



North Crawley

Site Design Guides

Final report

June 2021

Amended

January 2022



AECOM

Quality review

| Project role | Name | Position | Action summary | Signature | Date |
|-----------------|---------------------|-----------------------|---------------------------------------|---------------------|------------|
| Qualifying Body | Helen Beauchamp | NP Group Chairman | Draft Report Submitted for comments | Helen Beauchamp | 21-06-2021 |
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Please note: Although this document has been prepared by AECOM (please see below), a limited number of specific amendments relating to Site H3 have subsequently been made by the North Crawley Neighbourhood Plan Steering Group without the involvement of AECOM. These amendments have been made to the Design Guides at pages 34, 36-41, 62-63 and 64, in accordance with the minutes of the Steering Group meeting of 27th January 2022.

Helen Beauchamp, Chairwoman NCNP.
January 2022

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1a

Scoping

The structure of this document can be divided in the steps below.

1a

Scoping

Introduction to the objectives and methodology for the report

1b

Baseline

Initial analysis of the physical conditions and relevant policies

2a

Design vision

Aims for future development

2b

Site conditions

Analysis of the specific sites where masterplans will be proposed

2c

Design guide

Design references for future developments

2..

Masterplan design

Layout on those selected sites

3

Response to vision

How the layouts respond to the aims for the sites

4

Delivery

How this guide can be used by different stakeholders

Scope

AECOM has been commissioned to provide design support to North Crawley Parish Council through the Ministry of Housing, Communities and Local Government Neighbourhood Planning Programme led by Locality.

The Steering Group has requested professional advice on masterplanning for a number of selected sites within the parish. This document should be read as part of the Neighbourhood Plan to guide the assessment of future development proposals and encourage high-quality design in the area by suggesting masterplan layouts in keeping with the character of the area. This document advises on how to design the physical environment to create distinct places, integrated into the village and its setting

Objective & method

The main objective of this document is to develop masterplan options to provide reference and guide future development in the area. This document gathers the residents' aspirations and the work being undertaken in the drafting of the emerging neighbourhood plan policies to produce designs that respond to, retain and enhance the village's intrinsic features.

The key steps in the method to produce these design codes are:

- **1b. Baseline:** review of existing policy together with the analysis of the physical characteristics of the area, establishing a base to understand the objectives and aims for the plan and the residents' input into design.
- **2a. Design vision:** the proposals for each site need to be based on a vision for how a place can develop in the future. The vision can be

understood as the set of ambitions that the masterplan designs will need to respond to.

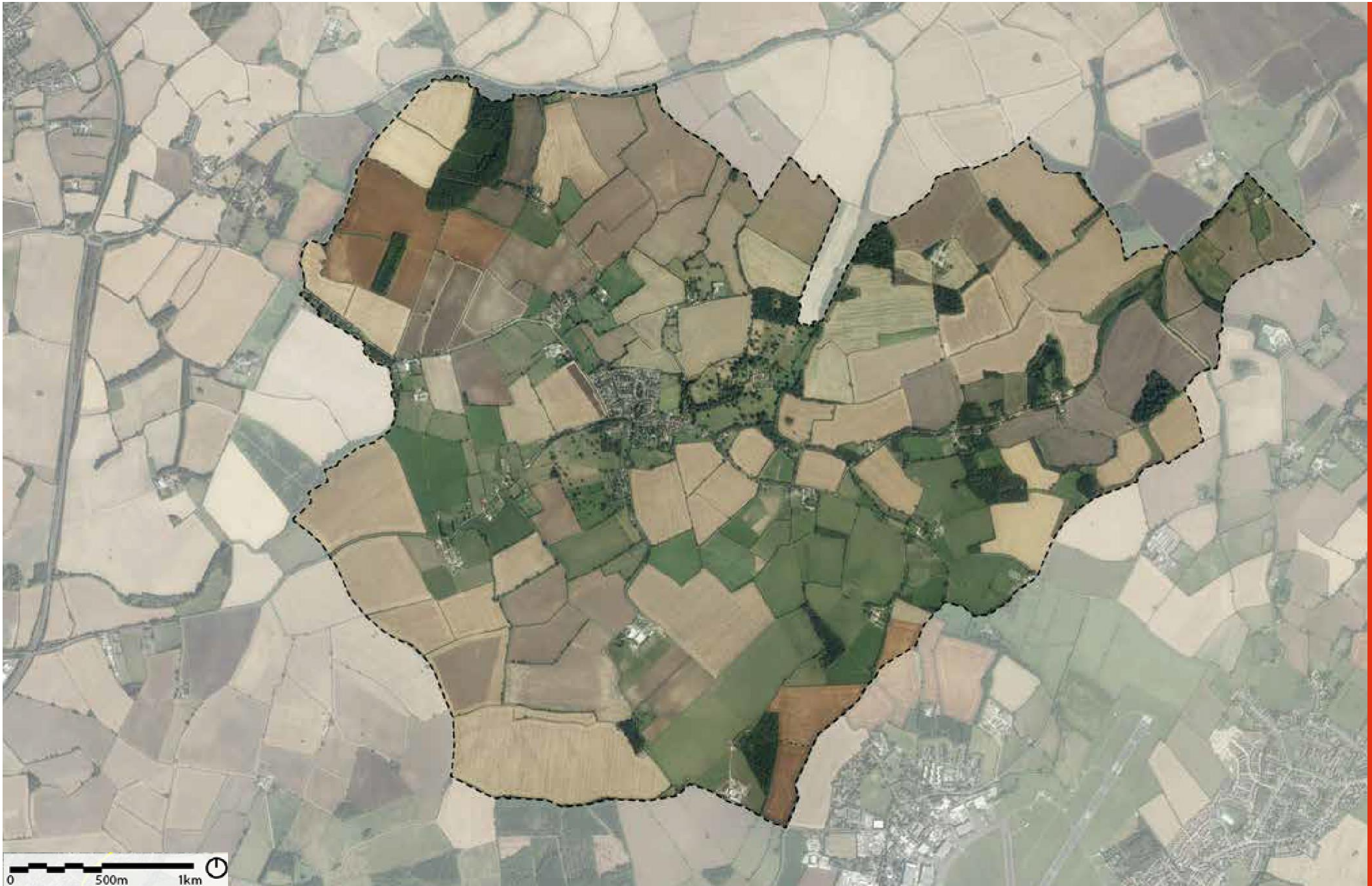
- **2b. Site conditions:** each selected site is analysed under the criteria provided by the steering group to identify the particular physical conditions and specificities that each layout will need to respond to in the next section.
- **2c. Design guide:** The design references in this section should be considered for future developments.
- **2d,e,f,g. Masterplan design:** as each of the layouts that respond to sections 2a and 2b on each selected site. The masterplans should be understood as indicative layouts and not as detailed designs.
- **3. Response to vision:** as a summary of the design actions taken to respond to the objectives for each site.

Area of study

North Crawley is a village and civil parish in the Borough of Milton Keynes, located 7 miles from Milton Keynes and 10 miles from Bedford. Historically, North Crawley has been the location of a monastery dedicated to Saint Firmin, its current parish church continues to be dedicated to the saint.

The village has developed along the High Street along Crawley Road. There are two public houses in North Crawley, The Cock and The Chequers located in that section.

A larger post-war estate north of the High Street constitutes the core of the residential offer in the village. At the time of the 2011 census, North Crawley had 736 residents.







1b

Baseline

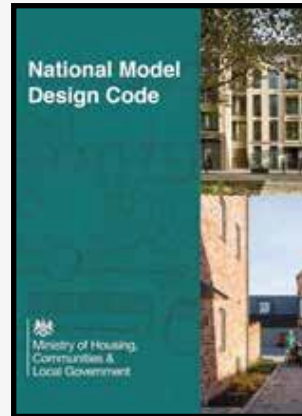
Policy review

A policy review ensures that the masterplans proposed in following sections are up to date and in line with the latest guidance. In general, any new proposals should be aware and respond to the latest policies and guidelines at the different governance levels.

The documents and reports in this and next page have informed the current document. These guidelines have been produced at national, district or neighbourhood area level.

In every case, new planning applications should be familiar with these documents and make explicit reference to how each of them is taken into account in the proposal.

National policy & guidance



National Model Design Code

Ministry of Housing, Communities & Local Government

2021

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the ten characteristics of good design set out in the National Design Guide.

The current document follows the suggested structure for a masterplan report, starting from a analysis of the area followed by the setting of a design vision linked to the specific designs and masterplan layouts to achieve it.



Building for a Healthy Life

Homes England

2020

The Building for a Healthy Life report (BHL) updates the original Building for Life 12 report, a widely-used design tool for creating better places for people and nature.

The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL.

The BHL report and its principles have informed the masterplans in the current document to achieve the best possible outcome.



National Design Guide

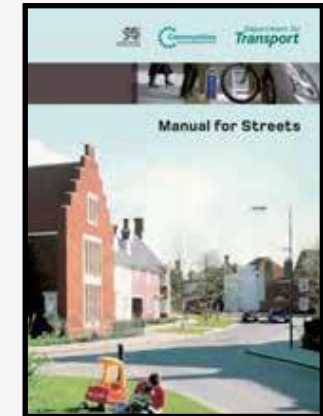
Ministry of Housing, Communities & Local Government

2019

The National Design Guide (NDG) underlines that creating high quality buildings and places is a fundamental outcome of the planning and development process.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

The NDG report and its guidance has informed the masterplans in the current document to achieve the best possible outcome.



Manual for Streets

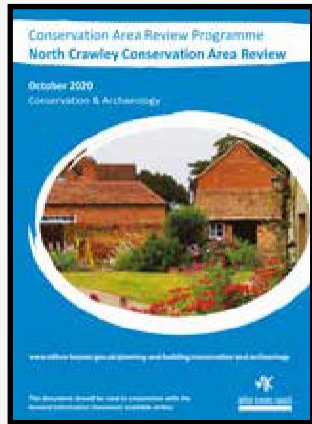
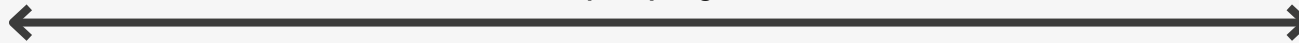
Department for Transport

2007

This manual presents standards and best practice on street design.

This manual has informed the masterplans in the current document to achieve the best possible outcome.

District policy & guidance

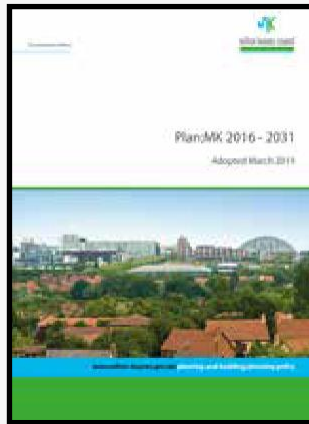


North Crawley CA Review Consultation
Milton Keynes Council

2020

The conservation area review report aims to show the way in which the form of the conservation area has evolved, to assess its character and to indicate suggestions to be adopted in considering planning applications in the area.

The report has informed the analysis of the character and heritage in the area, and subsequently, the design of the masterplans presented in the current document.



