

CROWMARSH PARISH NEIGHBOURHOOD PLAN

Response by Crowmarsh Parish Council to *Examiner's Clarification Note* dated 16 March 2021

Policy CRP1

The element regarding listed buildings was inserted in response to consultation feedback from Historic England. See Para 5.12, regarding competition for infill land within the village boundaries which may adversely impact the setting of nearby listed buildings and hence the insertion of the element identified for the purpose of mitigation.

There is no specific reason why the Cheshire East Assessment Guide has been reproduced in the Plan. It can readily be deleted or moved to one of the supporting documents.

Policy CRP2

The third part of CRP2 is not necessary – it reflected comments received from the Chilterns Conservation Board, but it no longer sits comfortably in this Policy.

Policy CRP3

Inset Policies Map A showing in blue the allocation for employment use land at Howbery Park is the same as that shown on page 9 of the Site Assessment Report. The total area of land allocated is 0.28 ha. However, on page 9 of the Site Assessment Report the area is erroneously given as 2.28 ha and this will be corrected.

The link between the Site Assessment Report and the SEA regarding the CRP3 allocation could be improved to address Historic England's concerns. We shall be contacting Historic England to address their concerns and to ask them to specify the level of information that they need in order to assess how development might impact the nearby heritage assets. We propose employing a specialist consultant to carry out an investigation that will provide this information and to suggest appropriate mitigation for development of the allocated site.

Policy CRP4

Modification of the wording of this policy so that it applies more specifically to larger developments would be welcome.

Policy CRP6

Division of this policy into two separate policies will add clarity. The Riverside Meadows Green Space is given as 9.25 ha in area in the current Management Plan agreed between the land owners and managers of the site.

Representations

South Oxfordshire District Council:

All the suggestions given by the Planning Policy Officer will be acted upon unless instructed otherwise by the Examiner.

Oxfordshire County Council:

Recommendations, for the most part, will be acted upon unless instructed otherwise by the Inspector. However, comments regarding Education are at variance with the report provided to the LNP Steering Group by the school governors who are keen to see investment at Crowmarsh. Plan paragraph 4.3 should not, therefore, be amended as suggested.

Historic England:

See response to Policy CRP3 above.

A follow-up project has been proposed whereby a register of heritage assets would be prepared by local residents.

HR Wallingford:

HR Wallingford has requested, for a second time, that the entire estate be allocated for development. The HR Wallingford estate includes areas of Flood Zones 2 and 3, several important heritage assets, likely archaeological interest, grassland setting to Howbery Manor which has an open view from the south, woodland and internally designated nature areas. Only small parcels of land on the estate offer potential for development and the Crowmarsh Plan thus allocates land in accordance with the Local Plan.

The 'Howbery Park Vision' has not previously been shared with the Plan Steering Group.

Dr Nicholas Robins

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For Crowmarsh Parish Council

31 March 2021