

CROWMARSH PARISH NEIGHBOURHOOD PLAN 2011-2035

Submission version

Cover picture: Riverside Meadows Local Green Space (Policy CRP 6)

CROWMARSH PARISH NEIGHBOURHOOD PLAN 2011-2035
Pre-submission version

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Crowmarsh Parish Council

November 2020

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* Issued as a set of eight separate documents to accompany the Plan

1. INTRODUCTION

1.1 Neighbourhood Plans are a recently introduced planning document subsequent to the Localism Act, which came into force in April 2012. Neighbourhood Plans are intended to give local people a greater say in the future of their communities. However, Neighbourhood Plans must generally conform to the overarching strategic policy framework, and conform to the basic conditions set out in paragraph 1.8, which include:

- the National Planning Policy Framework (2019),
- the adopted saved policies from SODC Local Plan (2011),
- the Adopted Development Plan which comprises the Local Plan 2011, Core Strategy 2012 and any adopted NDPs, and
- the emerging strategic policies of the SODC Local Plan 2034 (the Secretary of State issued a Direction under Section 27 of the Planning and Compulsory Purchase Act 2004 that directs the Council to progress the plan through examination and to be adopted by December 2020).

1.2 The Neighbourhood Plan cannot be used to resist appropriate development that is required. However, the Neighbourhood Plan must consider how development needs are met so that it can be used to influence the type of development that takes place in a neighbourhood area, where it takes place and the mix of uses proposed that are to be included. The Neighbourhood Plan sets out a vision for the future of Crowmarsh Parish over the next 15 years and provides a strategy to manage housing development and develop land for employment use development. The Plan also identifies improvements within a land use framework for development.

1.3 Crowmarsh Parish Council elected to prepare a Parish Neighbourhood Plan in April 2017. The Plan covers the whole Parish, an area designated by the local planning authority, South Oxfordshire District Council (SODC), under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area, the Parish, is shown in Figure 1.

1.4 The purpose of the Crowmarsh Parish Neighbourhood Plan is to make planning policies that can be used to determine planning applications in the Plan area during the period to 2035. The policies aim to plan positively for growth but do so in a way that protects the special character of the Parish. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at Referendum, the Neighbourhood Plan becomes part of the development plan for the area and will carry full weight in how planning applications are determined.

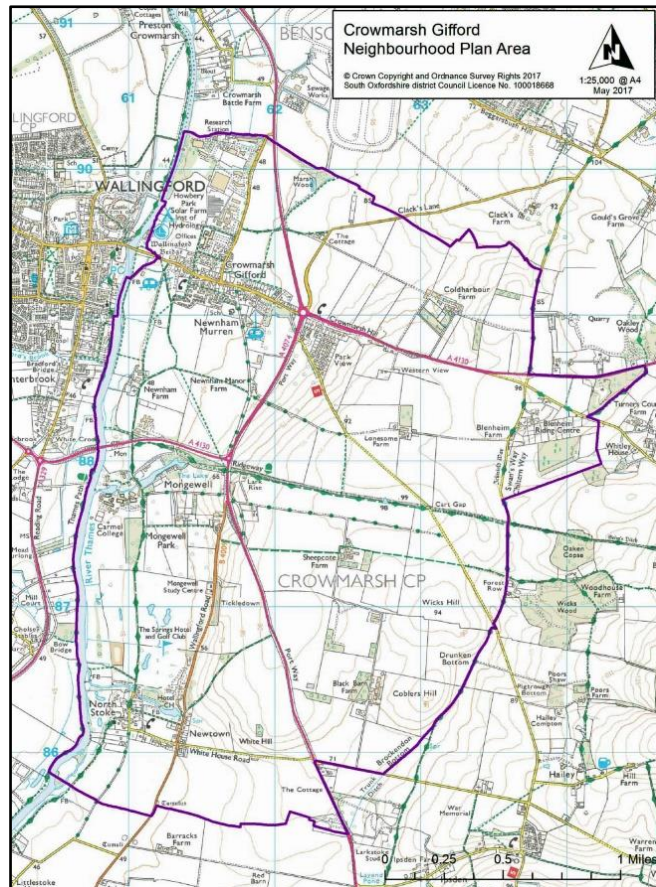


Figure 1 Designated area of Crowmarsh Parish Neighbourhood Plan [Ordnance Survey Rights 2019: CPC Licence Number 100050856]

1.5 The Vision for the Parish at 2034 is:

THE PARISH VISION

The population of the Parish will increase due to housing developments already approved. There will be increased availability of local employment opportunities on land allocated for this purpose at Howbery Park, Crowmarsh Gifford. New infill housing within the designated village footprints will focus on social housing and apartment type housing for the elderly. The managed landscape of the greater part of the Parish is not developed for housing because it is within, or it is overseen by, the Chilterns Area of Outstanding Natural Beauty, or it lies within the Thames Corridor flood plain. Heritage is protected while the setting of listed buildings and other heritage assets is enhanced through any new development. Similarly, new development will provide an increase in biodiversity and managed land in the Thames corridor should aim towards enhancing biodiversity and protecting rare species.

1.6 The Objectives of the Neighbourhood Plan aim to facilitate the vision for the Parish while ensuring that any adopted proposals are sustainable:

OBJECTIVES OF THE PLAN

- Promote Crowmarsh Parish as a sustainable 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.
- Promote the development of housing suitable for those on modest budgets and for the elderly.
- Preserve the green spaces within Crowmarsh Gifford and enhance heritage protection within the Parish.

1.7 The primary purpose of this Crowmarsh Parish Neighbourhood Plan is to ensure that any development, housing, employment use or recreational, meets the needs of Crowmarsh Parish's existing and future residents, fits into the overall character of the Parish, and contributes to long-term sustainability and the wellbeing of the residents of the Parish.

1.7 Neighbourhood Plans can only carry land use policies that can be used for planning purposes. Other important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan can be pursued through alternative means not directly related to planning.

1.8 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must comply with the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic relevant conditions, a, d, e, f and g, are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
- g. prescribed conditions are met in relation to the Order (or neighbourhood plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations as amended. The consultation with local people and

with statutory and other consultees is reported in the Consultation Statement (Appendix 7 attached to the Plan)

1.9 The Plan must be tested by an independent examiner. If satisfied, the examiner will recommend the Plan goes to a Referendum of the local electorate. If a simple majority votes for the Plan, then it becomes adopted as formal planning policy for the area. The Neighbourhood Plan has been prepared to ensure its general conformity with the policies of the emerging Development Plan Documents, i.e. the new Local Plan 2035. It is expected that the Neighbourhood Plan will be examined against the policies of the new Local Plan and any remaining saved policies of the Local Plan 2011. The 'reasoning and evidence' of the 2035 Local Plan has therefore informed the preparation of the Neighbourhood Plan as this is crucial for the long-term success of the Neighbourhood Plan.

1.10 A housing needs survey was carried out for Crowmarsh Gifford (Appendix 3 attached to the Plan) which revealed a need for affordable housing for a projected increase in young families and young individuals who wished to live near, but independently from older family members. It also showed a need for smaller dwellings, suitable for the growing number of older members of the village (65 to 85 years) to downsize to, once their own families had left home. The housing strategy, therefore, addresses:

- both the needs of existing and future residents;
- development to be proportionate in scale to the existing size of the villages;
- development to contribute to improving the amenities and environment.

1.11 Sites allocated for housing should satisfy the tests carried out against the SEA Framework. The SEA process comprised screening, scoping (including consultation with statutory consultees), and testing the plan objectives and policies against the developed SEA framework, providing outcomes to draft report stage (Appendix 6 attached to the Plan). The adopted sustainability objectives in the framework are:

1. Increase housing supply, especially affordable housing
2. Improve the mix of housing size and tenure
3. Preservation and enhancement of the rural landscape and sense of place
4. Risk of Flooding
5. Threats to biodiversity and opportunities to enhance it
6. Heritage assets and the historic environment are irreplaceable resources
7. Improved traffic management within and through the Parish
8. Enhance the setting of new housing and conservation of rural setting

2. THE NEIGHBOURHOOD AREA

2.1 The village of Crowmarsh Gifford is located in the County of Oxfordshire and is approximately 18 km south of Oxford. Crowmarsh Gifford is the main settlement in Crowmarsh Parish, and had a population of 1207 reported in the 2011 Census (Appendix 1- attached to the Plan). The housing stock recorded by the Local Taxation Office in 2017 was 587 dwellings in Crowmarsh Gifford, plus 75 and 47 in the small villages of North Stoke and Mongewell respectively, i.e. 709 dwellings focused on the three settlements in the Parish.

2.2 Expansion of the housing stock in Crowmarsh Parish includes 166 new dwellings already granted planning permission at Carmel College, Mongewell and a further 91 at CABI on Nosworthy Way. An additional 100 at Crowmarsh Gifford, south of Newnham Manor and 150 east of Benson Lane have been approved or have a resolution to grant approval. Construction is ongoing at CABI and land east of Benson Lane. These developments represent an increase from 709 dwellings in the parish to 1216 i.e. an increase of 71%. Other housing developments are single houses, infill and change of use of existing buildings.

2.3 The dwelling stock at 2015 according to Local Taxation banding shows an exceptionally high number of Band D, E and G houses and relatively few band A and B houses compared to the national average. This reflects a relatively privileged and wealthy community compared to both county and national averages. The distribution of dwelling types according to the number of bedrooms was:

1 bedroom	3%
2 bedrooms	24%
3 bedrooms	44%
4 bedrooms	23%
5 or more bedrooms	6%

2.4 The key housing requirements to accommodate current likely population growth rate projected for the period 2019 to 2034 by the Housing Needs Assessment (Appendix 3 attached to the Plan) for Crowmarsh Gifford are:

- 110 new dwellings on allocated land plus small number of infill dwellings and conversion of existing buildings
- New affordable accommodation needed for growth in number of first-time buyers
- New accommodation required for growth in number of age range 35 – 50
- New accommodation required for growth in number of elderly people in age range 65 – 85.

This has now been overtaken by 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 and some of these have been delivered.

2.5 Average house prices in postcode OX10, which includes Crowmarsh Gifford, have risen from £360,000 in 2013 to £470,000 at the start of 2018 (Zoopla.co.uk). National price averages have risen from just £240,000 in 2013 to £310,000 at the start of 2018. The OX10 prices have increased in this period by £40,000 over the national rate of increase. Although these relatively high prices could be

interpreted as a shortage of housing in the area, they more likely reflect the desirability of the area in terms of good educational facilities and location.

2.6 Crowmarsh Parish borders Benson Parish to the north, Nuffield to the east, Ipsden to the south east, South Stoke to the south; across the River Thames is Cholsey Parish to the south west and Wallingford Town to the west. Wallingford traverses the river at Wallingford Bridge into what would otherwise be Crowmarsh Parish with a small bridgehead and the adjacent Riverside Park area which was gifted by a former land-owner to Wallingford Town Council.

2.7 Crowmarsh Gifford developed from the cross-roads of the north-south Oxford to Reading road and the east-west Henley to Wallingford road which continues west towards Didcot. The cross-road was off-set, and until the by-pass for the A4074 was constructed through the east of the village, was a cause of much congestion despite traffic light control. Only two of several pubs survive near the cross roads, The Bell and the Queen's Head. The Street is the main east-west highway today, carrying traffic from Wallingford Bridge through the cross roads with Benson Lane and Old Reading Road and uphill towards a busy roundabout crossing the A4074, the Oxford to Reading road, which also separates the Crowmarsh Hill settlement from the lower part of the village.