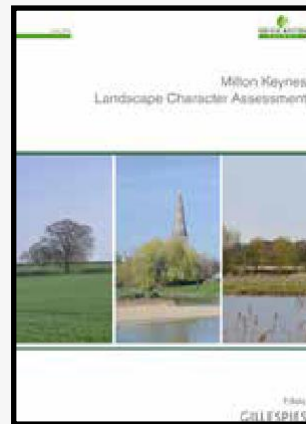
Plan:MK 2016 - 2031
Milton Keynes Council

2019

The Adopted Local Plan sets out the vision and framework for the future development of the area, addressing issues such as housing, the economy, infrastructure, the environment, adapting to climate change and securing good design.

Local plans, together with adopted neighbourhood are set out the guidance to assess whether planning applications can be approved.

The general objectives in the Local Plan have informed the current document to help in providing such guidance.

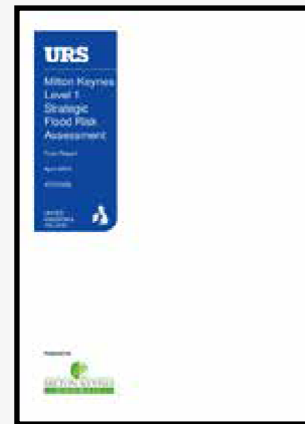


Landscape Character Assessment
Milton Keynes Council

2016

This landscape character assessment identifies and describes the variation in the character of the landscape. It identifies and explains the unique combination of elements and features (characteristics) that make North Crawley's landscape distinctive.

The report has informed the analysis of the green infrastructure in the area, and subsequently, the design of the masterplans presented in the current document.



Level 1 Strategic Flood Risk Assessment
Milton Keynes Council

2015

The updated Level 1 SFRA is to collate and analyse the most up to date flood risk information for all sources to provide an overview of flood risk issues across the Borough of Milton Keynes.

This report has informed the analysis of the blue infrastructure in the area, including location of river courses and their associated flood risks, and subsequently, the design of the masterplans presented in the current document.

Road & street hierarchy

The village has developed along North Crawley Road, the High Street and Chicheley Road. A network of smaller residential streets and lanes branch out from them and provide access to the dwellings in the area. An extensive network of paths connect the settlement with the surrounding landscape.

North Crawley is located south of the Newport Pagnell-Bedford road. However there is limited connectivity from that artery, accessed from the core of the settlement via the narrow Gog Lane and Chicheley Road.

North Crawley Road and its High Street section provides connection to Newport Pagnell and Milton Keynes, and structures the historic core of the settlement, which developed along the route.

A network of smaller lanes, residential streets and closed ends branch out from the High Street and Chicheley Road and provide access to the dwellings in the area. A number of farmhouses are located along the lanes that exit the settlement core.

The approaches to the settlement core are key in the character of the area, the rural nature of the lanes, many times displaying mature trees and hedgerows, provide a smooth transition from a farming landscape to the built areas in the core of North Crawley.

An extensive network of paths, public rights of way and bridleways, complete the experience of the local landscape.



Figure 01:
High Street and The Cock PH in the background



Figure 02:
Open view into the surrounding landscape in Chicheley Road



Figure 03:
Road and street hierarchy

Key

-  North Crawley Neighbourhood
-  Plan boundary
-  Primary road
-  Secondary road
-  Tertiary road
-  Footpath
-  Bridleway

Green infrastructure

The area is an elevated clay plateau incised by small rivers creating rolling landform. Land is predominantly arable with some pasture and some pockets of broadleaved woodlands and mature hedgerow trees.

The tranquil agricultural landscape benefits from a risen plateau position, enabling long distance and panoramic views across open areas.

As detailed in the Milton Keynes Council Landscape Assessment, the landscape character type of the area is Clay Plateau Farmland with Tributaries.

Despite the relative close proximity to Milton Keynes, the area is a quiet and peaceful rural landscape with few visual constraints (the main ones being prominent HV power cables in some locations close to the boundary with Bedfordshire).

The elevation of the plateau results in extensive views from North Crawley to the surrounding areas, with panoramic views to the north over the Ouse Valley, west over Milton Keynes and south to the Greensand Ridge.

The plateaus, elevated above Milton Keynes to the west and the east, also provide a rural backdrop to the urban areas.

There are a number of woodlands in the area that coexist with large but somewhat fragmented fields and hedgerow fields boundaries, result of localised land cover change. There is little built development and few roads in the area, supplemented by footpaths and bridleways. As a result, the tranquility of the area is retained. Semi natural habitats are scattered in the area.



Figure 04:
Westerly approach to North Crawley, above the surroundings



Figure 05:
Large fields to the south of North Crawley









For further information, refer to the document:

- *Milton Keynes Landscape Character Assessment (2016)*



Figure 06:
Green infrastructure map

Key

-  North Crawley Neighbourhood Plan boundary
-  Ancient Woodland
-  Woodland
-  Outdoor sport facility
-  Church yard or cemetery
-  Road networks
-  Footpath
-  Bridleway

Blue infrastructure

North Crawley falls within the catchment area of the Great Ouse River and Chicheley Brook is present in the vicinity of North Crawley. However, flooding is not assessed to be an issue by the Environment Agency, as the main settlement is separated from areas of higher flood risk.

The area is within the catchment of the Upper Great Ouse River. It originates in Northamptonshire and drains the vale which separates the Cotswolds and the Chiltern Hills.

The catchment area of the River Great Ouse is largely agricultural, with Newport Pagnell and Milton Keynes being the main urban areas in the vicinity of North Crawley. It is joined by the River Tove at Wolverton and the River Ouzel at Newport Pagnell.

Chicheley Brook drains the area surrounding the village of Chicheley to the east of the Borough, and flows west to join the Great Ouse immediately to the north of Newport Pagnell. Chicheley Brook crosses the NP area in several points.

Flooding as consequence of the presence of Chicheley Brook does not seem to pose any substantial risk in the area, as the built up settlement is conveniently separated from the watercourses.

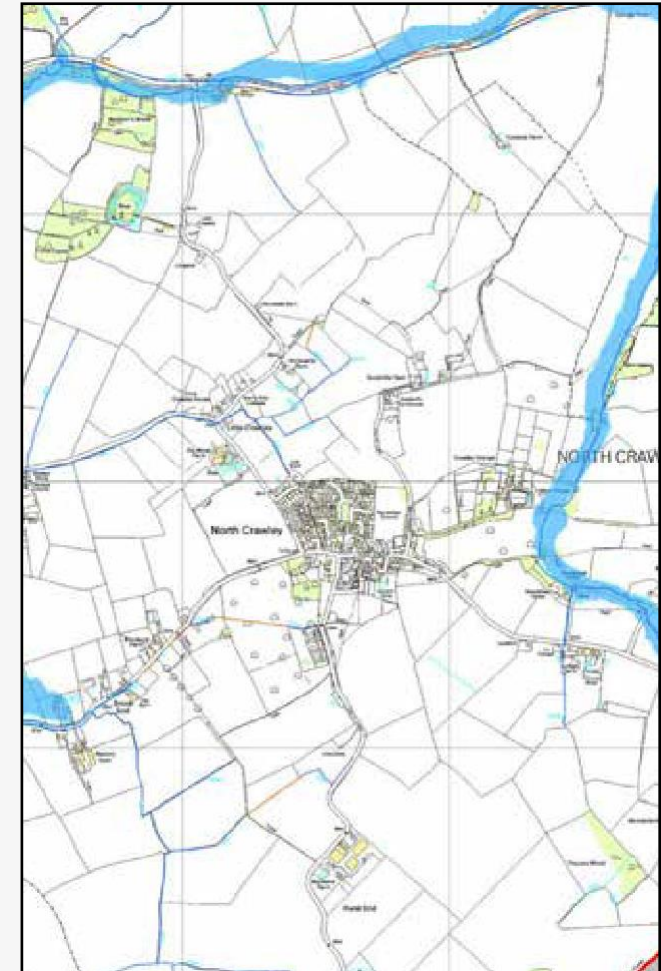


Figure 07:
Flood risk areas in the NP area





For further information, refer to the document:

- *Milton Keynes Level 1 Strategic Flood Risk Assessment (2015)*



Figure 08:
Blue infrastructure map

Key

-  North Crawley Neighbourhood
-  Plan boundary
-  Road networks
-  Watercourse

Heritage

Listed buildings, particularly those included in the North Crawley Conservation Area, contribute positively to the character of North Crawley.

The origin of North Crawley is linked to the Anglo-saxon colonisation of the Ouse and Lovat Valleys, and the expansion of the small and scattered settlements of Little and Great Crawley.

Historical references can be found that make reference to the monastery of St. Firmin, of which possibly only the church survives. There is remaining Norman stonework of circa 1100 in the church which also contains a very rare, near intact, 15th century painted rood screen.

Up until the 18th century, open fields predominated to the south and southwest of the village, with settlement dispersed around the church and three farms were located at the centre together with many smaller 'home closes' clustered around the village street.

Today, North Crawley sits slightly elevated over the surrounding landscape and partially screened off by trees. The church is visible from the distance. The older core, designated as conservation area, develops along the High Street. A Victorian school is located to the west of the church grounds. In the area, late Georgian and Victorian houses coexist with some labourers' terraced cottages and early and late 20th century houses.

To the north of the High Street a late 20th century housing estate constitutes the larger residential area in North Crawley. The resulting population increase has likely provided enough demand to support a village shop and two public houses in the settlement core. Of standard architectural character, its main attribute is its layout, organised around Kilpin Green.

There are a number of grade II listed buildings, one grade I listed building and three scheduled monuments in the NP area.



Figure 09:
The Cock Public House with the church in the background



Figure 10:
The Church of St. Firmin

For further information, refer to the document:

- *North Crawley Conservation Area Review (2020)*



Figure 11:
Heritage assets map

Key

North Crawley Neighbourhood Plan boundary

Conservation area

Scheduled monument

Road networks

Listed buildings

Grade I

Grade II

- 1 Brook End Farmhouse
- 2 Old Moat Farmhouse
- 3 The Old Rectory
- 4 1, Folly Lane
- 5 9, High Street
- 6 War Memorial
- 7 The Old Bakehouse
- 8 Church Farmhouse
- 9 39, High Street
- 10 2,3 & 4 Crawley Grange
- 11 Crawley Grange Stables
- 12 Broadmead
- 13 Ringtail Farmhouse
- 14 Dollars Grove Farmhouse
- 15 Quakers Farmhouse
- 16 Quakers Farmhouse Barn
- 17 Church of St.Firmin
- 18 Moated site south of Manor Farm
- 19 Moated site at Old Moat Farm
- 20 Moated site and fishponds





2a

Design vision

Design vision

The objectives in this section establish a design vision for North Crawley. The objectives are aligned to those of the Local Plan and the characteristics of the village and parish.

This section establishes the objectives that any development in North Crawley should aim for. They can be understood as the general to be satisfied by any new development proposal in the area, and as such are guiding the designs proposed in the masterplans in following sections.

The vision objectives outlined in this section are classified under the following topics: movement, nature, built form, identity, public space, uses, homes & buildings and energy & sustainability.



Movement

Well-designed places should be accessible and easy to move around. This can be achieved through a connected network of streets, good public transport, the promotion of walking and cycling and well-considered parking and servicing.

