



Welcome

This exhibition has been prepared by Crowmarsh Gifford Parish Council to set out the content of the Pre-Submission version of the Neighbourhood Plan for the Crowmarsh Parish.

Foreword

The preparation of a Neighbourhood Plan is a complicated and often protracted process from inception to completion, but it provides communities with the chance to manage the quality of development in their areas. A vital and statutory requirement is the involvement of the community it aims to serve.

The Crowmarsh Parish Neighbourhood Plan Steering Group, made up of volunteers, held initial consultations with you in 2017, and since then, throughout 2018 and 2019. The views collected at these consultations have shaped the policies of the plan.

How to comment

Please let us have your comments on the content of the Plan on appropriate social media, and at the two exhibitions, by hand, or by letter or email to the Parish Clerk. Please do not hesitate to ask if you have any other questions or wish to share your opinions.

This exhibition presents the Vision for the Crowmarsh Parish and the Neighbourhood Plan's Objectives. These have informed the planning policies of the Crowmarsh Parish Neighbourhood Plan.

Why have a Neighbourhood Plan?

- Neighbourhood Plans carry statutory weight following a successful referendum
- The Parish Council's part of the Community Infrastructure Levy will increase from 15% to 25%
- This money can be spent on infrastructure projects of the Parish Council's choosing

What a Neighbourhood Plan can't do?

- Propose less growth than that planned for in South Oxfordshire's development plan or prevent development from taking place.

What a Neighbourhood Plan can do?

- Shape and direct future development

The Pre-Submission Plan

- The Pre-Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan.
- It has been informed by the relevant national and local planning policies and it has been assessed how they affect this area.



Vision and Objectives

Crowmarsh Parish in 2034

“The ‘Larger Village’ of Crowmarsh Gifford will have grown by 2034 due to the housing developments approved in 2018 and yet to be built. This growth will align with an increased availability of resources, particularly schooling, medical facilities, access to shops, local employment opportunities and availability of social housing. The village is partly dependent on Wallingford for some of this structure, but not entirely so.

North Stoke will have retained its rural village character with some infill housing, while Mongewell will have expanded with the redevelopment of Carmel College and there is also the housing development now approved at CABI.

Development of Howbery Park will have promoted new job opportunities, many in the science sector, and will have provided income to maintain existing job opportunities.

The managed landscape of the greater part of the Parish will remain protected from development either because it is within, or it is overseen by, the Chilterns Area of Outstanding Natural Beauty. Heritage will also remain protected, notably the Grim’s Ditch Scheduled Monument, other archaeological features and numerous listed buildings and others.”