2.8 The Parish hosts a large scientific campus at Howbery Park. Howbery Park has a strong and growing reputation as a centre for innovation in water and environmental technology. It employs some 800 staff and is the home of HR Wallingford, a major base for the Environment Agency as well as other smaller, mainly scientific units. Next door, also in Benson Lane, is the UK Centre for Ecology & Hydrology and staff from the British Geological Survey and the Meteorological Office. On the By Pass to the south of Crowmarsh, Nosworthy Way, is CABI, Centre for Agriculture and Biosciences International. Collectively these scientific institutions employ in excess of 1200 technical and support staff. However, few of these people live in the Parish with most staff commuting in from surrounding towns, principally, Didcot, Reading and Oxford. The village has also been host to the South Oxfordshire and Vale district councils until a devastating fire destroyed the offices in 2015. The council has elected not to return to the site which will become available for other uses.

2.9 Crowmarsh Gifford has a primary school and two pre-schools. The school currently enjoys an OFSTED 'Good' status, and as such makes the Crowmarsh Gifford School catchment a desirable place to live for families with young children. Most of the primary school children progress to secondary school in Wallingford. The primary school is situated on a small and confined site with no room for further expansion. Parking is a problem during the morning and afternoon arrival and departure of children accompanied by parents.

2.10 The closest mainline railway station is Cholsey, 5 km away. Didcot, Goring, Henley, Reading and Oxford can all be reached by bus transfer via Wallingford; there is a half hourly bus service through Crowmarsh Gifford to Reading, hourly to Henley, and every 20 minutes to Oxford during weekdays, hourly on Sundays. North Stoke has a bus service that runs between Goring and Wallingford.

GEOLOGY AND GROUNDWATER (Appendix 2 attached to the Plan)

2.11 The Chiltern Hills are an expression of the erosion resistant Cretaceous Chalk Supergroup which dips gently to the east with a steep scarp slope locally overlooking the Thames valley. The Upper Chalk and Middle Chalk are characterised by flinty chalks with occasional hard beds. The Lower Chalk passes

from fractured chalk with fewer flint bands down into an increasingly marl dominated sequence. At the base of the Chalk is the Glauconitic Marl, an impervious unit that hydraulically separates the groundwater in the Chalk from the deeper artesian Greensand aquifer below. The weakly permeable base of the Chalk aquifer creates a distinct spring line adjacent to the outcrop of the basal chalk marls and Glauconitic Marl.

2.12 The Glauconitic Marl forms a band (concealed beneath the Thames gravels) roughly between the Thames Water pumping station at the eastern end of Wallingford Bridge [SU61358950] and Crowmarsh Parish Church [SU61458935], with Lower Chalk to the east giving way to Middle Chalk roughly at the entrance to the Oakley Wood Recycling Depot [SU64208900] above Coldharbour Farm.

2.13 Superficial strata comprise the silt and clay-bound gravels of the First Terrace and an alluvial strip along and adjacent to the River Thames. The gravels vary in thickness up to 4.3 m (penetrated by a borehole in the north eastern quadrant of the UK Centre for Ecology & Hydrology site [SU61728970]). The gravels vary in thickness from 2 to 3 m towards Benson Lane where they are partly replaced by grey lacustrine clay at a depth of 2.5 m below ground, to a feather edge to the east towards the line of the A4074 road.

2.14 There are no minerals within the Parish, apart from shallow gravel reserves, which are being extracted at one site south of Wallingford. In the past, bell-shaped flint mines, widening towards the bottom, provided flints for building and construction and remains of these pits are known in the Chiltern Hills. Chalk has been used as a crushed medium for application to acid land and for cement production. However, there is no evidence that either activity ever took place within the Parish. The riverine gravels are interbedded with clays and silts and trial test drilling by the British Geological Survey (see interactive map on BGS web site) shows that there are few areas with workable and clean gravel deposits of more than 3 m thickness. The Oxfordshire Coal Field underlies the parish at a depth of about 550 m. This may be exploited by in-situ-degasification, a process that will have little impact on the Parish or surrounding district.

2.15 The Middle and Upper Chalk collectively form part of a 'Major Aquifer' under current Environment Agency classification. The groundwater is unconfined and the water table follows a subdued version of the topography. The water table is highest along a groundwater divide beneath the scarp ridge roughly through Nuffield and Stoke Row. From here groundwater flows both eastward towards Nettlebed and Henley and westward towards Crowmarsh. There is no runoff except under exceptional and prolonged wet weather. As the groundwater flow is pinched out towards the base of the Chalk aquifer to the west of the scarp by the weakly permeable Lower Chalk marls, so it flows to surface as springs or discharges into the overlying gravel deposits (Figure 2).

2.16 Major spring discharges occur along this spring line at Marsh Wood Spring, Mongewell Spring and at North Stoke (Figure 3). There are several ephemeral wet weather spring discharges, notably at the gateway to 119 The Street in Crowmarsh Gifford and towards the north west corner of the approved housing development site at land east of Benson Lane.

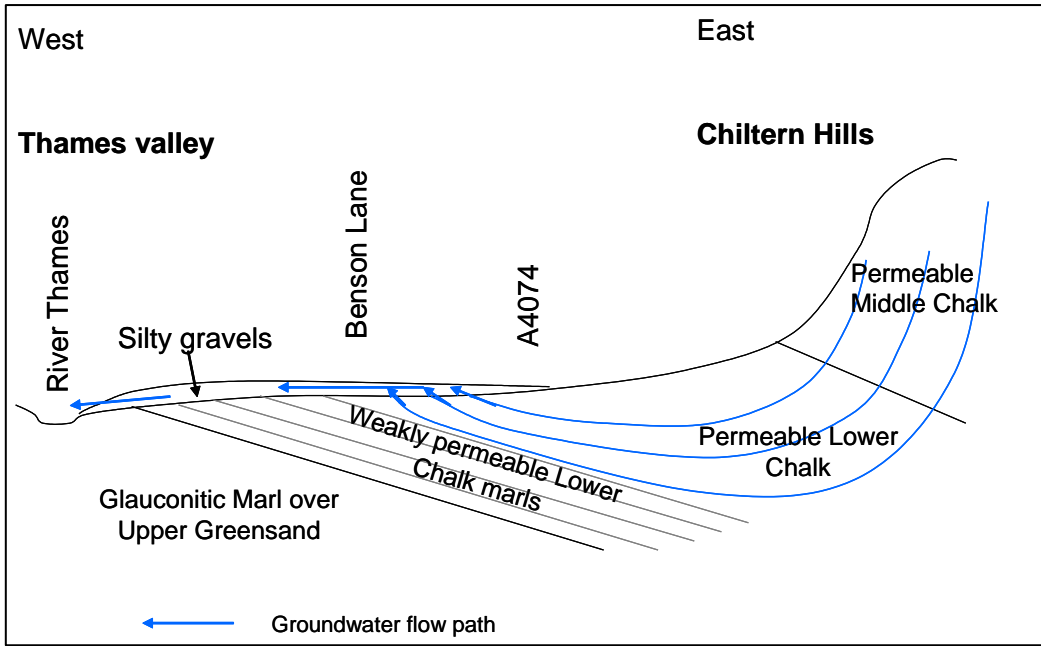


Figure 2 Schematic cross-section of groundwater flow system through Crowmarsh Gifford (after Robins N, 2014, *Groundwater and Crowmarsh Gifford*. Report prepared for Crowmarsh Parish Council)

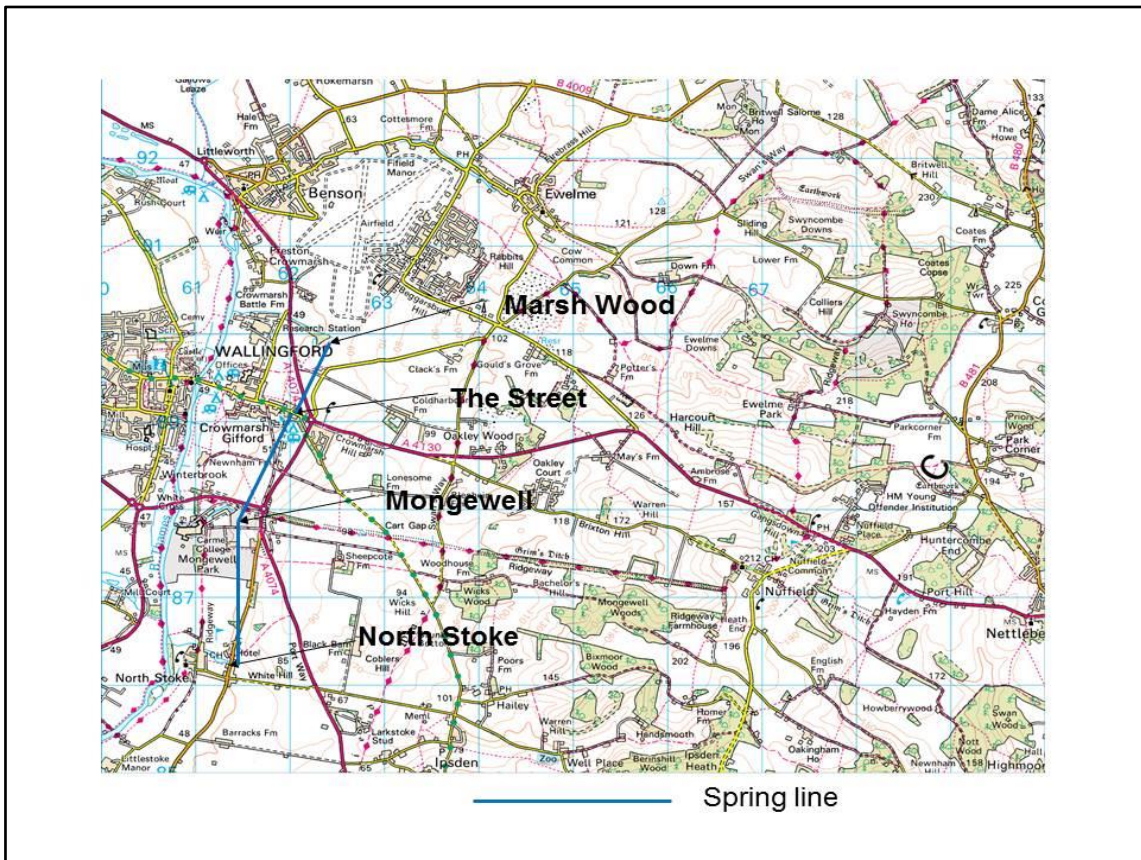


Figure 3 Location of spring line and main springs, after Robins, N, 2014 [Ordnance Survey Rights 2019: CPC Licence Number 100050856]

2.17 The Environment Agency Flood Risk map shows an area of low land adjacent to the river that is of serious risk of flooding. However, this land is protected as flood plain and contains little damageable infrastructure. The river in this area is allowed overbank in preference to lower stretches of river where infrastructure and housing are at risk. Otherwise the zonation as shown in Figure 4 is divided into three zones, Zone 2 and more particularly Zone 3 being the critical ones.

Zone 1 Low Probability Land having a less than 1 in 1000 annual probability of river flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2 Medium Probability Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding. (Land shown in light blue on the Flood Map)

Zone 3 High Probability Land having a 1 in 100 or greater annual probability of river flooding. (Land shown in dark blue on the Flood Map)

2.18 There are some areas in the Parish liable to groundwater flooding. The flood plain surface water flood is exacerbated by groundwater discharge as groundwater backs up against the elevated river stage (see Figure 2). This surface and groundwater flood was last seen at Crowmarsh Gifford in January 2003 although there has been surface water flood events since then. In 2003 ground floor properties in Retreat Gardens suffered flood damage and now have protective sluices that can be fitted across the doorways. No other property was damaged in Crowmarsh Gifford although many of the buildings at the former and now abandoned Carmel College site at Mongewell were impacted.