MO.01



MO.01 Connectivity

A network of streets and paths provides a variety of well-connected routes to move around an area and provides links with the surrounding landscape and other settlements.

MO.02



MO.02 Walking & cycling

Prioritising active travel is about making walking and cycling easy, comfortable and attractive for all users, so walking and cycling can be genuine choices for travel.

MO.04



MO.03 Inclusive streets

Successful street design addresses needs of older people in the outdoor environment to remove physical barriers and improve the movement and accessibility of everyone.

MO.05



MO.04 Car parking

Well-considered parking is convenient, safe and attractive to use. It is also well integrated into streets, and does not visually dominate the local environment.

MO.06



MO.05 Cycle storage

The need for secured spaces for bicycles are a consequence on the emphasis on active travel. Cycle storage should be designed to avoid clutter on the streetscape.

Nature

New developments will need to take a proactive approach to mitigate their impact and to adapt to the specific landscape within and surrounding the Area.

New developments should also look to actively tackle climate change to future-proof the proposals, taking into account the long-term implications for flood risk, biodiversity and landscapes.

New developments should mitigate any detrimental effects that they impose on the natural environment, while enhancing the existing landscape features and promoting habitat creation.

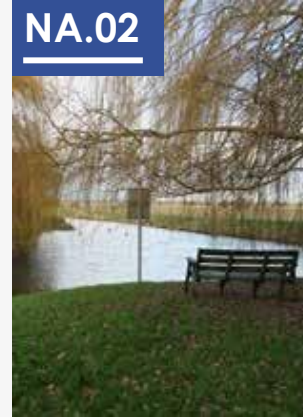
NA.01



NA.01 Green networks

Green spaces deliver a wide range of environmental and quality of life benefits. Green networks cover everything from country parks to green roofs and street trees.

NA.02



NA.02 Water & drainage

Managing water is an important element of a site's response to climate. It can reduce flood risk and improve water quality while providing habitats and recreation.

NA.03



NA.03 SuDS

Sustainable drainage systems are strategies to reduce the rate of rainwater run-off from development, mitigating the risk of flooding elsewhere whilst delivering benefits for biodiversity, water quality and amenity.

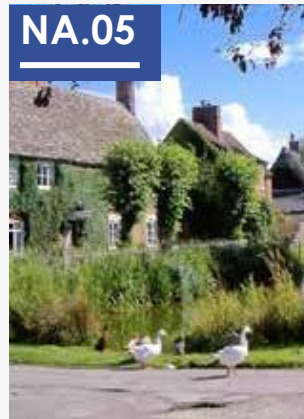
NA.04



NA.04 Net gain

New development should result in a minimum 10% net increase in biodiversity compared to the situation prior to development

NA.05



NA.05 Biodiversity

New development should improve existing habitats or create new ones to achieve measurable gains for biodiversity. This can include landscaping and tree planting.

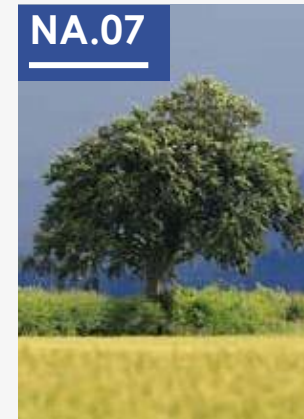
NA.06



NA.06 Street planting

Trees on streets provide habitat, shading, cooling, air quality improvements and carbon sequestration, as well as being a vital component of attractive places.

NA.07



NA.07 Woodland

Woodland can help increase biodiversity, provide shelter, prevent soil erosion, and reduce flooding.

Built Form

Built form refers to the three-dimensional arrangement of buildings, and blocks. The layouts, forms, types, scales and heights constitute the fundamental elements of the built environment that define what a particular area is. These characteristics will vary considerably in each design code area type.

Identity

The character of a place is made of many different elements that come together to create a unique sense of identity.

New developments will need to respect the existing character as well as create attractive and authentic places that contribute positively to the townscape, public realm and setting of the area.

BF.01



BF.01 Density

Density is one indicator for how compact a development or place will be and how intensively it will be developed. Density in new developments should be appropriate to the context.

BF.02



BF.02 Types & forms

The size, shape and arrangement of both buildings and blocks is at the base of the character of an area.

BF.03



BF.03 Building line

This line represents the alignment of the front face of the buildings in relation to a street or other public space. The relation of the building line to the street contribute to the character of an area.

BF.04



BF.04 Heights

Building heights and scale, the skyline, key views and vistas and the relative prominence of landmark buildings can influence the character of an area.

ID.01



ID.01 Local character

Character is the quality that makes a place special and fixes it in the memory of residents and visitors. It is a consequence of the combination of many factors.

ID.02

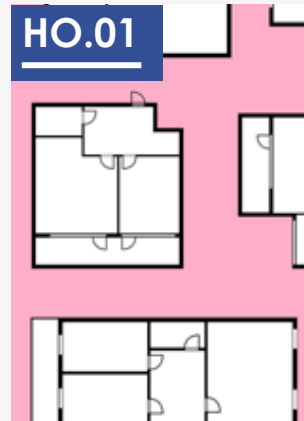


ID.02 Heritage assets

Heritage assets constitute referential elements that consolidate the identity of a community. New developments should respect and enhance heritage assets and their setting.

Homes & buildings

Well-designed homes and buildings are functional and accessible. They allow for change over time and provide sufficient amenity space within them for users to thrive.



HO.01 Space standards

Space standards are minimum requirements for internal space within new dwellings and include Gross Internal (floor) Area, and dimensions for rooms and floor to ceiling heights.



HO.02 Accessibility

Accessible homes can be easily reached, entered and used by everyone, regardless of age and physical ability. They are flexible and can accommodate change in use and user needs.



HO.03 Gardens

A considerable amount of time is spent daily in the home environment. Access to external private space is important for people's wellbeing.

Energy & sustainability

New developments should meet the needs of the present without compromising the ability of future generations to meet theirs.

New proposals should balance out the negative environmental impact of development by use of better design, higher efficiency in the consumption of energy and materials in the entire life cycle of buildings and adequate management of waste.



SU.01 Orientation

Passive solar design and providing a benign site micro climate both enhances the energy and environmental performance of a building.



SU.02 Low carbon

Energy efficient homes combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems.



SU.03 Solar panels

Photo voltaic panels that produce electricity and solar thermal panels that are used for heating purposes can make use of the energy from the sun for home use.

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2b

Design guide

Design guide

The references in this page should be taken into consideration in new developments.

Brick is the prevalent building material in the area, as North Crawley sits on a bedrock geology of Oxford clay. A type of Flemish bond can be considered vernacular of the area.

Windows and doors display Victorian and Edwardian characteristics, although many modern examples fail to replicate those accurately.

Wall materials

Brick

There is a long tradition of brick buildings and walls within the villages of this part of north east Buckinghamshire. Almost all of North Crawley is built from brick.

Bond

Flemish bond and variations of it are used almost exclusively in the village, particularly an elongated version known as Flemish garden wall or Sussex bond where three stretchers and one header alternate. Modern brickwork is now almost exclusively stretcher bond as an outer dressing to block work inner walls.

Grouting

The mortar for brick and stonework is normally white with small pebbles and/or black hearth grit evident. The whiteness comes from the slaked quicklime into which coarse and smooth sand and material considered to aid consistent curing of the mortar was added. Careless repointing or done in grey modern cements can have a disproportionately harmful impact on the appearance and maintenance of brickwork.

Timber

Weatherboarding is used on gable ends in some remaining historic buildings. There is also evidence of timber framing although sometimes is used as mere ornament in newer constructions.



Figure 12:
Decorative pattern using Flemish bond

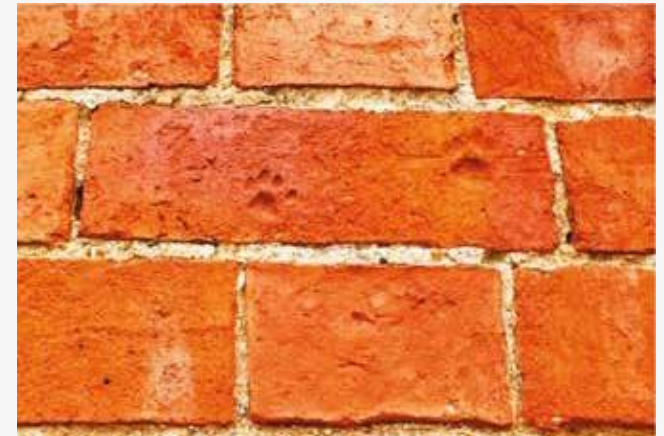


Figure 13:
Orange brick with off-white lime and sand mortar

For further information, refer to the document:

- *North Crawley Conservation Area Review (2020)*



Figure 14:
Weatherboarding shed adjacent to The Cock



Figure 15:
Clay tiles from different historic periods



Figure 16:
Cillless, side hung, flush fitting, timber windows



Figure 17:
Victorian timber doors and windows

Roofing materials

Early roofing materials would have been long straw thatch or locally made plain clay tiles. Reed thatch, which is not local, was used in the 20th century.

Mass produced clay tiles, flat and uniform, from the late 19th dominate the village. Slate is rare in the village, and together with concrete tiles, should be avoided.

Windows

Some early cottage windows can be found. They tend to display side hung flush fitting casement type. Cills tended to be absent and the windows placed almost flush with the external stonework.

During the 18th century vertically hung sliding sash windows became prevalent. Whilst modern windows are influenced by the configuration of historic casement and sash windows few correctly replicate the characteristics of the early joinery.

Doors

Some Victorian or Edwardian era doors still survive in North Crawley. They typically comprise vertical stiles and horizontal rail frames further divided vertically by muntins into which wood panels or glazing is placed.





2c

Site conditions

Site conditions

The following section details the initial conditions, aims and ideas for each of the sites provided by the Steering Group.

Generally, across sites, proposals should provide:

- Parking for at least 2 cars per home – side by side rather than tandem parking
- Sustainable drainage – including porous driveways, rather than hard-standing, to minimise rainwater run-off.
- Electric vehicle charging points and a form of solar energy capture on the roof.
- Orange-red brick, clay roof tiles, rural features, such as wooden porches, in keeping with the character of the area.



Site H3

Evidence from the questionnaire is that residents do not want large housing developments. The impact of this site on the landscape must be considered, owing to its elevated position relative to Little Crawley and its contribution to the setting of Grade 2 Listed Moat Farm and the Scheduled Ancient Monument.

Conditions:

- Vehicular access off the Chicheley Road
- Pedestrian access to work with the existing PRoW to connect into Orchard Way via site H4
- There is an area of trees and pond in the southern central part of the field. This area to be retained as a nature reserve and the public footpath to be incorporated with this area.
- The hedgerows are important boundary markers and will need strengthening to ensure a well-defined and defensible edge to the settlement, particularly along the northern and western edge.
- Views into, across and from this site will have an impact upon how the area is experienced. It is important that development proposals consider the visual impact on the surrounding area, including the heritage designations at Moat Farm.
- Consider the character of the Moat Farm buildings, (timber boards, orange brick, tiled roofs, barn style) to inform the design of the proposal.



