

CROWMARSH PARISH NEIGHBOURHOOD PLAN

SITE ASSESSMENT CROWMARSH GIFFORD



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INTRODUCTION AND BACKGROUND

The site assessment process provides the justification in support of site allocation for residential development and describes the considerations surrounding the selection the selection and allocation of employment sites. The process ensures that the sites selected for allocation are the most appropriate – that they are in the most sustainable location, they are in conformity with the strategic policies of the Emerging Local Plan and that there is a good prospect that the sites can be developed. The process allows a thorough and objective assessment of the possible employment use sites that have been considered in the SHLAA (Strategic Housing Land Availability Assessment), the SHELAA (Strategic Housing and Economic Land Availability Assessment, last amended January 2019) and any other evaluations that have been submitted. The process provides the reasoning behind how and why the sites that are chosen for allocation have been selected, and why others have not, and the basis on which the decisions were reached.

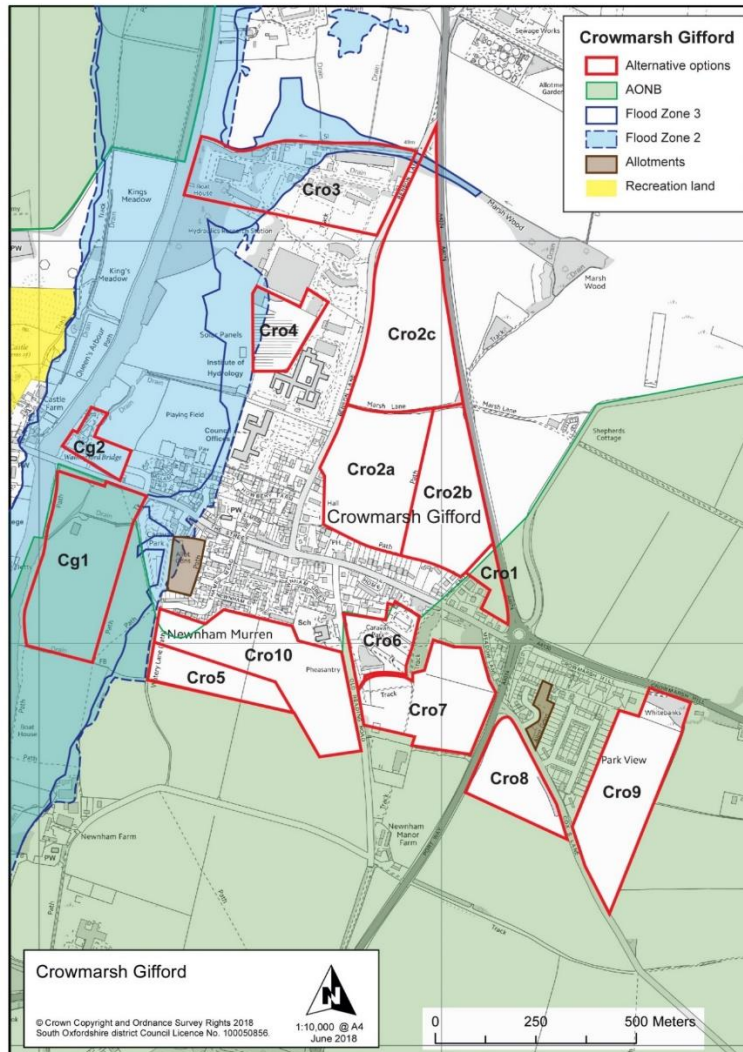


Figure 1 The location of the ten sites identified in the SHLAA and SHELAA exercises for housing and employment use (CRO3 and CRO4) assessment

HOUSING AND EMPLOYMENT REQUIREMENT

The SHLAA and subsequent SHELAA set out all land with potential for housing and employment. It does not follow that all deliverable sites need to be allocated to meet the identified housing requirement for the area but only those sites that enable the Neighbourhood Development Plan (NDP) to meet the identified housing requirement for the area to align with the NPPF and the Emerging Local Plan.

Current approved sites for development exceed the numbers allocated in the Emerging Local Plan 2034. No further land is allocated for housing and only the potential employment use land is considered.

The NPPF 2019 identifies:

Paragraph 66: Where it is not possible to produce a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if required to do so by the neighbourhood planning body. The figure should take into account factors such as the latest evidence of housing need, the population of the neighbourhood area and the most recent available planning strategy of the local planning authority.

- The Emerging South Oxfordshire Local Plan 2034 identifies for larger villages where the Council is not making allocations in the Local Plan, the Emerging Local Plan has set out a requirement for them to be achieved either through neighbourhood development plans or planning applications in accordance with Policy H4. The Council will support larger villages to allocate further development sites should the NDP so wish, where this level of growth is sustainable for that village, and where this is in accordance with national policies and guidance. These housing targets take into account the existing commitments and completions and identifies the following remaining levels of development to be delivered at each larger village and, therefore, the requirement has been worked out to be zero for Crowmarsh Gifford. This is based on a requirement for 312 new houses in the Parish (Emerging Local Plan 2034, para 5.32), with a requirement for zero further houses because 570 have already been approved but not yet delivered.

