

LOCAL NEIGHBOURHOOD PLAN

CROWMARSH PARISH DRAFT POLICIES CONSULTATION

POLICY 1 ENVIRONMENT

The Crowmarsh Parish Neighbourhoods 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. Greenfield sites will not be developed for any purpose other than to support the management of the land.

POLICY 2 CROWMARSH GIFFORD HOUSING DEVELOPMENT

Crowmarsh Gifford is expected to grow by 2031 to the extent that 110 new dwellings plus infill development will be needed to house its anticipated growth in population. There will be an increasing proportion of elderly people in the village and provision needs to be made for such people to downsize, ideally, into 2-bed bungalow-type developments with small garden/patio areas. There is an increasing need for first time buyers' properties at affordable prices, although it is recognised that house prices are locally higher than the county average prices and significantly higher than the national average prices. There will also be an increased requirement for family accommodation. 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 now approved).
- 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.

No other sites will be supported for housing development during the tenure of the present Neighbourhood Plan. 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 employment use. Howbery Park is keen to attract new industrial units to this site which allows new employment opportunities to focus on this one location. The site is currently

occupied by car parking and open land 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 small rural 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 otherwise be confined to infill or be contained within the built curtilage of the two respective neighbourhoods.

POLICY 5 PARISH DEVELOPMENT NEEDS

In-village road safety is a recurrent concern of parishioners. Newly configured and safe junctions are required at both ends of Benson Lane and traffic speed regulation is required also in Benson Lane. A pedestrian crossing is required for school children to cross The Street in safety near the intersection with Old Reading Road. Another crossing is needed on the A4074 to provide safe pedestrian access to Crowmarsh Hill, Robert Sparrow Gardens and Park View (to be installed as part of the Newnham Manor development). Traffic and safety will be reviewed periodically by the Parish Council to identify developing needs.

Access to primary and secondary education, as well as to health care facilities, are secondary concerns of parishioners both in Crowmarsh Gifford and North Stoke. Nevertheless, these important components of the supporting infrastructure will need to grow in capacity as demand increases to ensure the sustainability of the communities within the Parish. Some of these facilities are supplied by neighbouring Wallingford, some by Benson, but both these communities are under intense pressure to satisfy demand from new housing developments of their own, and will struggle to satisfy the requirements of a growing population in Crowmarsh Parish as well.

Recreational needs are a relatively low priority for most parishioners. Nevertheless provision of recreational facilities is an important part of the functionality of the Parish and will continue to be catered for as demand requires - including the new children's play area and adult exercise area proposed for the Recreation Ground.

POLICY 6 SODC SITE

The community looks forward to the return of the South Oxfordshire and Vale district councils to their site in Benson Lane. The community will assist with this process as best it can.