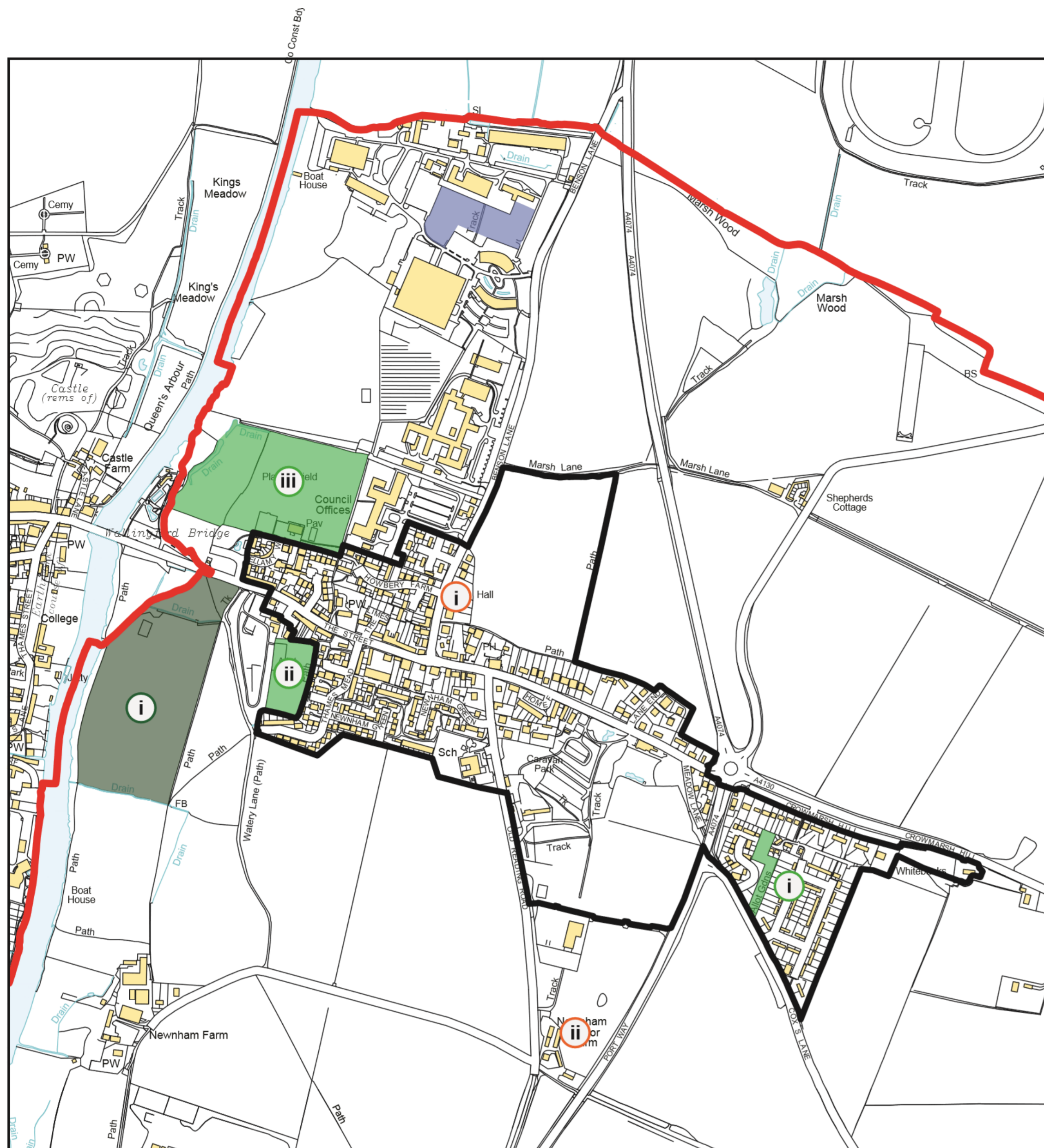
*The **vision** describes the parish in 2034 once the development plan for the area, including the Crowmarsh Parish Neighbourhood Plan, has been implemented. The **objectives** are what we think needs to be delivered, and can be delivered by the Crowmarsh Parish Neighbourhood Plan, to achieve the vision.*

Objectives of the Plan

- *Promote Crowmarsh Parish as home to a thriving working community that is strongly linked to its environment and to its neighbours, including the town of Wallingford.*
- *Develop a Parish which has its own identity in which any future housing and employment use development adds to the quality of life of its residents.*
- *Preserve the rural character of the Parish, and of its two smaller villages, North Stoke and Mongewell, and uphold relevant national and regional strategies and policies for safeguarding the countryside.*
- *Enable infrastructure development to service the needs of growth in the Parish.*
- *Promote the development of housing suitable for those on modest budgets and for the elderly.*
- *Preserve the green spaces within Crowmarsh Gifford.*



