

North Crawley Neighbourhood Plan 2021-2036

EVIDENCE BASE DOCUMENT:

STRATEGIC ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REPORT

MAY 2022



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1. Introduction

- 1.1. The North Crawley Neighbourhood Plan (NCNP) is being prepared under the Neighbourhood Planning (General) Regulations 2012 (as amended). The plan, once adopted, will present planning policy and guidance for determining planning applications in the designated Neighbourhood Plan Area, as part of Plan:MK, up to 2036.

2. SEA Explained

- 2.1. In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment (SEA).
- 2.2. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This initial assessment process is commonly referred to as a 'screening' assessment and the requirements are set out in regulation 9, with reference to schedule 1, of the Environmental Assessment of Plans and Programmes Regulations 2004, (as amended 31/12/2020).
- 2.3. Whether a neighbourhood plan proposal requires a SEA, and (if so) the level of detail needed, will depend on what is proposed. A SEA may be required, for example, where:
 - a neighbourhood plan allocates sites for development
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
 - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the local plan or other strategic policies for the area.
- 2.4. If it is concluded that SEA is required, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12, with reference to schedule 2, of those regulations.
- 2.5. To meet the requirements of the SEA Regulations, a report (the 'Environmental Report') must be published for consultation alongside the draft plan that presents information on the likely significant effects of implementing the plan and any reasonable alternatives. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 2.6. The strategic environmental assessment should only focus on what is needed to assess the likely significant effects of the neighbourhood plan. It should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan.

3. The Environmental Report

- 3.1. This document comprises the Environmental Report for the North Crawley Neighbourhood Plan (NCNP) and must provide certain information, as specified in regulation 12 (2)(a) & (2)(b) of the 2004 Regulations:

- 2) The report shall identify, describe and evaluate the likely significant effects on the environment of:
 - (a) implementing the plan or programme; and
 - (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.

3.2. The report must answer four questions:

- What is the scope of the SEA? The parameters for the SEA must be established through a scoping exercise at the outset of plan-making.
- What has plan-making / SEA involved up to this point? Preparation of the draft plan must have been informed by assessment of available sites. Reasonable alternatives must have been assessed.
- What are the SEA findings at this stage? i.e. in relation to the draft plan.
- What happens next? (including monitoring).

4. The Scope of the SEA?

4.1. The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”. In England, the statutory consultation bodies are currently: (1) Natural England, which amalgamated the Countryside Agency and English Nature, amongst others, in 2006; (2) the Environment Agency; and (3) Historic England, officially known as the Historic Buildings and Monuments Commission for England (English Heritage).

4.2. The statutory bodies were consulted on the scope of the North Crawley Neighbourhood Plan SEA in March 2022.

4.3. The purpose of scoping is to outline the ‘scope’ of the SEA through setting out:

- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
- Baseline data against which the Neighbourhood Plan can be assessed;
- The key sustainability issues for the Neighbourhood Plan; and
- An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.

4.4. Responses received on the Scoping Report, and how they were addressed, have been summarised below:

4.4.1.Environment Agency – “We have no further comment to make to our initial response that we do not consider an SEA is required for matters within our remit.”

4.4.2.Natural England – “Based on the plan submitted, Natural England agree with the conclusions of the Scoping Report.”

4.4.3.Historic England – “Thank you for consulting Historic England on the SEA Scoping Report for the North Crawley Neighbourhood Plan.

In terms of the historic environment, we consider that the report has identified the plans and programmes which are of most relevance to the development of the North Crawley

Neighbourhood Plan, that it has established an appropriate baseline against which to assess the plan’s proposals and that it has put forward a suitable set of objectives and indicators. Overall, we believe that it provides an appropriate framework for assessing significant effects which this plan might have upon the historic environment.

Historic England strongly advises that conservation and archaeological advisers are closely involved throughout the preparation of the SEA of this plan.”

- 4.5. The scope of this environmental assessment will be:

To assess the potential for causing harm to the historic environment, including designated and non-designated heritage assets and to demonstrate how any identified sustainability issues with regard to the historic environment of the Neighbourhood Plan Area may be mitigated.

- 4.6. The Scoping Report is included at Appendix 1.

5. The Historic Environment – NCNP Sustainability Context

5.1. The Government’s Statement on the Historic Environment for England 2010

The Government believes that the historic environment is an asset of enormous cultural, social, economic and environmental value. It makes a very real contribution to our quality of life and the quality of our places. We recognise that while some of today’s achievements may become tomorrow’s heritage our existing heritage assets are also simply irreplaceable. We realise the importance of understanding, conserving, and where appropriate, enhancing the markers of our past. We believe in encouraging a wider involvement in our heritage, in order to ensure that everyone, both today and in the future, has an opportunity to discover their connection to those who have come before.

At the same time we must recognise that change is inevitable. While it is right to provide protection and support for our past, this must be managed intelligently, with an appropriate balance of priorities and an understanding of what could be gained or lost.

5.2. Key messages from the National Planning Policy Framework (NPPF) include:

- 5.2.1. Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities),’ (paragraph 130(c)).’
- 5.2.2. Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness, (paragraphs 189 & 190).
- 5.2.3. Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk, (paragraph 190).

5.2.4. 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance,' (paragraph 199).

5.2.5. Additionally, the National Planning Policy Guidance on the historic environment states that Neighbourhood Plans should include enough information, where relevant, "about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale" and about local non-designated heritage assets including sites of archaeological interest to guide decisions.

5.3. Plan:MK policies on the Historic Environment

5.3.1. Plan:MK was formally adopted in March 2019. Plan:MK provides the statutory land use planning framework for Milton Keynes. Policy HE1 (Heritage and Development) provides the local planning policy framework for the assessment of development proposals affecting heritage assets. It is a strategic policy to be considered when preparing neighbourhood plans.

5.3.2. Strategic Objective 15 - "To protect, maintain and enhance the natural, built and historic environment of the Borough, including its linear parks, character and assets of the New City and the towns and villages throughout the Borough, and to protect and maintain the open countryside in the Borough." In order to achieve this strategic objective, Plan:MK will "ensure that through rigorous implementation of policy that development takes the historic environment into account."

5.3.3. The Council is committed to achieving, sustainable development and will give favourable consideration to proposals which, among other aspects, will contribute to delivering: the protection and enhancement of the natural, built and historic environment

5.3.4. Policy HE1 – Heritage and Development states that:

A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance.

These heritage assets include:

1. Listed Buildings;
2. Conservation Areas;
3. Scheduled Ancient Monuments and non-designated Archaeological sites;
4. Registered Parks and Gardens;
5. Assets on the MK New-Town Heritage Register; and
6. Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in Annex 2 of the NPPF.

B. "Where appropriate, development proposals must provide an impartial and objective heritage assessment. Where necessary, the Council will require suitably qualified specialists to undertake the heritage assessment."

5.3.5. In section G, policy HE1 states that "In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered:

1. Avoiding successive small scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment;
2. Respecting the character, appearance, special interest and setting of the asset and historic environment

5.4. North Crawley Neighbourhood Plan Policies

5.4.1. The North Crawley Neighbourhood Plan has been prepared so as to be consistent with the Basic Conditions, as set out in paragraph 8(2) of the 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 NCNP policies have regard to national policies and advice contained in guidance issued by the Secretary of State, and the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in Plan:MK, the strategic development plan for the local authority.

5.4.2. The outcome of consultation with residents and other stakeholders has identified a need for housing in the parish, particularly smaller, low-cost housing and housing available to meet the needs of those wishing to downsize from larger family properties. The NCNP policies make provision for up to 35 new homes to come forward during the plan period. The main objective of the NCNP is therefore to identify the most appropriate location for these new homes (see Map 1, Appendix 2)

5.4.3. The North Crawley Parish Council (NCPC) is aware that the adopted Plan:MK requires no further housing site allocations to be made in North Crawley to 2031 but assumes that 420 rural homes will come forward as ‘windfall schemes’ (i.e. approved planning applications for schemes consistent with its other policies). Although Milton Keynes Council (MKC) have issued a nominal housing requirement figure of 1, the NCPC is also mindful of the provisions of Paragraph 14 of the NPPF in respect of securing protection for its plan and of the need for an early review of Plan:MK. It has therefore made housing site allocations of a total quantum that is consistent with its status as a ‘village and rural settlement’ in the settlement hierarchy.