Site H4

There is currently outline planning permission for 2 bungalows on site.

Conditions:

- PRoW to connect to site H3 with ease of access between the 2 sites.
- Vehicular access behind the pumping station on Orchard Way is likely to reduce the area available for housing.
- There is agreement from the landowners of site H4 and site H5 to work together to develop a shared access from site H4 into site H5 to avoid access to H5 across the tree-lined verge on Orchard Way.

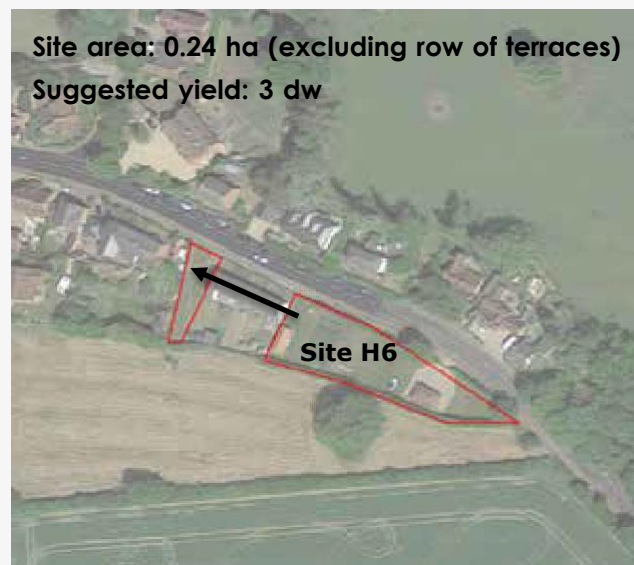


Site H5

Previous options for the site show vehicular access across the tree lined verge, which is not acceptable to the village and so access would need to be through Site H4.

Conditions:

- Provide a mix of 2 & 3 bed houses, styles and materials in keeping with Orchard Way.
- Off road parking for 2 or 3 cars per house as there is a need to ensure, as far as possible, that residents and visitors do not park on Orchard Way.
- Strengthen hedgerows on 3 existing boundaries, plant a green buffer on the eastern boundary to form a defensible boundary that sits naturally in the landscape
- Incorporate pedestrian access at the south eastern edge of the site onto Orchard Way across the verge



Site H6

The site has 2 parts. To the west is a small area (with room for 1 dwelling) and a larger area to the east of the existing row of terraced cottages.

Conditions:

- It is proposed in the site assessment that the site could accommodate about 3 houses – 3/4 bedroom
- The site is in the conservation area and care should be taken in the relation between the new housing to be in keeping with the general character of the area and the adjacent row of late 19th / early 20th century terraced cottages and the grade 2 listed dwelling opposite.
- Retain as much of the existing hedgerow surrounding the site, limit the number of vehicle access points – one entrance off the High Street with drives off to each house, rather than a separate access from the High Street for each house.



Site H7

Conditions:

- Access should be located where visibility splays meet the requirements of MKC Highways Department.
- Trees with TPOs will be retained and incorporated into the development.
- Hedgerow will be protected as far as possible. Where hedgerow is removed to allow for access it will be replaced with native hedging trees within the site boundary.
- Site plans will incorporate 2 bungalows on the northern part of the site. The building line will be set back from Folly Lane, so that there is as much space as possible between the front of the bungalows and the houses opposite.
- Plans should provide for off street parking for a minimum of 2 cars per property.
- Land at the southern part of the site will continue to be available for agricultural use in order to retain the open, rural aspect of the approach to the village from the South.
- The site is adjacent to the Conservation Area and to the Grade 2 Listed Old Rectory. Care should be taken to ensure that the new housing is in keeping with the general character of the area.



Masterplan. Site H3

Strategy

The following strategic decisions drive the layout for site H3. These are:

- An acceptable scheme will be based predominantly on one and one and a half storey dwellings around an irregular, informal plan that avoids linear rows of buildings, where roofs, rather than walls are the key features within longer distance views.
- The access to the site will be located roughly in the middle of the site boundary to Chicheley Road. This provides enough separation from the existing settlement for the visibility splays to be as generous as required.
- The perimeter of the development retains existing hedgerow, supplements it when appropriate and provides new.
- There should be a section of internal road that has the character of a lane that provides views to the countryside while ensuring that no edges are left open to the surrounding land, to prevent further development - it will facilitate access by emergency and refuse vehicles. Hammerhead turns should be provided where required.
- Dwellings may be accessed from private drives leading off the internal road.
- The PRoW is included in the design providing new landscaping when it meets the boundary of rear and side gardens. A safe, well-lit footpath connects the development with the only pedestrian access through to Orchard Way.
- The existing trees and pond are retained and managed as part of a public open space. This area offers an opportunity to enhance biodiversity, as well as providing a green buffer between the new development and existing housing on Orchard Way.

Site H3 is an important part of the setting of Moat Farm and thus it contributes to the significance of the Grade 2 Listed building and the Scheduled Ancient Monument, located on the Moat Farm site. Both the listed building and the ancient monument are of national significance and as such, the setting of both is a material consideration in the NPPF. In addition, Milton Keynes Council has a statutory duty to pay 'special regard' to the setting of the Listed building.





Indicative layout

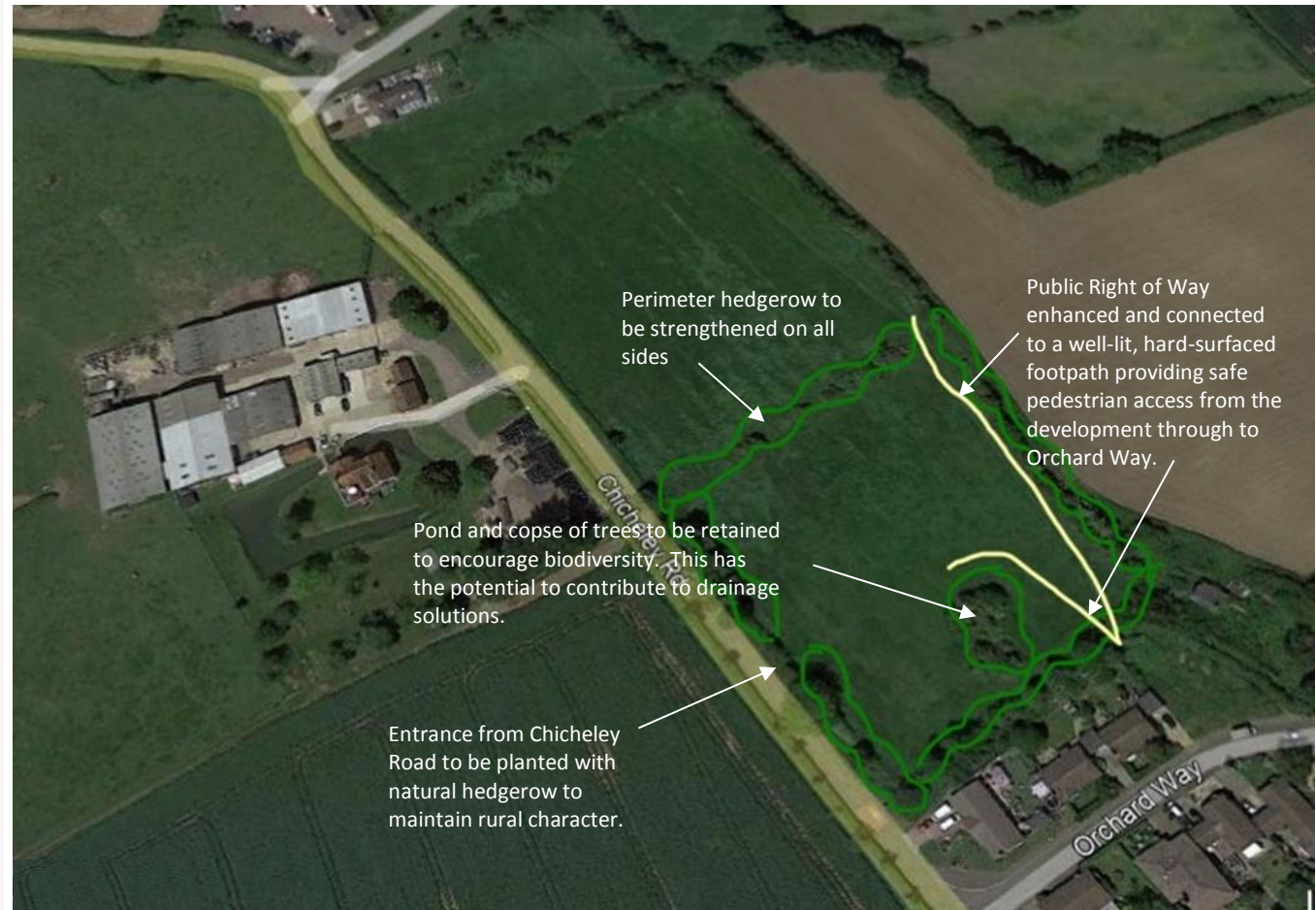
Note: Site H3 contributes to the rural setting of the Grade 2 Listed Moat Farm and the Scheduled Ancient Monument that is located on the Moat Farm site. An indicative design has not been provided for this site. Instead, a developer should consult with Milton Keynes Council at an early stage to discuss proposals that preserve the setting of the nearby heritage assets.

Before drawing up proposals, developers should prepare a heritage assessment explaining how the new development will sustain and where possible enhance the significance of Grade 2 listed, Old Moat Farm and the Scheduled Ancient Monument.

Proposed plans should be sympathetic to the edge of village location and provide an effective transition between this open, rural landscape and the village of North Crawley.

Key features

| | |
|----------------------------|---|
| MO.01 Connectivity | The site is accessed from Chicheley Road. A short stretch of adoptable road will allow access for refuse and emergency vehicles. The layout of the road should not be open to the surrounding land, thus preventing new potential development on the fringes of the settlement. |
| MO.02 Walking & cycling | The PRoW is retained and enhanced with new landscaping planting. The considered position of the path follows the existing tracings found on aerial imaging. The pedestrian access to Orchard Way has a hard surface and is safe and well lit. |
| MO.04 Car parking | Two spaces provided to the front of properties. Visitor parking is provided on-street. |
| NA.01 Green networks | The site has a large, green open space in contact with the existing pond and trees and the PRoW is connected within a landscaped 'green lane'. |
| NA.02 Water & drainage | The existing pond is retained and could be part of the water attenuation from the development discharge. |
| NA.03 SuDS | The large open space could include additional SuDS features in it. (see NA.02) |
| NA.04 Net-gain | The development has the potential to deliver substantial environmental gains, as part of a more detailed landscape strategy and as consequence of the comparatively larger size of the site. |
| NA.05 Biodiversity | New and supplemented hedgerows are suggested along the perimeter of rear gardens. |
| NA.06 Street planting | Further to planting on front gardens, local ornamental planting is suggested at either side of the entrance to enhance the character of the development. Shrub and wildflower planting is suggested along the PRoW. |
| NA.07 Woodland | New trees to add to the existing woods surrounding the site might be advisable, in particular to supplement the hedgerow to Chicheley Road. |
| BF.01 Density | The density should reflect the rural character of the sites' surroundings and its contribution to the setting of the Moat Farm site; about 15 dwellings is considered appropriate (see Policy H3). |
| BF.02 Types & forms | Proposals for the site should provide some 2 bedroom terraced and semi-detached entry level housing. Advice from Milton Keynes Council Planning Department states that proposals should include predominantly 2-bedroom homes and 3-bedroom family homes, with some 4-bedroom family homes. |
| BF.03 Building line | Schemes should avoid linear rows of buildings and should instead focus on providing an informal, irregular design, in keeping with a rural setting. |
| BF.04 Heights | 1 and 1.5 storey dwellings will be acceptable in order to ensure that the houses sit lower in the landscape to protect the rural setting of the heritage assets located at Moat Farm. |
| ID.02 Heritage | Acceptable proposals will present a sympathetic design that recognises the importance of the open, rural character of the area and preserves the setting of the nearby designated heritage assets at Moat Farm. |





Streetscape

The streetscape should provide an informal and irregular setting in keeping with this rural edge of the village location.