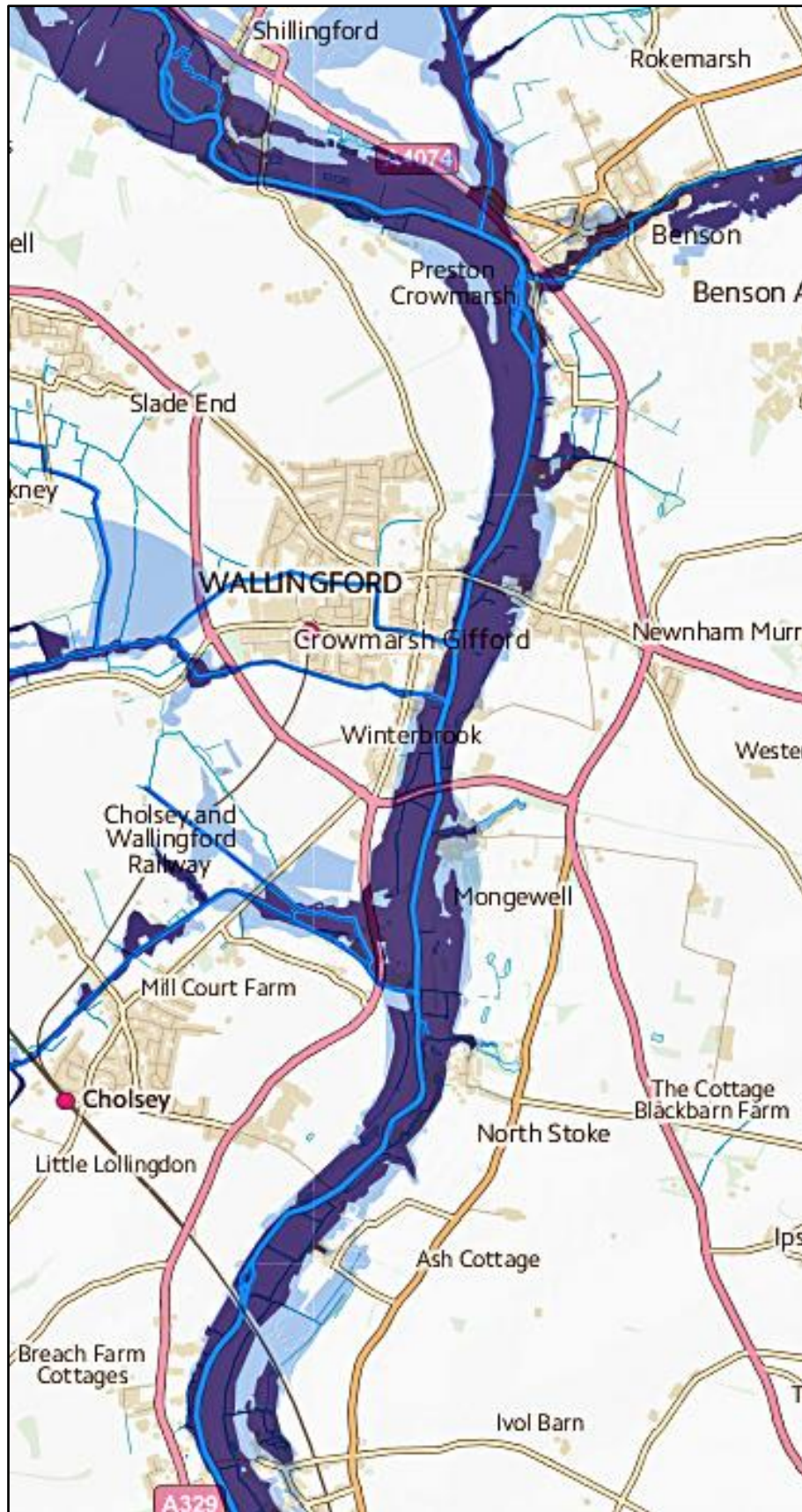


Figure 4 Environment Agency Flood risk map [Open Government License]

ENVIRONMENTAL PROTECTION AND LAND CLASSIFICATION

2.19 A large part of the Parish is contained within the Chilterns Area of Outstanding Natural Beauty (Figure 5). An Area of Outstanding Natural Beauty (AONB) is an area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance, by the relevant public body which, in this case, is Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK National Parks, but unlike National Parks the responsible bodies do not have their own planning powers. They also differ from National Parks in that they have more limited opportunities for extensive outdoor recreation. The Chilterns AONB, which extends into a large number of local authority areas, has its own statutory body, the Chilterns Conservation Board. Protection from unsightly development extends beyond the AONB wherever that land overlooks a potential development site.

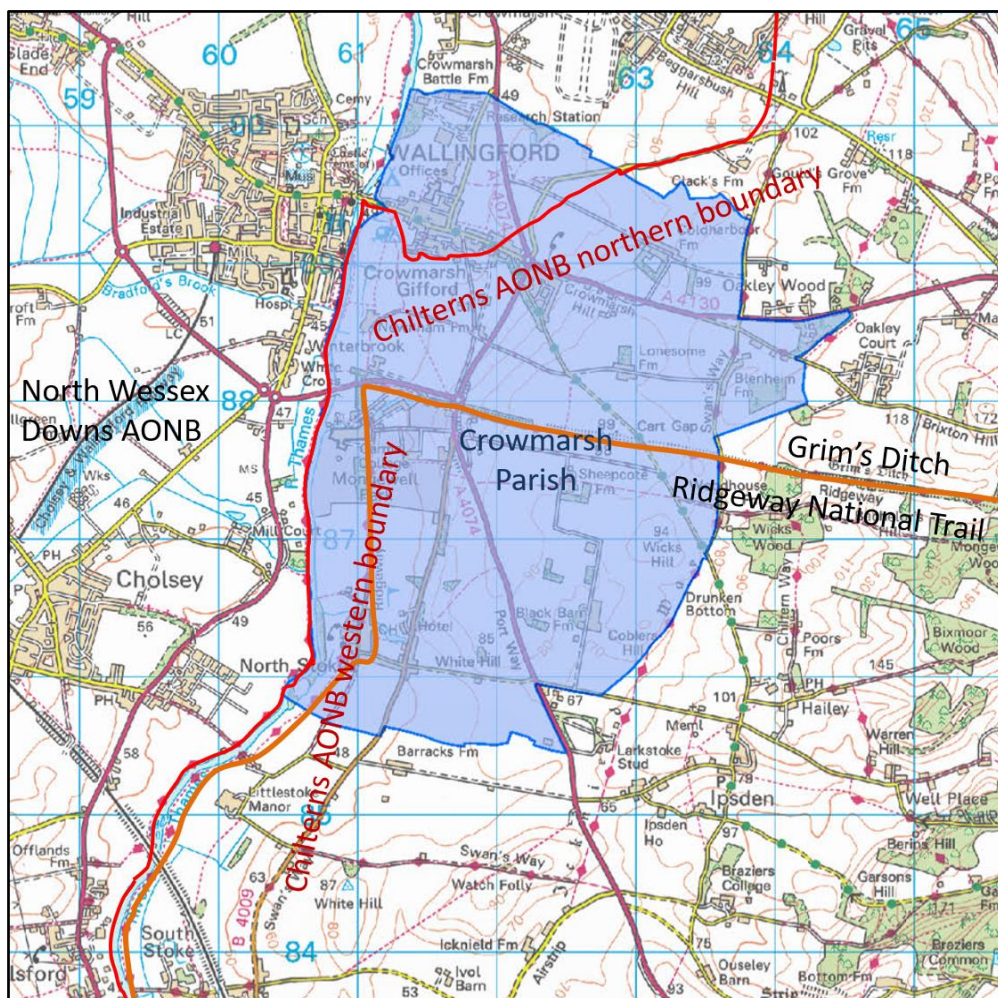
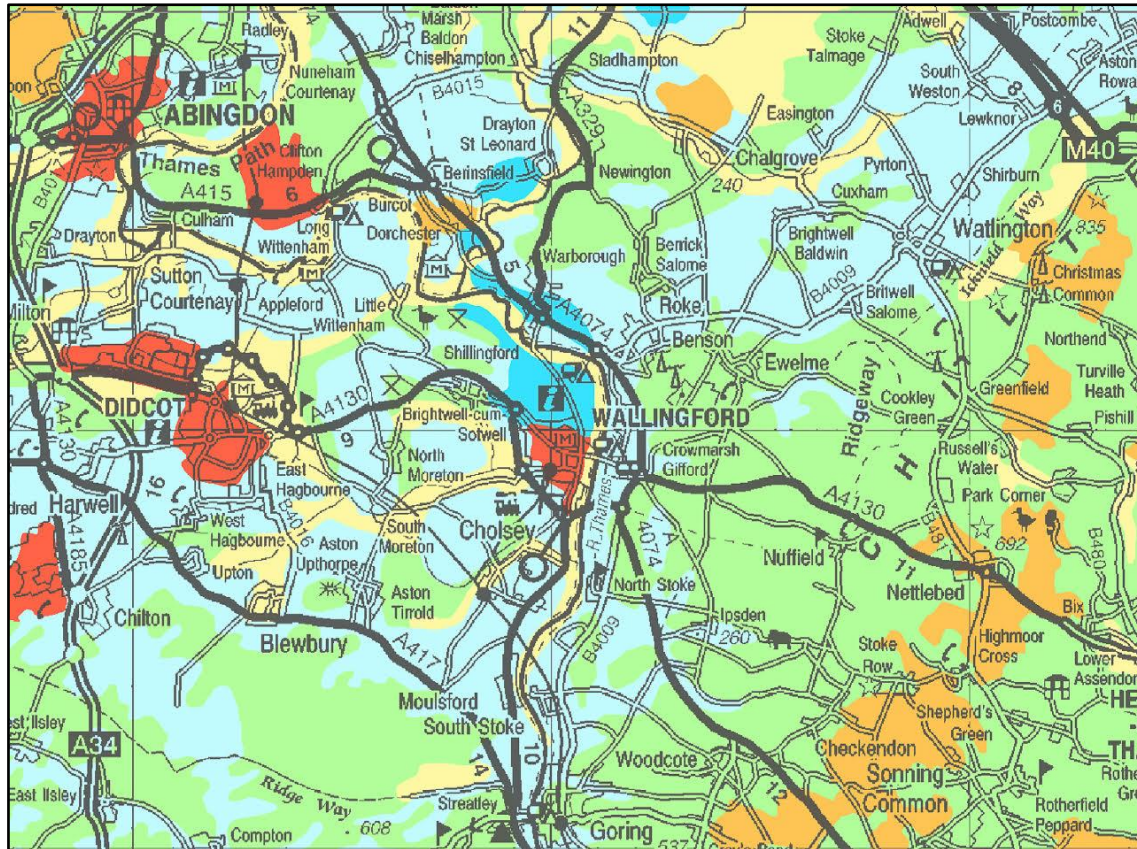


Figure 5 Chilterns AONB showing also the Ridgeway National Trail [Ordnance Survey Rights 2019: CPC Licence Number 100050856]

2.20 The neighbourhood plan area contains priority habitats, protected species records, ancient woodland and part of the Thames: Wallingford to Goring Conservation Target Area.

2.21 Land Classification is a means of ascribing an agricultural value to land in five categories ranging from 'Excellent' to 'Very Poor'. Much of Crowmarsh Parish is Grade 3 land 'Good to Moderate' although the land adjacent to the river and a triangular shaped area from the river at Crowmarsh east to Coldharbour Farm is Grade 2 'Very Good' as also is a lozenge-shaped area north of North Stoke (Figure 6). Towards the top of the Chalk scarp the soil is thin and the ridge area is designated Grade 4, 'Poor'. The Grade 2 land is used for arable crops for human consumption while the land liable to periodic flooding is given over largely to pasture for cattle. All the Grade 2 land is highly productive.



Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Non-Agricultural Land	
Orange	Other land primarily in non-agricultural use
Red	Land predominantly in urban use

Figure 6 Natural England Agricultural Land Classification [Open Government Licence]

HISTORY

2.22 Crowmarsh Gifford village and Crowmarsh Parish share a long and proud heritage. Numerous archaeological findings, artefacts and fine buildings are evidence of that heritage and the long and fascinating history of Crowmarsh Gifford, Newnham Murren, Mongewell and North Stoke.

2.23 The distribution of listed buildings (Figure 7) partly reflects the wealth of Wallingford compared with that of Crowmarsh. Nevertheless, Crowmarsh has some distinctive historic buildings including Howbery Park, Newnham Manor, its Norman church St Mary Magdalene, the Dower House in Benson Lane as well as the farm cottages on the upper part of The Street, one with a Blue Plaque commemorating the former home of agricultural inventor Jethro Tull, and the Queen's Head Public House. North Stoke has ten listed buildings while the former Carmel College site includes another four of which Mongewell House is notable. Each of these buildings illustrates facets of the Parish history and each illustrates a part of that history; nowadays safeguarded from significant architectural modification as heritage artefacts.

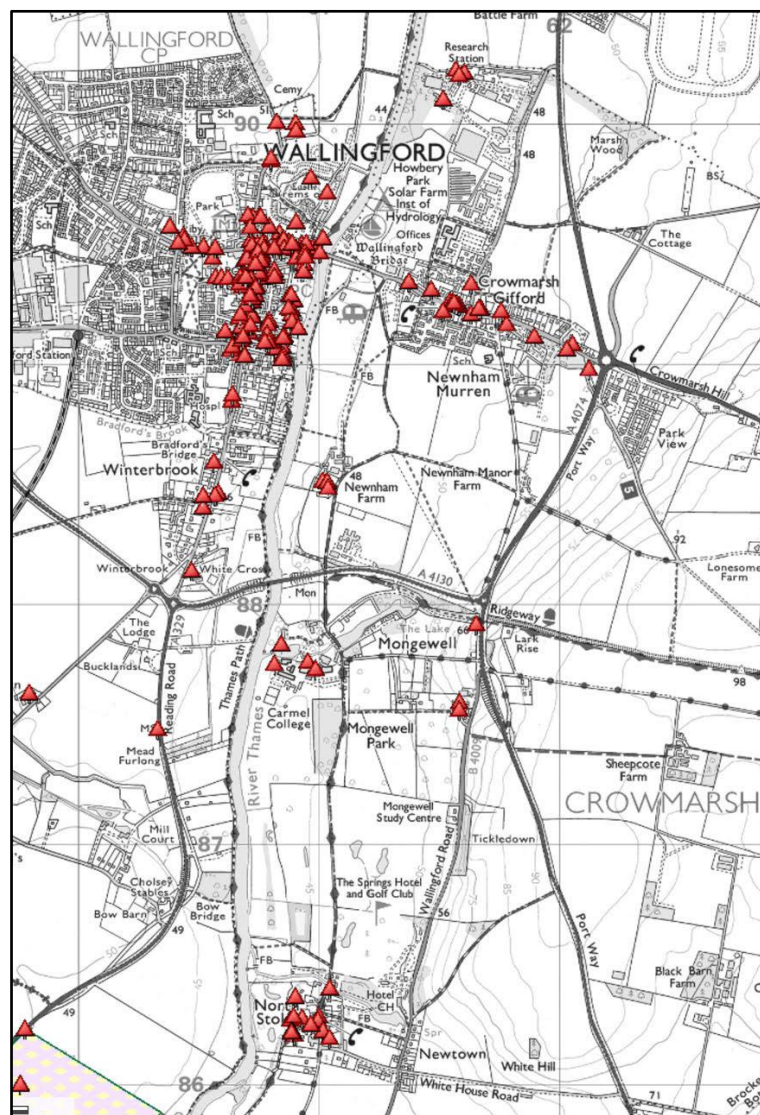


Figure 7 Listed buildings in and around Crowmarsh Parish, after English Heritage [Ordnance Survey Rights 2019: CPC Licence Number 100050856]

2.24 There is extensive evidence of prehistoric activity, from the Palaeolithic onwards, within the Parish. Early Bronze-Age pottery found in association with a narrow driveway at Howbery Park suggests stock-keeping alongside the Thames, possibly by a settled population responsible for nearby monuments including a contemporary round barrow. The site was reoccupied during the Roman period, probably still connected with stock rearing between riverside pastures to the west and arable land to the east. On higher ground near Coldharbour Farm, a late fourth century Roman cemetery containing 25 high-status burials (one of them in a lead coffin) was probably associated with a nearby farmstead or villa set within a ditched enclosure. The only identifiable structure, however, was a corn-drying oven used to process cereal grains for brewing and storage. (See Pedgley B & Pedgley D 1990. *Crowmarsh: a history of Crowmarsh Gifford, Newnham Murren, Mongewell and North Stoke*. Crowmarsh History Group.)

2.25 Crowmarsh is an Anglo-Saxon place name. Until the creation of a separate manor with its own agricultural community in (probably) the tenth or eleventh century, the area presumably formed an outlier of Benson's large royal estate, exploited for its pasture, meadow, and wood. How early separate settlement developed is unclear, but by the ninth century the Thames crossing between Crowmarsh and Wallingford was well established, and landmarks along Crowmarsh's southern boundary with Newnham Murren suggest a carefully managed landscape. Features included a 'heathen burial place' (possibly an execution cemetery), from which the boundary followed a ditch to the 'boundary way' or Wallingford–Henley road. Later drainage or boundary ditches and cultivation layers, possibly of Pre-Norman date, have been located alongside the same road some 300 m from the river, while a tenth or eleventh century Anglo-Saxon sword found in the east of the parish suggests high-status occupation somewhere in the vicinity. The place name Howbery (though recorded only from the sixteenth century) is also Anglo-Saxon, and means 'a spur of land (hōh) by a defended enclosure (burh)'.

2.26 The Wallingford–Henley road formed both the southern boundary of Crowmarsh Gifford and the main village street. It may have originated as a prehistoric trackway from the Thames to the Chilterns, running roughly parallel to the Iron-Age Grim's Ditch further south. The creation of a burh at Wallingford in the ninth century added to the importance of the road, which increased further in the twelfth or thirteenth century when a stone bridge (replacing an earlier timber structure) was built across the Thames. A possible Roman road from Benson to Pangbourne may have passed close to Coldharbour Farm, running parallel to the ancient Icknield Way (which formed a short stretch of the old parish boundary) a little further east. Another north–south route (called Stockbridge Lane in the fourteenth century and later Benson Lane) subsequently formed the eastern boundary of Howbery Park, but was often waterlogged because of spring discharges and poorly maintained drainage ditches.

2.27 Crowmarsh Gifford village developed mostly along the north side of the Wallingford to Henley road, opposite houses belonging to Newnham Murren Manor and Parish. The twelfth century church lies towards the western end of the village some 450 m from the Thames, while closer to the river is the site of one of King Stephen's siege castles, raised in the years 1139–53 to besiege Matilda's garrisons at Wallingford. A second siege castle was probably erected on the riverside meadow 200 m to the south-west, but following the end of the conflict the fortifications were quickly removed and the land reverted to agricultural use. Opposite the castle on the south side of the Wallingford to Henley road Matilda endowed a leper hospital which survived until the Reformation, and which was included in Crowmarsh Parish by a southerly deviation of the boundary. Development of a built-up

area presumably along the village street is suggested by a late twelfth century grant of three houses to Thame Abbey, and by the thirteenth century a street-side manor house may have been built between the church and the castle site.

2.28 This rich history has led to the discovery of many interesting archaeological findings and ancient artefacts. Grim's Ditch is of particular interest, a large-scale earthwork running from Wallingford to Henley (see Figure 5). The earthwork probably dates from the late Iron Age and the part of it in Crowmarsh Parish is a scheduled ancient monument (SM32). An excavation through the bank and ditch was undertaken in the 1980s prior to the construction of Nosworthy Way. It exposed a preserved Neolithic soil layer, late Neolithic or early Bronze Age plough marks and Bronze Age settlement evidence in the form of a series of post-holes forming a circular enclosure and a probable six-post granary structure. Further evidence of Neolithic settlement has been recorded nearby along with evidence of Anglo-Saxon settlement. Rare evidence of Iron Age Cord-Rig cultivation has also been recorded; a feature previously only recorded in Scotland and Northern England.

3. PLANNING POLICY CONTEXT

3.1 The Plan area lies within South Oxfordshire District. The National Planning Policy Framework (NPPF), published by the Government in 2012 and revised in 2018 and 2019, is an important guide in the preparation of Local and Neighbourhood Plans. The Crowmarsh Parish Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF (2019) are particularly relevant to the Neighbourhood Plan:

- Neighbourhood Planning (paragraphs 28-30)
- Supporting a prosperous rural community (paragraph 83)
- Protecting healthy communities (paragraph 91)
- Protecting local green spaces (paragraphs 98-101)
- Good Design (paragraph 126)
- Conserving and enhancing the natural environment (paragraph 170)
- Conserving and enhancing the historic environment (paragraph 184)

3.2 The development plan for the Parish currently comprises the South Oxfordshire Core Strategy of December 2012 (covering a plan period to 2027) and a number of saved policies of the South Oxfordshire Local Plan 2011, adopted in January 2006 (covering the plan period to 2011). The plan period of the Neighbourhood Plan is from 1 April 2011 – 31 March 2035, which corresponds with the plan period of the examined South Oxfordshire Local Plan.

3.3 It is expected that the Crowmarsh Parish Neighbourhood Plan will be examined against the policies of the new Local Plan and any remaining saved policies of the Local Plan 2011. The ‘reasoning and evidence’ of the emerging 2035 Local Plan has, therefore, informed the preparation of the Neighbourhood Plan as this is crucial for the long-term success of the Neighbourhood Plan given that in the event of any future conflict the most recent policy will take precedent.

3.4 The current strategy for the District is to focus development on the existing main towns of Didcot, Henley and Wallingford and the larger villages of the District. The strategy also aims to maintain the rural character of the open countryside that makes up the majority of the area. The key objectives that will underpin the new Local Plan regarding settlements and housing are:

1. Settlements

1.1 Support the settlement hierarchy, the growth and development of Didcot Garden Town, the delivery of new development in the heart of the district, the growth of our market towns and the vitality of our villages. The key objectives of the Plan are:

1.2 Support rural communities and ‘their way of life’, recognising that this is what attracts people to the district.

1.3 Meet identified housing needs by delivering high-quality, sustainable, attractive places for people to live and work.

1.4 Focus growth in Science Vale through delivering homes and jobs, retail and leisure facilities and enhanced transport infrastructure.

2. Housing

2.1 Deliver a wide range of housing options to cater for the housing needs of our community (including self-build and older persons’ accommodation).

2.2 Support the regeneration of housing and facilities to strengthen communities and address deprivation issues.

2.3 Support meeting the economic and housing needs of the county as a whole, reflecting the special character of South Oxfordshire.

3.5 The objectives also deal with economy, infrastructure, design, according to the South Oxfordshire Design Guide, community, natural and built environment, and climate change. (These objectives will also contribute to the Local Plan).

3.6 The planned growth for the larger villages is for each to grow proportionally by around 15% from the 2011 base date, plus any housing allocated to that village through the Core Strategy. Thus, for Crowmarsh Gifford, which is classed as a larger village despite its modest population, the Core Strategy figure plus 15% is 312 new dwellings, but as 507 had been committed by 30 September 2018 the requirement for new development to 2035 is 0. Thus, no further land is allocated for housing within the tenure of this Neighbourhood Plan.

3.7 The rural economic development strategy favours rural diversification, tourism development and home working, provided proposals respect the quality of their countryside location. There is no specific policy proposal in the Adopted Development Plan to this effect.

3.8 The affordable housing policy framework is well-established and is not likely to change in respect of the proportion of overall housing numbers required per scheme. However, national changes to affordable housing policy are likely to alter the economics and, therefore, mix of tenure type that can be planned for through the local planning system.