5.4.5. The following policies within the draft pre-submission version of the NCNP make specific reference to the protection of the Historic Environment:

- Policy H2 – Housing - Infill Development and Replacement Dwellings
- Policies H3 to H7 – Housing Allocation Policies;
- Policy HD1 – Heritage and Design – Protecting Heritage Assets

6. The Historic Environment – NCNP Sustainability Baseline

6.1. In preparing the draft plan and in order to assess plan options and their potential impact on the historic environment, the NCNP Steering Group (SG) have taken into consideration the National Heritage List for England and the Milton Keynes Historic Environment Record (HER). In this way the SG identified both designated and non-designated heritage assets prior to carrying out the site options and allocation assessment.

6.2. Analysis of the baseline information enables the current and future situation in the Neighbourhood Area to be evaluated. It also enables existing problems and issues to be identified so proposals within the Neighbourhood Plan can be designed to help tackle the issues.

- 6.3. While the Neighbourhood Plan area does not contain any World Heritage Sites, there are a variety of designated heritage assets located within the North Crawley Parish boundary, including one Grade I listed building (the Church of St Firmin), 22 Grade II listed buildings (of which nine lie within the main village) and three Scheduled Ancient Monuments. The locations of these designated heritage assets are indicated on Map 2, Appendix 3.
- 6.4. Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms.
- 6.5. The core area of the village lies within a Conservation Area. The Conservation Area Review (December 2021) (Appendix 4 of the North Crawley Neighbourhood Plan, Pre-submission Version) identifies a number of other buildings and village features as being of high local historic value with respect to their design and the contribution they make to village character.
- 6.6. MKC has identified Archaeological Notification sites where there is potential archaeological interest. Map 3, Appendix 4, shows the extent of Archaeological Notification sites within the parish.
- 6.7. There are many buildings and associated locations in the Parish which are not listed or otherwise formally protected but are also considered of historic importance by the community. These non-designated heritage assets have been identified in line with Policy HE1 of Plan:MK and Annexe 2 of the NPPF, they are listed below:
- 6.7.1. Assets within or adjacent to the settlement boundary:
- Land and buildings in the area surrounding St Firmin’s Church and Church Farm, including Church Walk, Chequers Lane and the sloping fields to the south, east and west of the church and farm
 - The Chequers Public House, the Cock Inn and the adjacent ‘Village Green’ area at the centre of the village
 - Park land with associated veteran trees, to the west of the Old Rectory.
 - Park land with associated veteran trees in the proximity of Crawley Grange, including Front Park
 - Park land with associated veteran trees, along Pound Lane
 - Park land with associated veteran trees, at eastern end of the High Street
 - The Slipe
- 6.7.2. Assets in the wider parish:
- Townland Allotments
 - Little Crawley Green on the south side of Gog Lane.
 - Pockets of Ancient Woodland along the Chicheley Brook wildlife corridor, e.g. Brandon Wood, Dollars Grove, The Copse
 - Areas of Ancient Woodland along the eastern parish boundary, e.g. Thurphy Wood, Parson’s Wood and Coldsplash Wood.
- 6.8. In creating the draft NCNP seven local character areas were identified within or adjacent to the existing settlement boundary (see map 4, Appendix 5); the Character Area Assessment Report

(Appendix 2 of the pre-submission version NCNP) identifies the designated and non-designated heritage assets within these areas.

- 6.9. Non-designated assets in the wider parish will not be affected by the housing allocations in the Neighbourhood Plan.

7. The challenges to the historic environment from new development

- 7.1. Although much has been achieved in recent years, both in terms of public engagement with the historic environment and recognition of its significant contribution to quality of place, it would be true to say that challenges remain.
- 7.2. The contribution of heritage to quality places is still challenged by some. In audits of new private sector housing, the Commission for Architecture and the Built Environment (CABE) noted that “too many new developments still missed opportunities to take advantage of existing heritage, with the result that they had a ‘could be anywhere’ quality about them.” Working with locally distinctive heritage, such as architectural style and materials can create schemes that are popular and sell well and also sit well in the historic environment.
- 7.3. In line with the National Planning Policy Framework (paragraph 185), plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design, layout and use of materials in a local area.
- 7.4. It is important therefore that North Crawley Neighbourhood Plan sets out a positive strategy for conservation and enjoyment of the historic environment.

8. What has plan-making / SEA involved up to this point?

- 8.1. This is the second attempt by NCPC to produce a Neighbourhood Plan for the Parish. The first plan failed at referendum in 2019, owing to a perceived lack of consultation on the site allocations. This second attempt at producing a plan has seen a great deal of inclusive consultation, ensuring that every household has the opportunity to engage in the process of plan making. There has been a strong focus on objective, criteria based assessment of potential sites for housing allocation.
- 8.2. Early consultation with residents and other stakeholders via the use of a questionnaire, demonstrated that the majority of those who responded felt that a small amount of new housing would be beneficial to the village. It was agreed that 30 to 35 new dwellings (10% of the existing housing stock) would provide sustainable growth and offer the opportunity to introduce some affordable family homes to the village.
- 8.3. Through consultation, the SG has identified a number of issues that are of concern to residents:
 - The preference of residents is for small-scale housing located within easy walking distance of the village centre.
 - A range of house types should be provided, including those suitable for first time buyers, young families and the elderly.

- Traffic and its effect on the quality of life in North Crawley are a key concern.
- The rural surroundings of the village, its distinctive views and its accessibility are highly valued.
- Village amenities, including church, school, sports facilities, pubs, and shops, should all be protected.
- North Crawley has a set of unique heritage characteristics, based on its history and estate legacy, which should be protected, as part of its future development.

8.4. Following collation of the outcomes of this early consultation, the SG communicated the purpose of the Neighbourhood plan: *“to influence change, steering it in directions that are in the best interests of the community as a whole.”* The SG established a vision for the future of the parish and a set of objectives to enable the Neighbourhood Plan to realise this vision.

8.5. Vision

“Over the period of this Neighbourhood Plan, North Crawley will continue to be a thriving and vibrant community. Future development will recognise and respect its history, rural landscape and distinctive views and its unique village character. Modest growth will contribute to the parish becoming an even better place in which to live, work and to visit.”

8.6. Key Objectives

- Housing - To allow for development of a type and scale sufficient to meet local needs and support our local facilities, without detracting from North Crawley’s essential character as a small, rural village and without compromising the sense of community.
- Employment and Traffic - To provide as far as possible a safe traffic environment by ensuring that new development does not add to existing traffic problems.
- Heritage and Design - To ensure all new development makes a positive contribution to and enhances the character of the village and safeguards its key features.
- Landscape and Green Spaces - To ensure that the surrounding countryside continues to be accessible and enjoyable to all and to protect important views and key green spaces in the village.
- Community Facilities - To support, enhance and protect our community facilities for the benefit of all residents.

8.7. As well as providing residents and other stakeholders with regular updates and consultation opportunities, including asking for and considering feedback at each stage, the SG has carried out its own extensive, desk-based research; consulted with MKC’s Planning, Housing, Highways and Heritage officers; consulted with landowners and developers and engaged with AECOM consultants, via the Locality Technical Support Packages. This thorough process of consultation and evidence gathering has enabled the SG to provide a strong evidence base to inform the emerging policies in the draft Neighbourhood Plan. These documents are available as appendices to the draft NCNP.

8.8. The evidence base consists of:

- Character Area Assessments (SG, informed by local consultation)
- Briefing Paper on Future Housing Requirements (Independent Consultant and SG desk-based research)
- North Crawley Conservation Area Review (MKC Conservation Officer)
- Site Options and Allocations Report (AECOM, independent site assessment report)
- Design Guides Report (AECOM with amendments made by the SG in consultation with landowners and MKC Conservation and Archaeology Officers)

- Local Green Space Assessment (SG, informed by local consultation, consulting the Historic Environment Record and desk-based research)

8.9. The SG has used this extensive evidence base to draft the pre-submission version of the NCNP (February 2022), which includes policies to support each of the key objectives.

North Crawley Neighbourhood Plan Policies

There are 14 policies under 5 headings relating to each of the objectives, these are summarised in Table 1, below:

Objective	Policy Number	Summary	Policy Aim
Housing - To allow for development of a type and scale sufficient to meet local needs and support our local facilities, without detracting from North Crawley's essential character as a small, rural village and without compromising the sense of community.	H1 Delivery of Housing	Allocates 5 sites for development.	To ensure that new development takes place in identified locations that are close to the existing settlement.
	H2 Infill Development & Replacement Dwellings	Provides for appropriate windfall development	To ensure that unforeseen development opportunities are managed appropriately, protecting the character of the village and the rural surroundings.
	H3 to H7 Housing Allocation Policies	Provides specific requirements for development on each site. States mitigation measures to protect heritage assets.	To ensure that development proposals consider the historic environment prior to development proposals being submitted and to ensure that new development enhances the character and significance of the parish and its heritage assets.
	H8 Affordable Housing	Describes context of and requirements for affordable housing.	To ensure an appropriate supply of affordable housing, prioritising allocations for people with a local connection.
Employment and Traffic - To provide as far as possible a safe traffic environment by ensuring that new development does not add to existing traffic problems.	T1 Employment and Traffic	Ensures that new development related to employment does not cause additional problems for the road network.	To minimise additional traffic movements associated with new employment opportunities.

