

CROWMARSH PARISH POLICIES Version 2

POLICY 1 ENVIRONMENT

The Crowmarsh Parish Council will safeguard the countryside and the heritage sites within the Parish by upholding the guidelines and policies published by Government, its agencies, the Chilterns Conservation Board and others. The Council will preserve the rural character of the Parish with particular regard to the Chilterns Area of Outstanding Natural Beauty, the Thames Flood Plain corridor and the North Stoke Conservation area, and to the historical artefacts, including listed buildings and scheduled ancient monuments, contained within the Parish.

POLICY 2 CROWMARSH GIFFORD HOUSING DEVELOPMENT

Crowmarsh Gifford is expected to grow by 2033 to the extent that 110 new dwellings will be needed to house its anticipated growth in population. Two sites have been identified through a process of community opinion survey, landscape survey and site assessment that are most suitable to allocate as housing land supply to accommodate the required 110 new dwellings:

- The larger housing land allocation site is the land south of Newnham Manor known as CRO6 and CRO7, a site that lies within the former open parkland of the Manor, but is partly brownfield, partly derelict as well as some greenfield. This site is allocated 100 new houses of which 40% shall be affordable housing stock with a good social mix including two and three bedroom dwellings (development proposal subject to final approval).
- The smaller site is a former quarry, a brownfield site, at the eastern end of Crowmarsh Hill which is a 1 ha plot situated at the northern end of site CRO9, land north of Cox's Lane and east of Park View. This site, referred to as CRO9a in the Appendices, is allocated ten affordable dwellings. Although within the AONB it is degraded land in need of reclamation.

Housing development needs to progress in tandem with development of infrastructure and any housing development is conditional on this requirement.

POLICY 3 CROWMARSH GIFFORD EMPLOYMENT USE DEVELOPMENT

Land at Howbery Park between Howbery Manor, Benson Lane and Red Kite House is allocated for new development for B1 class employment use collectively related, but not entirely so, to scientific investigation. Howbery Park is keen to attract new industrial units to this site which allows new employment opportunities to focus on this one location. The main development site is 9.9 ha, is available and is deliverable. It is currently occupied by an open grassed area and a small area of car parking and is large enough to accommodate significant office or laboratory accommodation or a number of smaller units.

POLICY 4 NORTH STOKE AND MONGEWELL

Development of both North Stoke and Mongewell needs to be in line with the requirements of the Local Plan for designated 'other villages' within valued landscape and AONB. However, Mongewell has an extant allocation of 166 new dwellings at the former Carmel College site, and this development will greatly increase the size of this hamlet. Housing development should be confined to infill, single dwellings and conversions from other uses.