

# North Crawley Neighbourhood Plan

2021 to 2036

Referendum Version

December 2022



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## Foreword

We are so privileged to live in such a beautiful part of the country and in a parish so full of character and history. With the vibrancy of Milton Keynes on our doorstep with all its leisure, work and retail facilities we are still just moments away from glorious countryside and sweeping rural views. That is a precious combination, which deserves to be preserved and nurtured even as we propose to gently expand North Crawley to ensure we provide for the future of our families and our facilities.

North Crawley has a wonderful community spirit with volunteers helping our vulnerable residents, expanding our play parks, encouraging our wildlife, running our sports facilities, and organising events for us all to enjoy. We have dance classes, bingo, book swap, book clubs, fitness classes, children's activity days, Ladies' groups, art classes, yoga, bowls and first rate cricket facilities, all within the village. We have two pubs, a thriving school, a farm shop and a bustling village shop and our own Historical Society. And at the heart of our village is our beautiful and ancient St. Firmin's Church managed and, in part maintained by... volunteers of course. All this means we are reliant on a flow of generations moving through our village - to keep these facilities well used and to provide the voluntary support to keep them available. We therefore need to carefully expand our housing stock to provide the number and mix of homes available to young and older residents.

Things are changing around us that will affect our parish. The success of Milton Keynes is inevitably leading to its expansion, which will soon see 5000 houses built as part of the MK East Plan. A further 900 houses are being built adjacent to North Crawley Road on Tickford Fields, near Newport Pagnell. Whilst that expansion is to be welcomed, as evidence of living in an attractive and exciting part of the country, it brings with it the need for our parish to ensure we have the tools to protect the character and tranquillity of our own neighbourhood as best we can.

A neighbourhood plan such as this will be our first, and only legal defence against unwanted development. If adopted it becomes part of Milton Keynes Council's own Development Plan which will support the Parish Council in resisting development outside the allocated areas. Of course, it is not infallible. It can be challenged through due legal process - but without it we would have no local defence at all other than residents' objections.

This Neighbourhood Plan is the result of the input of hundreds of our residents and thousands of hours of volunteers' time on Steering Groups both from the first plan and this, our final attempt to secure a majority in favour of these proposals. Thank you to everyone who has put in so much effort over the last 5 years to get to this point.

Whatever you feel about this plan please use your vote. Let's get a good turnout so the outcome is truly an expression of the wishes of our community.

Steve Garner

Chairman, North Crawley Parish Council.

## 1. INTRODUCTION – How to use the plan

- 1.1. This Neighbourhood Plan has been prepared by a steering group established by North Crawley Parish Council, the designated Neighbourhood Group. The plan is intended to last for the period 2021 to 2036. The plan covers the entirety of North Crawley Parish as shown in Figure 1:

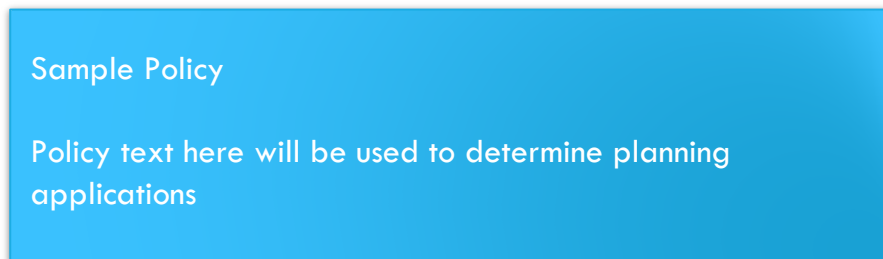


**Figure 1: Designated Neighbourhood Plan Area (North Crawley Parish)**

- 1.2. The terms ‘village’ and ‘parish’ are used interchangeably in the plan. The village of North Crawley itself lies at the centre of the parish, which also encompasses outlying areas such as, Little Crawley, Brook End, and East End. Policies have equal effect across the plan area except where policies include site-specific criteria.
- 1.3. The plan contains planning policies that will be used to determine all planning applications that are made in North Crawley Parish over the next 15 years. The plan supplements the existing policies of Milton Keynes Council and does not replace policies contained in Plan:MK (2019). The plan has also been prepared to be consistent with the National Planning Policy Framework (NPPF, July 2021).
- 1.4. The plan is structured thematically according to the key objectives for the village over the next 15 years. These were identified by the Steering Group early in the plan’s preparation using the results of a questionnaire distributed to all households in the parish and have been amended as a result of formal and informal consultation throughout the process.
- 1.5. The full results of the questionnaire are contained in a separate document (Appendix 1), alongside other evidence base documents: Character Area Assessments (Appendix 2); Briefing Note on the Future Housing Requirement for North Crawley (Appendix 3); North Crawley Conservation Area Review (December 2021) (Appendix 4); Site Options and Assessment Report (Appendix 5); Site Design Guides Report (Appendix 6) and Local Green

Space Assessment (Appendix 7). The plan is also supported by statutory documents: Basic Conditions Statement (Appendix 8); Consultation Statement (Appendix 9) and an Environmental Report (Appendix 10).

- 1.6. Each chapter of the plan relates to a specific theme. At the start of each chapter is the plan's objective for that topic. Planning policies have been written to achieve these objectives and are contained within blue text boxes as shown in Figure 2. These will be used by Milton Keynes Council when determining planning applications in the area over the next 15 years. The supporting text, before and after each policy, provides background to its rationale and how each policy is expected to be used.



