

# North Crawley Neighbourhood Plan

Site Options and Assessment

North Crawley Parish Council

March 2021

## Quality information

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## Revision History

<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Authorized</u>	<u>Name</u>	<u>Position</u>
V1	20/11/2020	First Draft	UM	Una McGaughrin	Associate Director
V2	22/12/2020	Second Draft following comments received by the North Crawley Parish Council	UM	Una McGaughrin	Associate Director
V3	07/01/2021	Final Draft following comments from Milton Keynes Council	UM	Una McGaughrin	Associate Director
V4	22/01/2021	Final Report following Locality's Review	UM	Una McGaughrin	Associate Director
V5	03/03/2021	Amended Final Report	UM	Una McGaughrin	Associate Director

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## Abbreviations used in the report

### Abbreviation

MKC	Milton Keynes Council
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NCPC	North Crawley Parish Council
PPG	Planning Practice Guidance
QB	Qualifying Body
SHLAA	Strategic Housing Land Availability Assessment
SPG	Supplementary Planning Guidance
TPO	Tree Preservation Order

# 1. Executive Summary

This report is an independent site assessment for the North Crawley Neighbourhood Plan. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in August 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

North Crawley Parish Council submitted a draft Neighbourhood Plan for public consultation in November 2018. The Plan was however voted down by residents at the Referendum in September 2019. Following the rejection of the Plan, the Parish Council recognises that there was a strong feeling within the village that a Neighbourhood Plan was indeed necessary to protect the village from speculative development.

The Parish Council has since been exploring ways in which the Neighbourhood Plan might be amended to gain community consensus, through reassessing the proposed housing sites and reviewing the relevant housing policies. An independent site assessment was felt to be important to inform community decision making on possible Neighbourhood Plan site allocations.

The North Crawley Neighbourhood Plan is being prepared in the context of the existing Local Plan which comprises (Plan:MK), adopted in March 2019. No sites are allocated for development in North Crawley Parish and Plan:MK does not set a housing requirement for the parish. It is therefore not imperative that the Neighbourhood Plan allocates land for housing or other uses. However, North Crawley Parish Council has identified a need for entry level affordable housing for younger people within the parish and intends to identify suitable sites which may be able to deliver 30-35 dwellings (equivalent to an increase of 10% of the village size) to meet local needs.

Thirteen sites in North Crawley have been identified for assessment through the Call for Sites conducted by North Crawley Parish Council in May 2017 and through landowners' submissions in 2020.

This site assessment has found that of the thirteen sites considered, five sites (NC2, NC3, NC4, NC6 and NC9) are potentially suitable for allocation for housing development, subject to the identified constraints being resolved or mitigated.

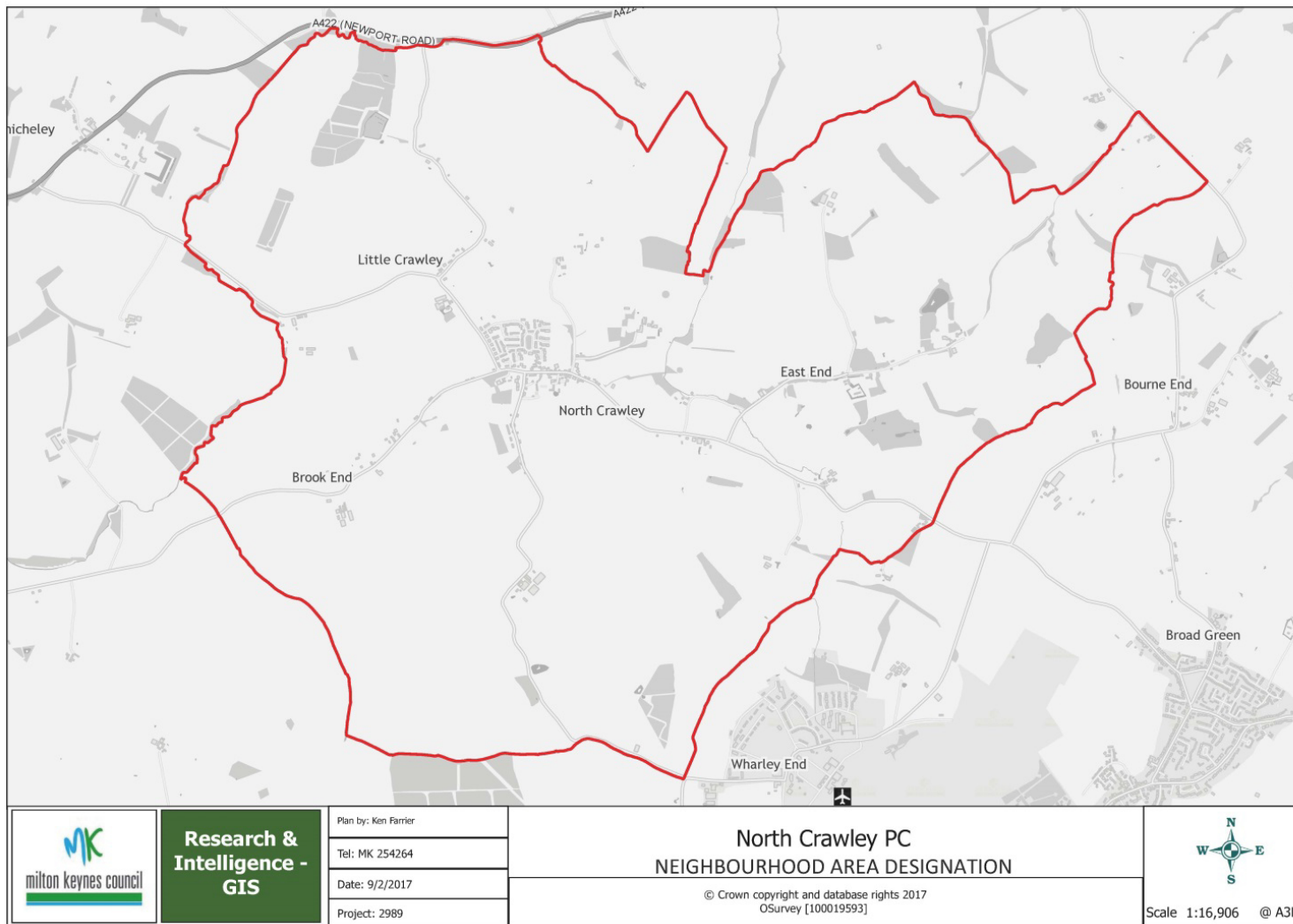
The remaining sites (NC1, NC5, NC7, NC8, NC10, NC11, NC12 and NC13) are considered to be unsuitable for allocation in the Neighbourhood Plan at the current time. The total housing capacity from the sites assessed as suitable or potentially suitable exceeds the 30-35 housing requirement.

The site assessment is the first step in the consideration of site allocations. It is recommended that the next step would be for the Steering Group to use this shortlist of sites (all sites rated amber) to narrow the list down to the required housing number based on further investigation into individual sites if necessary, and consultation with the community and Milton Keynes Council

The Parish Council should also discuss site viability with Milton Keynes Council and engage with the respective landowners or developers to establish the availability and the likely viability of the sites for the uses proposed.

## 2. Introduction

- 2.1 This report is an independent site assessment for the North Crawley Neighbourhood Plan. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in August 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that any site selection process carried out is transparent, fair, robust and defensible and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.
- 2.3 North Crawley Parish Council has submitted a draft Neighbourhood Plan, which covers the parish of North Crawley, for public consultation in November 2018. The Plan was recommended to proceed to referendum subject to the modifications suggested by the Independent Examiner in March 2019 but was voted down by residents at Referendum in September 2019. Following the rejection of the Plan, the Parish Council recognises that there was a strong feeling within the village that a Neighbourhood Plan was indeed necessary to protect the village from speculative development.
- 2.4 The Parish Council has since been exploring ways in which the Neighbourhood Plan might be amended to gain community consensus, through reassessing the proposed housing sites and reviewing the relevant housing policies. A number of additional sites, not considered during the first round of Call for Sites in May 2017, have been proposed during the Examination in 2019. Therefore, a robust and consistent site assessment would be required to inform community decisions.
- 2.5 The North Crawley Neighbourhood Plan is being prepared in the context of the existing development plan which comprises Plan:MK, adopted in March 2019. Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted plan.
- 2.6 Plan:MK aims to deliver a minimum of 26,500 net dwellings across the Borough of Milton Keynes between 2016 and 2031, focusing on and adjacent to the existing urban area of Milton Keynes and in three key settlements. In rural settlements, small to medium scale development appropriate to the size, function and role of each settlement is expected to be delivered through allocations in neighbourhood plans currently being prepared.
- 2.7 No sites are allocated for development in North Crawley Parish and Plan:MK does not set a housing requirement for the parish. It is therefore not imperative that the Neighbourhood Plan allocates land for housing or other uses. However, North Crawley Parish Council has identified a need for entry level affordable housing for younger people within the parish and intends to identify suitable sites that may be able to deliver 30-35 dwellings (equivalent to an increase of 10% of the village size) to meet local needs.
- 2.8 The purpose of this site assessment is to produce a clear and evidence-based assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 2.9 This assessment in itself does not allocate sites. It is the responsibility of North Crawley Parish Council to decide, guided by this report and other relevant information, which sites to select for allocation to best address the Neighbourhood Plan objectives.
- 2.10 **Figure 1** provides a map of the designated North Crawley Neighbourhood Area.



**Figure 1 Designated North Crawley Neighbourhood Plan Area<sup>1</sup> (Source: Milton Keynes Council)**

<sup>1</sup> Available at <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/north-crawley-neighbourhood-plan>

## 3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>2</sup>, Neighbourhood Planning (updated February 2018)<sup>3</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>4</sup>. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task was to identify which sites should be considered as part of the assessment. For the North Crawley Neighbourhood Plan, thirteen sites, presented in **Table 1** below, are identified through the Call for Sites conducted by North Crawley Parish Council in May 2017 and through landowners submission in 2020. **Figure 2** shows the location of the sites in North Crawley.
- 3.3 It should be noted that no sites in North Crawley have been considered in the most up-to-date Milton Keynes Strategic Housing Land Availability Assessment Report (2017), which focuses on sites in the existing urban areas and potential urban extensions. However, as stated in the Milton Keynes SHLAA 2017, all rural sites submitted as part of the consultation process or during the Call for Sites have been passed to local towns or parish councils for assessment and consideration for allocation in the Neighbourhood Plan.