3.9 There is a comprehensive framework of landscape protection policies that are relevant to the Plan area (Appendix 2 attached to the Plan), given its proximity to the Chilterns AONB and River Thames Corridor. The framework allows for appropriate development but reinforces the importance of ensuring all development proposals respect the landscape character. The policies inform development site selection and other aspects of the Crowmarsh Parish Neighbourhood Plan. These policies do not repeat national policy, but do reinforce the importance of having full regard to heritage assets, whether formerly or locally designated.

3.10 The local policy framework contains a range of generic design and development management policies to be applied to all types of development proposals across the District. There is an opportunity for the Crowmarsh Parish Neighbourhood Plan to refine this framework so the guidance is specific to the Parish within the prescription given by the South Oxfordshire Design Guide. However, design characteristics of new buildings have not been prescribed in the Neighbourhood Plan because preferred styles change with time and because different styles are required in different settings. The framework retains the multi-functional benefits of green infrastructure assets and requires their protection, achieving no net loss of biodiversity. Such assets are especially important in defining the character and in the functioning of the villages and the wider Parish.

3.11 Further relevant guidance includes:

NPPF (2019) Paragraphs 155 to 165 provide guidance in flood risk assessment for Local Planning Authorities. Essentially it asks that Flood Zone 2 and Flood Zone 3 areas be not built upon.

NPPF (2019) Paragraph 172 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important. Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

3.12 The Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019, Policy D5 states that appropriate development should be encouraged, particularly on previously developed land, if it will improve the economics, social and environmental well-being of the area whilst having regard to the special qualities of the AONB. Policy L7 states that the quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns. Policy FF7 states that the AONB should remain a predominantly, actively farmed landscape. Policy D9 states that full account should be taken of the likely impacts of developments on the setting of the AONB. Policy UE1 states that the management of countryside suitable for recreation should be promoted and supported whilst conserving its environmental quality.

3.13 With regard to heritage, the NPPF (2019), Paragraph 185 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

3.14 The Adopted Development Plan states that the District's heritage assets, both above and below ground, such as nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and scheduled monuments as well as Conservation Areas and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

3.15 Proposals for development that affects non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset.

3.16 The Local Authority states that there will be a presumption in favour of physically preserving nationally important archaeological remains and their settings, whether scheduled or not.

3.17 In assessing proposals affecting any non-designated archaeological sites or deposits of significance equal to that of a nationally important monument, great weight will be given to their preservation in the balancing judgement.

4. COMMUNITY VIEWS

4.1 Consultation with the community (Appendix 7 attached to the Plan) shows a preference for allocating land for housing at Newnham Manor south of Crowmarsh Gifford in preference to land east of Benson Lane to the north of the village. There are clear reasons for this majority preference. Newnham Manor was seen as a logical infill development between the existing built up area of Crowmarsh Gifford and a new employment use site to the south, whereas land east of Benson lane was considered an intrusion into countryside. In addition, the Newnham Manor site is part brownfield whereas land east of Benson Lane was highly productive Grade 2 arable land. Footpaths on land east of Benson Lane were popular with the public whereas there is no access to Newnham Manor. However, Newnham Manor is contained within the AONB whereas land east of Benson Lane is not, although it is overlooked by parts of the AONBs (Figure 8). In the event, approval for major development has been approved at land east of Benson Lane despite the prevailing view of the community. The Newnham Manor site was awarded a resolution to grant planning permission.

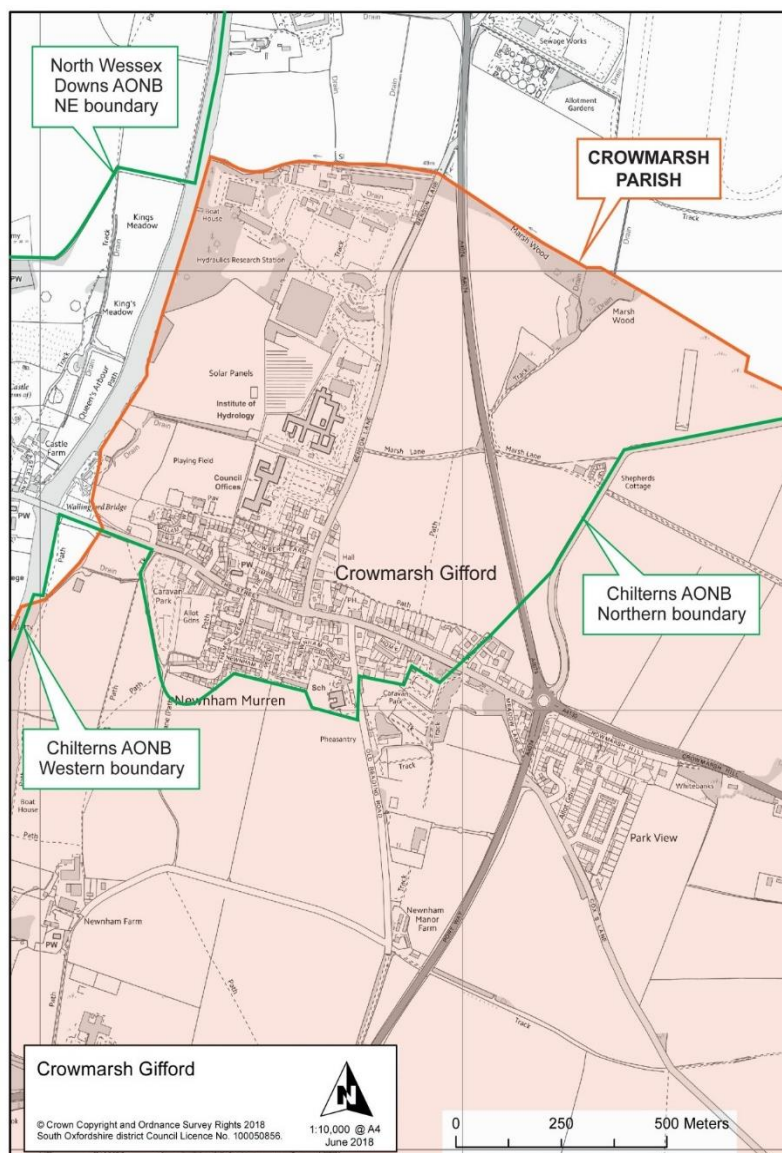


Figure 8 Crowmarsh Gifford and the Areas of Outstanding Natural Beauty [Ordnance Survey Rights 2019: CPC Licence Number 100050856]

4.2 A third major development at the CABI site on Nosworthy Way (Wallingford Bypass) has also been approved despite it being in the AONB and overlooked by the Ridgeway National Trail. This was allowed on the grounds that it would enable CABI to continue to employ staff on this site and not look to relocate overseas.

4.3 The community voiced surprise at these planning decisions in favour of three major housing developments and many members of the community now hold little respect for the planning process.

4.3 The community view is that rapid and significant expansion of the housing stock will put extensive pressure on the infrastructure before it is funded to catch up with the increased demands placed on it. There are seven major concerns and consequent infrastructure needs:

1. Crowmarsh Gifford Church of England Primary School is one of the key attractions for residents with young families to want to come and live in Crowmarsh. The school currently has a maximum of 210 places, with a single class per year age intake. The school cannot expand on its present site. There is a real concern that children from the Parish may need to be bussed to other schools. *Need a larger capacity school on a new site in the medium term.*
2. The Wallingford Medical Centre and the practice at Benson serve Crowmarsh Parish. However, Wallingford cannot cope with the present demand and has the highest patient to doctor ratio of any medical centre in England. It will be subject to massive pressure from proposed new building in the area. Dentistry is available in Wallingford. The practice at Benson is being enlarged but only to cope with new housing proposed at Benson. *Need an enlarged medical centre at Wallingford.*
3. Traffic management: the ancient bridge between Crowmarsh Gifford on the one side of the River Thames and the town of Wallingford on the other is barely capable of sustaining present traffic levels and is on the edge of one of three designated Air Quality Management Areas in the District. A knock-on effect of traffic congestion is the disruption of bus schedules. *Need to promote alternative and sustainable forms of transport and encourage home working where appropriate.*
4. Crowmarsh Gifford has just one small shop and access to limited retail facilities in Wallingford. Many Crowmarsh residents with access to cars prefer to shop in Didcot or further afield, however, those without transport are obliged to depend on Wallingford while others use web-based delivery services. *Need better range of retail facilities at Wallingford along with improved parking.*
5. There are few new job opportunities in Crowmarsh Gifford and Wallingford. Opportunities for school leavers are essentially poorly paid, mainly within the retail and catering trades. There are few moderately priced one- and two-bedroom starter homes available in the Parish suitable for the younger members of the community. *Need a widened employment base and increased stock of starter homes.*
6. The utility provision in Crowmarsh Gifford is of inadequate capacity. *Upgrade utility structure: overhead cables to be protected, sewerage system to be improved to cater for new housing.*
7. The potential effects of new development on the heritage assets of the Parish and the condition of those assets are potential sustainability issues. *Need to protect setting of heritage assets from unsightly development.*

4.4 There is now real concern over the impact that the increase in population the Parish faces will have on the three village communities of Crowmarsh Gifford, North Stoke and Mongewell, within the Parish. It is apparent that the communities feel that they have been let down by the planning process and are now subject to what they call 'significant overdevelopment'.

4.5 A core bone of contention in Crowmarsh Gifford is that it is classified as a 'major village', and thus liable to significant development according to the Adopted Development Plan. Residents argue that as the smallest of the 'larger villages' it has precious few amenities and has to rely on other centres in the district, Wallingford, Didcot and Benson, for access to shops and other essential support.

4.6 Amelioration of the concerns can only occur with investment. It is not apparent where this investment will come from and there would seem little hope of an improved infrastructure during the tenure of the Plan. Community Infrastructure Levy monies generated from new housing development in the Parish need to target a priority list identified through consultation with parishioners and sanctioned by Crowmarsh Parish Council. A key concern is traffic management.

4.7 These issues are an important part of the overall vision for the Parish although it is recognised that they are difficult to ameliorate without support and appropriate funding.

5. LAND USE PLANNING POLICIES

5.1 The Objectives of the Land Use Planning Policies are to promote Crowmarsh Gifford, Mongewell and North Stoke villages as home to a thriving working community that is strongly linked to its environment and to its neighbours, including the town of Wallingford, a place which has its own identity and in which any future development adds to the character of the village and to the quality of life of its residents. The Plan strives to preserve the rural character of the Parish and to uphold relevant national and regional strategies and policies for the countryside. The Policies prescribe the conservation of the rural aspects of the Parish and the rural setting of its communities and their valued landscapes, while allowing small growth of housing stock to satisfy the current housing needs. Available and deliverable land is also allocated for employment use.