<p>Heritage and Design - <i>To ensure all new development makes a positive contribution to and enhances the character of the village and safeguards its key features.</i></p>	<p>HD1 Protecting Heritage Assets</p>	<p>Details the heritage assessment requirements that must be undertaken prior to development proposals being submitted.</p>	<p>To ensure development proposals are sympathetic to the character and significance of the historic environment.</p>
	<p>HD2 Advertisements and Signage</p>	<p>Details what is acceptable in relation to advertising and signage.</p>	<p>To ensure that the street scene continues to reflect the village character and significance of the historic environment.</p>
<p>Landscape and Green Spaces - <i>To ensure that the surrounding countryside continues to be accessible and enjoyable to all and to protect important views and key green spaces in the village.</i></p>	<p>L1 Local Green Space Designation</p>	<p>Designates 4 Local Green Spaces</p>	<p>To ensure that important recreational green space is protected from inappropriate development.</p>
	<p>L2 Rights of Way</p>	<p>Details how development should protect Public Rights of Way (PRoWs).</p>	<p>To ensure that PRoWs are maintained and access to the countryside is protected.</p>
<p>Community Facilities - <i>To support, enhance and protect our community facilities for the benefit of all residents.</i></p>	<p>C1 Loss of Facilities</p>	<p>Identifies community facilities and provides a context for how the loss of such facilities may be challenged.</p>	<p>To ensure that the parish continues to benefit from a range of community facilities.</p>

8.11. Housing allocations and assessment of alternatives

- 8.11.1. During the first attempt to make a Neighbourhood Plan in 2018/19, a call for sites resulted in seven sites becoming available for potential housing development. This second attempt at plan making began in November 2019 and during January to March 2020 all known landowners in the Parish were contacted again. Two letters were sent, one to landowners of land too far distant from the settlement boundary, explaining that their land would not be considered suitable for assessment, and another to landowners whose land was adjacent to or close to the settlement boundary asking if they wanted their land to be considered. Following this initial sift, 13 sites came forward for assessment. It was decided that 2 of the very large sites should be divided into two distinct areas and so a total of 15 sites were identified for assessment.
- 8.11.2. In August 2020 the SG bid successfully for access to the Locality Technical Support Packages. The focus of the technical support was on Site Options and Allocation, and Design, including Design Codes. The technical support was provided by independent consultants employed by AECOM.

- 8.11.3. In September 2020 each member of the SG carried out her/his own assessment of the 15 sites, using the Locality Site Assessment Toolkit. When the results were collated, it became clear that the SG was not going to reach a consensus as to which sites were suitable for allocation in the Neighbourhood Plan.
- 8.11.4. Discussions were had with the Highways Department at MKC and this provided further evidence as to the unsuitability of sites located to the south and north-east of the settlement boundary owing to insurmountable access issues.
- 8.11.5. The SG began working with AECOM Consultants in December 2020 and tasked them with carrying out objective assessments of each of the 15 sites. The full Site Options and Allocations Report was discussed and adopted by the SG in January 2021, and is available to read in Appendix 5 of the draft pre-submission version of the North Crawley Neighbourhood Plan, it is summarised in table 2 below:

Table 2 – Site Assessment Summary

Site No	Site Source	Site Name/ Address	Planning Application History	Assessment Summary
NC1	Call for Sites (May 2017)	Land at Moat Farm	November 2018, Application refused and appeal dismissed (18/02155/OUT) for an outline application for residential development (15 units) with approval of access, with all other matters reserved. September 2017, Application refused and appeal dismissed (17/01141/OUT) for outline application for residential development of 76 dwelling houses, with approval of access, with all other matters reserved.	<ul style="list-style-type: none"> • The site is a greenfield situated in an elevated position of a wider arable field of rural character with no defensible boundary to the west. • The site comprises land designated as ‘Open Countryside’ under Policy DS5 of Plan:MK. While this policy constraint could be potentially overcome through an allocation in the emerging Neighbourhood Development Plan, development of the site will extend projection of the settlement beyond the current defined edges at Chicheley Road, with risks of leading to further growth into the open countryside, altering • the structure of the settlement. When viewed from the northwest and southwest, development of the site will also have an urbanising effect on the open countryside and impact panoramic views which form a key feature of this landscape character area. Development of the site would therefore be contrary to Policy NE5 of Plan:MK which requires development in the Open Countryside (where acceptable in principle under other policies in Plan:MK) to conserve and where possible enhance the above aspects of landscape character. • Partial development of the site along Brook End (southern part of the site) will not be suitable as this location is the most prominent across the whole site. • Partial development of the site along Chicheley Road is also unlikely to overcome the above landscape constraints, although when compared to a full development it will relate better to the existing built edge of the settlement at the eastern side of Chicheley Road. • Most of the site is within Network Enhancement Zone 1, which is land identified by Natural England with potential for habitat recreation. In addition, the site is also adjacent to Priority Habitats at Old Moat Farm. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance to Policy NE1, NE2 and NE3 of Plan:MK. • The site is potentially within the setting of the Scheduled Monument and Grade II listed building at Old Moat Farm. Further heritage assessments and archaeological investigations might be required. Any development proposals should sustain and where possible enhance the significance of these heritage assets. • In conclusion, the site is not currently suitable for development due to potential harm to the landscape and settlement character of North Crawley and risks of further growth into the open countryside.

<p>NC2 (a & b)</p> <p>(Policy H3 refers to site NC2a)</p>	<p>Call for Sites (May 2017)</p>	<p>Top (A) and Bottom (B) Croft Chicheley Road</p>	<p>No recent or relevant planning applications. A planning application for residential development was refused in 1972, but considering that the planning context has significantly changed and that there are inadequate information on the reasons for refusal, this is considered to be irrelevant at this stage.</p>	<ul style="list-style-type: none"> • The site is adjacent to and connected to the existing built-up area and settlement boundary. • The site is located between North Crawley and Little Crawley. Full development of the site will significantly reduce the gap between the settlements and lead to coalescence. Full or partial development at the northern section (2b) would be unsuitable. However, partial development at the southern part of the site (2a) might be potentially suitable subject to other identified constraints being mitigated, given that land at the northern section (2b) will be retained as a settlement gap. • Suitable vehicular access could be potentially created to serve development of the site off Chicheley Road. Existing footways along Chicheley Road and Orchard Way could also potentially be extended to support pedestrian and cycle access to the site. A PRoW runs across the site (North Crawley FP025) and should be maintained and enhanced where possible. • Most sites considered in this site assessment, including this site NC2, are greenfield. Policy NE7 of Plan:MK (and Paragraph 171 and Footnote 53 of the NPPF) requires greenfield developments to steer away from higher quality agricultural land. The site is Grade 4 Poor Quality Agricultural Land and therefore is not contrary to the principle of Policy NE7 of Plan:MK. • The site is mostly enclosed by boundary hedgerows and some existing young and semi-mature trees but has some intervisibility with the surrounding landscapes and Old Moat Farm, particularly when viewed from the open countryside to the east. However, sensitive and partial development of the site at the southern section might be potentially suitable to minimise potential visual and landscape impacts. Existing vegetation should also be retained and reinforced to enhance the site’s landscape character and mitigate potential visual impacts. • The site is within the defined ‘Open Countryside’ as it is currently outside of the settlement boundary. This could be potentially overcome by an allocation of the site and modification of the settlement boundary in the emerging Neighbourhood Development Plan, given that the site is adequately screened and that the existing landscape features are enhanced. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy NE1, NE2 and NE3 of Plan:MK. • The site is opposite Old Moat Farm, in which the moated site is a scheduled ancient monument and the Farmhouse is a Grade II listed building. Development of the site would require further heritage assessments as it may form part of the setting of the heritage assets.
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NORTH CRAWLEY NEIGHBOURHOOD PLAN – Environmental Report February 2022