**Table 1 Sites identified for assessment**

Site Ref.	Site Source	Site Name/ Site Address	Area (Ha)	Relevant Planning History
NC1	Call for Sites (May 2017)	Land at Moat Farm, Chichley Road	5.02	November 2018, Application refused and appeal dismissed ( <a href="#">18/02155/OUT</a> ) 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 ( <a href="#">17/01141/OUT</a> ) for outline application for residential development of 76 dwellinghouses, with approval of access, with all other matters reserved.
NC2	Call for Sites (May 2017)	Lower Croft Field, Chicheley Road	2.60	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.
NC3	Call for Sites (May 2017)	Orchard Way Maslin Site (3 Orchard Way)	0.25	September 2018, Outline permission approved ( <a href="#">18/01849/OUT</a> ) for the erection of a detached bungalow (all

<sup>2</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>3</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>4</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>



Site Ref.	Site Source	Site Name/ Site Address	Area (Ha)	Relevant Planning History
				matters reserved) at Land off Orchard Way (northeastern part of the site NC3).  October 2018, Outline planning permission approved ( <a href="#">18/01850/OUT</a> ) for the demolition of an existing dwelling and erection of a detached dwelling house (with all matters reserved) at 3 Orchard Way (southwestern part of the site NC3).
NC4	Call for Sites (May 2017)	Land North of Orchard Way	0.24	February 2020, planning application withdrawn ( <a href="#">19/03414/OUT</a> ) for the erection of five new dwellings off Orchard Way (all matters reserved).
NC5	Landowner submission following approach from Parish Council in 2020	Land North of Pound Lane	0.95	No recent or relevant planning applications.
NC6	Call for Sites (May 2017)	High Street adjacent to the Slipe	0.24 (including a row of terraces (0.071 Ha) proposed for retention)	May 2017, planning application permitted ( <a href="#">17/00839/FUL</a> ) for the demolition of existing outbuilding at 36 High Street North Crawley (western part of the site).
NC7	Call for Sites (May 2017)	Church Farm Field	4.85	No recent or relevant planning applications.
NC8	Call for Sites (May 2017)	Folly Lane East, Church Walk	0.87	No recent or relevant planning applications.
NC9	Call for Sites (May 2017)	Folly Lane West Triangle	0.50	No recent or relevant planning applications.
NC10	Landowner submission following approach from Parish Council in 2020	Folly Lane West, Rectory Field	0.5 (0.63 AECOM)	No recent or relevant planning applications.
NC11	Landowner submission following approach from Parish Council in 2020	Land at Folly Lane	0.05	July 2005, planning application refused ( <a href="#">05/00580/FUL</a> ) for the erection of a detached bungalow
NC12	Landowner submission following approach from Parish Council in 2020	Payne site at Folly Lane	0.85	No recent or relevant planning applications.
NC13	Landowner submission following approach from Parish Council in 2020	Old Rectory Pasture	11.60	No recent or relevant planning applications.

## Task 2: Gathering Information for Site Assessments

3.4 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance and the Locality Site Assessment Toolkit<sup>5</sup>. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

3.5 The pro-forma used for the assessment enables a range of information to be recorded, including the following:

<sup>5</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- General information:
  - Site location and use; and
  - Site context and planning history.
- Context:
  - Type of site (greenfield, brownfield etc.); and
- Suitability:
  - Site characteristics;
  - Environmental considerations;
  - Heritage considerations;
  - Community facilities and services; and
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

## Task 3: Site Assessment

3.6 Completion of the site proformas was done through a combination of desktop assessment and site visits. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview, MAGIC maps and Local Authority data in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task 4: Consolidation of Results

3.7 Following a site visit, the assessments were finalised and the conclusions were made as to whether the sites are suitable for the proposed development and therefore appropriate as allocations in the Neighbourhood Plan.

3.8 A 'traffic light' rating of sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable

Figure 2 Sites identified for assessment



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**Legend**

- Sites considered
- Settlement Boundary

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Purpose of Issue  
SITE ASSESSMENT

Client  
NORTH CRAWLEY PARISH COUNCIL

Project Title  
NICH-BOUNTHOOD PHASE 1  
SITE OPTIONS ASSESSMENT

Drawing Title  
SITES IDENTIFIED

Drawn	Checked	Approved	Date
YT	YT	YT	

AECOM Internal Project No. Scale @ AS

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Riverside House  
21 Longwalk Road  
London E15 1SA, UK  
Drawing Number: Rev:

## 4. Policy Context

- 4.1 All Neighbourhood Development Plan policies including allocations must be in general conformity with the strategic policies of the adopted Local Plan and should have regard to emerging Local Plan policies. A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 4.2 National policy is set out in the National Planning Policy Framework (2019)<sup>6</sup> and is supported by the Planning Practice Guidance (PPG)<sup>7</sup>. The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in Local and Neighbourhood Plans.
- 4.3 At the local level, the key document making up the Milton Keynes Council planning framework relevant to this study is Plan:MK 2016-2031 (Adopted March 2019)<sup>8</sup>. Plan:MK is supported by various evidence base documents, including the Milton Keynes Landscape Character Assessment (June 2016)<sup>9</sup> and the Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016)<sup>10</sup>, which this report has considered in the individual site assessments.
- 4.4 The relevant policies of the above documents are highlighted below.

### National Planning Policy Framework (2019)

- 4.5 The national policies of relevance to North Crawley are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 4.6 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.7 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.8 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - The development would re-use redundant or disused buildings and enhance its immediate setting;
  - The development would involve the subdivision of an existing residential dwelling; or
  - The design is of exceptional quality, in that it:
    - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 4.9 **Paragraph 117** promotes the effective use of land in meeting the need for homes and other uses (including by making as much use as possible of previously developed land) while safeguarding and improving the environment and ensuring safe and healthy living conditions.

<sup>6</sup> Available at [www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

<sup>7</sup> Available at [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>8</sup> Available at <https://www.milton-keynes.gov.uk/planning-and-building/plan-mk>

<sup>9</sup> Available at <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/evidence-base-documents>

<sup>10</sup> Available at <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/evidence-base-documents>

- 4.10 **Paragraph 155** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, and **Paragraph 157** adds that all plans should apply a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property.
- 4.11 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. **Footnote 53** suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.

## Plan:MK 2016-2031

- 4.12 Plan:MK 2016-2031 (adopted in March 2019) sets out the vision and development framework for meeting the Borough's needs until 2031. It is expected that the Plan will be reviewed with a draft plan submitted for examination in the mid-2020s no later than December 2022, to reflect the long term aspirations set out in the Council's Strategy for 2050 and in the Cambridge-Milton Keynes-Oxford Corridor Joint Vision Statement.
- 4.13 The policies of relevance to development in the North Crawley Neighbourhood Plan Area include:
- 4.14 **Policy DS1 Settlement Hierarchy** sets out a three-tier hierarchy in which the provision of new homes and jobs in the Borough will take account of. North Crawley falls within the last tier ('3. Village and rural settlements') in which new development will occur at locations identified in made neighbourhood plans and within defined settlement boundaries. The Plan does not assign specific housing targets for villages and rural settlements.
- 4.15 **Policy DS2 Housing Strategy** aims to deliver a minimum of 26,500 net dwellings across the Borough of Milton Keynes between 2016 and 2031, focusing on and adjacent to the existing urban area of Milton Keynes and the three key settlements. In rural settlements, small to medium scale development appropriate to the size, function and role of each settlement will be delivered through allocations in neighbourhood plans currently being prepared.
- 4.16 **Policy DS5 Open Countryside** defines all land outside the defined development boundaries as 'Open Countryside', in which planning permission will only be granted for agriculture, forestry, countryside recreation, highway infrastructure or other development wholly appropriate to a rural area and cannot be located within a settlement, or where other policies within Plan:MK indicate development would be appropriate. New dwellings of exceptional quality or innovative in their design might be accepted where they conform with Paragraph 55 of the NPPF<sup>11</sup>.
- 4.17 **Policy HN1 Housing Mix and Density** expects proposals for 11 or more dwellings to provide a mix of tenure, type and size of dwellings.
- 4.18 **Policy HN2 Affordable Housing** requires development proposals for 11 or more homes to provide at least 31% of affordable housing.
- 4.19 **Policy HN10 Rural Exception Sites** states that proposals for small scale affordable housing schemes to meet local rural needs on exception sites would need to meet the following criteria:
- There is a demonstrable social or economic need for affordable housing for local residents which cannot be met in any other way and which can reasonably be expected to persist in the long term
  - The size of the development and the number of dwellings proposed is appropriate to the scale of the community it is supporting
  - The development is well-related to the existing pattern of development in the settlement and there is no detriment to the character of the village or the open countryside
  - Suitably secure arrangements will be made to ensure the housing is reserved for local needs in perpetuity

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<sup>11</sup> This refers to Paragraph 55 of the National Planning Policy Framework 2012, which has been replaced by the revised National Planning Policy Framework 2019. Paragraph 79 of the revised NPPF discusses isolated homes in the countryside.