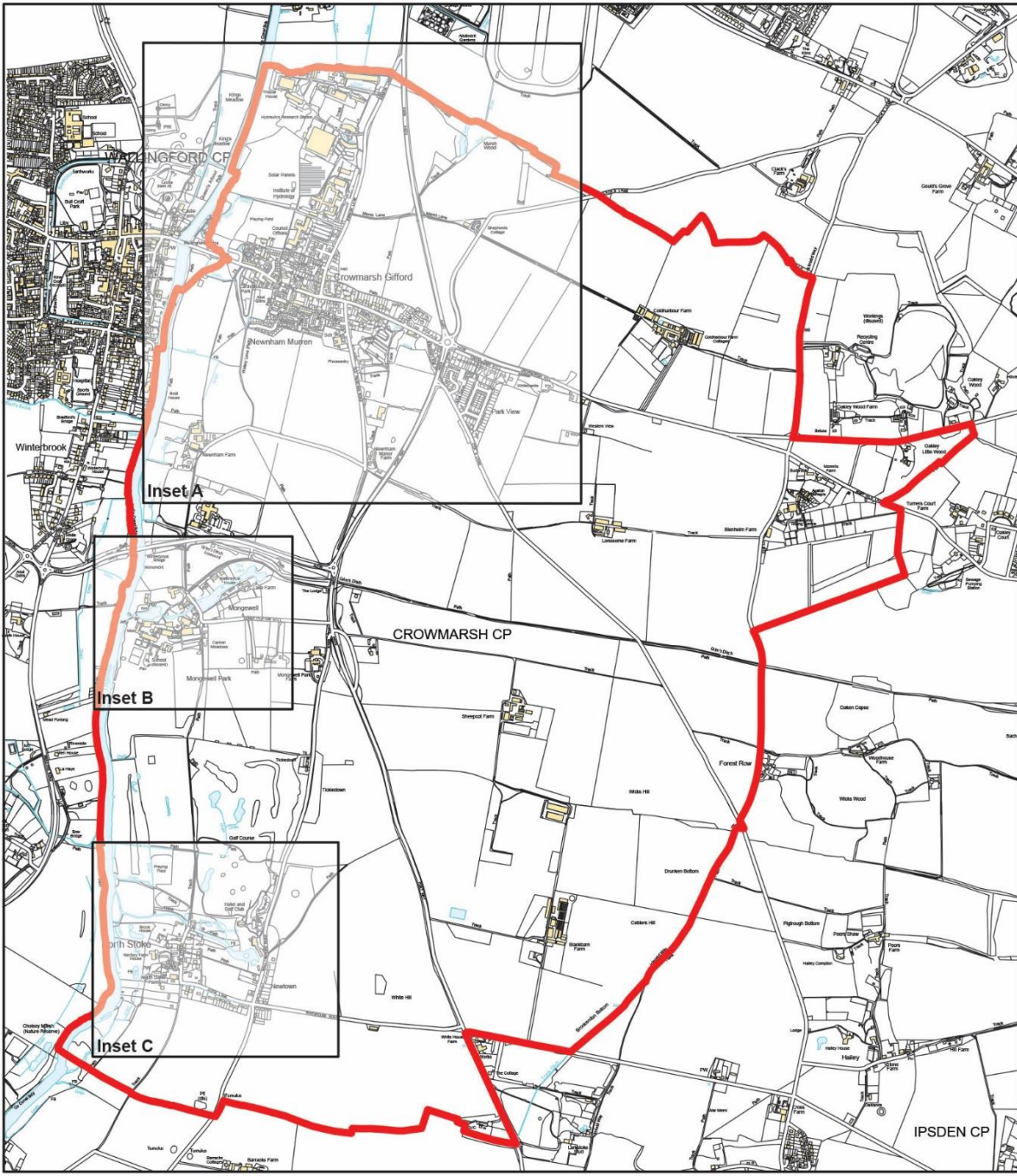
5.2 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside.

5.3 The Policies avoid repeating existing national or local planning policies and are intended to provide the local perspective. The policies, therefore, focus on a small number of key development issues in the Parish and in Crowmarsh Gifford in particular. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the policies of the various South Oxfordshire development plan documents, the Adopted Development Plan - will continue to be used. The Crowmarsh Parish Neighbourhood Plan also encompasses the reasoning behind the policies (Appendix 6 attached to the Plan) and the evidence base of the Adopted Development Plan.

5.4 Set out below are the Policies Map and the proposed policies of the Plan. There is also a short statement explaining the intention of each policy and identifying supporting information and evidence sources.

5.5 The countryside within the Parish is managed as arable land and pasture for grazing, with small areas of woodland. Most of the land lies within the Chilterns Area of Outstanding Natural Beauty and the agricultural land classification is 2 (very good) and 3 (good to moderate). It is home to a variety of protected species including, for example, adders, barn owls and stag beetles. Low-lying land is liable to flooding by the river, exacerbated by spring discharges from the base of the permeable chalk where it overlies marly chalk. The Parish is rich in artefacts that reflect its important heritage. Grim's Ditch, which forms part of the Ridgeway National Trail, is a scheduled ancient monument. Guidelines and policy statements from the various guardians of the countryside protect the land primarily for agricultural use and recreation.

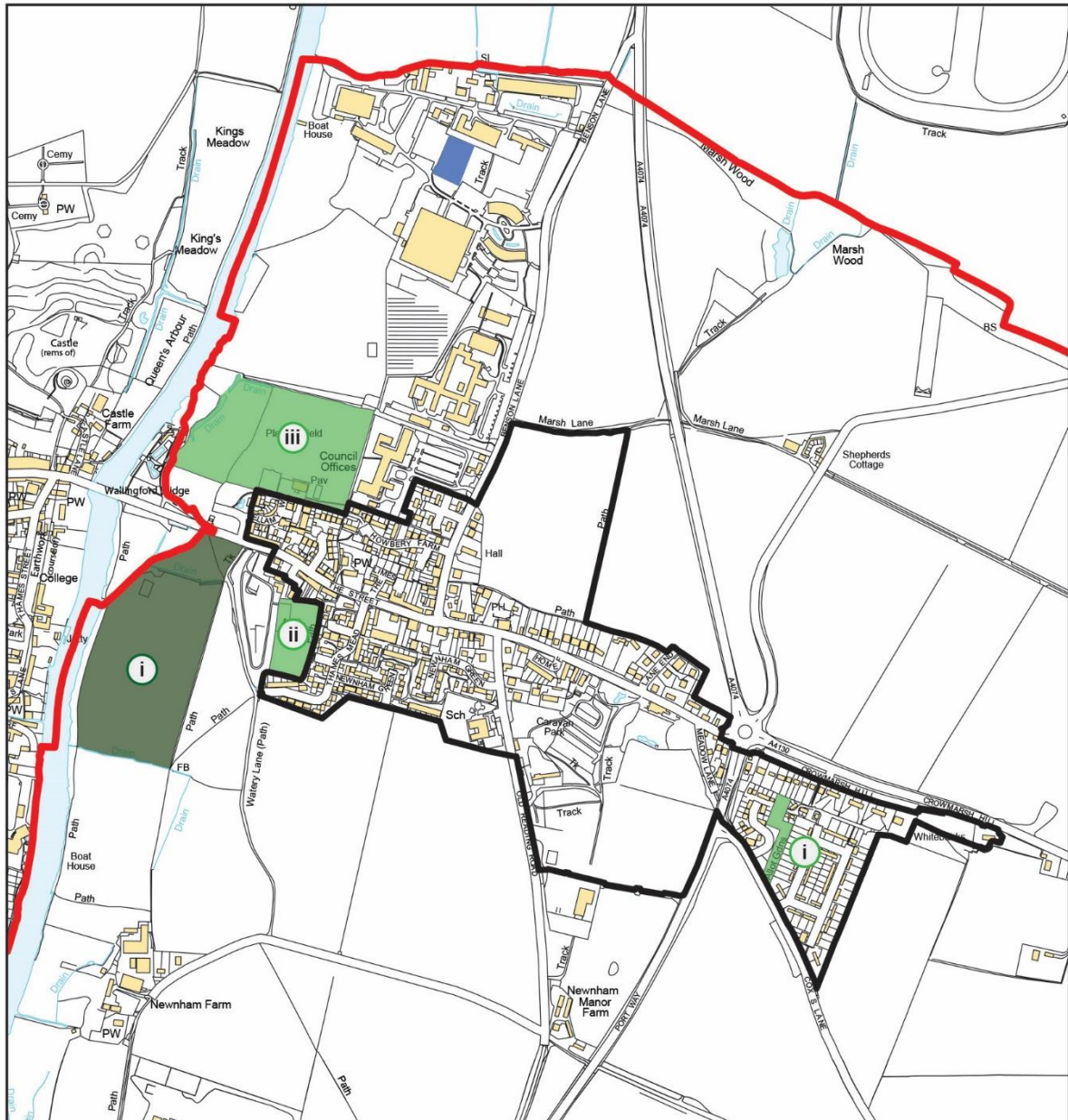
5.6 The Policies Map includes three inset maps, Inset Map A for Crowmarsh Gifford, Inset Map B for Mongewell and Inset Map C for North Stoke (Figures 9A, 9B and 9C).



**Crowmarsh Neighbourhood Plan
Submission Policies Map
October 2020**



Figure 9 Crowmarsh Parish Policies Map showing inset locations A, B and C [Ordnance Survey Rights 2019: CPC Licence Number 100050856]



**Crowmarsh Neighbourhood Plan
Submission Policies Map: Inset A
October 2020**



Figure 9A Policies Map: Inset map A, showing detail for Crowmarsh Gifford village [Ordnance Survey Rights 1919: CPC Licence Number 100050856]

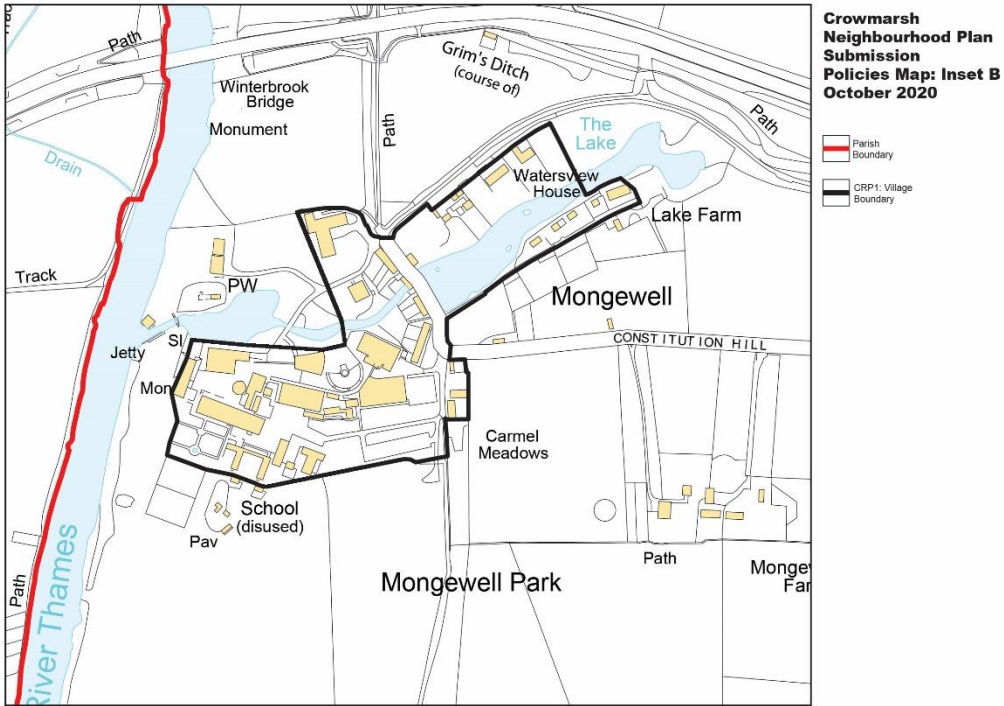


Figure 9B Policies Map: Inset map B, showing detail for Mongewell village [Ordnance Survey Rights 1919: CPC Licence Number 100050856]