Policies

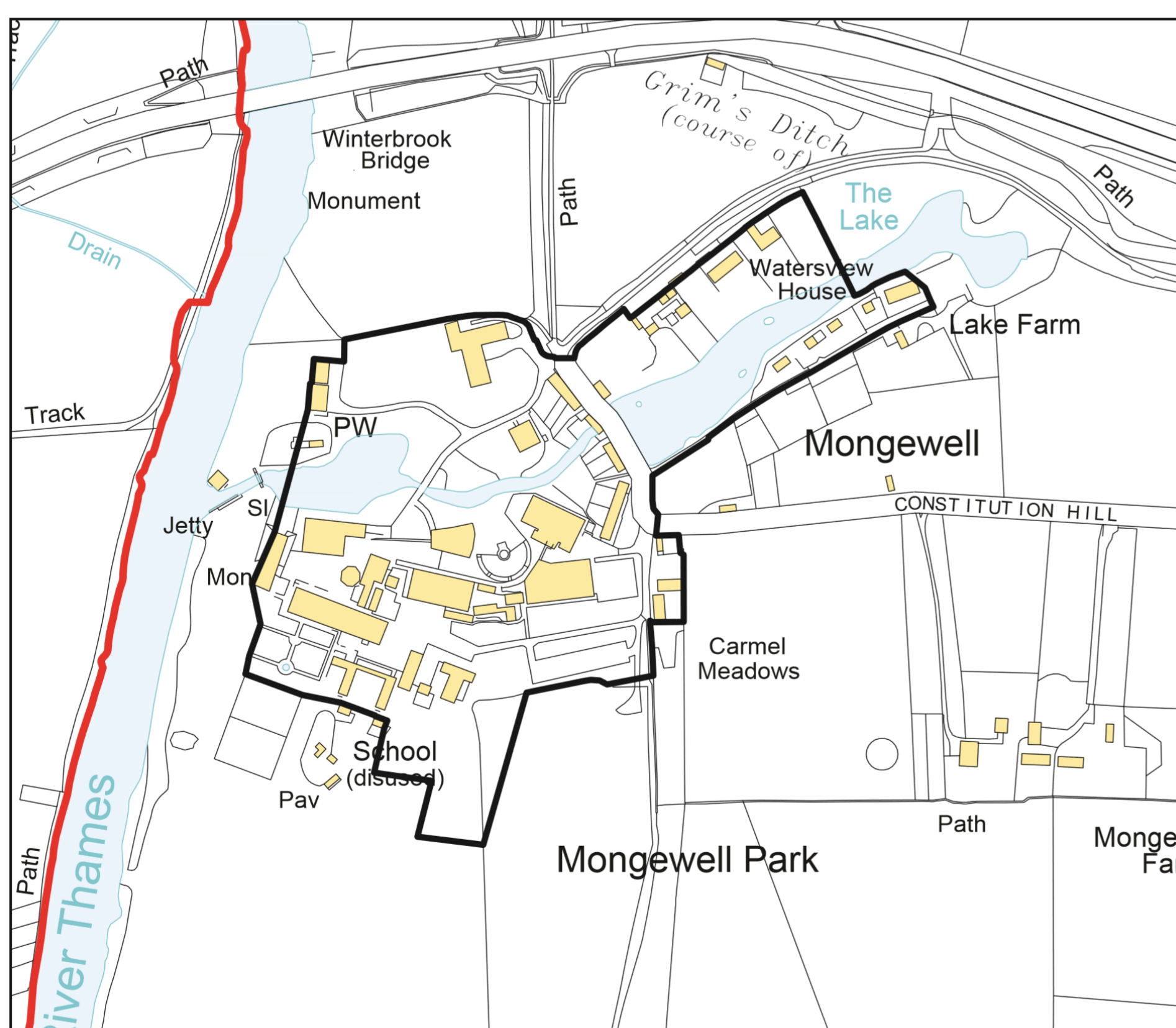


Crowmarsh

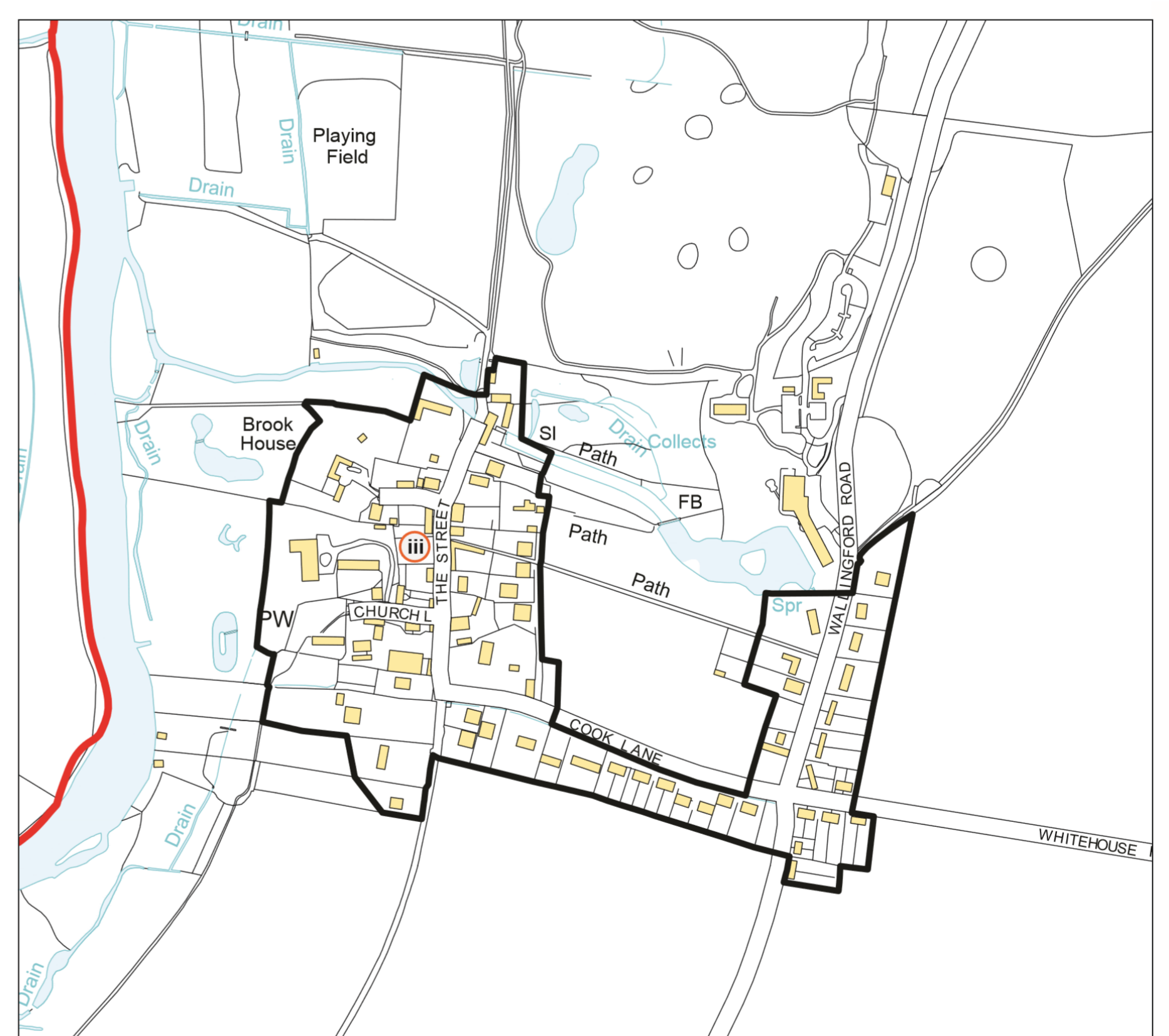


Policy CRP1: Village Boundaries and Infill Development

In planning policy there is a mechanism called a village or settlement boundary. These are used to determine if a site lies within a built-up area or in open countryside. The Plan proposes to define these boundaries to make it clear to applicants, the local planning authority and you as the local community when preparing, determining and commenting on planning applications