				<p>Any development proposals should sustain and where possible enhance the significance of these heritage assets.</p> <ul style="list-style-type: none"> • A small part of the site to the south-eastern corner is subject to medium risk of surface water flooding, which would need to be mitigated through sustainable drainage strategies. • In summary, the site is potentially suitable for partial development of approximately 30 dwellings south of the existing hedge running east-west (approx. 1.20 Ha) subject to major heritage and archaeology, surface water flooding, biodiversity and landscape constraints being mitigated.
NC3 (Policy H3)	Call for Sites (May 2017)	Orchard Way, Maslin Site (3 Orchard Way)	<p>September 2018, Outline permission approved (18/01849/OUT) for the erection of a detached bungalow (all matters reserved) at Land off Orchard Way (north-eastern part of the site NC3). October 2018, Outline planning permission approved (18/01850/OUT) for the demolition of an existing dwelling and erection of a detached dwelling house (with all matters reserved) at 3 Orchard Way (south-western part of the site NC3).</p>	<ul style="list-style-type: none"> • The site is partly within the settlement boundary connected to the built-up area. • The site is previously developed land, effective use of which is encouraged under Paragraph 117 of the NPPF. The site contains no identifiable landscape features and is less susceptible to development owing to its previously developed nature. • The site fronts onto Orchard Way and is served by an existing footway. Suitable vehicular and cycle access could also be created. The site is largely contained to the north but overlooked by neighbouring properties to the south and west. Development of the site will need to respect the surrounding residential character and built form. • The site is partly within the 'Open Countryside' as defined by Policy DS5 of Plan:MK. As the sensitive development of the site is unlikely to have significant impacts to the landscape character of the area, this constraint could be potentially overcome by an allocation and amendment to the settlement boundary in the emerging Neighbourhood Plan. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance to Policy NE1, NE2 and NE3 of Plan:MK. • A PRoW runs across the site (north-south) and should be maintained and enhanced where possible. • Over 15% of the site is subject to medium risk of surface water flooding, which would need to be mitigated through sustainable drainage strategies. • The site is potentially suitable for 5 dwellings.
NC4 (Policy H5)	Call for Sites (May 2017)	Land north of Orchard Way	February 2020, planning application withdrawn (19/03414/OUT) for the erection of five new dwellings off	<ul style="list-style-type: none"> • The site is adjacent to and connected to the existing settlement boundary and built-up area. • At present it is not clear whether the site has suitable access. Based on the submitted site boundary (for this site assessment), the site fronts onto a line of semi mature trees and Orchard Way at present but does not have access onto Orchard Way. It is separated from Orchard Way by a strip of land in public ownership, where a line of semi-mature trees is present and identified as an asset of community value. However, a potential access point has been indicated in the withdrawn planning application, in which the Highways Office has

			Orchard Way (all matters reserved).	<p>found it to be suitable subject to widening of visibility splays and modification of the site boundary to include the widened visibility splays.</p> <ul style="list-style-type: none"> • The site is along an existing footway along Orchard Way and suitable cycle access could also be potentially created. • The site does not contain any valued landscape features but is exposed to the open countryside to the northeast and east. The site could potentially accommodate some changes with appropriate screening along its eastern boundary. • The site is Grade 4 Poor Agricultural Land. Its development is consistent with the principles of Paragraph 171 and Footnote 53 of the NPPF and Policy NE7 of Plan:MK, which seeks to steer development away from agricultural land of high quality. • The site is adjacent to some semi-mature trees to its northwest and south. These should be preserved and where possible enhanced subject to further arboricultural assessments. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy NE1, NE2 and NE3 of Plan:MK. • The site is close to a pumping station. Anglian Water requires development (measured from the boundary of the curtilage) to be at a 15m distance from the pumping station to avoid the risk of nuisance in the form of noise, odour or general disruption from maintenance work at the pumping station. • In summary, the site is potentially suitable for development of 5 dwellings subject to confirmation of land ownership in relation to access and mitigation of utilities, ecology and landscape constraints.
NC5	Landowner submission following approach from Parish Council in 2020	Land North of Pound Lane	No recent or relevant planning applications.	<ul style="list-style-type: none"> • The site is currently outside of the adopted settlement boundary of North Crawley and is therefore within the defined ‘Open Countryside’ under Policy DS5 of Plan:MK. It is adjacent to but appears to be removed from the built-up area, particularly due to its access from Pound Lane. It is exposed to the Open Countryside from the northwest. Development of the site would elongate the village to the north-east, depart from the nucleated historic settlement pattern of the village. Development of the site is likely to change the landscape character of this area and will be contrary to Policy NE5 of Plan:MK. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy NE1, NE2 and NE3 of Plan:MK.

				<ul style="list-style-type: none"> The site has agricultural access onto Pound Lane. However, owing to the narrow and rural nature of Pound Lane, the Milton Keynes Council Traffic and Development Officer has confirmed that Pound Lane is unsuitable to support further development and that safe pedestrian access could not be created. Development at this location is therefore unsustainable and would be contrary to Policy CT2 and CT3 of Plan:MK.
NC6 (Policy H6)	Call for Sites (May 2017)	High Street adjacent to the Slipe	May 2017, planning application permitted (17/00839/FUL) for the demolition of existing outbuilding at 36 High Street North Crawley (western part of the site).	<ul style="list-style-type: none"> The site is within the existing built-up area and is adjacent to the existing settlement boundary of North Crawley. There are existing vehicular and pedestrian accesses to the site. Suitable cycle access can also be created. However, the site is in close proximity to a bend whereby consultation with the relevant Highways Authority would be required for additional vehicular accesses onto High Street. The site is within the North Crawley Conservation Area and is in close proximity to a Grade II listed building. It is also observable in views from the High Street towards the tower of the Grade I listed Church of St Firmin. The existing row of terraces on site proposed for retention is identified as a collection of buildings which have a positive contribution to the character of the Conservation Area. Land to the east of the terraces is identified as ‘Parkland and Green Space’, one of the principal features of the North Crawley Conservation Area, in the draft Conservation Area Appraisal. Residential intensification of the site will need to respect and where possible enhance the significance of these heritage assets, through the use of positive and appropriate architectural styles, built form and landscaping. New buildings should be complementary to the street frontage. Further heritage assessments may be required. The site is mostly enclosed by boundary hedges and does not contain any identifiable landscape features. Part of the site is identified as ‘Open Countryside’ under Policy DS5 of Plan:MK. This constraint could be overcome through an allocation and amendment to the settlement boundary in the emerging Neighbourhood Plan given that development of the site will conserve the natural and man-made features that contribute towards the landscape character of North Crawley, the historic setting and structure of the village and maintain/enhance important views to the tower of the Grade I listed Church of St Firmin. The site is Grade 3 Very Good Agricultural Land, although it is not known whether the site is Grade 3a or Grade 3b Agricultural Land. The site is within the Network Expansion Zone, which is land identified by Natural England with potential for further habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy NE1, NE2 and NE3 of Plan:MK. In particular, further surveys and licensing regarding great crested newts will be required.

				<ul style="list-style-type: none"> • The site is potentially suitable for 3 dwellings subject to mitigation of heritage and ecology constraints.
NC7	Call for Sites (May 2017)	Church Farm Field	No recent or relevant planning applications.	<ul style="list-style-type: none"> • The site is located outside and not connected to the existing settlement boundary. Development of the whole site would depart from the built form of the village and potentially be a scale that would change the character of the village. Partial development of the site near the road frontage of High Street as proposed would elongate the village to the east not contiguous with the built-up area of the village. The site is poorly related to the existing pattern of development. • The site comprises land designated as ‘Open Countryside’ under Policy DS5 of Plan:MK. While this policy constraint could be potentially overcome through an allocation in the emerging Neighbourhood Development Plan, development of the site will significantly extend into the open countryside and would have an urbanising effect on the tranquil open countryside. The site does not have a defensible boundary to the south and west. • The site mostly exposed to the open countryside apart from its western boundary which is partly bordered by tall hedgerows. Full development of the site is likely to be visible from the Conservation Area. Development of the site along the High Street will also impact surrounding views to the Tower of the Grade I listed St Firmin’s Church, although it is not a recognised view. The site has no identified value features. • Development of the site would therefore be contrary to Policy NE5 of Plan:MK which requires development in the Open Countryside (where acceptable in principle under other policies in Plan:MK) to conserve and where possible enhance the above aspects of landscape character. • Full development of the site might impact the setting of the Conservation Area and harm existing views cross attractive garden spaces in the Conservation Area south to the open countryside. It may also impact the rural farm setting of which the Grade I listed Church of St Firmin is experienced. Further heritage assessments may be required. • The site is Grade 3 Very Good Agricultural Land, although it is not known whether the site is Grade 3a or Grade 3b Agricultural Land. • The site is within Network Enhancement Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy NE1, NE2 and NE3 of Plan:MK. • This site is not currently suitable for development.