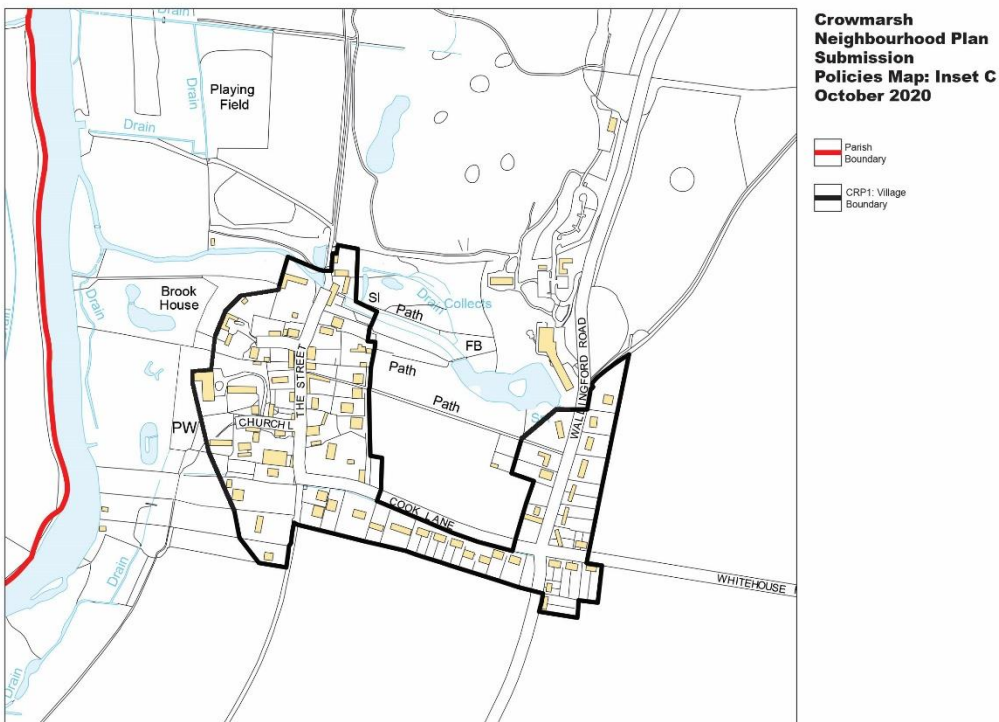


Figure 9C Policies Map: Inset map C, showing detail for North Stoke village [Ordnance Survey Rights 1919: CPC Licence Number 100050856]

POLICY CRP1: VILLAGE BOUNDARIES AND INFILL DEVELOPMENT

The Neighbourhood Plan defines Village Boundaries at Crowmarsh Gifford, Mongewell and North Stoke, as shown on the Policies Map Insets A, B and C.

Proposals for infill development within the village boundaries will be supported, relative to their specific settlement hierarchy classifications and requirements, provided they accord with the design and development management policies of the development plan and other policies of the Neighbourhood Plan and include enhancement of the significance of the setting of listed buildings in close proximity to the site.

Proposals for development outside the boundaries will only be supported if they are appropriate to a countryside location and they are consistent with development plan policies.

5.7 Policy CRP1 derives directly from the Plan Objectives. Firstly, it contributes towards making Crowmarsh Parish a sustainable home to a thriving working community that is strongly linked to its environment. Secondly it contributes to a Parish in which any future housing development adds to the quality of life of its residents. Thirdly, it preserves the rural character of the Parish.

5.8 This policy is intended to distinguish between the built-up area of each of the three settlements in the Parish and their surrounding countryside in order to manage development proposals. The boundaries have been drawn using conventions deployed by other local planning authorities that use this development management tool, but essentially, the boundaries follow the observed settlement edge formed by buildings and perimeter fences, which have a clear functional relationship to each village.

5.9 The boundaries also reflect plot boundaries where they are clearly defined in the street-scene or within the landscape, e.g. mature trees/hedges, boundary walls/fences. Features that appear visually as part of the open landscape – roads, waterways, large open gardens with no/few built structures – are excluded from the boundary, irrespective of their functional relationship to land within the boundary. Extensive and long gardens have been cut off on the western edge of North Stoke to form a more coherent built area within the settlement boundary.

5.10 The principles for the delineation of a Settlement Boundary was established in the Cheshire East Council Settlement Boundary Assessment Guidance:

CEC Settlement Boundary Assessment Guidance

Settlement Boundaries		
The following criteria may be used to assess the existing settlement boundaries in relevant settlements		
<p>a) Extant planning consents</p> <p>Where sites on the edge of the settlement have outstanding permission for housing, these should be included within the settlement boundary, unless these consents allow development in a situation where it would normally be refused (e.g. Rural Exception Sites and dwellings with an agricultural or other occupancy condition). Where a long-standing occupancy condition is in force and the house in question is clearly well-related to the built form of the village, then the dwelling should be incorporated into the settlement boundary.</p>	<p>Site currently outside but adjoining existing settlement boundary has extant planning consent for housing, with no exceptional circumstances attached (e.g. previous allocation)</p>	<p>Site is included within the settlement boundary</p>
	<p>Site currently outside but adjoining settlement boundary has extant planning consent for housing, with exceptional circumstances attached (e.g. Rural Exception Site or agricultural / occupancy condition)</p>	<p>Site excluded from settlement boundary unless considered to meet the requirements for inclusion outlined in criteria 2(b), (c) and (d)</p>
<p>b) Functional relationship to physical form of built-up area</p> <p>Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement. Regard should be given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.</p> <p>Similarly, the form and character of a settlement as defined by dwellings, other buildings and their curtilages, the road network, and open spaces will determine whether a tight boundary designed to safeguard the existing pattern of development is appropriate or not.</p> <p>Outlying development, including small pockets of development that are clearly detached from the settlement, will have no functional relationship to the built physical form of the settlement, and therefore should not be included within the settlement boundary.</p>	<p>Site currently outside but adjoining settlement boundary displays high level of containment, high level of previously developed land and topography which increases a sense of confinement and is therefore considered to have a strong functional relationship with the existing built form.</p>	<p>Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(c) and (d)</p>
	<p>Site currently outside but adjoining settlement boundary displays low level of containment, little or no previously developed land and a very open topography, and is therefore considered to have a relatively weak functional relationship with the existing built form.</p>	<p>Site is not included within the settlement boundary</p>
	<p>Site does not adjoin existing settlement boundary and is considered to be physically and/or visually detached from the built form of the settlement</p>	<p>Site is not included within the settlement boundary</p>

<p>c) Functional relationship to use of built-up area</p> <p>The settlement boundary should reflect uses and development that has a clear social and/or economic relationship with the settlement. Settlement boundaries will therefore normally include existing uses and buildings that have a clear social or economic function and better relate to the built form of the settlement than the countryside e.g. residential properties, services, community facilities and employment development.</p> <p>As such, settlement boundaries should generally exclude:</p> <ul style="list-style-type: none"> - Buildings, such as halls, large houses, hotels hospitals and schools set in spacious grounds on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Domestic gardens of properties on the edge of settlements which are extensive and are not functionally related to the physical built form of the settlement; - Curtilages of properties on the edge of settlements which are extensive and partially or wholly undeveloped and are not functionally related to the physical built form of the settlement, including paddocks associated with residential properties; - Designated open spaces and playing fields on the edge of settlements; - Camping and caravanning sites; - Sites which are of nature conservation importance, designated green gaps, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands, many of which are covered by Tree Preservation Orders; - Industrial or commercial uses on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Farmsteads and associated outbuildings where their rural characteristics predominate and they appear to relate more strongly with the surrounding countryside. Generally, agricultural buildings of modern construction should be excluded whereas traditional stone or brick-built farm buildings which have historically been long associated with the settlement may be included within the settlement boundary. 	<p>Site currently outside but adjoining settlement boundary and has an existing use which has a clear functional relationship with the existing settlement</p>	<p>Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(b) and (d)</p>
	<p>Site currently outside but adjoining settlement boundary and has an existing use which has no clear functional relationship with the existing settlement</p>	<p>Site is not included within the settlement boundary</p>

<p>d) Relationship to permanent physical boundaries</p> <p>Wherever practicable and appropriate, settlement boundaries will follow well-defined physical features which are durable and likely to be permanent. Apart from being readily discernible and less open to dispute, these boundaries usually represent the transition between village or town and the neighbouring countryside.</p> <p>Those features which are readily recognisable and likely to be permanent include:</p> <ul style="list-style-type: none"> - Infrastructure: Motorway; public and made roads or strongly defined footpath/track; a railway line; river. - Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strongly established, regular or consistent boundaries. <p>Those features which represent 'soft' boundaries and lack durability include:</p> <ul style="list-style-type: none"> - Infrastructure: private/ unmade roads; power lines; development with weak, irregular, inconsistent or intermediate boundaries. - Natural: Field Boundary, Tree line 	Existing settlement boundary relates to durable / permanent features.	Retain settlement boundary, subject to assessment against other criteria
	Existing settlement boundary does not relate to durable / permanent features	Amend settlement boundary to relate to these features where practicable and appropriate, subject to assessment against criteria 2(b) and (c)

5.11 A number of planning applications have also been approved within the Parish but not yet built, and these have been included within the settlement boundaries, defined by the perimeter of the development site boundary that protrudes beyond a present village boundary. At Crowmarsh Gifford, construction work started in June 2020 at the site east of Benson Lane beyond the northern edge of the built village and is scheduled for completion in 2023. The Newnham Manor site to the south of the village holds a resolution to grant planning permission and is also included in the policy settlement boundary. Acceptable development for this site shall include low density housing, landscaping at the edge of the AONB, Toucan crossing of the A4074, safe route to school, mixed development with 40% affordable dwellings and land to be made available for the primary school on Old Reading Road. Development on an approved site at Mongewell having stalled, the settlement boundary for that village is defined by the existing buildings only.

5.12 The Strategic Environmental Assessment (Appendix 6 attached to the Plan) identifies a potential negative impact on the sustainability objective for heritage. The risk is that competition for infill land within the village boundaries may adversely impact the setting of nearby listed buildings. Suitable mitigation wording has, therefore, been incorporated into the Policy: "...and include enhancement of the significance of the setting of listed buildings in close proximity to the site".

5.13 This policy is consistent with a number of Core Strategy policies to encourage sustainable forms of development and does not affect the definition of each settlement in the settlement hierarchy of the Adopted Development Plan, where the settlement of Crowmarsh Gifford remains defined as a 'Larger Village', with Mongewell and North Stoke as 'Other villages'.

5.14 The Core Strategy (Policy CSR1) defines the term ‘infill’ and establishes that there is no limit to the scale of development and redevelopment for ‘Larger villages’, however, although most new development will be acceptable in principle within the defined boundary, it is subject to it being appropriate in terms of its design and other arrangements. Policy CSR1 also establishes an appropriate scale of infill housing development and redevelopment for ‘Other villages’ and its Policy CSH2 defines a minimum housing scheme density of 25 dwellings per hectare.

5.15 The policy requires that development proposals outside the defined boundary are in line with the relevant policies of the Core Strategy (policies CSS1 and CSEN1) and the Neighbourhood Plan in respect of protecting local landscape and character of the natural environment. This recognises the valued function of the countryside and working farmland in shaping rural character. Only agriculture and leisure uses are considered appropriate to a countryside location in the Parish.

5.16 The Neighbourhood Plan does not make any housing site allocations given that the District Council has confirmed that the housing requirement figure for the Parish has been met through existing completions and commitments. However, the local community recognises the potential value that small scale, infill housing development may have in enabling access to homes in the Parish suited to younger people and ‘downsizers’.

POLICY CRP2: HOUSING MIX AND TENURE

A. Proposals for new residential development will be required to demonstrate a mix of dwelling types and sizes which:

- A. Meet the needs of current and future households, and***
- B. Address the district wide shortage of smaller houses, and***
- C. Are appropriate to the site in terms of style and design, and***
- D. Demonstrate they have followed all relevant principles within the South Oxfordshire Design Guide.***

B. Proposals that recognise the need for smaller dwellings and comprise single houses, terraced cottages or groups of small detached or semi-detached houses with a maximum of 3 bedrooms will be particularly supported.

C. Development on rural exception sites that are in conformity with the Development Plan will be supported.

5.17 Policy CRP2 derives from the Plan Objectives. Firstly, the policy helps towards developing future housing development that adds to the quality of life of its residents. Secondly, it promotes the development of housing suitable for those on modest budgets and for the elderly.

