

Neighbourhood Planning  
c/o UDLA  
Milton Keynes Council  
Civic Offices  
1 Saxon Gate East  
Milton Keynes  
NK9 3EJ

Tuesday 16<sup>th</sup> August 2022

Dear Sir / Madam,

**North Crawley Neighbourhood Development Plan 2021 – 2036 – Submission Version – May 2022**

Lone Star Land (LSL) are writing in support of the North Crawley Neighbourhood Plan. LSL are Land Promoters based in Henley-in-Arden, who have an active interest in the North Crawley NP, as we act on behalf of the North Crawley Estate (the Landowner). LSL support both housing allocations H5 and H7, which have been allocated in the Neighbourhood Plan.

Firstly, we welcome this new Neighbourhood Plan and wish to commend the Steering Group's resilience and thorough approach to their site selection process. We believe they have included a range of suitable, deliverable and developable sites which will help the village grow organically in the future.

For the Neighbourhood Development Plan to be adopted, it must satisfy the basic conditions which have been set out in the Planning Practice Guidance – Neighbourhood Planning (Paragraph 65 - Reference ID: 41-065-20140306). We have set these out below:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make neighbourhood plan.
- b) The making of the neighbourhood plan contributes to the achievement of sustainable development.
- c) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area.
- d) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- e) Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.

To make sure that all the above points have been satisfied, the Neighbourhood Plan Group have produced a Basic Conditions Statement, which can be seen in Appendix 8 of the Neighbourhood Plan. This statement provides evidence to demonstrate the plan's compliance and has been structured to highlight how each individual condition has been met.

### **National Policy and Advice and Sustainable Development**

Paragraph 79 of the NPPF states; **“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. Where there are groups of smaller settlements, development in one village may support services in a village nearby”**. Therefore, the allocation of 35 dwellings within North Crawley complies with National Planning Policy on development within rural areas.

Section 2 of the NPPF – Achieving Sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

- a) **an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;**
  - This Neighbourhood Plan has allocated five different sites, which range in size from 2 to 20 dwellings. As a result, this will create jobs for local people during the construction stages and it will increase the number of people using and supporting local facilities within the village.

**b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and**

- The Neighbourhood Plan has proposed that a proportion of the some of the allocated sites provide affordable homes in North Crawley. Moreover, Objective One of the Neighbourhood Plan addressing Housing: allows for development of a type and scale sufficient to meet local needs and support our local facilities, without detracting from North Crawley’s essential character as a small, rural village and without compromising the sense of community. The proposed sites for 35 dwellings are divided over five housing allocations throughout the village, therefore, this allows the village to retain its community feel and is in line with development strategy set out by Policy DS1 of Plan MK.

**c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.**

- The Neighbourhood Plan addresses enhancing the natural environment through the North Crawley Site Design Guide.

**d) Policy L1 – Local Green Space designation policy in the Neighbourhood Plan has designated four areas specifically for local green spaces where the new development in these areas will be supported to enhance the recreational use of the area.**

- Moreover, the Neighbourhood Plan aims to protect the rural surroundings of the village whilst allowing sensitive growth in locations that have been assessed as appropriate during the preparation of the Neighbourhood Plan. The impacts that development would have on the ‘intrinsic character and beauty of the countryside’ (a core planning principle in the National Planning Policy Framework Paragraph 174b) were specifically considered in the site assessment exercise. LSL agree that the village can sustain additional growth at the edges without detracting from the surrounding countryside. The inclusion of the sites identified for allocation within the settlement boundary is supported to give clarity to decision-takers at any future planning application stages. Beyond these

allocations, development in the countryside should be assessed against Plan:MK Policy DS5 and the NPPF.

## **General Conformity with Strategic Policies of the Plan**

The allocation of 35 dwellings within North Crawley plays its part in contributing to Milton Keynes Council's identified housing requirement. This is in line with Policy DS1 of Plan MK which explains that residential development in villages and rural areas will be permitted where it is allocated by neighbourhood plans.

### **Policy H5**

LSL supports Policy H5 Land North of Orchard Way which is allocated for residential development of five dwellings. The site is deliverable and developable and the seven criteria are generally supported. Appendix Six – North Crawley Site Design Guide shows an indicative layout with access through H4; we can confirm that The Landowner has a right of access through H4. The fifth criterion is deliverable.

We note that the wording of the policy has been changed in response to our comments at the pre-submission stage regarding the pumping station and this is appreciated.

LSL have a slight concern that the wording of criterion 4 could give the impression that only 1 and 1.5 storey dwellings are allowed on H5. This is clearly not the intention of the allocation given the indicative masterplan shown in the Site Design Guides Report.

We also consider that the northern boundary of the site should follow the established field boundary. We appreciate that this is a point that we have not made previously. On reflection the proposed location of the northern site boundary leaves a small triangle of land that is not suited to arable farming given its size and shape. This area could be included within the allocation to give flexibility to any layout and allow for a larger area of structural planting. We do not consider that this point affects whether or not the plan meets the basic conditions. its 'tidying-up' point.

### **Policy H7**

LSL supports Policy H7 Land on Folly Lane with a modification to the wording of the policy regarding heritage. Policy H7 allocates land for residential development for two bungalows and we can confirm the site is deliverable and developable. The five criteria set out in the policy can be accommodated..

Yours faithfully

A handwritten signature in black ink, appearing to read 'CFISK', is written over a light grey rectangular background.

Callum Fisk BA (Hons) MSc  
Land Manager  
Lone Star Land