<p>NC8</p>	<p>Call for Sites (May 2017)</p>	<p>Folly Lane East, Church Walk</p>	<p>No recent or relevant planning applications.</p>	<ul style="list-style-type: none"> • The site currently has agricultural access to Church Walk; however Church Walk is a single vehicular lane where access from the site would be unsuitable subject to further consultation with the Highways Authority. The site has no vehicular access onto Folly Lane and the creation of suitable access would require extensive removal of existing hedgerows. • There are no safe footways along Church Walk and this part of Folly Lane at present. While there may be potential that a footway could be constructed by cutting back the existing earth bank along Folly Lane, this may impact the existing hedgerow along Folly Lane and would need to be consulted with the Highways Authority. Development at this location is therefore unsustainable at present and would be contrary to Policy CT2 and CT3 of Plan:MK. • The site is currently outside of the adopted settlement boundary of North Crawley and is therefore within the defined ‘Open Countryside’ under Policy DS5 of Plan:MK. The site is exposed to the open countryside to the south and east although it is enclosed by tall hedgerows along its northern and western boundaries. Development may dilute the agricultural character of this area. In addition, the site is adjacent to the Conservation Area and the curtilage of the Grade I listed Church of St Firmins. Development of the site may impact views from the Grade I listed Church of St Firmin and from the Conservation Area. Therefore, full development of the site will be contrary to Policy NE5 of Plan:MK. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required. • The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land. • Powerlines across the northern edge of the site from west to east will reduce the developable area of the site. • Partial development of the site limited to one dwelling at the north-western corner, comparing to full development of the site, is likely to reduce development impacts on the open countryside and may be able to use the existing agricultural access to Church Walk as the primary vehicular access. However, development of the site will remain unsustainable due to the lack of safe pedestrian access to the site. • The site is currently not suitable for development.
<p>NC9 (Policy H7)</p>	<p>Call for Sites (May 2017)</p>	<p>Folly Lane West Triangle</p>	<p>No recent or relevant planning applications.</p>	<ul style="list-style-type: none"> • The site is adjacent to the built up area of North Crawley village and a row of ribbon development outside the village on Folly Lane. • The site has agricultural access onto a track off Folly Lane however this access is not suitable for upgrade to two-way vehicular access. • Vehicular accesses off Folly Lane may be potentially created subject to further consultation with the Highways Authority, however this would require removal of some existing hedgerows. Folly Lane is also narrow and potentially not suitable for the scale of the additional housing the site can accommodate, even though the western side of the Lane has

				<p>footpath provision. If Folly Lane is considered to be suitable to support the proposed number of dwellings, it is very likely that the site would need to be developed in isolation (subject to other identified constraints being mitigated) unless Folly Lane has been significantly upgraded.</p> <ul style="list-style-type: none"> • The site contains two sycamore trees protected under the Tree Preservation Order along its eastern boundary, which would need to be • preserved. The site slopes from north to south and is highly visible on approach when travelling northwards on Folly lane towards North Crawley. The row of homes to the south of the site act like a gateway to the village, of which the site forms a rural backdrop to the setting of the village. The site is also overlooked by neighbouring properties currently in the Conservation Area. Development of the site will need to respect the setting of the Conservation Area and the historic structure of the settlement. • The site is currently outside of the adopted settlement boundary of North Crawley and is therefore within the defined ‘Open Countryside’ under Policy DS5 of Plan:MK. Considering that the existing hedgerow along the site’s western boundary could be reinforced to provide enclosure to the development, this policy constraint could be overcome by an allocation in the emerging Neighbourhood Development Plan given that the development respects its surrounding landscape and historic character. • The site is identified as a potential archaeological site. Allocation of the site would need to review the Historic Environment Record maintained by the local authority archaeological advisory service and demonstrate how it has been taken into account in preparing a proposal. An archaeological assessment may be required. • The site contains telephone poles which would need to be relocated. This would impact viability of the site. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required. • The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land. • Information from North Crawley Parish Council indicates that the site is subject to agricultural agreements but possession can be secured following an appropriate notice period. • The site is potentially suitable for the development of 7 dwellings subject to mitigation of heritage and ecology constraints.
NC10	Landowner submission following approach	Folly Lane West, Rectory Field	No recent or relevant planning applications.	<ul style="list-style-type: none"> • The site is removed from the settlement boundary of North Crawley village. While the site is opposite the ribbon development at Folly Lane, its development will depart from the current development pattern at Folly Lane and of the village.

	from Parish Council in 2020			<ul style="list-style-type: none"> • The site is currently outside of the adopted settlement boundary of North Crawley and is therefore within the defined ‘Open Countryside’ under Policy DS5 of Plan:MK. The site forms part of a wider parkland landscape that contributes positively to the landscape character of North Crawley. While the site is largely contained from view from Folly Lane, it is exposed to the parkland and open countryside from the west. • Due to the above reasons, development of the site would fail to conserve or enhance the landscape character and historic structure of the village, and would be contrary to Policy DS5 and NE5 of Plan:MK. • In addition, while the site has agricultural access onto a track off Folly Lane, this access is not suitable for upgrade to two-way vehicular access to support development in this location due to its location close to Folly Lane, its narrow width and the need to remove extensive hedgerows to allow adequate visibility splays. There are also limited opportunities to provide safe footway. Development at this location is therefore unsustainable at present and would be contrary to Policy CT2 and CT3 of Plan:MK. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required. • The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land. • A small area of the site is subject to medium to high risk of surface water flooding. Appropriate sustainable drainage strategies would be required. • In summary, the site is not currently suitable for development as the site is not contiguous with the settlement and has significant access constraints, whereby development of the site would depart from the built form of the village.
NC11	Landowner submission following approach from Parish Council in 2020	Land at Folly Lane	July 2005, planning application refused (05/00580/FUL) for the erection of a detached bungalow	<ul style="list-style-type: none"> • The site is removed from the settlement boundary however it is adjacent to the built up area of Folly Lane. Development of the site would elongate ribbon development on the eastern side of Folly Lane away from the village. • The site mostly consists of hedgerows and trees protected under a group Tree Preservation Order. Development of the site for one dwelling is likely to require the removal of most trees within the site. Development at this location may be contrary to Policy NE2 and NE3 of Plan:MK. The site is in the open countryside as defined in Policy DS5 of Plan:MK. Development of the site would require significant removal of protected trees which contributes to the rural landscape character and would be contrary to the requirements set out in Policy NE5 of Plan:MK. • The site fronts onto Folly Lane but it is likely that access cannot be created without removing trees protected under the Tree Preservation Order. In addition, access is constrained in this location due to the narrow width of Folly Lane and the proximity of a bend near the site. The

				<p>site is not currently served by safe footway. Development at this location is therefore unsustainable at present and would be contrary to Policy CT2 and CT3 of Plan:MK.</p> <ul style="list-style-type: none"> • The site can be seen from the Conservation Area and Grade I listed Church of St Firmin in North Crawley. Development of the site may have some impacts on the setting of the Conservation Area. Further heritage assessments might be required. Any development proposals should sustain and where possible enhance the significance of these heritage assets. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required. • The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land. • This site is currently not suitable for development
NC12	Landowner submission following approach from Parish Council in 2020	Land behind ex council houses at Folly Lane	No recent or relevant planning applications.	<ul style="list-style-type: none"> • The site is removed from the settlement boundary however it is adjacent to the built up area of Folly Lane. The site’s agricultural access is not suitable for upgrade to two-way vehicular access to support development in this location due to its location close to Folly Lane, its narrow width and the need to remove extensive hedgerows to allow adequate visibility splays. There are also limited opportunities to provide safe footway. Development at this location is therefore unsustainable at present and would be contrary to Policy CT2 and CT3 of Plan:MK. • The site is in the ‘Open Countryside’ as defined in Policy DS5 of Plan:MK. Its development will dilute the rural parkland character of this part of the settlement, which would be contrary to the principles of Policy DS5 and NE5 in conserving the landscape character of the open countryside. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required. • The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land. • The site is currently not suitable for development.
NC13 (A & B)	Landowner submission following approach from Parish Council in 2020	Old Rectory Pasture north-west (A) and south-east (B)	No recent or relevant planning applications.	<ul style="list-style-type: none"> • The site is a large agricultural field with scattered, fenced trees in a parkland landscape adjacent to the built-up area of the village. • The site contains multiple mature trees dotted throughout the site and has an open countryside parkland setting. The site feels removed from the village due to the tree cover around the western edge of the village and its open countryside parkland setting. Development of the site is likely to significantly dilute the parkland character of the site, which is an identified feature that contributes positively to the landscape character of North Crawley. Development of the whole site would also be at a scale that would significantly