respectively, what the starting point is. This will mean that infill* development will be acceptable in principle within these boundaries, although it will still be subject to design and other policies.



Mongewell



North Stoke

***Infill is defined in the existing development plan as follows:**

- No limit in Crowmarsh Gifford as it is defined as a 'Larger Village'
- Sites of up to 0.1ha in Mongewell and North Stoke (2-3 houses) as it is defined as 'Other Villages'



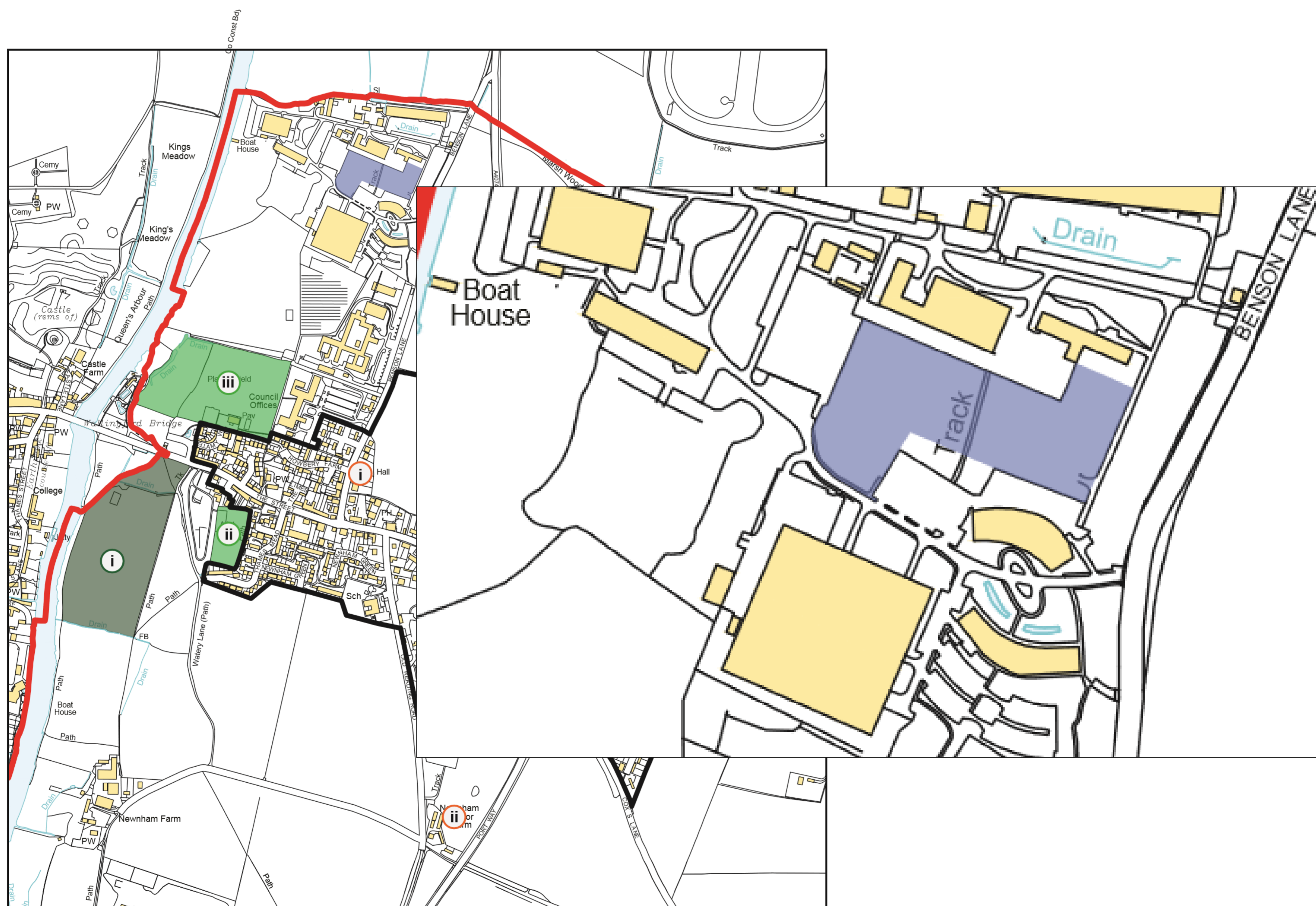
Policies (cont)