- 4.20 **Policy CT2 Movement and Access** requires development proposals to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support the transition to a low carbon future.
- 4.21 **Policy CT3 Walking and Cycling** supports developments which enable people to access employment, essential services and community facilities by walking and cycling.
- 4.22 **Policy INF1 Delivering infrastructure** states that new development that generates a demand for infrastructure, facilities and resources will only be permitted if the necessary on and off site infrastructure is already in place or could be reliably delivered.
- 4.23 **Policy FR1 Managing Flood Risk** seeks to steer all new development towards areas with the lowest probability of flooding. It requires all new developments to incorporate a surface water drainage system with acceptable flood control and demonstrate that water supply, foul sewerage and sewage treatment capacity is available or can be made available in time to serve the development.
- 4.24 **Policy NE1 Protection of Sites** states that development proposals that are likely to harm the biodiversity or geological conservation value of a site of countywide or local importance<sup>12</sup> will only be permitted where:
- The local development needs significantly outweigh the biodiversity or geological conservation value of the site
  - All reasonable possibilities for mitigation have been put in place
  - Compensatory provision in line with the mitigation hierarchy can be secured to ensure that the overall coherence of the site is protected and with the intent to achieve a net gain in biodiversity
- 4.25 **Policy NE2 Protected Species and Priority Species and Habitats** states that where sites contain priority species and habitats, development should promote their preservation, restoration, expansion and/or recreation.
- 4.26 **Policy NE3 Biodiversity and Geological Enhancement** requires development proposals to maintain and protect biodiversity and geological resources, and wherever possible result in a measurable net gain in biodiversity and enhance ecological networks.
- 4.27 **Policy NE4 Green Infrastructure** requires development proposals to provide new green infrastructure or where not possible contribute to the enhancement and strengthening of existing green infrastructure.
- 4.28 **Policy NE5 Conserving and Enhancing Landscape Character** requires development in the countryside (where acceptable in principle under Plan:MK) to respect the particular character of the surrounding landscape and demonstrate that the following aspects of landscape character have been conserved and where possible enhanced:
- The locally distinctive natural and man-made features that contribute towards the landscape character and its quality
  - The historic setting and structure of the villages and hamlets
  - Important views, such as those of local landmarks
  - Tranquillity and the need to protect against intrusion from light pollution, noise and motion
- 4.29 **Policy NE7 Protection of the Best and Most Versatile Agricultural Land** seeks to steer development involving the loss of agricultural land to use areas of poorer quality land in preference to that of a higher quality unless other sustainability considerations suggest otherwise.
- 4.30 **Policy HE1 Heritage and Development** supports development proposals to sustain and where possible enhance the significance of heritage assets, including their historic, archaeological, architectural, artistic, landscape or townscape significance.

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<sup>12</sup> Including Milton Keynes Wildlife Sites, Wildlife Corridors, Local Nature Reserves, Ancient Woodland, Traditional Orchards, Local Wildlife Sites, Biological Notification Sites, Biodiversity Opportunity Areas and Local Geological Sites

## 5. Site Assessment Summary

- 5.1 The sites identified in **Table 1** have been assessed to consider whether they would be appropriate for allocation in the North Crawley Neighbourhood Development Plan Review. The assessment is based on desktop research and a site visit.
- 5.2 **Table 2** provides a summary of site assessment findings. The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. The summary table should be read alongside the completed pro formas presented in **Appendix A**.
- 5.3 A plan showing all sites assessed and their traffic light rating is shown in **Figure 3**.





**Table 2 Summary of assessment of all sites**

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
NC1	Land at Moat Farm, Chicheley Road, North Crawley	5.02	<ul style="list-style-type: none"> <li>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.</li> <li>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 forms 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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	Currently not suitable for development
NC2	Lower Croft Field, Chicheley Road	2.60	<ul style="list-style-type: none"> <li>The site is adjacent to and connected to the existing built-up area and settlement boundary.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	Potentially suitable for development of 30 dwellings

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>Existing vegetation should also be retained and reinforced to enhance the site's landscape character and mitigate potential visual impacts.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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. Any development proposals should sustain and where possible enhance the significance of these heritage assets.</li> <li>A small part of the site to the southeastern corner is subject to medium risk of surface water flooding, which would need to be mitigated through sustainable drainage strategies.</li> <li>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.</li> </ul>	
NC3	Orchard Way Maslin Site (3 Orchard Way)	0.25	<ul style="list-style-type: none"> <li>The site is partly within the settlement boundary connected to the built-up area.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>A PRoW runs across the site (north-south) and should be maintained and enhanced where possible.</li> <li>Over 15% of the site is subject to medium risk of surface water flooding, which would need to be mitigated through sustainable drainage strategies.</li> </ul>	<b>Potentially</b> suitable for development of 2-3 dwellings
NC4	Land North of Orchard Way	0.24	<ul style="list-style-type: none"> <li>The site is adjacent to and connected to the existing settlement boundary and built-up area.</li> <li>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</li> </ul>	<b>Potentially</b> suitable for development of 5 dwellings

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>found it to be suitable subject to widening of visibility splays and modification of the site boundary to include the widened visibility splays. The site is along an existing footway along Orchard Way and suitable cycle access could also be potentially created.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	
NC5	Land North of Pound Lane	0.95	<ul style="list-style-type: none"> <li>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 be not created. Development at this location is therefore unsustainable and would be contrary to Policy CT2 and CT3 of Plan:MK.</li> <li>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 northeast, 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.</li> <li>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.</li> </ul>	Currently not suitable for development
NC6	High Street adjacent to the Slipe	0.24	<ul style="list-style-type: none"> <li>The site is within the existing built-up area and is adjacent to the existing settlement boundary of North Crawley.</li> <li>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.</li> <li>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</li> </ul>	Potentially suitable for the development of 3 net additional dwellings

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
NC7	Church Farm Field	4.85	<p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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 to Policy NE1, NE2 and NE3 of Plan:MK. In particular, further surveys and licensing regarding great crested newts will be required.</li> </ul> <p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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 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.</li> <li>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.</li> <li>Full development of the site might impact the setting of the Conservation Area and harm existing views across 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.</li> <li>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.</li> <li>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 to Policy NE1, NE2 and NE3 of Plan:MK.</li> </ul>	<p>Currently not suitable for development</p>

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
NC8	Folly Lane East, Church Walk	0.87	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</li> <li>Powerlines across the northern edge of the site from west to east will reduce the developable area of the site.</li> <li>Partial development of the site limited to one dwelling at the northwestern 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.</li> </ul>	Currently not suitable for development
NC9	Folly Lane West Triangle	0.50	<ul style="list-style-type: none"> <li>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.</li> <li>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 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.</li> <li>The site contains two sycamore trees protected under the Tree Preservation Order along its eastern boundary, which would need to be preserved.</li> <li>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.</li> <li>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</li> </ul>	Potentially suitable for the development of 7 dwellings

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>The site contains telephone poles which would need to be relocated. This would impact viability of the site.</li> <li>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.</li> <li>The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</li> <li>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.</li> </ul>	
NC10	Folly Lane West, Rectory Field	0.5 (0.63 AECOM)	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</li> <li>A small area of the site is subject to medium to high risk of surface water flooding. Appropriate sustainable drainage strategies would be required.</li> <li>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.</li> </ul>	Currently not suitable for development
NC11	Land at Folly Lane	0.05	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	Currently not suitable for development

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<ul style="list-style-type: none"> <li>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.</li> <li>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 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.</li> <li>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 to 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.</li> <li>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.</li> <li>The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</li> </ul>	
NC12	Payne site at Folly Lane	0.85	<ul style="list-style-type: none"> <li>The site is removed from the settlement boundary however it is adjacent to the built up area of Folly Lane.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</li> </ul>	Currently not suitable for development
NC13	Old Rectory Pasture	11.60	<ul style="list-style-type: none"> <li>The site is a large agricultural field with scattered fenced trees in a parkland landscape adjacent to the built-up area of the village.</li> <li>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 change the setting of the village and significantly increase the visibility of the settlement from the open countryside to the south and west.</li> <li>Due to the above reasons, development of the site will fail to conserve the parkland landscape which is identified to have positive contributions 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.</li> <li>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.</li> </ul>	Currently not suitable for development

Site Ref.	Site Address	Site Area (Ha)	Neighbourhood Plan Site Assessment Summary	Assessment of suitability for allocation
			<ul style="list-style-type: none"> <li>Partial development at the northeastern 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.</li> <li>Partial development of the site at the southeastern 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.</li> <li>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.</li> <li>The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</li> <li>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.</li> </ul>	



## 6. Conclusions

- 6.1 The site assessment has found that of the thirteen sites considered in this assessment, five sites are potentially suitable for allocation for housing. One of these sites, NC2, has the potential to accommodate **10 or more dwellings** and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area<sup>13</sup>. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>14</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF Paragraph 64.
- 6.2 The Government is currently consulting on changes to the current planning system. As part of this, they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more<sup>15</sup>. None of the sites that are suitable or potentially suitable for residential allocation have the potential to accommodate 40 or more dwellings.
- 6.3 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

### Next Steps

- 6.4 From the shortlist of suitable sites, the Parish Council should engage with Milton Keynes Borough Council and the community to select sites for allocation in the NP which best meets the objectives of the NP.
- 6.5 The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with the planning authority;
  - Discussions with the landowners to understand whether a smaller site than that which was offered would be available for development;
  - The extent to which the sites support the vision and objectives for the NP;
  - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
  - The potential for the sites to meet identified infrastructure needs of the community; and
  - Neighbourhood Plan conformity with strategic Local Plan policy.

