impact. Parking spaces would generally be preferable to garages. Additional planting would be needed to provide improved screening, particularly in the hedgerows along the site's boundaries. Planting, both within the site and along the boundaries, should be subject to a management plan to secure it in future. Somerfield Rise was cited as an example of good planting and The Birches as an example of sympathetic use of brick and tiles. Low level lighting rather than streetlights should be used to avoid light pollution on the village periphery.

Nexus confirmed that a landscape and visual assessment would be undertaken with projected growth of new planting.

GPC would encourage provision of a footpath to access the countryside to encourage walking, and a path on the site parallel to the Gatehampton Road would reduce the risk to pedestrians by avoiding the use of the road for the site's length.

It was pointed out that the outline plan showed a road terminating in parking spaces that could potentially be used for access to future development in a neighbouring field. This was unlikely to be acceptable to GPC.

Nexus was asked to consider discussing with SODC possible restrictions on permitted development to prevent future over-development. Nexus responded that this would be for a later stage in the planning process.