

6.3.5 Reserve Site GNP8 – Gatehampton Road

GNP8 is a greenfield site of approximately 0.6Ha, adjacent and contiguous with the existing development on the eastern side of Gatehampton Road.



Figure 45 Aerial view of GNP8

It has the disadvantage of being visible from significant parts of the rural AONB and is inadequately screened at present. It would also reduce the gap between Goring village and Gatehampton. It

is not as good a site for development as the four allocated sites. It has the advantages of being capable of substantially improved screening, of being within easy walking distance of the station and a recreation ground, of being in flood zone 1 and of being likely to provide needed affordable housing. Of the sites that have not been allocated, it is the most appropriate site to be held in reserve in case the four allocated sites cannot meet the need for new dwellings."



Figure 46 Snapshot of Ordnance Survey map with the boundary of GNP8 shown by red line

Policy.10: Reserve Site GNP8

The site next to Gatehampton Road of approximately 0.6 ha is reserved for 10 to 16 new dwellings, should the allocated sites not provide approximately 94 new dwellings. This is not to be developed for housing, or for any development that would make future housing development less likely, unless on or after 31st March 2024 it becomes apparent that the four development sites identified in the Plan are unlikely to produce approximately 94 new dwellings in the Plan period. If that under-provision occurs this site should be treated in the same way as the allocated sites subject to the following site-specific requirements.

In those circumstances a Masterplan (as part of the planning application) will be supported provided the proposed development complies with the following:

1. All new dwellings must have no more than 3 bedrooms.
2. 40 per cent of new housing on the site must be affordable, unless this is not an exact number, in which case in addition to providing affordable housing on the site an appropriate financial contribution in respect of the fraction remaining should be made to affordable housing elsewhere in the parish.
3. Road access must be onto Gatehampton Road with the entrance designed to reflect its rural character.
4. The design of new buildings should conform to the provisions of SODC's Design Guide and also the Chilterns Buildings Design Guide to ensure that dwellings will be sympathetically designed and fit in with the local area. Buildings should be no higher than 2 storeys, with rooms in the roof if appropriate.
5. The visual impact of the development should be mitigated by substantial buffer planting with appropriate native species. There must be a suitable proposal to ensure that all existing vegetation on the periphery of the site (other than any that must be removed to provide a suitable access) will be protected, including

provision for the ongoing maintenance for which a management strategy must be provided. This area should be the subject of a legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening.

6. There will be a net gain in biodiversity on the site by enhancing screening with new trees and hedges on the north-eastern and south-eastern perimeters to protect views from public rights of way.
7. The Oxfordshire Historic Environmental records should be reviewed for any records of archaeological remains.