### Viability

- 6.6 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with Milton Keynes Borough Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

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<sup>13</sup> See NPPF Paragraph 62-64

<sup>14</sup> The Government are currently consulting on the detail of the First Homes policy, however, it is expected that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

<sup>15</sup> The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

# Appendix A Site Assessment Pro- forma

# NC1

1. Site Details	
<b>Site Reference / Name</b>	NC1
<b>Site Address / Location</b>	Land at Moat Farm, Chicheley Road, North Crawley
<b>Gross Site Area</b> (Hectares)	5.02
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	<p>November 2018, Application refused and appeal dismissed (<a href="#">18/02155/OUT</a>) for an outline application for residential development (15 units) with approval of access, with all other matters reserved. The main reasons for appeal dismissal are:</p> <ul style="list-style-type: none"> <li>The proposal will read as a projection beyond the defined edge of the settlement (Chicheley Road) that is currently in place and would have a distinct urbanising effect on the open countryside, despite the intended provision of a mitigative landscaping buffer proposed to the western boundary of the site and that the proposed indicative layout will lend itself to the continued availability of some views through the development.</li> <li>The Inspector notes that although the site is not covered by any specific landscape designations, the proposal will appear as a prominent excursion into the open countryside when experienced by nearby vantage points, particularly from Brook End and from Chicheley Road.</li> </ul> <p>September 2017, Application refused and appeal dismissed (<a href="#">17/01141/OUT</a>) for outline application for residential development of 76 dwelling houses, with approval of access, with all other matters reserved. The main reasons for appeal dismissal are:</p> <ul style="list-style-type: none"> <li>The proposal would promote unsustainable patterns of development contrary to the settlement hierarchy of the Core Strategy and existing levels of services</li> <li>The site appears to be part of the wider rural agricultural fields to the north separated from the existing settlement. The proposed buildings are also highly visible from the wider landscape due to the raised ground they sit on. While it is agreed that the site does not have hugely significant value in landscape character, the site's wider prominence in landscape terms means that the proposal will lead to harm to the character and appearance of the area.</li> </ul>
<b>Neighbouring uses</b>	The site does not directly fronts Brook End and is adjacent to a few residential dwellings to the south. It is opposite to residential dwellings to the east on Chicheley Road and at Bryans Crescent. Agricultural Land to the north and west.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. The site is only subject to very low risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No. The site consists of Grade 4 Poor Quality Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. Most of the site is within Network Enhancement Zone 1, which is land identified by Natural England to be within close proximity to the existing habitat components that are likely to be suitable for habitat re-creation. The remaining area of the site is in the Network Expansion Zone.</i></p> <p><i>The site is also adjacent to priority habitats (Traditional Orchards) at Old Moat Farm to the north.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Undulating – the site is located at an elevated position sloping gently westwards and northwards with land rolling from the central part of the site towards Moat Farm and Brook End Farm.</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. Currently there is an agricultural access to the site from Chicheley Road which could be potentially upgraded for development.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. At present there are no pavements along the western side of Chicheley Road but suitable pedestrian access could be potentially created.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, suitable access could be potentially created.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No, however the site is adjacent to a BT Openreach cable cabinet to the south.</i></p>

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m age 4-6 yrs; >1200 age 6+yrs	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, the site is bounded by boundary hedgerows along Chicheley Road but the site contains no identifiable landscape features. The site however appears to be divided from the settlement, with Chicheley Road

## 2. Assessment of Suitability

	<p>acting as a strong defensible settlement boundary. Development of the site will extend projection of the settlement beyond the current defined edges at Chicheley Road, with risks of leading to unacceptable incursion into the open countryside and significantly altering the structure of the settlement. The associated change to landscape character could not be reasonably mitigated through screening.</p> <p>The site also appears to be part of a wider arable field next to the complex of farmhouse to the north which contributes positively to the rural setting of the village in the open countryside. Development of the site is likely to significantly dilute the rural landscape character of this area.</p> <p>As the southern part of the site is at the most prominent and visible location, partial development of the site (1R) will not mitigate or limit the above landscape impacts. 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.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>The site is part of a wider arable field which can be viewed on approach to North Crawley through bungalows fronting onto Brook End/High Street. From inside the site there are sweeping panoramic views to the north and west of open countryside. The site does not have a defensible boundary to the west.</p> <p>Towards the east, homes on the southern end of Chicheley Road on higher ground overlook the site but the site is otherwise largely screened from view by a planted hedgerow along Chicheley Road.</p> <p>Development of the site would increase visibility of the settlement of North Crawley in the landscape from the north and west, due to its undulating topography and raised ground at the southeastern corner, beyond the current defined edge of the settlement. This would have an urbanising effect on the open countryside and impact key features identified in this Landscape Character Area.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>The site is adjacent to Old Moat Farm. The moated site is a scheduled ancient monument. The Old Moat Farmhouse is also a Grade II listed building.</p> <p>Opposite Brook End, the site is also in close proximity to the Grade II listed building Old Rectory and the North Crawley Conservation Area.</p> <p>The Farmhouse is largely screened by a row of tall planted trees on the shared boundary of the site but the full development of the site is likely to be visible from the Scheduled Moat and the Grade II listed farmhouse at Old Moat Farm. The site is potentially within the setting of the Scheduled Monument and the Grade II listed farmhouse at Old Moat Farm and therefore development of the site would require further heritage assessments.</p>
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## 2. Assessment of Suitability

	<p>While reference to the scheduled ancient monument has not been cited as a reason for refusal in previous planning applications, the Council has stated in their statement of case during appeal that the proposal would have a detrimental impact upon its setting and appearance that would not be offset by any public gains. The Heritage Statement of the applicant suggests that the setting of the moat is considered to be largely limited to the farm complex within which it is located, while the farmhouse possess a wider setting but the development will not impact the ability to appreciate the wider agricultural context given that open agricultural land is retained to the south of the farm. The site's potential heritage impact has not been assessed in the appeal as the Inspector found the development unacceptable for other reasons.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i></p>	<p>The site is designated as 'Open Countryside' under Policy DS5 of Plan:MK.</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>As elaborated in the landscape and visual constraints section, development of the site, including partial and full development, would have an urbanising effect on the open countryside and impact key features identified in the Landscape Character Area. It would also extend projection of the settlement beyond the current defined edges at Chicheley Road, with risks of leading to unacceptable incursion into the open countryside and significantly altering the settlement structure. Overall, development of the site would harm, instead of conserve or enhance, the landscape character of the area and would be contrary to Policy NE5 of Plan:MK.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary. The site comprises land designated as open countryside.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p> <p>The site is part of a wider arable field of rural character. Development of the site will extend projection of the settlement beyond the current defined edges at Chicheley Road and would have urbanising effect on the open countryside. There are no defensible boundaries to the west of the site and development of the site may lead to further growth into the open countryside.</p>
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## 3. Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes. The site is submitted as part of the Call for Sites in 2017.</b></p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is there a known time frame for availability?</b></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Due to the site's proximity to a scheduled ancient monument, development of the site will be subject to archaeological investigations which might impact the viability of the site.</p>
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## 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Proposed for 15 dwellings</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>/</p>
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available</b>.          The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Red</b></p>

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**Summary of justification for rating**

- 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 forms 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.
-

## NC2

1. Site Details	
<b>Site Reference / Name</b>	NC2
<b>Site Address / Location</b>	Lower Croft Field, Chicheley Road
<b>Gross Site Area</b> (Hectares)	2.60
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	<p>No recent or relevant planning applications.</p> <p>A planning application for residential development was refused in 1972 but considering that the planning policies would have been significantly different and that there is inadequate information on the reasons for refusal, this is considered to be irrelevant at this stage.</p>
<b>Neighbouring uses</b>	Agricultural fields to the north, east and west. The site adjoins the back gardens of some residential dwellings along Orchard Way to the south.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. A small part of the site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. A small part of the site (below 15%) to the southeastern corner is subject to medium risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No. The site consists of Grade 4 Poor Quality Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is within Network Enhancement Zone 1, which is land identified by Natural England to be within close proximity to the existing habitat components that are more likely to be suitable for habitat re-creation.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently Sloping</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, suitable access could be potentially created.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, there is a footway along Chicheley Road and Orchard Way which could be potentially extended.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes, suitable access could be potentially created.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>A PRoW runs across the site (North Crawley FP025) and should be maintained and enhanced where possible.</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Unknown, Further arboricultural assessments would be required.</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within. There are a few semi-mature trees along the western boundary of the site. Further arboricultural assessments would be required.</i></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</i></p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>



## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m age 4-6 yrs; >1200 age 6+yrs	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Medium sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

Locally the site includes planted hedgerows and some semi-mature trees which should be retained and reinforced where possible to conserve and enhance the area's landscape character. As the site directly adjoins existing residential dwellings in Kilpin Green, the site has

## 2. Assessment of Suitability

	<p>some capacity to accommodate change (medium susceptibility) given that land at the northern section will be retained as a settlement gap to prevent further incursion into the open countryside.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is enclosed by boundary hedgerows and trees in all directions but has some intervisibility with the surrounding landscape, especially when viewed from the open countryside to the east towards Moat Farm, which forms a positive feature to this part of the landscape character area. Nevertheless, partial and sensitively designed development of the site could potentially be a logical extension against the backdrop of the existing settlement. The potential visual impacts could be further mitigated by reinforcing existing hedgerows.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>The site is opposite Old Moat Farm, which the moated site is a scheduled ancient monument. The Old Moat Farmhouse is also a Grade II listed building.</p> <p>Full development of the site is likely to be visible from the Scheduled Moat and the Grade II listed farmhouse at Old Moat Farm. The site is potentially within the setting of the Scheduled Monument and the Grade II listed farmhouse at Old Moat Farm and therefore development of the site would require further heritage assessments, although it is noted that the site is separated from the farm by Chicheley Road.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No identified non-designated heritage</b></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is designated as 'Open Countryside' under Policy DS5 of Plan:MK.</p>
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**2. Assessment of Suitability**

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>As elaborated in the landscape and visual constraints section, given that the site's northern section is retained as a settlement gap to prevent further coalescence and encroachment to the open countryside, and that the existing vegetation will be reinforced, the site could potentially conserve the existing landscape character and enhance the natural features that contributes to it.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Full development of the site will lead to coalescence between Little Crawley and North Crawley and elongate the nucleated form of the village northwards.</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is submitted as part of the Call for Sites in 2017.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>5. Conclusions</b></p>	
<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Development capacity not proposed by site promoter.   Based on the assessment findings, the site is found to be potentially suitable for partial development of <b>30 dwellings</b> (estimated capacity based on the surrounding density north of High Street of 25 dwellings per hectare).</p>
<p><b>What is the likely timeframe for development</b>  (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>/</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available</b>.  The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p>No</p>

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## Summary of justification for rating

- 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 to 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. Any development proposals should sustain and where possible enhance the significance of these heritage assets.
  - A small part of the site to the southeastern 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.
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## NC3

1. Site Details	
<b>Site Reference / Name</b>	NC3
<b>Site Address / Location</b>	Orchard Way Maslin Site (3 Orchard Way)
<b>Gross Site Area</b> (Hectares)	0.25
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Residential
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 5 dwellings
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	<p>September 2018, Outline permission approved (<a href="#">18/01849/OUT</a>) for the erection of a detached bungalow (all matters reserved) at Land off Orchard Way (northeastern part of the site NC3).</p> <p>October 2018, Outline planning permission approved (<a href="#">18/01850/OUT</a>) for the demolition of an existing dwelling and erection of a detached dwelling house (with all matters reserved) at 3 Orchard Way (southwestern part of the site NC3).</p>
<b>Neighbouring uses</b>	Agricultural fields to the north, northwest and east. The site adjoins residential properties at Orchard Way to the south and west.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Medium Risk. Over 15% of the site is subject to medium risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No. The site consists of Grade 4 Poor Quality Agricultural Land.



## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is within Network Enhancement Zone 1, which is land identified by Natural England to be within close proximity to the existing habitat components that are more likely to be suitable for habitat re-creation.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently Sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, suitable access could be potentially created.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is an existing footway along Orchard Way.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, suitable access could be potentially created.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Public Rights of Way North Crawley FP025 runs across the site (north-south).</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

#### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Low sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas in the Borough of Milton Keynes and adjoining areas, based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

However, at the site level, there are no identifiable landscape features. The site is previously developed and is in residential use. It is therefore less susceptible to development. The site is also not part of any panoramic views.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: #FFC000;"><b>Medium sensitivity</b></p> <p>The site fronts onto Orchard Way and is overlooked by neighbouring properties to the west and south. It is largely contained to the north and is not within any identified views.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: #008000;"><b>No impact</b></p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: #008000;"><b>No identified non-designated heritage</b></p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: #008000;"><b>No</b></p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is designated as 'Open Countryside' under Policy DS5 of Plan:MK.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><b>Part</b> of the site (northeastern) is outside of the settlement boundary and is within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation and amendment to the settlement boundary in the emerging Neighbourhood Development Plan. Nevertheless, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular landscape character of the surrounding where development in the open countryside is acceptable in principle under other policies in Plan:MK.</p> <p>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.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p style="color: #008000;"><b>Previously developed land</b></p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary. Part of the site is within the adopted settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No - The site's development will fit into the built form of the existing settlement.</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is submitted as part of the Call for Sites in 2017.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Development of the site is subject to demolition of the existing residential dwellings.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Development capacity not proposed by site promoter.</p> <p>Taking into account of the site's shape and its surrounding character, the site could potentially accommodate <b>2-3 dwellings</b>.</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>/</p>
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available</b>.          The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>Amber</b></p> <p><b>No</b></p>
<p><b>Summary of justification for rating</b></p>	<ul style="list-style-type: none"> <li>• The site is partly within the settlement boundary connected to the built-up area.</li> <li>• The site is previously developed land, which its effective use 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• A PRoW runs across the site (north-south) and should be maintained and enhanced where possible.</li> <li>• Over 15% of the site is subject to medium risk of surface water flooding, which would need to be mitigated through sustainable drainage strategies.</li> </ul>

## NC4

1. Site Details	
<b>Site Reference / Name</b>	NC4
<b>Site Address / Location</b>	Land North of Orchard Way
<b>Gross Site Area</b> (Hectares)	0.24
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 5 dwellings
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	February 2020, Application withdrawn ( <a href="#">19/03414/OUT</a> ) for the erection of five new dwellings off Orchard Way (all matters reserved).
<b>Neighbouring uses</b>	Agricultural fields to the north and east. The site adjoins residential dwellings to the west and south.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. The site is only subject to very low risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No. The site consists of Grade 4 Poor Quality Agricultural Land.



## 2. Assessment of Suitability

**Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:**

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Yes. The site is within Network Enhancement Zone 1, which is land identified by Natural England to be within close proximity to the existing habitat components that are more likely to be suitable for habitat re-creation.

**Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?**

Yes / No / Unknown

No

### Physical Constraints

**Is the site:**

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Gently Sloping

**Is there existing vehicle access to the site, or potential to create suitable access?**

Yes / No / Unknown

The site fronts onto a line of semi-mature trees and Orchard Way at present. The line of semi-mature trees currently sits on a strip of land in public ownership and an asset of community value.

The site boundary as provided by the Parish Council does not have access onto Orchard Way, although an access is indicated in the withdrawn planning application site boundary. The Highways Officer considers the access point to be suitable subject to widening of the visibility splays.

Suitable access could be potentially created subject to confirmation of land ownership.

**Is there existing pedestrian access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, there is a designated footway along Orchard Way.

**Is there existing cycle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, suitable access could be potentially created.

**Are there any Public Rights of Way (PRoW) crossing the site?**

Yes / No / Unknown

No

**Are there any known Tree Preservation Orders on the site?**

Yes / No / Unknown

No

**Are there veteran/ancient trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

No

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Adjacent</b>                  A number of significant semi-mature trees are adjacent to the site, fronting Orchard Way. The proposed vehicular access (if ownership issues resolved) should seek to protect and enhance these trees for their ecological, landscape and community value where possible.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No.</b> However, 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.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>Medium sensitivity</b></p> <p>Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.</p> <p>Land around North Crawley, including all sites assessed in this assessment, are found to be of <b>medium sensitivity</b>. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended</p>
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## 2. Assessment of Suitability

	<p>that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.</p> <p>The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.</p> <p>The site is adjacent to a number of semi-mature trees but does not contain any valued features within the site. The site could potentially accommodate some changes with appropriate screening along its eastern boundary as part of the existing network of hedgerows for enclosure.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is open to the north-east and is part of a wider field, but not planted with arable crops like the larger field, this part of the wider field has been left fallow. From the northern edge plateau of the wider field there are views of the farmstead on Pound Lane. The eastern edge of the site does not have a defensible boundary and is exposed to the open countryside, but appropriate screening could be potentially created with natural landscaping.</p> <p>The site is well-screened by semi mature trees to its northwest and south.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No impact</b></p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No identified non-designated heritage</b></p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is within the 'Open Countryside' under Policy DS5 of Plan:MK.</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>The site is well-screened by existing vegetation to its northwest and south. It is exposed to the open countryside along its eastern edge but appropriate screening could be potentially created as part of the existing network of hedgerow for enclosure to retain and enhance the landscape features that contributes to the rural landscape character of this area.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is submitted as part of the Call for Sites in 2017.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, land at Kilpin Green is currently publicly owned as shown in the My Milton Keynes Interactive Map. Access of the site would require third party land although a potentially suitable access is shown in the withdrawn planning application.</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No, however 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.</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>5 dwellings (proposed by landowner)</p>
<p><b>What is the likely timeframe for development</b>  <i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>/</p>
<p><b>Overall rating <i>(Red/Amber/Green)</i></b>          The site is <i>suitable and available</i>          The site is <i>potentially suitable, and available</i>.          The site is <i>not currently suitable, and available</i>.</p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p><b>No</b></p>

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**Summary of justification for rating**

- 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 found it to be suitable subject to widening of visibility splays and modification of the site boundary to include the widened visibility splays. 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 to 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.
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## NC5

1. Site Details	
<b>Site Reference / Name</b>	NC5
<b>Site Address / Location</b>	Land North of Pound Lane
<b>Gross Site Area</b> (Hectares)	0.95
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 9 dwellings
<b>Site identification method / source</b>	Landowner submission following approach from Parish Council in 2020
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Agricultural fields to the north, east and northwest. The site adjoins playing fields and outdoor sports pitches to the south. To the southwest of the site are some residential dwellings.





## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Adjacent. The site is adjacent to the designated Wildlife Corridor which aims to facilitate linear wildlife movement. Designated Wildlife Corridor are designated with the same status as Local Wildlife Sites, as stated in Paragraph 12.11 of Plan:MK .

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. The site is only subject to low risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is within Network Enhancement Zone 1, which is land identified by Natural England to be within close proximity to the existing habitat components that are more likely to be suitable for habitat re-creation.</p> <p>In addition, the site is adjacent to the designated Wildlife Corridor which aims to facilitate linear wildlife movement. Designated Wildlife Corridor are designated with the same status as Local Wildlife Sites in Plan:MK.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently Sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. While the site has agricultural access onto Pound Lane at the northern tip of the site, Pound Lane is narrow and access to the site is on a bend. Third party land may be required to provide adequate visibility splays. The Milton Keynes Council Traffic and Development Officer has confirmed that (September 2020) the width of Pound Lane is unsuitable for further development.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The narrow width of Pound Lane limits the potential of safe footway provision.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The single track nature of Pound Lane significantly limits the potential of cycle access provision.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium Sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, the site does not contain any identified valued landscape features. However, the site appears to be removed from the existing settlement when viewed from the open countryside. Its development is likely to

## 2. Assessment of Suitability

	represent significant changes to the landscape character of this part of the settlement.
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is largely contained from view from Pound Lane, however the hard edge of the settlement at Kilpin Green can be viewed across the site. The site is screened from view from the village centre and Conservation Area by semi-mature planted trees on the northern edge recreation ground.</p> <p>The site does not have a defensible boundary to the west and is part of a wider arable agricultural field, and consequently there are distant views of open countryside to the north-west.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No impact</b></p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No identified non-designated heritage</b></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. However, the site is identified within the 'Open Countryside' under Policy DS5 of Plan:MK.</p>
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## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>While the site does not contain any identified valued landscape features, it is removed from the existing settlement. Development of the site would also impact long distance views from the open countryside, particularly when viewed from the north-west.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to the built up area and recreation ground of North Crawley but the proposed development does not connect well with the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Development of the site would elongate the village to the northeast and would depart from the nucleated form of the village. Access to the site is removed from the village (on the northern side of the site).</p>

### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes. The site is submitted following approach from Parish Council in 2020.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now

### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
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## 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	/
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	/
<p><b>Other key information</b></p>	/
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available.</b>          The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<b>Red</b>
<p><b>Summary of justification for rating</b></p>	<ul style="list-style-type: none"> <li>• 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 a safe pedestrian access could be not created. Development at this location is therefore unsustainable and would be contrary to Policy CT2 and CT3 of Plan:MK.</li> <li>• 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 northeast, 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.</li> <li>• 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.</li> </ul>

## NC6

1. Site Details	
<b>Site Reference / Name</b>	NC6
<b>Site Address / Location</b>	High Street adjacent to the Slipe
<b>Gross Site Area</b> (Hectares)	0.24 (Note: The existing row of terraces (approx. 0.071 Ha) is not proposed for development)
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Residential and Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 6 dwellings
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	May 2017, planning application permitted ( <a href="#">17/00839/FUL</a> ) for the demolition of existing outbuilding at 36 High Street North Crawley (western part of the site).
<b>Neighbouring uses</b>	Residential dwellings to the north and west. The site faces the open countryside otherwise.



# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No. A small part of the site (north) falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirements to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk. The site is wholly in Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk. The site is only subject to low risk of surface water flooding.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is within Network Enhancement Zone 1, which is land identified by Natural England to be within close proximity to the existing habitat components that are more likely to be suitable for habitat re-creation.</p> <p>Consultee response from the Landscape Officer on the withdrawn application (19/03414/OUT) dated 31 December 2019 indicates that the site is within 250m of ponds and its development may cause damage/loss of terrestrial habitats where great crested newts may be present. It is recommended that the development presents potential harm to individual great crested newts and would require further surveys and licensing.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there are existing vehicular accesses to the site. 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.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is an existing footway along High Street.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, suitable access could be potentially created.</p>
<p><b>Are there any Public Rights of Way (ProW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. The site is adjacent to ProW North Crawley FP 032 but is relatively screened from view by a planted hedgerow.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Adjacent, a Horse Chestnut Tree protected under the Tree Preservation Order is at land adjacent o 46 High Street.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

#### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Low sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, there are no identifiable landscape features in the site. As the site is mostly previously developed, it is also less susceptible to development and can accommodate appropriate and sensitive intensification of the site.

## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

**Medium sensitivity**

The site is mostly enclosed by boundary hedges but the tower of the Grade I listed Church of St Firmin is visible at intervals and gaps in the hedgerow across the site on approach to the village centre along High Street.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

**Some impact and mitigation possible**

The site is in the Conservation Area. 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. The remaining land proposed for development is identified as one of the principal features of the Conservation Area as 'Parkland and Green Space' in the North Crawley Conservation Area Review Consultation Draft (October 2020), although it appeared to be private gardens. Further heritage assessments may be required.

The site is opposite to a Grade II listed building at 39 High Street. The tower of the Grade I listed Church of St Firmin is also visible at intervals along High Street through the site.

Developments on the site will need to respect and where possible enhance the significance of these heritage assets. New buildings should be complementary in scale to other existing street frontage and employ good quality materials that are consistent with the historic materials used in the conservation area.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

**No identified non-designated heritage**

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

**No**

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

*Yes / No / Unknown*

Part of the site is in the 'Open Countryside' identified under Policy DS5 of Plan:MK.

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>Development of the site would be potentially suitable 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.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Mix of greenfield and previously developed land</b>          (Note: The existing row of terraces are not proposed for development)</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Within the existing built up area</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary</b></p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

## 2. Assessment of Suitability

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	No
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## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	Yes. The site is submitted as part of the Call for Sites in 2017.
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	No
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## 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	3 net additional dwellings
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p><b>Other key information</b></p>	/
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available</b>.          The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p>No</p>

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**Summary of justification for rating**

- 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 to Policy NE1, NE2 and NE3 of Plan:MK. In particular, further surveys and licensing regarding great crested newts will be required.
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## NC7

1. Site Details	
<b>Site Reference / Name</b>	NC7
<b>Site Address / Location</b>	Church Farm Field
<b>Gross Site Area</b> (Hectares)	4.85
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 9 to 20 dwellings
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Agricultural fields to the north, south and west. The site is opposite to a single residential dwelling to the east.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. A small part of the site (below 15%) to the southeastern corner is subject to medium risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is within Network Enhancement Zone 1, which is land identified by Natural England to be within close proximity to the existing habitat components that are more likely to be suitable for habitat re-creation.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently Sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site has agricultural access onto High Street, however this access is removed from the village on the most southern tip of the site. Most of the site frontage facing High Street is bounded by tall hedgerows except in a small section to the northern tip of the site. It is likely that suitable access would need to be created at the northern part of the site onto High Street.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is a designated footway along High Street.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, suitable access could be potentially created.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>PRoW along the western boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees along the eastern boundary. An arboricultural assessment might be required.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Medium sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, the site has no identified valued features but development of the site is likely to change the rural landscape character of the open countryside. The site

## 2. Assessment of Suitability

	does not have a defensible boundary to the south and west.
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b></p> <p>The site is 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 High Street will also impact surrounding views to the Tower of the Grade I listed Church of St Firmin, although it is not a recognised view.</p> <p>In addition, development of the site would increase visibility of the settlement of North Crawley in the landscape and would have an urbanising effect on the open countryside.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>The site is adjacent to the North Crawley Conservation Area. In addition, it is also adjacent to the Church Farm and is in close proximity to the Grade I listed St Firmin's Church.</p> <p>Development of the site might impact the setting of the Conservation Area and harm existing views across 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 building is experienced. Further heritage assessments may be required.</p> <p>It is noted that the submitted proposal aims to retain an historic view from the High Street to St Firmin's Church. While this might help mitigate some of the development impacts on the setting of which the Grade I listed building is experienced, further mitigation is likely to be required, particularly in relation to its development impacts on the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No identified non-designated heritage</b></p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is in the 'Open Countryside' as defined in Policy DS5 of Plan:MK.</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>As development of the site will significantly extend into the open countryside and would have an urbanising effect on the tranquil open countryside, it would be contrary to Policy NE5 of Plan:MK. Development of the site would also impact the historic setting and structure of North Crawley.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside of the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p> <p>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. Part 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.</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes. The site is submitted as part of the Call for Sites in 2017.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	/
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	/
<b>Other key information</b>	/
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>	<b>Red</b>  <b>No</b>
<b>Are there any known viability issues?</b> <i>Yes / No</i>	



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**Summary of justification for rating**

- 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 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 to Policy NE1, NE2 and NE3 of Plan:MK.
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## NC8

1. Site Details	
<b>Site Reference / Name</b>	NC8
<b>Site Address / Location</b>	Folly Lane East, Church Walk
<b>Gross Site Area</b> (Hectares)	0.87
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 6 dwellings
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	No recent or relevant planning application
<b>Neighbouring uses</b>	Residential dwellings to the north and south, agricultural fields to the east and west.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. A small part of the site (below 15%) to the southeastern corner is subject to medium to high risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is within the Network Expansion Zone.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Undulating – slopes from north to south</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>The site has agricultural access onto Church Walk off Folly Lane. Church Walk is a single vehicular lane that leads to North Crawley Church of England School, where access from the site would likely be considered unsuitable by the Highways Authority for the scale of development the site could accommodate.</i></p> <p><i>There is currently no vehicular access onto Folly Lane. Creation of suitable access along Folly Lane would require extensive removal of existing hedgerows. An arboricultural assessment may be required. In addition, Folly Lane is also narrow in nature and might have limited potential to support further development without widening, subject to further consultation with the Highways Authority.</i></p> <p><i>It should be noted that the current lanes and paths leading to the village core are identified as an important feature of the village character in the North Crawley Conservation Area Review Consultation Draft (October 2020).</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>There is currently no safe pedestrian access to the site. While Church Walk is a Public Rights of Way, there are no segregated footways along Church Walk to support further development. There is limited potential to create a footway along Church Walk without extensive removal of hedgerows.</i></p> <p><i>There are no safe footways along this part of Folly Lane at present although there may be potential that a footway could be constructed by cutting back the existing earth bank subject to highways, ecology and landscape constraints. This may impact the existing hedgerow along Folly Lane and viability of the site. Further consultation with the Highways Authority would be required. An arboricultural assessment may be required.</i></p>

## 2. Assessment of Suitability

<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No.</b> Folly Lane and Church Walk are narrow in nature, offering limited potential for a cycle access to the site.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Public Rights of Way North Crawley FP020</b> runs across the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments would be required.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Yes, within.</b> The site includes some semi-mature hedgerow trees along the western boundary.</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes</b>                  Powerlines cross the northern edge of the site from west to east.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>Medium sensitivity</b></p> <p>Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.</p> <p>Land around North Crawley, including all sites assessed in this assessment, are found to be of <b>medium sensitivity</b>. The area consists of a relatively simple</p>
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**2. Assessment of Suitability**

	<p>plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.</p> <p>The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.</p> <p>At the site level, the site does not contain identified valued landscape features. The site is however exposed to the open countryside. Its development may dilute the agricultural character of the wider area. Appropriate mitigation, such as the reinforcement of hedgerows along the southern boundary of the site may be required.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>
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<p><b>Medium sensitivity</b></p> <p>The site is bounded by tall hedgerows along its northern and western boundaries. However, owing to its topography, it has views from the Grade I listed Church of St Firmin and from the Conservation Area. Development of the site may impact the above identified views.</p> <p>The site is exposed to the open countryside to the south and east.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>
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<p><b>Some impact and mitigation possible</b></p> <p>The site is adjacent to the Conservation Area and the curtilage of the Grade I listed Church of St Firmin. It has views of the Grade I listed Church of St Firmin and from the Conservation Area.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>
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<p><b>No identified non-designated heritage</b></p>
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**Planning Policy Constraints**

## 2. Assessment of Suitability

<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i></p>	<p>The site is in the 'Open Countryside' identified under Policy DS5 of Plan:MK.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>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 Firmin. 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.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>



## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	Yes. The site is submitted as part of the Call for Sites in 2017.
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes</b>                  Powerlines across the northern edge of the site from west to east which would reduce the developable area of the site.</p>
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## 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	/
<p><b>What is the likely timeframe for development</b>                  (0-5 / 6-10 / 11-15 / 15+ years)</p>	/
<p><b>Other key information</b></p>	/
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p>	<p><b>Red</b></p> <p>No</p>
<p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	

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**Summary of justification for rating**

- 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 Firmin. 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 northwestern corner, compared 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.
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## NC9

1. Site Details	
<b>Site Reference / Name</b>	NC9
<b>Site Address / Location</b>	Folly Lane West Triangle
<b>Gross Site Area</b> (Hectares)	0.50
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites (May 2017)
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Agricultural fields to the east and west. The site adjoins some residential dwellings to the north and south.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. A small part of the site (below 15%) to the southern corner is subject to medium to high risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>Yes. The site is within the Network Expansion Zone. It is adjacent to the Priority Habitat (Deciduous woodland) at the Old Rectory.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently Sloping from north to south</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>The site has agricultural access onto a track off Folly Lane. The current access onto a private track is not suitable for upgrade to two-way vehicular access due to its location close to Folly Lane, the narrow single vehicular width of the track and proximity of track junction to a bend on Folly Lane. Extensive hedgerows would also need to be removed to allow adequate visibility splays. The track is not part of the adopted highway networks and is not in the landowner's ownership.</p> <p>Vehicular accesses off Folly Lane may be potentially created through the removal of some existing hedgerows, however this would need to be further consulted with the Highways Authority. An arboricultural assessment may be required. Folly Lane is narrow and is, at most, only likely to support a limited number of dwellings at this site, subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes, the site is served by a footway along the western side of Folly Lane.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes, there is potential to create suitable cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>Yes. Two Sycamore trees within the site (along Folly lane) are protected under the Tree Preservation Order.</p>

## 2. Assessment of Suitability

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments would be required to understand whether the two Sycamore trees might be veteran or ancient trees.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p><i>Within. Two Sycamore trees within the site (along Folly lane) are protected under the Tree Preservation Order.</i></p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>There is an existing telephone pole within the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

## 2. Assessment of Suitability

### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

### Medium sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas in the Borough of Milton Keynes and adjoining areas, based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of medium sensitivity. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, the site contains two sycamore trees protected under the Tree Preservation Order. 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 acts as a gateway to the village, of which the site forms a rural backdrop to the setting of the village. The site can potentially accommodate change subject to appropriate landscape mitigation.

### Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

### Medium sensitivity

The site is bordered by low hedgerows and has some intervisibility with the surrounding landscape and the open countryside to the west. However, this could be potentially mitigated by enhancing existing hedgerows to provide enclosure.

The site is overlooked by neighbouring properties currently in the Conservation Area to the north and east.

The site is highly visible on the approach when travelling northwards on Folly Lane towards North Crawley.



## 2. Assessment of Suitability

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

**Some impact and mitigation possible**

The site is adjacent to the Conservation Area. It should be noted that the four dwellings at the upper section of Folly Lane are proposed to be removed from the Conservation Area in the North Crawley Conservation Area Review Consultation Draft (October 2020).

In addition, 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.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

**No identified non-designated heritage**

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

**No**

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

*Yes / No / Unknown*

The site is in the 'Open Countryside' identified under Policy DS5 of Plan:MK.

**2. Assessment of Suitability**

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>The site is bordered by low hedgerows and has some intervisibility with the surrounding landscape and the open countryside to the west. However, this could be potentially mitigated through enhancing existing hedgerows to provide enclosure as the site is relatively contained. Given that the existing landscape features on site are retained and enhanced, the site could potentially accommodate some development while enhancing the natural features of the existing landscape character.</p> <p>It should be noted that development of the site together with surrounding sites including NC10, NC11, NC12 and NC13 would be unacceptable due to significant in-combination adverse impacts to the landscape character.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing built up area</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary</b></p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	No. However, development of the site would elongate the village to the south and form ribbon development with homes on Folly Lane.

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	Yes. The site is submitted as part of the Call for Sites in 2017.
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	Yes. 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.
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	Available now

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	Yes. Existing telephone poles on the site will need to be relocated.
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## 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	Development capacity not proposed by site promoter. It is estimated that the site could potentially accommodate 7 dwellings.
<p><b>What is the likely timeframe for development</b>  (0-5 / 6-10 / 11-15 / 15+ years)</p>	/
<p><b>Other key information</b></p>	/
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <i>suitable and available</i>  The site is <i>potentially suitable, and available</i>.  The site is <i>not currently suitable, and available</i>.</p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber</b></p> <p>No</p>

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**Summary of justification for rating**

- 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 the 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 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.
  - 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 acts as 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.
  - A small area of the site is subject to medium to high risk of surface water flooding. Appropriate sustainable drainage strategies would be required.
-

## NC10

1. Site Details	
<b>Site Reference / Name</b>	NC10
<b>Site Address / Location</b>	Folly Lane West, Rectory Field
<b>Gross Site Area</b> (Hectares)	0.5 (0.63 AECOM)
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 2 to 3 dwellings
<b>Site identification method / source</b>	Landowner submission following approach from Parish Council in 2020
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Agricultural fields to the north, east and west. The site adjoins some residential dwellings to the south.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. Area along the southern boundary of the site along an existing drain (below 15%) is subject to medium to high risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is within the Network Expansion Zone.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently Sloping from north to south</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>The site has agricultural access onto a track off Folly Lane. The current access onto a private track is not suitable for upgrade to two-way vehicular access due to location close to Folly Lane, the narrow single vehicular width of the track and proximity of track junction to a bend on Folly Lane. Extensive hedgerows would also need to be removed to allow adequate visibility splays. The track is not part of the adopted highway networks and is not in the landowner's ownership.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No. There are no designated footways serving the site. Due to the narrow width of the existing track, opportunities for providing a safe footway is very limited.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No. Due to the narrow width of the existing track, opportunities for providing suitable cycle access is very limited.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments would be required.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>The site is adjacent to a parkland with semi-mature trees to the west and the Rectory Orchard to the north.</i></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>



## 2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Medium Sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

## 2. Assessment of Suitability

	At the site level, there are no identifiable landscape features within the site, however the traditional orchard landscape can be seen across the site. The site also forms part of a wider parkland landscape evident on the southeast edge of the village.
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium Sensitivity</b></p> <p>The site slopes from north to south and is largely contained from view from Folly Lane. However, it is exposed to the parkland and open countryside from the west.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>The site is in close proximity to the Old Rectory and the Conservation Area. Development of the site may have some impacts on the setting of the Conservation Area.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No identified non-designated heritage</b></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is in the 'Open Countryside' identified under Policy DS5 of Plan:MK.</p>
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## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>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. Therefore, 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 NE5 of Plan:MK.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to a row of houses along Folly Lane</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is submitted by the landowner following approach from the Parish Council in 2020.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Significant track upgrades and hedgerow removal would be required if the site is to be developed.</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>/</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>/</p>
<p><b>Other key information</b></p>	<p>/</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p>	<p><b>Red</b></p>
<p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p>No</p>

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**Summary of justification for rating**

- 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.
  - 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 a 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.
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## NC11

1. Site Details	
<b>Site Reference / Name</b>	NC11
<b>Site Address / Location</b>	Land at Folly Lane
<b>Gross Site Area</b> (Hectares)	0.05
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 1 dwelling
<b>Site identification method / source</b>	Landowner submission following approach from Parish Council in 2020
<b>Planning history</b>	July 2005, Application refused ( <a href="#">05/00580/FUL</a> ) for the erection of a detached bungalow. The reasons for refusal are: <ul style="list-style-type: none"><li>- The proposed development would be located in the open countryside wherein there is a strong presumption against development. It would also result in an unacceptable visual intrusion in the landscape</li><li>- The proposed access is a at a point where visibility is substandard</li><li>- The proposed detached bungalow would be poorly related to landscape, harmful to statutorily protected trees and out of scale and character with its surroundings.</li></ul>
<b>Neighbouring uses</b>	Agricultural fields to the east and south. Residential dwellings to the north and west.

# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. A very small part of the site (below 15%) to the southeastern corner is subject to medium risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.



## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is within the Network Expansion Zone.</i></p> <p><i>In addition, the site contains mature trees and hedgerows which have potential to contain protected species and/or habitats.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently Sloping</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No. While the site fronts onto Folly Lane, access cannot be created without removing trees protected under Tree Preservation Order. In addition, even if access could be potentially created, the Milton Keynes Council Traffic and Development Officer suggested that (November 2020) Folly Lane would need to be widened prior to supporting more developments along the route.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No. There are no designated footways along this part of Folly Lane.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No. There is limited potential to create suitable cycle access.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Adjacent</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. Trees across the whole site are protected under a Group Tree Preservation Order (PS/540/15/289).</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments would be required.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity


Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, the whole site is made up of trees protected under a Group Tree Preservation Order that are highly susceptible to development. The site can accommodate minimal change.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is made up of trees protected under the Tree Preservation Order, is highly visible on approach when travelling northwards on Folly Lane towards North Crawley. To the east of the site is open countryside with views to the Grade I listed Church of St Firmin.</p> 
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>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 to setting of the Conservation Area.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No identified non-designated heritage</b></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is in the 'Open Countryside' under Policy DS5 of Plan:MK.</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>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.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside of the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is submitted by the landowner following approach from the Parish Council in 2020.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Significant road upgrades at Folly Lane would be required. In addition, development of the site would require significant removal of trees protected under the Tree Preservation Order.</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>/</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>/</p>
<p><b>Other key information</b></p>	<p>/</p>
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available.</b>          The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Red</b></p> <p>No</p>

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**Summary of justification for rating**

- 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 site is not currently served by a 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 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 to 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.
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## NC12

1. Site Details	
<b>Site Reference / Name</b>	NC12
<b>Site Address / Location</b>	Payne site at Folly Lane
<b>Gross Site Area</b> (Hectares)	0.85
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Landowners submission following approach from Parish Council in 2020
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Agricultural fields to the north, south and west. Residential dwellings to the east. The site does not directly front onto Folly Lane.