5.17 The policy refines Core Strategy Policy CSH4 on housing mix by setting a specific requirement for all new homes in the Parish. It is necessary to start to rebalance the current mix of homes so that it better reflects local housing needs.

5.18 The Housing Needs Assessment (Appendix 3 attached to the Plan), concludes that the stock of dwellings in Crowmarsh Gifford was 587 in 2017 of which 44% had three bedrooms and only 3% had single bedrooms. The balance was mainly two and four bedroom dwellings. Thus, there was adequate provision for starter homes in two bedroom accommodation but with prices (in 2017) in excess of £300,000 (Zoopla.co.uk) none could be assigned as 'affordable' to lower income groups. These same houses are also needed by the elderly and as both groups will increase in number by 2031, greater provision of two bedroom accommodation, some on one level, will be needed. There is also a need to increase the number of one bedroom apartment style dwellings as a more affordable option for first time buyers to help ease the demand on two bedroom homes.

5.19 The village of Crowmarsh Gifford has an increasing number of youngsters below the age of 15. If these children choose to stay in the village, they will need access to suitably priced first-time buyers accommodation or modestly priced rental accommodation. There is currently only a small population of older teenagers and this will work its way through the system as time progresses and will moderate the number of affordable houses needed to some extent. There will be a small, but increasing, demand for affordable dwellings for one-parent families. More significant is the projected increase in individuals in the age range 35 to 50 (about 44 individuals) who will require additional family type housing to accommodate them. There will also be a small increase in the number of elderly people in the village, some of whom may choose to downsize in property and will require one- and two-bedroom dwellings, ideally bungalows, to be made available.

5.20 The policy therefore requires that new infill homes provided for by Policy CRP1 include a majority of 2 bed and 1 bed apartments style homes. Although while over the lifetime of the plan may only marginally influence the balance of housing stock, it is considered to be a necessary step to provide opportunities for younger people and 'downsizers' to be able to access housing which otherwise the market would not deliver.

POLICY CRP3: LAND AT HOWBERY PARK, BENSON LANE, CROWMARSH GIFFORD

The Neighbourhood Plan allocates 0.28 ha of land at Howbery Park, as shown on the Policies Map Inset A, for commercial, business and service use (Class E). This is part of a preferred site of the landowner for development for commercial, business and service use. Development proposals for commercial, business and service use, particularly for offices or research and development of products or processes, will be supported provided that the scheme:

- A. Delivers a 'net gain' overall biodiversity value on site;***
- B. Sustains and enhances the significance of the setting of the Grade II listed building in close proximity to the site;***
- C. Avoids any adverse impact on surface water or fluvial flood risk on any adjoining land;***
- D. The proposed uses will be compatible with existing uses on adjacent land;***
- E. Any buildings are of similar scale and height to the existing buildings in the Business Park and of a design to reduce their visual footprint;***
- F. A transport assessment is prepared in accordance with the development plan to manage satisfactorily its traffic effects on the road network and to encourage and enable improvements to sustainable transport methods.***

5.21 Policy CRP3 relates to the Objectives of the Plan as follows. Firstly, it contributes towards Crowmarsh Parish being a sustainable home to a thriving working community. Secondly, it ensures any employment use development within Class E (for office use and for research and development of products or processes) adds to the quality of life of its residents. Thirdly, it preserves the rural character of the proposed development area.

5.22 The policy allocates 0.28 ha of employment land at Howbery Park. By doing so it is in accordance with the Adopted Development Plan. The site allocated comprises part of the southern portion of the SHLAA/SHELAA site CRO3 identified for employment use by the Local Authority when determining an application for housing on the whole site in 2008 (Appendix 5 attached to this plan).

5.23 The Howbery Manor industrial site is an established area devoted mostly to scientifically focused employment use. It provides an important focus of specialist employment opportunities in the district with employees drawn from a large catchment that include, Oxford, Reading and Didcot. The allocated development site lies within the heart of Howbery Manor industrial area and is currently grassland adjacent to a large car parking area. The principle for development within this area has, therefore, already been established by the existing Howbery Manor industrial park and the landowner has now made the site available for further employment use.

5.24 The Strategic Environmental Assessment (Appendix 6 attached to the Plan) identifies potential negative impacts on the sustainability objectives for heritage, biodiversity, traffic and flooding. Impact on heritage is potentially negative because there is a risk of adversely impacting the setting of Howbery Manor, loss of biodiversity is potentially negative due to reduced green space, traffic is negative due to increased workforce commuting into and off the site, and flooding of adjacent land is

could be caused by runoff from hard standings and roofs on the site. Suitable mitigation wording has, therefore, been incorporated into the Policy.

5.25 The policy also sets out other key development principles to manage the potential effect of the site. However, it is possible to avoid or mitigate any significant adverse environmental effects by ensuring compliance with the requirements of the policy.

POLICY CRP4: CONSERVATION OF THE ENVIRONMENT

The rural character of the Parish is to be preserved, with particular regard to its neighbours and including the Chilterns Area of Outstanding Natural Beauty, the River Thames Corridor and the North Stoke Conservation Area. In addition to the national policies and guidelines pertaining to these areas any development proposal should:

- A. Not adversely affect views from footpaths, bridleways in the Chilterns AONB and the Ridgeway National Trail.***
- B. Enhance the ecology and biodiversity of their local setting and the rural area as a whole.***
- C. Include high-quality design which respects the natural beauty of the countryside and reinforce the sense of place and local character.***
- D. Enhance and respect those attributes of the historic environment identified by Historic England.***

5.26 Policy CRP4 derives directly from the Plan Objectives. Firstly, the policy promotes Crowmarsh Parish as a sustainable home to a thriving working community that is strongly linked to its environment and to its neighbours, including the town of Wallingford. Secondly, it preserves the rural character of the Parish, and upholds relevant national and regional strategies and policies for safeguarding the countryside.

5.27 The policy focuses on the managed rural landscape that is characteristic of the Parish. Parts of the Parish are subject to controls of the designated Chilterns Area of Outstanding Natural Beauty and the low-lying land along the river Thames, although not designated, is conserved as the River Thames Corridor, much of the latter being within Flood Zones 2 and 3. This policy does this through existing national and regional policies to conserve the countryside, rather than prescribing new policies specific to the Parish (Appendix 2, attached to the Plan).

5.28 Areas of Outstanding Natural Beauty are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks. The Chilterns AONB was designated in 1965 and extended in 1990. The Countryside and Rights of Way Act 2000 places a statutory duty on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting, land within these areas.

5.29 The Chilterns AONB covers 13 local authorities and the Councils work together to safeguard the future of this shared nationally protected area through the Chilterns Conservation Board. The Board prepares a statutory AONB Management Plan which has been endorsed by SODC as a material consideration in planning decisions.

5.30 The AONB is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy. National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context. For the purposes of this plan, 'major development' will not be restricted to the definition of major development in the Town and County Planning (Development Management Procedure) (England) Order 2015 or to proposals that raise issues of national significance, and will include consideration of whether a proposal has the potential to have a serious adverse impact on the AONB.

POLICY CRP5: PROTECTION AND ENHANCEMENT OF ECOLOGY AND BIODIVERSITY

All development for housing or employment use and any proposed change in land use, will take account of ecological and biodiversity impacts and ensure that net gains are secured.

High quality habitats that secure livelihoods of rare and protected species will be recreated where appropriate. This ensures that a full range of species can be sustained in order to protect and enhance biodiversity in line with the national guidelines that are already in place.

Unnecessary loss of mature trees, hedgerows or other form of wildlife corridor shall be avoided, either as part of a landscape layout or as part of a development scheme; if the loss of a mature tree or hedgerow is unavoidable, proposals must make provision for on-site replacements.

5.31 Policy CRP5 derives directly from the Plan Objectives. Firstly, it promotes Crowmarsh Parish as a sustainable home to a thriving community that is strongly linked to its environment. Secondly, it promotes a Parish in which any future housing and employment use development adds to the quality

of life of its residents. Thirdly this Policy helps to preserve and enhance the rural character of the Parish.

5.32 The position of the parish, between the Chiltern Hills and the River Thames, makes it in an ideal location to secure tangible gains for biodiversity both at specific development sites as well as through a piecemeal approach. Landscape management schemes such the work by Earth Trust at Riverside Meadows is an excellent example of high-quality habitat creation. Small projects range from the conversion of a World War Two Pill Box into a home for bats, and on a larger scale the selected mowing of meadowland to facilitate wildflower growth.

5.33 Provision of enhanced biodiversity is prescribed in general within guidelines issued by a number of authorities including Natural England and others, as well as the various codes for good farming practice.

POLICY CRP6: GREEN SPACES

The Neighbourhood Plan designates Riverside Meadows as a Local Green Space, as shown on the Policies Map Inset A. Development will not be permitted except in very special circumstances.

The Neighbourhood Plan also identifies the following as Public Open Spaces within the village settlement, as shown on the Policies Map Inset A:

- I. Park View allotments***
- II. Emery-Owen allotments***
- III. Crowmarsh Gifford Recreation Ground and Nature Area.***

Development within a Public Open Space should preserve and where possible enhance public access and the contribution of the site to the health and well-being of visitors and residents.

5.34 Policy CRP5 derives directly from the Plan Objectives. It promotes Crowmarsh Parish, and Crowmarsh Gifford village in particular, as a sustainable home to a thriving working community by preserving the green spaces within and adjacent to Crowmarsh Gifford which also enhances heritage protection.

5.35 The policy has the effect of managing development proposals in line with these NPPF provisions, which prevent any development of the land unless the 'very special circumstances' test can be met.

5.36 This policy serves two purposes. Firstly, it designates a much cherished and historically important open space in a prominent location in the Parish as a Local Green Space in accordance with paragraph 99 and paragraph 100 of the NPPF, that it is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

5.37 The designated Local Green Space satisfies all three of these requirements:

- a) The Local Green Space lies adjacent to the western edge of the built area of Crowmarsh Gifford. It is adjacent to the bridgehead and Riverside Park which are both within Wallingford Town. Importantly, it provides a distinctive divide between the town of Wallingford and the village of Crowmarsh Gifford which, along with the river itself are key to the separate identity of the village and the adjacent town. This policy identifies the attractive landscape setting of the village, in that the designated Local Green Space forms an important local landscape feature that contributes to the visual and historic character and appearance of the village. As such, it warrants protection from harmful development, as per Policy C4 of the 2011 Local Plan and more generally Core Strategy Policy CSEN1 on landscape.
- b) The site offers an important recreational focus for the community. The site, known as Riverside Meadows, is an important part of the River Thames Corridor and a focus for visitors and tourists. It is managed on behalf of the District Council by Earth Trust. Cattle graze Riverside Meadows as a form of management, but the site is important in its own right. Various biodiversity projects have been implemented on the site and it is part of Natural England's countryside stewardship scheme. In addition, the site is home to various protected and rare species including the Bank Vole and the Banded Demoiselle. It is of significant historical importance and contains ancient earthworks and other historical artifacts.
- c) The site is an important component of the Thames corridor. The site is managed with the objective of restoring its traditional ecology and biodiversity. As such it is a local feature of small scale.

5.38 Secondly, the policy identifies Public Open Spaces that, whilst not meeting the tests to be designated as Local Green Spaces, are still worthy of protection from harmful development. These sites provide open areas which provide a direct link to the open countryside beyond the village boundary. They offer recreational opportunity that is important to the community including a small area of natural land in which the community may enjoy direct contact with the environment.

5.39 The NPPF paragraphs 96 and 97 require that such designated Public Open Spaces should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish.

Development Management

6.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Improvements

6.4 There may be opportunities through S106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the neighbourhood plan to inform its view in liaising with South Oxfordshire District Council.

Other Non-Planning Matters

6.5 During the process of preparing the Neighbourhood Plan, there have been many proposals for improving or addressing current problems in the parish that lie outside the scope of the land use planning system. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.