- The existing hedgerow planting to Chicheley Road will be maintained and strengthened as required, acting as natural screening to the road, but also enhancing the character of the access to the site.
- Front gardens should be enhanced with tree planting to act as a defensive space to the dwellings protecting the windows that activate the street. To the same effect, space for hedgerows may be allocated to gable ends.
- The PRoW will be supplemented with hedge planting and additional landscaping to make it a lively part of the site.
- Pedestrian access to Orchard Way is via a hard surface footpath that is safe and well lit.
- Building typologies will use roofs rather than walls as key features, to ensure that longer distance views are not affected by an urbanised street scene.
- Buildings are designed around simple forms, using muted, high quality materials, using the farm buildings associated with the Moat Farm complex, as a guide.

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Masterplan. Sites H4 & H5

Strategy

The following strategic decisions drive the layout for sites H4 and H5. These are:

- The access to both sites is via Orchard Way through site H4, to guarantee the retention of the tree-lined verge.
- The perimeter of the development on site H4 retains existing and provides new buffer planting to safeguard Lye Field and Little Crouches from the scheme. New hedgerow is suggested in the perimeter of site H5 to the open land.
- The internal road curves on site H4 and provides private access to Lye Field. The carriageway on both sites ends in a hammerhead turn. The road is never left open to the fields beyond to prevent further development.
- The PRoW is included in the design connecting sites H3 and H4, and indirectly H5, to the surrounding landscape.
- The building line in both sites links to the neighbouring properties to the west of site H4 and provides setbacks and movement that breaks the monotony that a long site (particularly site H5) can result in.



Indicative layout

Note: The layouts on this page should be understood as indicative layouts for sites H4 and H5, but not as detailed designs.

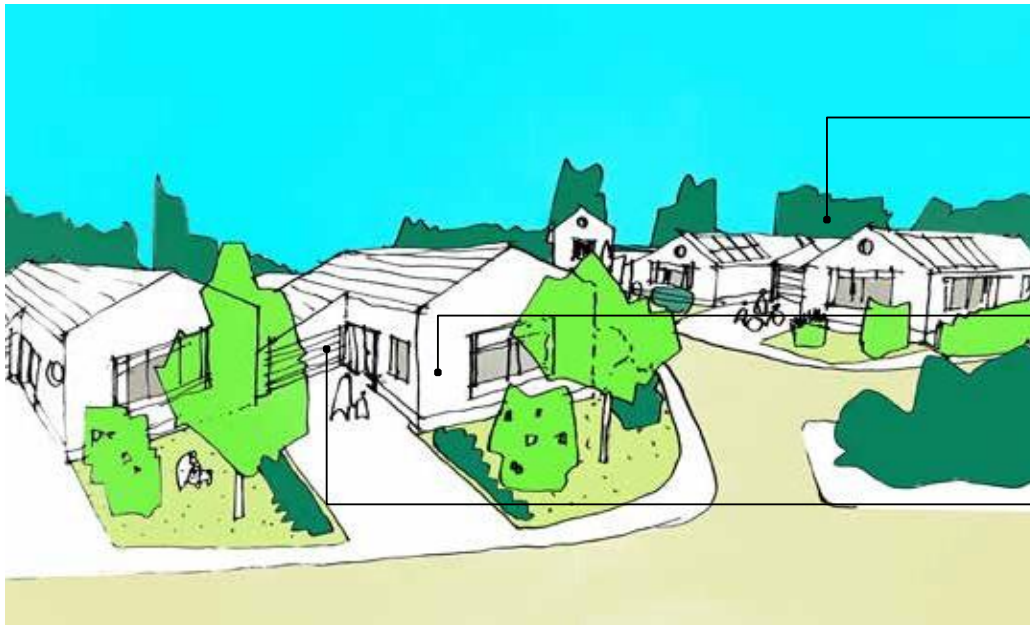
These plans present a feasible layout, that can be subject to further refinement as part of a detailed design.



Key features

| | |
|----------------------------|---|
| MO.01 Connectivity | Both sites are accessed from Orchard Way. Site H4 provides further private access to Lye Field beyond. The shared access avoids crossing tree-lined verge on Orchard Way |
| MO.02 Walking & cycling | The PRoW is maintained along the street in site H4 providing connection with site H3 and the fields to the north, and access to the PRoW from site H5. |
| MO.04 Car parking | Two spaces per dwelling are provided as minimum on both sites. Parking on site H4 is suggested in garages, to minimise the presence of cars on the street as the site is quite compact. 2 visitor parking spaces are provided to the rear of site H4. Garages should be suggested as appropriate for most houses, where space allows. |
| NA.01 Green networks | On site H4, additional buffer planting is provided to separate development from Lye Field and Little Crouches to the east. On site H5, hedges separate development from open land on the perimeter. |
| NA.03 SuDS | Street and building level SuDS are recommended as part of a detailed design. |
| NA.04 Net-gain | The development has the potential to deliver overall environmental gains, as part of a more detailed landscape strategy. |
| NA.05 Biodiversity | Building level strategies to encourage wildlife and habitat creation can be object of a detailed design. |
| NA.06 Street planting | The arrangement of front gardens facing Orchard Way, and along the bend of the road into site H4 provides a green welcome to the site, that is continued along the tree-lined verge in front of site H5. |
| NA.07 Woodland | New buffer planting is suggested to screen the development from Lye Field. |
| BF.01 Density | The masterplan suggests 5 dwellings on site H4 and 5 on site H5, which is in accordance with the findings in the Site Options and Assessment Report. |
| BF.02 Types & forms | The layout for site H4 suggests bungalows with additional garages, reflecting the properties along Orchard Way. On site H4, the layout suggests detached cottage typologies that could be combined with L shaped cottages or bungalows. The plot dimensions (particularly on site H5) allow for a range of typologies. For sites H4 & H5, the housing mix should be a proportion of 2, 3 and 4 bedroom homes including semi-detached. |
| BF.03 Building line | A curvilinear building line is suggested following the road to Lye field on site H4. A similar condition is proposed on site H5 to avoid the monotony on a particularly long site. |
| BF.04 Heights | 1 and 1.5 storeys. To be in keeping with the number of storeys in the surroundings. |





New buffer planting is provided onto Lye Field

A variety of building typologies is suggested across both sites

Garages are suggested on site H4 to mitigate the presence of cars on a compact site



Windows on gable ends activate the street. Chimneys generate visual interest

Parking spaces are kept behind the main line of buildings

Front gardens activate and contribute to the character of the street

The tree-lined verge to Orchard Way is maintained

Streetscape

Special effort has been made to achieve a lively street space. The following actions contribute towards that goal:

- The access street is curved providing an organic transition between the schemes and the open landscape, particularly to Lye Fields on site H4.
- The existing tree-lined verge in Orchard Way is kept, acting as natural screening to the road, but also enhancing the character of the access to the site.
- The building frontages are turned onto the public space, enhancing the activity on the street.
- Front gardens with tree planting act as a defensive space to the dwellings protecting the windows that activate the street. To the same effect, space for hedgerows is allocated to gable ends.
- Building typologies use roofs and a variety of typologies and heights to generate interest on the public space.
- Parking spaces are relegated from the view as they are behind the main line of buildings.
- Buildings make use of accent and feature elements such as porches or chimneys to generate visual interest in the street scape.





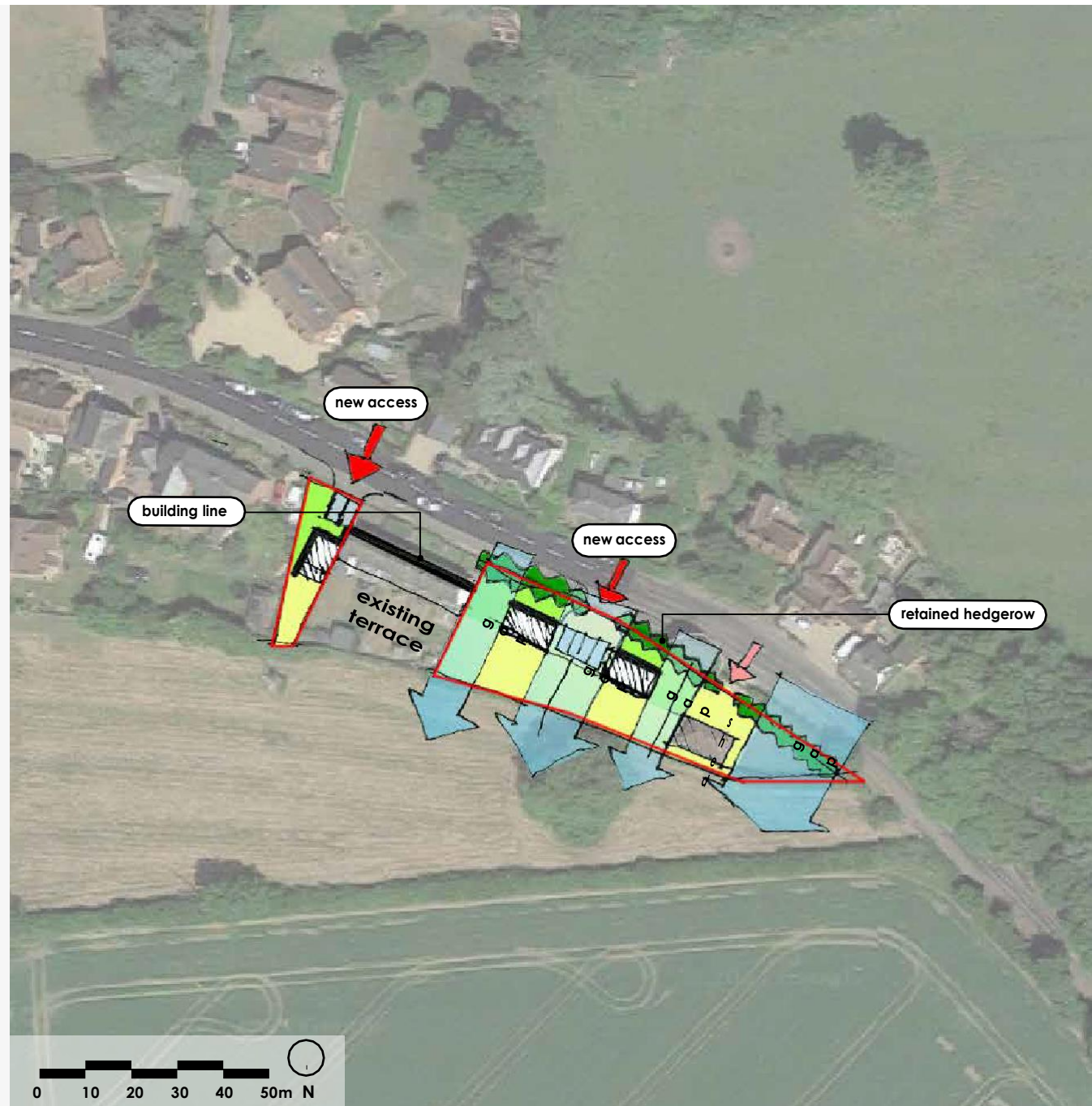
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Masterplan. Site H6

Strategy

The following strategic decisions drive the layout for site H6. These are:

- Two access points are provided towards the High Street, the one to the east is shared by the two properties to minimise the impact on the existing road.
- The existing perimeter hedgerow and trees facing the street are retained.
- Buildings provide generous gaps between them to maintain the views to the open fields beyond the site.
- The building line of the existing terrace is respected. On the west of the site the additional dwelling is set back from the line of the terrace to signify the different time of construction, within the context of the conservation area, and improving the legibility of the old and new.
- The site lies within the North Crawley Conservation Area and opposite a Grade 2 Listed property at 39 High Street. Proposals should prepare a heritage assessment explaining how the new development will sustain and where possible enhance the significance of the Conservation Area and the Grade 2 listed property at number 39 High Street.