Neighbourhood plans cover smaller areas than SHLAA or SHELAA and neighbourhood plans are able to consider a variety of spatial options for place

making that is not possible for every Parish at the District scale. This allows for more emphasis to be placed on defining and comparing spatial options before considering the role that an individual site may play in delivering one or more of those options. It also enables small parcels of land, and parts of existing sites, to be assessed rather than the whole site.

The suitability of each site is assessed and ranked as suitable (green), moderately suitable (Yellow) or not suitable (red). The criteria are laid out in tabular form for each site. Site CRO2a is deliverable as it has been granted Full planning permission for up to 150 dwellings, and combined sites CRO6 and CRO7 considered together as one planning unit has been granted a resolution to grant planning permission and is also deliverable. The environmental assessment derived from the landscape survey (Landscape survey and impact assessment) is carried forward into this assessment as also are the villager's preferred options derived from the September 2017 surveys.

The site assessment process considers each site in terms of its suitability, availability and its achievability or economic viability. In theory, all the sites are available as all have been included in the SHLAA and SHELAA exercises. Site CRO4 is currently gainfully employed and is thus not readily available. A site is considered 'achievable' when there is evidence that it is economically viable in terms of its benefit to the community and there is a reasonable prospect that the particular type of development will be created on the site at a particular point in time.

The first criteria, **suitable**, considers:

- Consistency with the policies in the adopted or emerging local plan. If the Local Plan rules out development, it is considered to be not suitable.
- Physical factors such as access to the site, infrastructure, flood risk or contamination.
- Accessibility to services and facilities such as public transport, shops, education and health services. If the site is not close to facilities and residents could only travel by car to access services, this location may not be suitable.
- Impacts on national and local environmental features. If development of the site for the proposed land use caused harm to an environmental asset, the site would not be suitable.
- Environmental impacts experienced by residents and neighbouring areas.

The second criteria **available** depends on whether the site is available for development and the third **deliverable** if the site can be delivered within the tenure of the plan. None

of the housing sites other than those already with planning permission are deliverable in the terms of the plan and not all are available.

A proforma listing all the suitability bullets enables consistent recording of information for each site. Availability and deliverability are also stated.

ASSESSMENT OF SITES FOR EMPLOYMENT

The site assessment process considers each potential employment site in terms of it being suitability, available and achievable. Emerging Local Plan Policy EMP 8 requires 0.28 ha land to be allocated for employment use at Crowmarsh Gifford.

CR03 southern portion – Howbery Park



Site includes land north of Red Kite House, west of Benson Lane and east of Howbery Manor that is currently laid to grass with margins used as car parking areas.

Relevant planning history:

P08/W1266/O – Withdrawn before determination (24/02/2009). Outline residential development for up to 60 dwellings with accompanying statements on employment and issues and analysis of community consultation and noise assessment. SODC officers had previously made it clear that they were unlikely to support any residential development on this site which had been identified for employment use. This advice followed advancement by Howbery Park of an earlier scheme to develop 0.5 ha at the eastern end of the northern avenue with indicative capacity of around 40 dwellings.

CRO3 southern portion – Howbery Park (employment use)		
Site access	Onto Benson Lane which is at capacity morning and evening and will be exacerbated when SODC and Vale return to their site.	
Scale of development	Site identified by SODC Officers for employment use rather than for residential dwellings.	
Access to public transport	Bus stops to Wallingford, Oxford, Reading and Henley within walking distance	
Constraints	None	
Community benefits	Job opportunities. Economic benefit.	
Villagers' preferences	Preferred site for employment use – no strong opinion.	
Environmental issues	Development in keeping with character of the Park and respecting the wildlife area within the Park.	
Heritage	None identified.	
Overall score	This is a preferred site for employment use.	

Suitable Available Deliverable

CR04 – Solar panel farm



Relevant planning history:

None

CRO4 – Solar panel farm (employment use)		
Site access	No vehicular access, approached via Howbery Park onto Benson Lane which is at capacity morning and evening and will be exacerbated when SODC and Vale return to their site.	
Scale of development	Site suitable for employment use rather than for residential dwellings – not currently available.	
Access to public transport	Bus stops to Wallingford, Oxford, Reading and Henley within walking distance	
Constraints	Part flood zone 2.	
Community benefits	Job opportunities. Economic benefit.	
Villagers' preferences	Preferred site for employment use – no strong opinion.	
Environmental issues	None.	
Heritage	None identified.	
Overall score	This is a preferred site for employment use although not currently available and partly liable to flooding.	

Suitable Available Deliverable

SUMMARY

CRO3 is available and deliverable within the tenure of the plan. The comparative suitability of the two potential sites for employment use is shown in below.

EMPLOYMENT USE ALLOCATION	CRO3	CRO4
Site access	Yellow	Red
Scale of development	Green	Yellow
Access to public transport	Green	Green
Constraints	Green	Yellow
Community benefits	Green	Green
Villagers' preferences	White	White
Environmental issues	Green	Green
Heritage	Green	Green
Overall score	Green	Yellow