				<p>change the setting of the village and significantly increase the visibility of the settlement from the open countryside to the south and west.</p> <ul style="list-style-type: none"> • Due to the above reasons, development of the site will fail to conserve the parkland landscape which is identified to make a positive contribution towards the landscape character of North Crawley, significantly change the nucleated historic structure of the village and dilute the tranquillity of the open countryside, contrary to the Policy NE5 of Plan:MK. • In addition, full development of the site is likely to have adverse impacts on the setting of the Conservation Area and the listed building due to loss of the parkland landscape and significant changes to the historic pattern of the settlement. Part development of the site along High Street / Brook End is also likely to have some impacts on the Conservation Area, the setting of the village and the listed building. Partial development at this north-eastern corner of the site is unsuitable as this section of the site feels removed from the settlement due to the tree cover around the western edge of the village and its open countryside parkland setting. It may also impact on the Conservation Area, the setting of the village and the Grade II listed building. • Partial development of the site at the south-eastern tip of the site is also currently unsuitable. Although it is adjacent to the built-up area at Folly Lane, there is limited potential for the creation of suitable vehicular access as this section of Folly Lane is particularly narrow. The eastern boundary of this section of the site is also bordered by continuous hedgerows which would need to be removed extensively to create suitable access. It is also unlikely that adequate visibility splays could be achieved within the site boundary although this is subject to further consultation with the Highways Authority. The site is also not served by an existing footway and extensive works on third party land would be required to create a continuous footway from the site to the main built-up area of North Crawley. Development at this location is therefore unsustainable and would be contrary to Policy CT2 and CT3 of Plan:MK, in addition to the above landscape constraints mentioned. • The site is within the Network Expansion Zone, which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required. • The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land. • The site contains mature trees and trees protected under the Tree Preservation Order, which would need to be preserved for their landscape character and ecological contributions. • The site is currently not suitable for development
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- 8.11.6. The outcome of the site assessment process left the SG with 5 sites that were considered suitable for development.
- 8.11.7. Of the 10 sites that were rejected, the site immediately south of the Grade 1 Listed Church of St Firmin and the parkland, known as Rectory Pasture, presented the greatest potential for causing harm to the significance and setting of an important heritage asset. These sites, along with other sites to the south of the village also presented significant landscape and access issues.
- 8.11.8. Two large sites to the east and west of the village were considered to be unsuitable owing to significant landscape issues, as well as the potential for significant future incursion of development into open countryside; thus causing harm to the historic settlement pattern of the village. Development on both of these sites would also impact the conservation area.
- 8.11.9. Following extensive discussions with the SG to consider alternatives, the assessor considered that mitigation to overcome the sustainability constraints presented by the 10 rejected sites was not possible.
- 8.11.10. Of the 5 sites considered suitable for development, not one was given a green rating; all of them in one way or another would require mitigation to deal with identified sustainability issues, whether that was to do with ecological, historic or infrastructure aspects of the environment. However, it is considered that all of these sites, with appropriate mitigation, can be developed sustainably, to allow the NCNP to achieve its key objective of providing up to 35 new homes during the plan period.
- 8.11.11. Once the site allocation decision was made, the SG worked with AECOM and officers from the Conservation and Archaeology Department at MKC to arrive at design guides for each of the sites (draft pre-submission version of NCNP, Appendix 6). These design guides provide the design strategy and key features that future development proposals must take into consideration. There has been a focus on ensuring that the heritage aspects for each site are flagged up and that suitable mitigation measures are included in the guidance.
- 8.11.12. Where appropriate, indicative design masterplans and site layouts are included, however, for site NC2a (Policy H3), there is no indicative masterplan or site layout, only instruction about how developers should engage with Conservation and Planning Officers prior to submitting planning proposals. It makes clear that an off-the-shelf design will not be appropriate for this site and the priorities are to provide a context specific, low density, low profile development, using vernacular materials that enhance the setting and significance of the Grade 2 Listed Old Moat Farmhouse and the associated Scheduled Ancient Monument.

9. Appraisal of Reasonable Alternatives

- 9.1. If the NCNP is to achieve its key objective of ‘providing development of a type and scale sufficient to meet local needs and support our local facilities, without detracting from North Crawley’s essential character as a small, rural village and without compromising the sense of community’, then it must:
- find sites that are close to the village amenities;
 - protect as much of the open countryside and rural surroundings of the village as possible;

- provide land to build up to 35 new homes, including a proportion of affordable housing (this requires a site of 11 or more homes).
- 9.2. The five sites considered suitable provide enough land to build a maximum of 35 new homes, there are no reasonable alternative sites available for consideration, owing to the inability to mitigate against the significant sustainability issues identified in the objective site assessments. However, the SG has not relied solely on the site assessment process to finalise the 5 site options. The decision making has also been subject to:
- An appraisal against planning policy (comprising the NPPF and Plan:MK);
 - Discussions with MKC Planning, Heritage, Highways and Housing officers;
 - Discussions with landowners and site promoters.
 - Formal and informal consultation with residents and other stakeholders
- 9.3. The background content and the policies within the NCNP have been informed by:
- Character Area Assessments (NCNP Appendix 2);
 - Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (2016);
 - North Crawley Conservation Area Review (NCNP Appendix 4);
 - Consultation of the MKC Historic Environment Record;
 - Consultation with MKC Planning, Highways, Heritage and Housing Officers.
- 9.4. Another alternative that has been considered but rejected is to not have a neighbourhood plan at all. It is recognised that policies within Plan:MK can provide protection for the open countryside around the village by restricting development to within the settlement boundary. However, owing to the lack of available space within the settlement boundary, this would effectively restrict development to a handful of houses over the coming years. If this were the case, the housing objective of the NCNP, to provide up to 35 new homes, including an element of affordable housing over the plan period, would not be achieved. In addition, while Plan:MK has undergone a sustainability appraisal, which has considered the impact of development on the historic environment for the whole borough, this is not sufficient to protect the historic environment at a local level and so without a Neighbourhood Plan that pays specific attention to the mitigation required to protect local heritage assets, the cultural heritage and the rural character of the Parish of North Crawley would continue to be at risk from unsympathetic development.
- 9.5. Without a neighbourhood plan the Parish Council is unable to take an active involvement in the pre-application stages of proposed developments and will have a lack of control over the type of development that comes forward. Interpretation of generic policy wording in Plan:MK becomes more tricky, and the potential for unsympathetic and ad hoc infill development is greater (this can be seen in some of the most recent infill developments in the village that do not sit well in the environment). With a neighbourhood plan, the PC can influence not just the siting of new development but also the design of new development, in a positive way. Without a plan, the ability of the Parish Council, and thus the community, to manage growth in the area is compromised.

10. Policy Appraisal - What are the SEA findings in relation to the draft NCNP?

- 10.1. In line with the Regulations, the Environmental Report must include the key problems, issues and objectives that should be a focus of, or provide a framework for, appraisal.
- 10.2. Drawing on the review of the sustainability context and baseline, the SEA Scoping Report defined the sustainability objective of the SEA with regard to the impact that the housing allocations might have on the historic environment.
- 10.3. The sustainability objective provides a methodological framework for the appraisal of likely significant effects on the baseline, this is explored in Table 2.
- 10.4. The proposals within the neighbourhood plan can be assessed against the SEA objective and based on the level of effect or impact as follows:

Assessment Code	Explanation
++	Significant positive effects
+	Positive effects, benefits clearly outweigh any disadvantages
0	Overall neutral, effects both positive and negative roughly balancing each other
-	Negative effects, disadvantages outweigh any benefits
--	Significant negative effects
N/A	Either no interaction between the policy option and assessment criteria, or the effect is not location specific