Indicative layout

Note: The layout on this page should be understood as an indicative layout for site H6, but not as a detailed design.

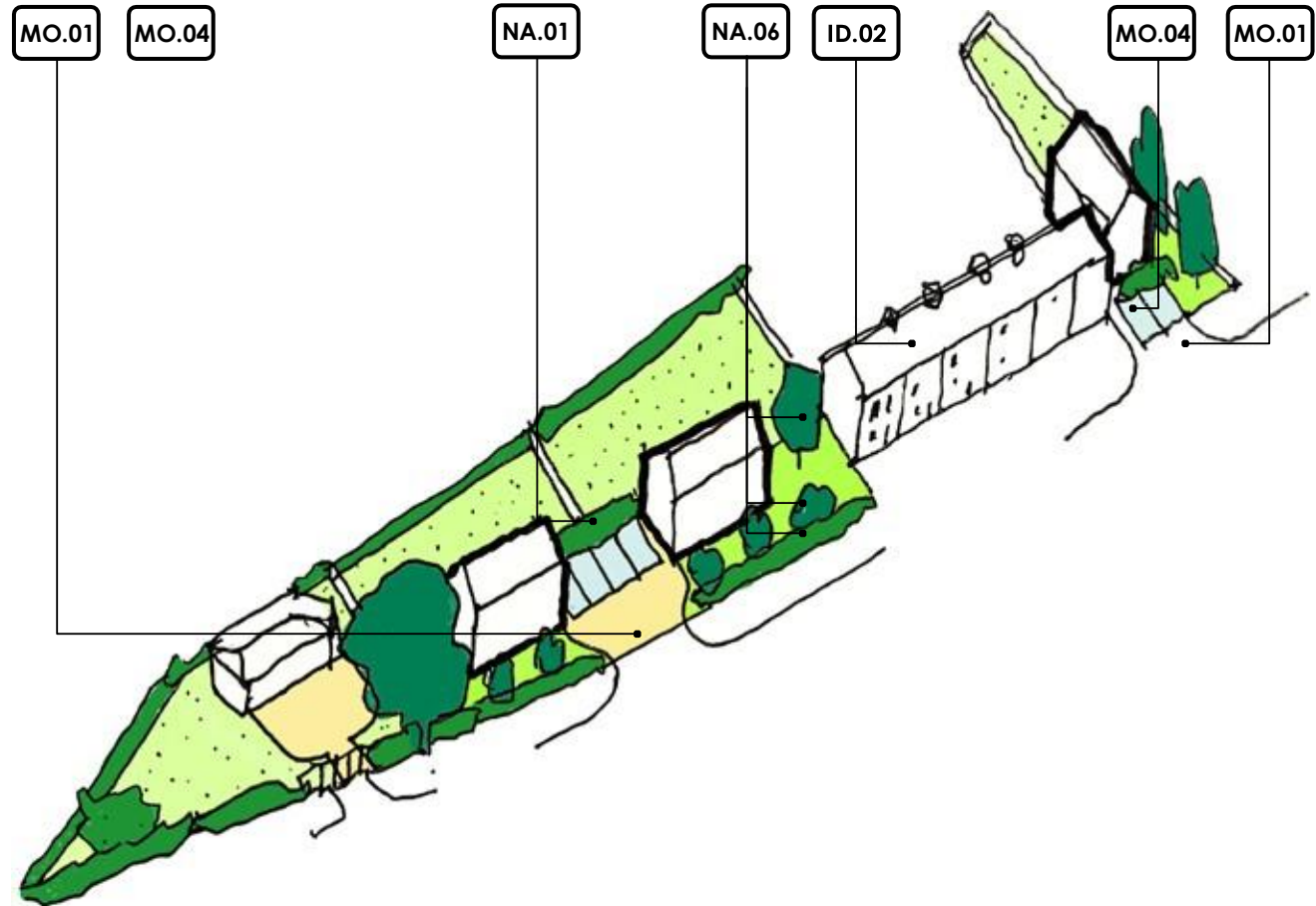
These plans present a feasible layout, that can be subject to further refinement as part of a detailed design.

Proposed plans should be sympathetic to the position within the Conservation Area and also to the edge of village location; they should provide an effective transition between this open, rural landscape and the village of North Crawley.



Key features

| | | |
|-------|-----------------|---|
| MO.01 | Connectivity | A single access contact point with the High Street is provided to access the parking area of the portion of the site to the east. To the west of the terraces the driveway contacts the High Street. |
| MO.04 | Car parking | Two spaces per dwelling are provided as minimum on both sites. If parking is considered in garages, they should be single-storey to avoid filling the gaps between buildings completely. |
| NA.01 | Green Networks | The site provides generous gaps between buildings to connect the High Street visually with the open land to the south. |
| NA.04 | Net-gain | The development has the potential to deliver overall environmental gains, as part of a more detailed landscape strategy. |
| NA.05 | Biodiversity | Building level strategies to encourage wildlife and habitat creation can be object of a detailed design. |
| NA.06 | Street planting | The existing hedgerow to the street is maintained almost in its entirety, only the driveway connection interrupts it in one point. The existing trees are maintained and supplemented with additional landscaping in front gardens. Buffer planting is suggested to the gable of the adjacent terrace |
| BF.01 | Density | The masterplan suggests 3 dwellings on site 6, which is in accordance with the findings in the Site Options and Assessment |
| BF.02 | Types & forms | The layout suggests detached houses to the east, to provide gaps to the landscape beyond. To the west one unit is suggested detached and set back from the existing row of terraces. |
| BF.03 | Building line | The building line follows that of the existing terrace. The unit to the west of the terrace is setback from the road to accommodate space for the parking bay and to avoid overwhelming the existing form. |
| BF.04 | Heights | Dwellings should be in keeping with the height, form and massing of surrounding dwellings but not exceeding 1.5 storeys. |
| ID.02 | Heritage | The character of the existing terrace, the conservation area features and the impact on the setting of Grade 2 Listed 39 High Street, should be considered as part of the detailed design of buildings in site H6. |



Streetscape

Special effort has been made to achieve a lively street space. The following actions contribute towards that goal:

- The existing hedgerow is maintained along the boundary with the High Street, only interrupted in one point to provide access to the parking bays of the two properties east of the site.
- Existing trees and barn are also maintained.
- Generous gaps between buildings provide distant views to the open fields beyond the site.
- New planting is suggested to mitigate the presence of the gable end of the row of terraces when moving into the village.
- The new dwelling to the west is set back from the street so as to not overwhelm the existing row of terraces. New landscaping to the front and side of the dwelling contributes to the green character of the street.
- Materials and typologies will draw upon those characteristics of the Conservation Area that are reflected in surrounding buildings.



The hedgerow is maintained as only one point of contact is proposed towards the High Street in the eastern portion of the site

Generous gaps are kept between buildings to provide views to the open fields beyond the site

Windows on gable ends activate the street. Chimneys generate visual interest

New landscaping is proposed in the front gardens. Buffer planting is suggested to the gable of the existing terrace





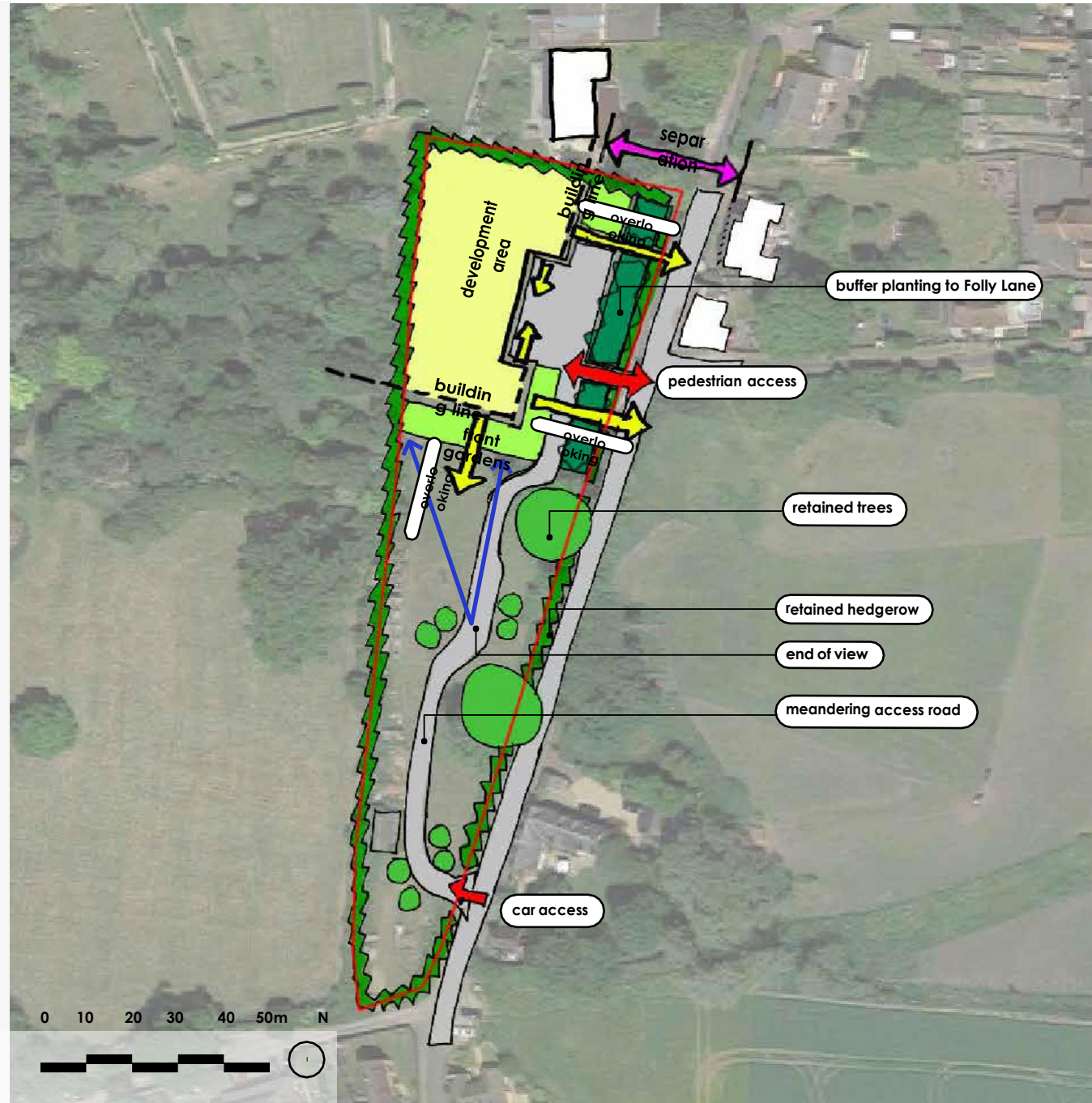
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Masterplan. Site H7