Policy CRP2: Housing Mix and Tenure

There is currently an imbalance in the housing stock of Crowmarsh Gifford, as is evident in the Housing Needs Assessment. The opportunity to influence new development recently approved has now passed, however there remains opportunity to try and influence the balance of the housing stock for future infill development schemes. There is a need to provide homes for younger people and 'downsizers' and the policy therefore seeks a majority of 2 bed dwellings and one bed apartment style homes.

Policy CRP3: Land at Howbery Park, Benson Lane, Crowmarsh Gifford

There is a need to provide additional employment land in Crowmarsh Gifford. The Steering Group has undertaken a formal site assessment process in order to allocate a suitable site to deliver this requirement. Land at Howbery Park has been allocated to fulfil the employment needs of the area and the policy also sets out key development principles to manage the potential effect of the site.



**Crowmarsh Neighbourhood Plan
Pre-Submission Policies Map: Inset A
December 2019**

- | | | | | | |
|-----------------|------------------------|----------------------------|---|--|--|
| Parish Boundary | CRP1: Village Boundary | CRP3: Land at Howbery Park | CRP5: i. 21-27 Benson Lane ii. Newnham Manor Farm | CRP6: Local Green Space i. Riverside Meadows | CRP6: Community Green Space i. Parkview Allotments ii. Retreat Gardens Allotments iii. Recreation Ground and Nature Area |
|-----------------|------------------------|----------------------------|---|--|--|



Policies (cont) and Next Steps

Policy CRP4: Conservation of the Environment

This policy draws attention to the rural character of the Parish, particularly its position in, and in the setting of, the Chilterns Area of Outstanding Natural Beauty. It seeks to safeguard views and supports the guidelines and policies published by the Government and specifically those of the Chilterns Conservation Board, in relation to seeking high quality design.

Policy CRP5: Locally Listed Buildings

In addition to 'listed buildings', there are numerous other local buildings that play an important role in helping to establish the character of each settlement. The policy is intended to inform decision makers of the presence of such assets when judging the effects of a development at 21 – 27 Benson Lane, Crowmarsh Gifford; Newnham Manor Farm, Old Reading Road, Crowmarsh Gifford; and Village Hall, The Street, North Stoke.

Policy CRP6: Green Spaces

Neighbourhood Development Plans are able to identify for special protection, areas of green space which are important to communities, but each space must pass a number of tests set out in the National Planning Policy Framework. Designating land as a Local Green Space way means development can be ruled out other than in very special circumstances. It has been determined that Riverside Meadows passes these tests and the Neighbourhood Plan therefore proposes to designate it as a Local Green Space. Other important green spaces has also been identified, including both Parkview and Retreat Gardens allotments, and Crowmarsh Gifford Recreation Ground and Nature Area. The Neighbourhood Plan seeks to preserve their open character and public access.

What Next?

Once the consultation exercise is complete, the Steering Group will review the comments made and prepare a final version of the Plan. This will be submitted to South Oxfordshire District Council, who will carry out a further consultation prior to arranging for its independent examination and then the referendum.