Table 2 Impact of the NCNP Housing Allocation Policies on the SEA Objective

Sustainability Objective	Policy	Without Mitigation	With Mitigation
<p>To assess the potential for causing harm to the historic environment, including designated and non-designated heritage assets and to demonstrate how any identified sustainability issues with regard to the historic environment of the Neighbourhood Plan Area may be mitigated.</p>	H3	<p>This site is located approximately 60m from the Grade 2 Listed Old Moat Farm and the associated Scheduled Ancient Monument. The site is large enough to accommodate 30 new dwellings.</p> <p>There is the potential for a development to be unsympathetic to the rural character of the area and to cause harm to the significance of the designated heritage assets.</p> <p>This is considered to be a likely significant effect.</p>	<p>Policy H3 states that ‘Proposals should provide a context specific scheme that recognises the importance of the site’s contribution to the setting of the Moat Farm heritage site and also provides an effective transition between this open, rural landscape and the village of North Crawley.</p> <p>Site density is restricted to about 15 dwellings, with the potential to achieve up to 20 if a (Plan:MK, policy HE1(B) compliant) heritage assessment indicates that a sympathetic, context specific scheme can be brought forward without causing additional harm to the designated heritage assets.</p> <p>It requires applications to be informed by an Archaeological Desk-Based Assessment. Additionally, developers are required to prepare a (Plan:MK, policy HE1(B) compliant) heritage assessment explaining how the new development will sustain and where possible enhance the significance of Grade 2 listed, Old Moat Farm and the Scheduled Ancient Monument.</p> <p>Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report. The right proposal will draw upon architectural styles and materials associated with Old Moat Farm with the potential to enhance the wider setting.</p> <p>Prevention of development at site 2b (to the north of allocation H3) will protect the designated assets from further development and also provide a buffer between the village of North Crawley and the hamlet of Little Crawley.</p> <p>Hedgerows should be maintained and strengthened where required to ensure the development retains the rural, edge of village character.</p> <p>The PRoW will be protected and enhanced to provide safe pedestrian access through to Orchard Way.</p>
	H4	<p>This site lies within an urbanised area. A PRoW runs through the site. Most of the village of North Crawley lies in an archaeological notification area and so there is a suggestion that this site may possess some archaeological sensitivity.</p>	<p>Application to be informed by an Archaeological Desk-Based Assessment. Field evaluation (geophysical survey and/or trial trenching) may be required at the application stage, secured by condition. The layout will incorporate the existing PRoW running through the site and will incorporate safe, pedestrian access from the development through to Orchard Way and from the development to the right of way into site H3</p>

		This is not considered to be a significant effect.	
	H5	This site lies within an urbanised area and is not associated with any designated heritage assets. Most of the village of North Crawley lies in an archaeological notification area and so there is a suggestion that this site may possess some archaeological sensitivity. This is not considered to be a significant effect.	Application to be informed by an Archaeological Desk-Based Assessment. Field evaluation (geophysical survey and/or trial trenching) may be required at the application stage, secured by condition.
	H6	This site is located within the conservation area and is approximately 25m from a grade II listed building. Views of the Grade I Church of St Firmin and between the village and surrounding countryside are also potentially affected. The proposed development is likely to affect these aspects of the conservation area. The recently updated conservation area review includes a Draft Management Plan, which states, amongst other relevant guidance: “New development within the conservation area should consider the extent of spacing and rhythm between buildings and placement within the plot. Parking spaces should be provided in a way which minimises impacts to landscaping to the front of houses or the loss of verges beside the road”. Therefore, there is potential for the significance of a number of designated heritage assets to be affected by development on this site.	<p>Policy H6 states that proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report. Dwellings should be in keeping with the height, form and massing of surrounding dwellings but not exceeding 1.5 storeys, to minimise landscape and heritage impacts and harm to the outlooks of existing properties. The housing should be laid out and designed to make a positive contribution to the conservation area and its setting to enhance the entrance to the village.</p> <p>The development should, as much as possible, incorporate the existing hedgerows by introducing no more than one additional vehicular access to the site.</p> <p>Proposals should accord with the findings and recommendations of the North Crawley Conservation Area Review (Appendix 3) and provide a landscaping plan that demonstrates how the rural edge of the village will be respected.</p> <p>Any development proposals should prepare a (Plan:MK, policy HE1(B) compliant) heritage assessment explaining how the new development will sustain and where possible enhance the significance of the Conservation Area and the Grade 2 listed property at number 39 High Street.</p> <p>A pre-determination/application archaeological field evaluation will be necessary due to potential for medieval/post medieval occupation.</p>

	<p>The site lies within an archaeological notification area and so this site is of some archaeological sensitivity. These are considered to be likely significant effects.</p>	
<p>H7</p>	<p>The site is adjacent to the curtilage of the Grade 2 listed Old Rectory and the associated traditional orchard; it is also adjacent to the Conservation Area. The development of this site could affect the setting of the conservation area. The recently updated conservation area review states that <i>"the narrow lanes and paths by which some parts of the village are reached are also an important component of the village's character."</i> References to <i>"informal rurality"</i> around Folly Lane also suggest that the significance of the conservation area could be affected by development on this site. The site lies within an archaeological notification area and so this site is of some archaeological sensitivity. These are considered to be likely significant effects.</p>	<p>Policy H7 states that proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report. The development should incorporate the existing hedgerow surrounding the site. Where hedgerow needs to be removed to provide access this should be reinstated within the site by planting native hedgerow trees. Care should be taken to protect trees subject to TPOs and proposals should include a full report on how the roots of these trees will be protected. The housing should be laid out and designed, and the remainder of the site landscaped, to make a positive contribution to the entrance to the village. Any development proposals should prepare a (Plan:MK, policy HE1(B) compliant) heritage assessment explaining how the new development will sustain and where possible enhance the significance of the Grade 2 Listed Old Rectory and the adjacent Conservation Area. A pre-determination/application archaeological field evaluation will be necessary due to potential for medieval / post medieval occupation.</p>

11. Conclusions

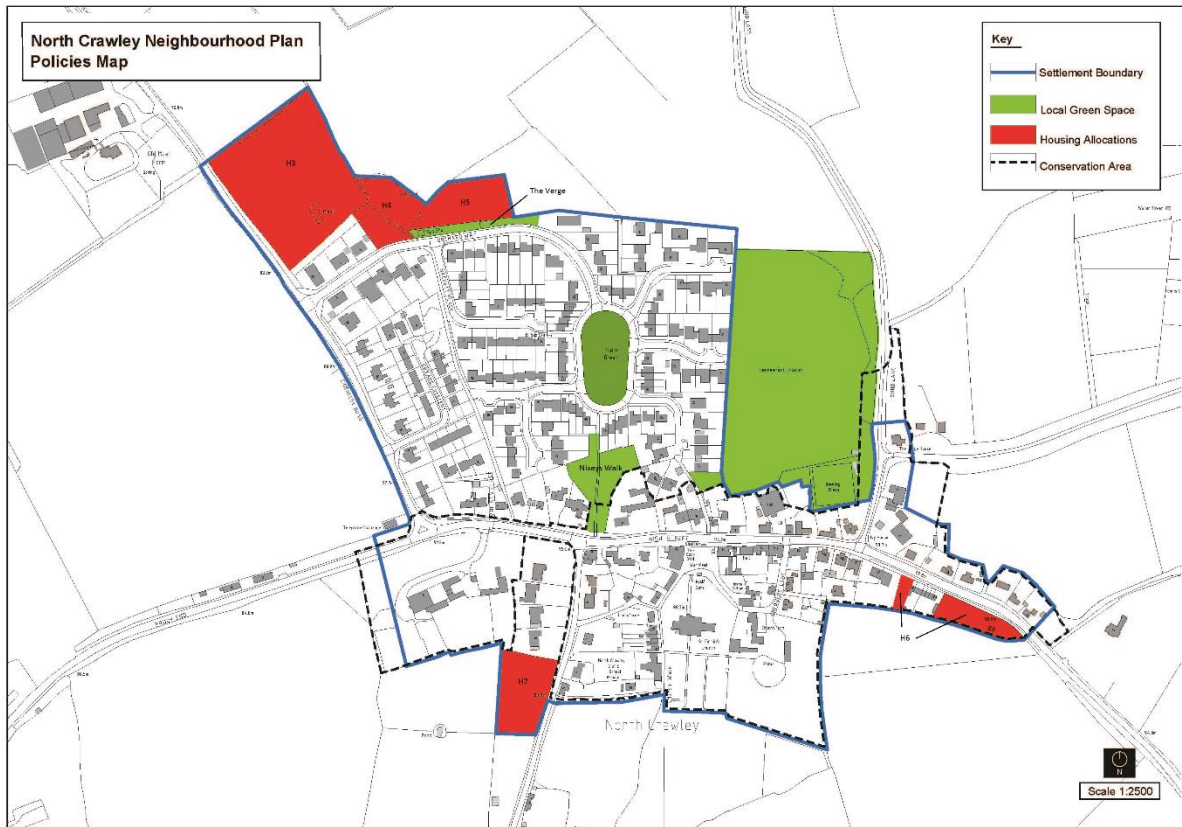
- 11.1. Three of the site allocations presented in the draft pre-submission version of the North Crawley Neighbourhood Plan (H3, H6 & H7) have the potential to lead to significant negative effects on the historic environment. However, the policies, as written, introduce significant mitigation measures to ensure that the historic environment and thus, the village character is protected and even enhanced.
- 11.2. The mitigation measures have been devised in consultation with MKC’s Planning and Conservation and Archaeology officers, who are agreed that with the right approach, development in North Crawley, on the allocated sites, will be of benefit to the community and through application of the policies, the plan will be able to minimise harm to and even enhance the significance of the historic environment.
- 11.3. The likely significant effects of implementing the North Crawley Neighbourhood Plan Policies over the period 2021 to 2036 will be to:
- Enable up to 35 new homes to come forward on 5 allocated sites;
 - Provide a proportion of affordable housing, with priority given to people with a local connection;
 - Provide a proportion of smaller homes suitable for first time buyers and for older residents to downsize;
 - Provide a proportion of larger homes suitable for families;
 - Limit the impact of traffic movement on single track rural roads by locating new housing in areas of the village where there is suitable access;
 - Protect the rural approaches to the village by ensuring that these remain outside the settlement boundary, or where a site is allocated, ensuring that proposals are small scale, low in height and density and provide an appropriate landscaping plan that includes strengthening hedgerows to act as green buffers;
 - Ensure that PRowS are protected, and enhanced where possible;
 - Ensure that designated local green spaces are protected for recreational use by the whole community;
 - Safeguard community facilities into the future;
 - Sustain the Conservation Area by ensuring that the design of new housing located in or adjacent to the Conservation Area considers the key features, including height and architectural style of adjacent dwellings, and uses materials sympathetic to the character area;
 - Sustain the significance of the heritage assets at Old Moat Farm by paying particular attention to such factors as the height of buildings and the materials used; these should reflect the style and architecture of the buildings within the old Moat Farm complex;
 - Protect the archaeological heritage of the area by ensuring that appropriate archaeological assessments are carried out prior to commencement of works.
- 11.4. The assessment has concluded that, with the appropriate mitigation in place, the draft pre-submission version of the NCNP is likely to lead to positive or neutral effects in relation to the historic environment. It provides opportunities to protect the historic character of the village through encouraging good design, protecting landscape character and protecting and potentially enhancing the fabric and setting of the rural, historic environment. Through the implementation of sympathetic, context specific schemes, there is an opportunity to better reveal the significance of designated heritage assets.