Strategy

The following strategic decisions drive the layout for site H7. These are:

- The main road access is provided to the south of the site towards Folly Lane, where the visibility splays are not constrained by the narrow road conditions in the northern section of the lane.
- A meandering access road traverses the site and provides a landscaped approach to the core of the development to the north. The south of the site remains unbuilt to retain the rural aspect of the approach to North Crawley from the south.
- Existing trees and boundary hedgerows are retained and supplemented when necessary.
- Enough separation is provided from the development towards the existing properties to the opposite side of Folly Lane. Additional buffer planting is provided continuing the line of trees to the north of the site along Folly Lane.
- The building line continues the line of the neighbouring bungalow to the north and provides frontage onto the open space, as a focal point and end of view of the access road.
- A legible end courtyard is created between the buffer planting and the building frontages as end of the access road, overlooked and fronted by the new dwellings.



Indicative layout

Note: The layout on this page should be understood as an indicative layout for site H7, but not as a detailed design.

This plan presents a feasible layout that can be subject to further refinement as part of a detailed design.

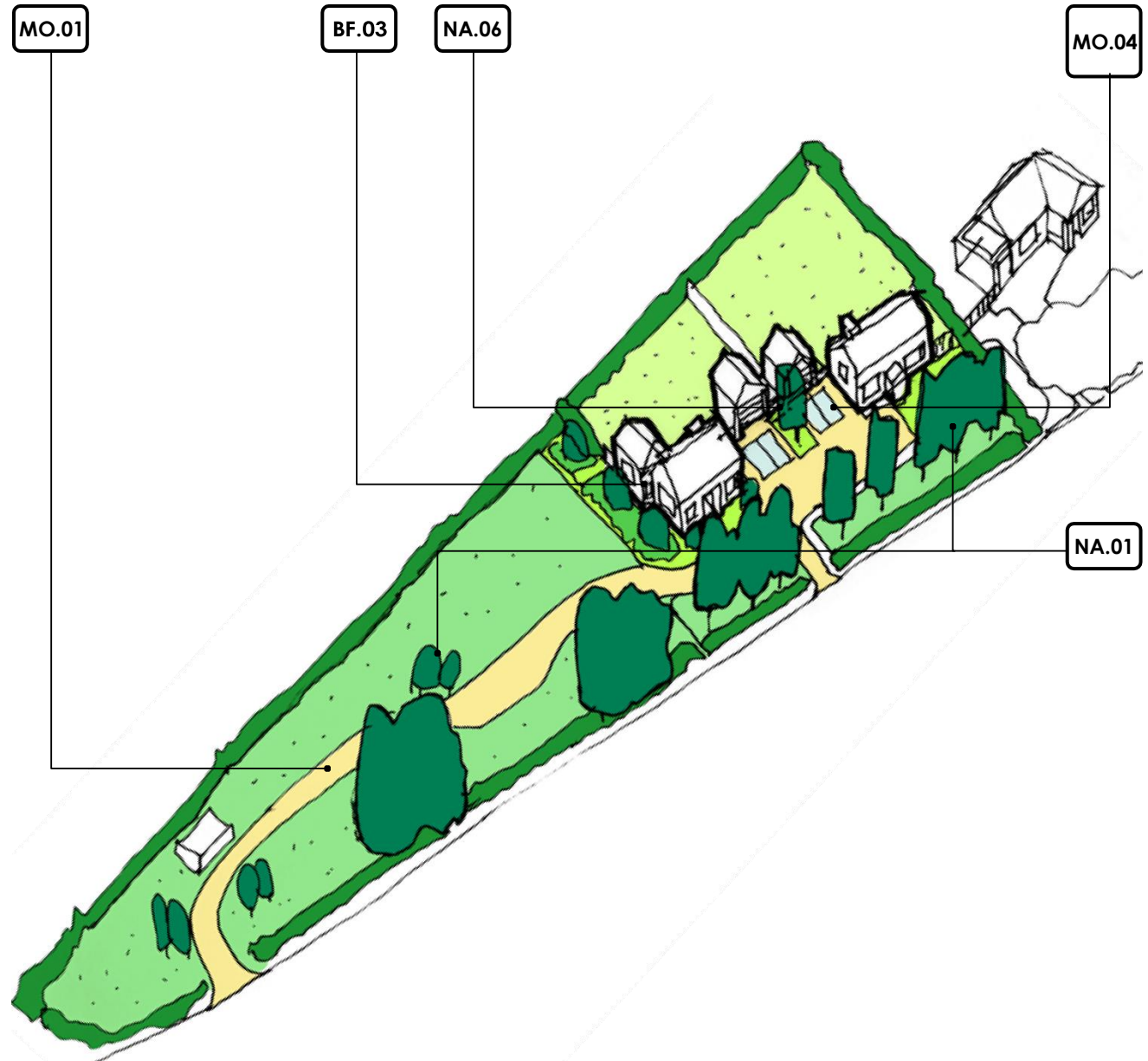
The site is adjacent to the Conservation Area and the Grade 2 Listed Old Rectory. Proposals should prepare a heritage assessment explaining how the new development will sustain and where possible enhance the significance of the Conservation Area and the Grade 2 listed building.

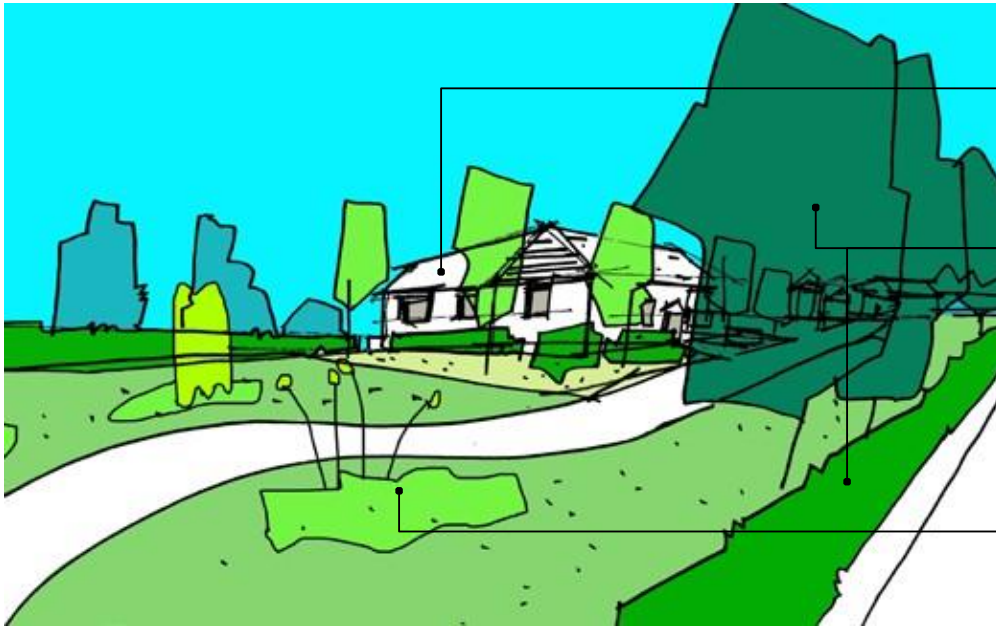
Proposed plans should be sympathetic to the edge of village location and provide an effective transition between this open, rural landscape and the village of North Crawley.



Key features

| | | |
|-------|-----------------|---|
| MO.01 | Connectivity | Car access is located to the south of Folly Lane, where visibility splays meet the requirements of MKC Highways Department. The road alignment can add interest to the small development and be an attractive approach around the existing trees and new landscaping. |
| MO.04 | Car parking | Two spaces per dwelling are provided as minimum on both sites. If parking is considered in garages, they should be single-storey to avoid filling the gaps between buildings completely. |
| NA.01 | Green Networks | Additional buffer planting is suggested towards Folly Lane continuing the existing tree line to the north of the site. The south of the site remains unbuilt and detailed landscaping proposals should be part of any planning permission regarding that portion of the site. |
| NA.04 | Net-gain | The development has the potential to deliver overall environmental gains, as part of a more detailed landscape strategy. |
| NA.05 | Biodiversity | Building level strategies to encourage wildlife and habitat creation can be object of a detailed design. |
| NA.06 | Street planting | The existing boundary hedgerow is maintained and should be supplemented as necessary to enclose the perimeter of the site. Existing trees should be maintained. Front gardens, particularly to the south open space, should be carefully considered. |
| BF.01 | Density | The masterplan suggests 2 dwellings on site H7 |
| BF.02 | Types & forms | The layout suggests two detached bungalows to the north of the site. |
| BF.03 | Building line | The building line aligns with the neighbouring bungalow to the north of the site. The facades are setback from Folly Lane and create an enclosed court to the front of the properties. The southern dwelling is suggested turning the corner and providing frontage onto the open field to the south of the site. |
| BF.04 | Heights | 1 storey. To be in keeping with the height of the surrounding dwellings, mostly bungalows. |
| ID.02 | Heritage | The conservation area features and the impact on the setting of Grade 2 Listed Old Rectory, should be considered as part of the detailed design of buildings in site H7. |





Frontage is proposed towards the open space to act as the end of view from the access route

Buffer planting is suggested to Folly Lane and the hedgerow is maintained and supplemented as needed

The meandering access road is supplemented with punctuated planting to provide interest along the route



Windows on gable ends activate the street

Front gardens with tree planting act as a defensive space to the dwellings protecting the windows that activate the street. To the same effect, space for hedgerows is allocated to gable ends

Parking spaces are relegated from the view behind the main line of buildings

A court is enclosed between the buffer planting and the building frontages acting as the end of the access route

Streetscape

Special effort has been made to achieve a lively street space. The following actions contribute towards that goal:

- The existing hedgerow is maintained along the boundary of the site and towards Folly Lane. Along the same boundary, the line of trees is continued by new trees that provide additional buffer to the street along the frontage of the development.
- The access street curves to provide an organic transition between the scheme and the open landscape.
- Although subject of a detailed landscaping design, the meandering access road is supplemented with punctuated planting to provide interest along the route. Frontage is proposed to that space to act as an end of view.
- A court is enclosed between the buffer planting to Folly Lane and the building frontages, acting as the end of the landscaped access route.
- The building frontages are turned onto the public space, enhancing the activity on the street.
- Front gardens with tree planting act as a defensive space to the dwellings protecting the windows that activate the street. To the same effect, space for hedgerows is allocated to gable ends.
- Parking spaces are relegated from the view as they are behind the main line of buildings.





