

CROWMARSH PARISH NEIGHBOURHOOD PLAN

SITE ASSESSMENT CROWMARSH GIFFORD



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INTRODUCTION AND BACKGROUND

The site assessment process provides the justification in support of site allocation for industrial use development. No allocation is made for housing development. The process ensures that the sites selected for allocation are the most appropriate – that they are in the most sustainable location, they are in conformity with the strategic policies of the Emerging Local Plan and that there is a good prospect that the sites can be developed. The process allows a thorough and objective assessment of the possible employment use sites that have been considered in the SHLAA (Strategic Housing Land Availability Assessment), the SHELAA (Strategic Housing and Economic Land Availability Assessment, last amended January 2019) and any other evaluations that have been submitted. The process provides the reasoning behind how and why the sites that are chosen for allocation have been selected, and why others have not, and the basis on which the decisions were reached.

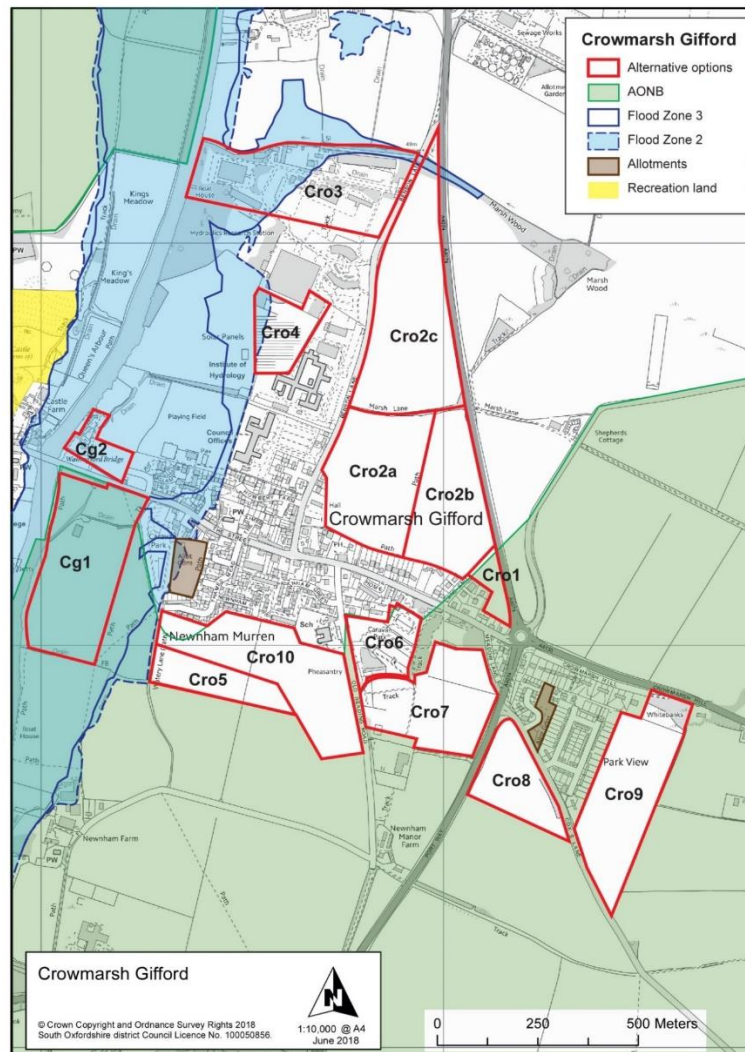


Figure 1 The location of the ten sites identified in the SHLAA and SHELAA exercises for housing and employment use (CRO3 and CRO4) assessment

HOUSING AND EMPLOYMENT REQUIREMENT

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

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

The NPPF 2019 identifies:

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

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

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

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

METHODOLOGY

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

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

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

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

The second criteria **available** depends on whether the site is available for development and the third **deliverable** if the site can be delivered within the tenure of the plan. None of the housing sites other than those already with planning permission are deliverable in the terms of the plan and not all are available.

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

ASSESSMENT OF SITES FOR EMPLOYMENT

The site assessment process considers both potential employment sites in terms of suitability, availability and achievability. Emerging Local Plan Policy EMP 8 requires 0.28 ha land to be allocated for employment use at Crowmarsh Gifford. The two sites under consideration far exceed that area and only a small part of a qualifying site will be allocated for development.

CR03 southern portion – Howbery Park



The southern portion of CR03 is outlined in red in the above diagram. A small 2.28 ha part of that site is depicted with a blue rectangular shaped area and it is only this area that is assessed.

Relevant planning history:

P08/W1266/0 – Withdrawn before determination (24/02/2009). Outline residential development for up to 60 dwellings with accompanying statements on employment and issues and analysis of community consultation and noise assessment. SODC officers had previously made it clear that they were unlikely to support any residential development on this site which had been identified for employment use. This advice followed advancement by Howbery Park of an earlier scheme to develop 0.5 ha at the eastern end of the northern avenue with indicative capacity of around 40 dwellings.

The site CRO3 is a large area that includes existing building as well as the Grade Two Listed Howbery Manor. As such this area, originally considered for housing development, is not considered further as potential for industrial use although planning applications for small development within this area will be considered on their own merit through the normal planning process, the land having already been identified as having potential for industrial use by the Planning Authority. The southern portion of CRO3 including the entire grassed area and car park to the west are the preferred location of the land owner (Howbery Estate) for employment use development. Within this area only a small site of 0.28 ha adjacent to the car park (shown as a blue rectangle in the diagram above) is assessed against its suitability to be allocated for development. This scale of allocation is compatible with the amount of land specified for employment use development in the Emerging Local Plan.

Part of CRO3 southern portion (blue rectangle on plan) – Howbery Park (employment use)		
Site access	Onto Benson Lane which is at capacity morning and evening.	Yellow
Scale of development	Site identified by SODC Officers for employment use rather than for residential dwellings.	Green
Access to public transport	Bus stops to Wallingford, Oxford, Reading and Henley within walking distance	Green
Constraints	Within the setting of a Grade II Listed Building	Yellow
Community benefits	Job opportunities. Economic benefit.	Green
Villagers' preferences	Preferred site for employment use – no strong opinion.	White
Environmental issues	Development in keeping with character of the Park and respecting the wildlife area within the Park.	Green
Heritage	None identified.	Green
Overall score	This is a preferred site for employment use.	Green

Suitable Available Deliverable

CR04 – Solar panel farm



Relevant planning history:

None

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

Suitable Available Deliverable

SUMMARY

The small part of CRO3 outlined in the diagram above as a blue rectangle is available and deliverable within the tenure of the plan. Site CRO4 does not suit the current requirements for employment use development. The comparative suitability for employment use of the two potential sites, a small part of CRO3 and all of CRO4, is summarised below.

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