# 1. Site Details





## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. A very small part of the site (below 15%) at the northern boundary is subject to medium risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is within the Network Expansion Zone.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently Sloping</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>The site has agricultural access onto a track off Folly Lane. The current access onto a private track is not suitable for upgrade to two-way vehicular access due to location close to Folly Lane, the narrow single vehicular width of the track and proximity of track junction to a bend on Folly Lane. Extensive hedgerows would also need to be removed to allow adequate visibility splays. The track is not part of the adopted highway networks and is not in the landowner's ownership.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No. There are no designated footways serving the site. Due to the narrow width of the existing track, opportunities for providing a safe footway is very limited.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No. Due to the narrow width of the existing track, opportunities for providing suitable cycle access is very limited.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>The site may include some semi-mature parkland trees. Further arboricultural assessments may be required.</i></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.</p>

## 2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

No

Yes / No / Unknown

Would development of the site result in a loss of social, amenity or community value?

No

Yes / No / Unknown

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m ages 4 – 6yrs >1200m ages 6+	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

## 2. Assessment of Suitability

### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

### Medium sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of **medium sensitivity**. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character of the area to be diluted. Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley. It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create an enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, the site does not contain any valued landscape features but is exposed to the parkland and open countryside to the west. Development of the site may dilute the rural and parkland character of this part of the settlement. It is however acknowledged that the site is less susceptible to development as compared to surrounding agricultural fields and parkland as it forms the backland of existing dwellings at Folly Lane.

### Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

### Medium sensitivity

The site is relatively contained from the surrounding area but has some intervisibility with the surrounding parkland and open countryside.

## 2. Assessment of Suitability

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is in the 'Open Countryside' identified under Policy DS5 of Plan:MK.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.</p> <p>The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.</p> <p>Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:</p> <ul style="list-style-type: none"> <li>• The locally distinctive natural and man-made features that contribute towards the landscape character and its quality</li> <li>• The historic setting and structure of the villages and hamlets</li> <li>• Important views, such as those of local landmarks</li> <li>• Tranquillity and the need to protect against intrusion from light pollution, noise and motion</li> </ul> <p>As elaborated in the landscape and visual constraints section above, development of the site will dilute the rural parkland character of this part of the settlement, which would be contrary to the principles of Policy NE5 of Plan:MK.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and behind the built up area of Folly Lane.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is submitted by the landowner following approach from the Parish Council in 2020.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

## 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	/
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	/
<p><b>Other key information</b></p>	/
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available.</b>          The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>Red</b></p> <p><b>No</b></p>
<p><b>Summary of justification for rating</b></p>	<ul style="list-style-type: none"> <li>• The site is removed from the settlement boundary however it is adjacent to the built up area of Folly Lane.</li> <li>• The sites' 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.</li> <li>• 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 NE5 in conserving the landscape character of the open countryside.</li> <li>• 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.</li> <li>• The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.</li> </ul>

## NC13

1. Site Details	
<b>Site Reference / Name</b>	NC13
<b>Site Address / Location</b>	Old Rectory Pasture
<b>Gross Site Area</b> (Hectares)	11.60 – area identified by the North Crawley Parish Council are 0.50 (south of NC12) and 0.90 Ha (West of Old Rectory, Brook End) respectively
<b>SHLAA/SHLAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/SHLAA)	N/A
<b>Site identification method / source</b>	Landowners submission following approach from Parish Council in 2020
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Agricultural fields to the south and west. The site adjoins some residential properties along Folly Lane and a residential dwelling bordered by mature trees along Brook End. It is opposite to a single dwelling to the east and agricultural fields to the further east along Folly Lane. On Brook End, the site is opposite to some residential dwellings to the north and agricultural fields to the further north.



# 1. Site Details



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk. The site is wholly in Flood Zone 1.

**Site is at risk of surface water flooding?**

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk. The site is only subject to low risk of surface water flooding.

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

The site is Grade 3 Very Good Agricultural Land. It is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

## 2. Assessment of Suitability

**Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:**

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Yes. The site is within the Network Expansion Zone.

**Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?**

Yes / No / Unknown

No

### Physical Constraints

**Is the site:**

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Gently Sloping

**Is there existing vehicle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, suitable access could be potentially created along Brook End. However, this needs to have regard to the existing trees along Brook End which are protected under Tree Preservation Order.

**Is there existing pedestrian access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, there is a designated footway along Brook End.

**Is there existing cycle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, suitable cycle access could be potentially created.

**Are there any Public Rights of Way (PRoW) crossing the site?**

Yes / No / Unknown

No. However Public Rights of Way North Crawley FP020 runs along the southern boundary of the site.

**Are there any known Tree Preservation Orders on the site?**

Yes / No / Unknown

Yes. Trees at the roadside fronting Brook End are protected under a group Tree Preservation Order (PS/540/15/76).

**Are there veteran/ancient trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Unknown, further arboricultural assessments would be required.

**Are there other significant trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

Yes, a number of semi-mature and mature trees within the site.

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

Unknown. An assessment would need to be undertaken, but it is unlikely that the site is contaminated.

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

No

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m age 4-6 yrs; >1200 age 6+yrs	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

#### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### High sensitivity

Landscape Sensitivity Study to Residential Development in the Borough of Milton Keynes and Adjoining Areas (October 2016) provides a high level landscape sensitivity assessment of identified land areas in the Borough of Milton Keynes and adjoining areas, based on the areas' landscape susceptibility, the presence and sensitivity of visual receptors and the value attached to the landscape.

Land around North Crawley, including all sites assessed in this assessment, are found to be of medium sensitivity. The area consists of a relatively simple plateau landscape isolated from the surrounding landscape and could potentially accommodate residential development without a significant adverse change in landscape character. However, the assessment states that development should be located away from the plateau edge to avoid intervisibility with a wider area as there is potential for the peaceful agricultural character area to be diluted.

**Parkland trees within and around the village are also identified to provide a positive setting to the historic village of North Crawley.** It is recommended that existing hedgerows should be reinforced to maintain a strong landscape pattern and provide enclosure.

The site is within Landscape Character Area 3a North Crawley Clay Plateau Farmlands with Tributaries, identified in the Milton Keynes Landscape Character Assessment 2016. The LCA is a large undulating plateau bisected by small watercourses which create enclosed valley. One of the key features in this LCA is panoramic views, observed at ridges, to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

At the site level, 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

## 2. Assessment of Suitability

	parkland landscape of the site, which is an identified feature that contributes positively to the landscape character of North Crawley. The southeastern tip of the site is less susceptible to development due to its proximity to dwellings at Folly Lane as compared to the rest of the site.
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b></p> <p>The site contains multiple mature trees dotted throughout the site which provides some enclosure, but the site remains largely exposed to the open countryside. In addition, parts of the site are undulating with views into open countryside from the informal footway on Brook End.</p> <p>Development of the site will be highly visible from surrounding open countryside and will impact the setting of the Conservation Area and the village. It would also significantly increase visibility of the settlement in the landscape from the south and west.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Direct impact</b></p> <p>The site is adjacent to the Conservation Area and the Grade II listed building at Old Rectory. 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.</p> <p>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.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>No identified non-designated heritage</b></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is designated as 'Open Countryside' under Policy DS5 of Plan:MK.</p>
--	--

## 2. Assessment of Suitability

**Are there any other relevant planning policies relating to the site?**

The site is outside of the adopted settlement boundary of North Crawley and is therefore within the defined Open Countryside under Policy DS5 of Plan:MK. Policy DS5 states that planning permissions within the open countryside will only be granted for development which is essential for agriculture, forestry, countryside recreation, highway infrastructure or other development, which is wholly appropriate to a rural area and cannot be located within a settlement.

The adopted settlement boundary may be altered during the Neighbourhood Planning process. This constraint could be overcome through an allocation in the emerging Neighbourhood Development Plan.

Nevertheless, where development in the open countryside is acceptable in principle under other policies in Plan:MK, Policy NE5 requires development proposals to be undertaken in a manner that respects the particular character of the surrounding landscape and demonstrate that the following four aspects of landscape character have been conserved and where possible enhanced:

- The locally distinctive natural and man-made features that contribute towards the landscape character and its quality
- The historic setting and structure of the villages and hamlets
- Important views, such as those of local landmarks
- Tranquillity and the need to protect against intrusion from light pollution, noise and motion

As elaborated in the landscape, visual and heritage constraints section above, development of the site would fail to conserve the parkland landscape which is identified to have positive contributions 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.

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to / Outside and not connected to*

Adjacent to and connected to the existing built up area

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to / Outside and not connected to*

Adjacent to and connected to the existing settlement boundary

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes</b>                  Development of the whole site would be at a scale that would significantly change the setting of the village, with part development of the site along High Street / Brook End also having potential to impact on the Conservation Area, the setting of the village and the listed building.</p>
--	--

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes.</b> The site is submitted for consideration by the landowner.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
---	------------------

## 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>/</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>/</p>
<p><b>Other key information</b></p>	<p>/</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p>	<p><b>Red</b></p>
<p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>No</b></p>

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### Summary of justification for rating

- 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 change the setting of the village and significantly increase the visibility of the settlement from the open countryside to the south and west.
  - Due to the above reasons, development of the site will fail to conserve the parkland landscape which is identified to have positive contributions 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 the northeastern 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 southeastern 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.
-



# Appendix B Site Assessment Conclusions Map

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**Legend**

- Sites potentially suitable and available
- Sites not currently suitable and available
- Area proposed for retention
- Settlement Boundary



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Purpose of Issue  
SITE ASSESSMENT

Client  
NORTH CRAWLEY PARISH COUNCIL

Project Title  
NEIGHBOURHOOD PLAN  
SITE OPTIONS ASSESSMENT

Drawing Title  
SITE ASSESSMENT RATINGS

Drawn YT	Checked YT	Approved YT	Date
AECOM Internal Project No.		Scale @ A3	

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