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Response to vision

| Response to Vision | | The following table is a summary of the design actions taken in the masterplans for each site to respond to the objectives set out in the design vision section. This list can be also taken as reference as a design checklist to assess future applications on the NP area. | | | |
|--------------------|-------------------|---|---|---|---|
| MO Movement | | Site H3 | Sites H4 & 5 | Site H6 | Site H7 |
| MO.01 | Connectivity | The site is accessed from Chicheley Road. A short stretch of adoptable road will allow access for refuse and emergency vehicles. The layout of the road should not be open to the surrounding land, thus preventing new potential development on the fringes of the settlement. | Both sites are accessed from Orchard Way. Site H4 provides further private access to Lye Field beyond. The shared access avoids crossing tree-lined verge on Orchard Way. | A single access contact point with the High Street is provided to access the parking area of the portion of the site to the east. To the west of the terraces the driveway contacts the High Street. | Car access is located to the south of Folly Lane, where visibility splays meet the requirements of MKC Highways Department. The road alignment can add interest to the small development and be an attractive approach around the existing trees and new landscaping. |
| MO.02 | Walking & cycling | The PRoW is retained and enhanced with new landscaping planting. The considered position of the path follows the existing tracings found on aerial imaging. Pedestrian access to orchard Way is has a hard surface and is safe and well-lit. | The PRoW is maintained along the street in site H4, providing connection with site H3 and the fields to the north, and access to PRoW from site H5. | n/a | A pedestrian access is located to the north of the site. Refuse servicing can occur on-street from Folly Lane which is also as per the existing situation for the neighbouring properties. |
| MO.03 | Inclusive streets | Pavements are 1.5 metres wide across options. | Pavements are 1.5 metres wide across options. | Pavements are 1.5 metres wide across options. | Pavements are 1.5 metres wide across options. |
| MO.04 | Car parking | Two spaces provided to the front of properties. Visitor parking is provided on-street. Garages should be suggested as appropriate for most houses, where space allows. | Two spaces per dwelling are provided as minimum on both sites. Parking on site H4 is suggested on garages, to minimise the presence of cars on the street as the site is quite compact. 2 visitor parking spaces are provided to the rear of site H4. Garages should be suggested as appropriate for most houses, where space allows. | Two spaces per dwelling are provided as minimum on both sites. If parking is considered in garages, they should be single-storey to avoid filling the gaps between buildings completely. | Two spaces per dwelling are provided as minimum on both sites. If parking is considered in garages, they should be single-storey to avoid filling the gaps between buildings completely |
| MO.05 | Cycle storage | Suggested at the rear of properties across options. | Suggested at the rear of properties across options. | Suggested at the rear of properties across options. | Suggested at the rear of properties across options. |
| NA | Nature | Site H3 | Sites H4 & H5 | Site H6 | Site H7 |
| NA.01 | Green Networks | The site includes a large green open space in contact with the existing pond and trees and the PRoW. | On site H4, additional buffer planting is provided to separate development from Lye Field and Little Crouches to the east. On site H5, hedges separate development from open land on the perimeter. | The site provides generous gaps to connect the High Street visually with the open land to the south. | Additional buffer planting is suggested towards Folly Lane continuing the existing tree line to the north of the site. The south of the site remains unbuilt and detailed landscaping proposals should be part of any planning permission regarding that portion of the site. |
| NA.02 | Water & drainage | The existing pond is retained and could be part of the water attenuation from the development discharge. | n/a | n/a | n/a |
| NA.03 | SuDS | The large open space could include additional SuDS features in it. (see NA.02) | Street and building level SuDS are recommended as part of a detailed design. | n/a | n/a |
| NA.04 | Net-gain | The development has the potential to deliver substantial environmental gains, as part of a more detailed landscape strategy and as consequence of the comparatively larger size of the site. | The development has the potential to deliver overall environmental gains, as part of a more detailed landscape strategy. | The development has the potential to deliver overall environmental gains, as part of a more detailed landscape strategy. | The development has the potential to deliver overall environmental gains, as part of a more detailed landscape strategy. |
| NA.05 | Biodiversity | New and supplemented hedgerows are suggested along the perimeter of rear gardens. | Building level strategies to encourage wildlife and habitat creation can be object of a detailed design. | | |
| NA.06 | Street planting | Further to planting on front gardens, local ornamental planting is suggested at either side of the entrance to enhance the rural character of the development. | The arrangement of front gardens facing Orchard Way, and along the bend of the road into site H4 provides a green welcome to the site, that is continued along the tree-lined verge on site H5. | The existing hedgerow to the street is maintained almost in its entirety, only the driveway connection interrupts it in one point. The existing trees are maintained and supplemented with additional landscaping in front gardens. | The existing boundary hedgerow is maintained and should be supplemented as necessary to enclose the perimeter of the site. Existing trees should be maintained. Front gardens, particularly to the south open space, should be carefully considered. |

| | | | | |
|---------------------------------------|---|--|--|---|
| NA.07 Woodland | New trees to add to the existing woods surrounding the site might be advisable, in particular to supplement the hedgerow to Chicheley road. | New buffer planting is suggested to screen the development from Lye Field. | n/a | n/a |
| BF Built form | Site H3 | Sites H4 & 5 | Site H6 | Site H7 |
| BF.01 Density | The heritage setting and context of this site suggests about 15 dwellings (see Policy H3), which accords with advice provided by the Conservation and Archaeology Department at Milton Keynes Council. | The masterplan suggests 5 dwellings on site H4 and 5 on site H5, which is in accordance with the findings in the Site Options and Assessment | The masterplan suggests 3 dwellings on site H6, which is in accordance with the findings in the Site Options and Assessment | The masterplan suggests 2 dwellings on site H7. |
| BF.02 Types & forms | Proposals for the site should provide some 2-bedroom terraced and semi-detached entry level housing. Milton Keynes Planning Department advised that the housing mix should include predominantly 2-bedroom homes and 3-bedroom family homes, with some 4-bedroom family homes. | The layout for site H4 includes bungalows with garages, reflecting the properties along Orchard Way. On site H5, the layout is of detached cottages that could be combined with L shaped cottages or bungalows. The plot dimensions (particularly on site H5) allow for a range of typologies. For both sites H4 & H5, the housing mix should be a proportion of 3 and 4 bedroom homes, including semi-detached. | The layout suggests detached houses to the east, to provide gaps to the landscape beyond. To the west one unit is suggested detached and set back from the existing row of terraces. | The layout suggests two detached bungalows to the north of the site. |
| BF.03 Building line | Schemes should avoid linear rows of buildings and should instead focus on providing an informal, irregular design, in keeping with a rural setting. | A curvilinear building line is suggested following the road to Lye field on site H4. A similar condition is proposed on site H5 to avoid the monotony on a particularly long site. | The building line follows that of the existing terrace. The unit to the west of the terrace is setback from the road to accommodate space for the parking bay and to avoid overwhelming the existing form. | The building line aligns with the neighbouring bungalow to the north of the site. The facades are setback from Folly Lane and create an enclosed court to the front of the properties. The southern dwelling is suggested turning the corner and providing frontage onto the open field to the south of the site. |
| BF.04 Heights | 1 and 1.5 storey dwellings will be acceptable in order to ensure that the houses sit lower in the landscape to protect the rural setting of the heritage assets located at Moat Farm. | 1 and 1.5 storeys. To be in keeping with the number of storeys in the surroundings. | 1.5 storeys. To be in keeping with the height of the surrounding houses. | 1 storey. To be in keeping with the height of the surrounding dwellings, mostly bungalows. |
| ID Identity | Site H3 | Sites H4 & H5 | Site H6 | Site H7 |
| ID.01 Local character | Across sites, materials and building elements should be in accordance to the local character. Detail design is beyond the scope provided by the masterplan, but dwellings should be in keeping with the character of the area. | | | |
| ID.02 Heritage | Acceptable proposals will present a sympathetic design that recognises the importance of the open, rural character of the area and preserves the setting of the nearby designated heritage assets at Moat Farm. | n/a | The character of the existing terrace and the conservation area features should be considered as part of the detailed design of buildings in site H6 | The character of the adjacent dwellings and the conservation area features should be considered as part of the detailed design of buildings in site H7 |
| HO Homes & buildings | Across sites | | | |
| HO.01 Space standards | All dwellings represented in the masterplans have an indicative footprint of 6x10m. This represents a flexible dimension that can be grouped flexibly to achieve a number of different building typologies. The internal dimensions can hold different dwelling sizes across one or two levels. | | | |
| HO.02 Accessibility | Even if outside of the level of detail provided by the masterplan, new housing development should meet the M4(2) standards for accessible and adaptable homes and consider a number of them to reflect the M4(3) standard for wheelchair accessible homes. | | | |
| HO.03 Gardens | The minimum dimensions of gardens considered for all layouts is: A) Front gardens depth : 6m (or 3m when the conditions of the site advise so) B) B) Back gardens depth: 12m C) C) Front & back gardens width: 12m | | | |
| SU Energy & Sustainability | Across sites | | | |
| SU.01 Orientation | In general, all masterplans try to achieve the main orientation of the building within 30° of south. Houses oriented east of south will benefit from the morning sun. Those orientated west of south will catch the late afternoon sun | | | |
| SU.02 Low carbon | Even if outside of the level of detail provided by the masterplan, buildings should aim to reduce home overall energy use as cost effectively as the circumstances allow for. | | | |
| SU.03 | Solar panels | | | |



4

Delivery

Delivery

This section concludes the report with recommendations on how to embed findings in the Neighbourhood Plan and engage with local authorities.

This report considers the spatial and contextual character of North Crawley and subsequently sets out the masterplans for the selected sites in the Neighbourhood Plan. It demonstrates how future developments might create high quality places in a way which responds to and enhances the rich character and tranquil landscape of North Crawley.

These masterplans respond to the design vision and as examples to integrate the selected sites and potential future sites in the village.

This document can be a valuable tool for securing context-driven, high quality development in North Crawley. It will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and that can speed up the planning process.

This document is anticipated to be used by different stakeholders in the planning and development process in the various ways summarized in the table opposite.

| Stakeholders | How to use this guideline |
|------------------------------------|---|
| Applicants, developers, landowners | As a guide to community and Local Planning Authorities expectations on design, allowing a degree of certainty – they will be expected to follow these guidelines as planning consent is sought. |
| Local Planning Authority | As a reference point, embedded in policy, against which to assess planning applications. The design codes should be discussed with applicants during any pre-application discussions. |
| Parish Council | As a guide when commenting on planning applications, ensuring that the design codes are complied with. |
| Community organisations | As a tool to promote community-backed development and to inform comments on planning applications. |
| Statutory consultees | As a reference point when commenting on planning applications. |

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