12. What happens next?

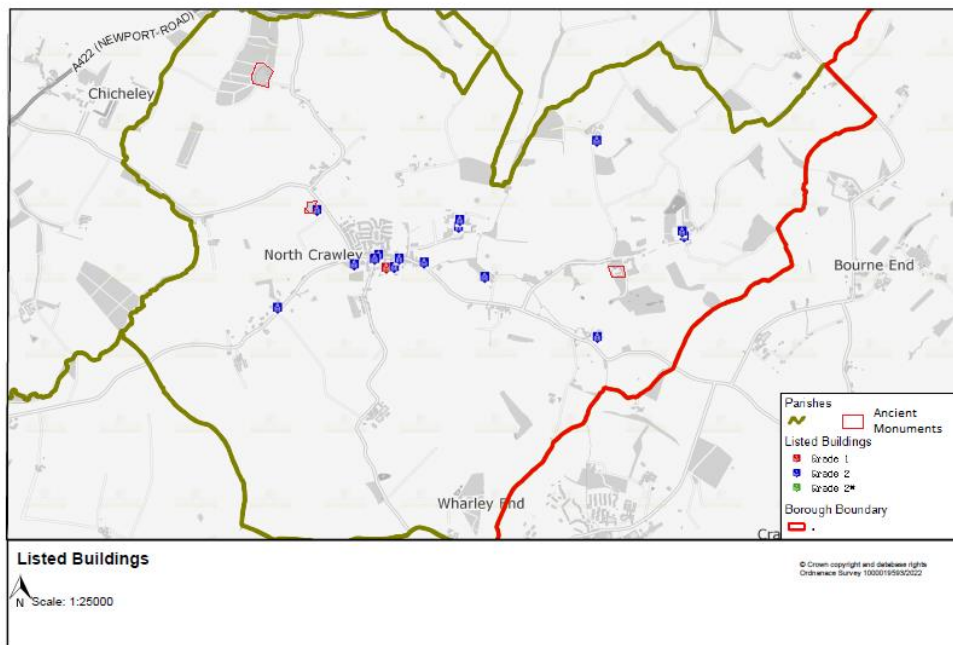
- 12.1. Following the six week consultation period carried out in April/May 2022, according to regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended), North Crawley Parish Councillors approved the draft submission version of the NCNP and the Clerk has now submitted the Neighbourhood Plan to MKC for its consideration under Regulation 16 of the 2012 Regulations. MKC will consider whether the plan is suitable to go forward to Independent Examination in terms of the NCNP meeting legal requirements and its compatibility with the Local Plan. Subject to their agreement, the plan will then be subject to examination, whereby an independent Examiner will consider whether the plan is appropriate having regard to national policy and whether it is in general conformity with Plan:MK.
- 12.2. The Examiner will be able to recommend that the NCNP is put forward for referendum, or that it should be modified. If Independent Examination is favourable, the NCNP will be subject to a referendum, organised by MKC. If more than 50% of those who vote agree with the plan, then it will be 'made'.
- 12.3. Once made, the NCNP will become part of the Milton Keynes Development Plan and will be used to determine planning decisions for the whole of the North Crawley Parish. The Parish Council will be consulted on planning applications submitted for the allocated housing sites and will monitor proposals to ensure that the necessary pre-application heritage and archaeological assessments have been submitted in accordance with policies H3 to H7 and HD1.

Appendix 1 – North Crawley Neighbourhood Plan Scoping Report – see separate document on the Neighbourhood Plan page of North Crawley Parish Council’s website - www.northcrawley-pc.gov.uk/

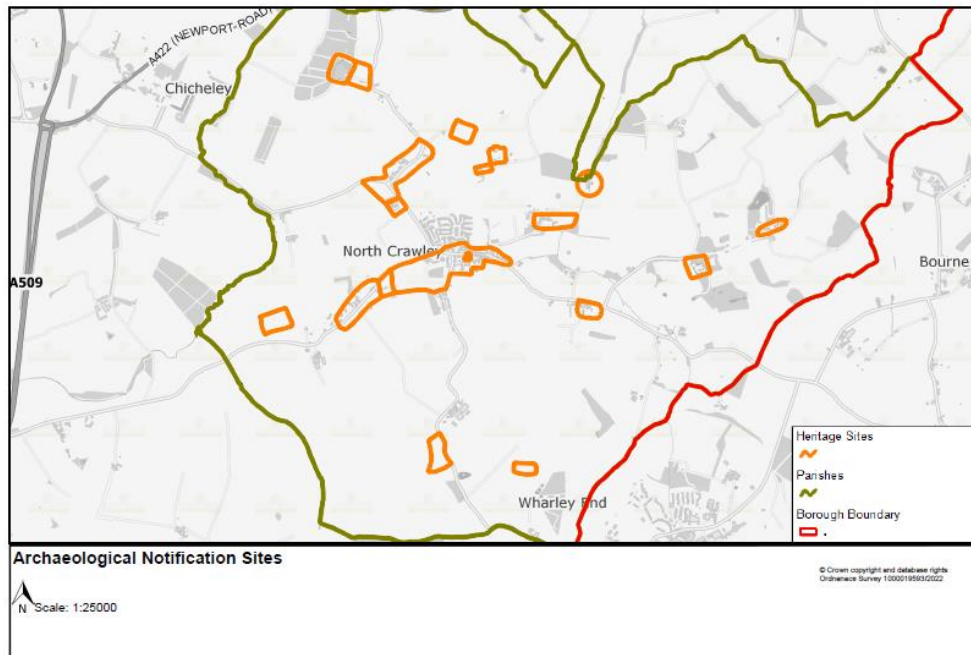
Appendix 2 – Map 1 - Proposed Housing Allocation Sites



Appendix 3 – Map 2 – Location of Designated Heritage Assets



APPENDIX 4 – MAP 3 – Location of Archaeological Notification Sites



APPENDIX 5 – MAP 4 – Location of Character Areas