**Figure 2: Example of policy boxes used in the plan**

- 1.7. The plan's policies map is shown in Section 5. This shows the housing site allocations, settlement boundary, conservation area boundary and local green spaces that are referred to in the plan's policies. The policies map is a crucial component of the plan and should be referred to when using the document.
- 1.8. The Neighbourhood Plan has been supported by several community engagement exercises. The results of these are summarised in the accompanying Questionnaire Results (Appendix 1) and Consultation Statement (Appendix 9). The results broadly indicate the following, which has informed the Neighbourhood Plan:
  - The preference of residents is for small-scale housing located within easy walking distance of the village centre.
  - A range of house types should be provided, including those suitable for first time buyers, young families and the elderly.
  - Traffic and its effect on the quality of life in North Crawley are a key concern.
  - The rural surroundings of the village, its distinctive views and its accessibility are highly valued.
  - Village amenities, including church, school, sports facilities, pubs, and shops, should all be protected.
  - North Crawley has a set of unique heritage characteristics, based on its history and estate legacy, which should be protected, as part of its future development.

- 1.9. Many comments from local residents related to non-planning issues. North Crawley Parish Council has identified a number of community projects that will be the focus for the Parish Council during the plan period.



**Neighbourhood Plan consultation event July 2021**



**Questionnaire circulated in July 2017**

## 2. BACKGROUND AND CONTEXT

### 2.1. A Brief History

- 2.1.1. North Crawley is a village and civil parish in the Borough of Milton Keynes, Buckinghamshire, England. It is located near the border with Bedfordshire, about three and a half miles east of Newport Pagnell.
- 2.1.2. The original name of the village is Great Crawley (Crawley Magna), and Little Crawley (Crawley Parva). They combined in Tudor times to become North Crawley, which would be the village and hamlet together, so technically the main village is still called Great Crawley. The village name is old English Crauli / crowe (crow), and Leah (clearing). The full development of Great Crawley occurred soon after 1128, under the expansion policy of King David of Scotland, Earl of Huntingdon.
- 2.1.3. North Crawley dates back to before the Domesday Book compiled in 1086, in which reference is made to only three churches existing in Buckinghamshire prior to the Norman Conquest; St Rumbold's in Buckingham, St Osyth's in Aylesbury, and St. Firmin's in North Crawley.
- 2.1.4. The Grade 1 listed St. Firmin's Church owes its foundation to a small religious house at Hardmead, which had been built by monks from France and dedicated to St. Firmin, the first Bishop of St Amiens. This dedication was carried on by North Crawley Church, and there are only two other churches in Great Britain dedicated to this little known saint who was martyred in AD 287.
- 2.1.5. North Crawley is one of those parishes where a complicated system of land ownership over the years has ensured that the pattern of small, hedged fields, close to the village centre has survived almost intact since the time of the Enclosure Awards in 1773. The further away from the village, the larger the fields, which are remnants of the ancient open field system, this predominated over the areas to the west and south-west of the village. As a result, there is today a pleasant mixture of pasture and arable land surrounding the village.



- 2.1.6. The development pattern of settlement in the parish was dispersed with a number of 'ends', typical of a woodland settlement. The church and three farms were located at the centre together with many smaller 'home closes' clustered around the village street. Church Farmhouse, a Grade II listed property just east of the church, was one of the early farms. Several manors existed in the parish, including three with moated sites, for example Grade 2 listed Moat Farmhouse on Chicheley Road, which is still surrounded by the ancient moat, now designated as a Scheduled Ancient Monument. Mathias Manor was the basis for the present day Grade 2 listed Crawley Grange, off Pound Lane. Haudlo Manor was replaced by the present Grade 2 listed Old Rectory in 1800.
- 2.1.7. Modern day North Crawley sits elevated above the surrounding landscape and is partially screened from view by trees. Approaching by road one is first aware of the church, sitting higher than the houses around it and visible amongst the trees. Within the village is a Victorian school, which lies adjacent to the church grounds, on the west side. The school was enrolled on 28<sup>th</sup> May 1844, it was jointly built by the Rector and Thomas Alexander Boswell, and was subsidised by a Parliamentary grant.
- 2.1.8. There are late Georgian and Victorian houses of varying size along the High Street with some older labourers' terraced cottages and conventional, standardised 20th century houses here and there, testifying to a move away from the need for a local labour force to dormitory village serving the new town of Milton Keynes.
- 2.1.9. Standing opposite the entrance to Pound Lane is a former Congregational Church of 1821, built of local brick but with a carefully proportioned frontage comprising a central arched doorway with an arched window to each side and two more above.
- 2.1.10. The lanes and paths by which some parts of the village are reached are an important component of the village's character. They invite exploration of the settlement on foot by which means the settlement slowly reveals both itself and important views of the church, which dominate the village, as well as views across attractive garden spaces and out into open countryside on the south side.





- 2.1.11. In combination, the older buildings, their materials and details, the enclosed spaces created and the views through and out, often with mature trees forming a backdrop, create a harmonious and distinctive settlement pattern and a strong sense of place, both reflecting and documenting the underlying geology and the local craft skills that brought it about.
- 2.1.12. To the north of the village is an orderly but standardised late 20th century housing estate which does not contribute to the historic local character but it does provide a pleasant, and desirable residential area characterised by a mix of dwellings with large curtilages and an abundance of public open space. Whilst it all but doubles the size of the village, it is largely hidden from view as one passes along the High Street.
- 2.1.13. The road that cuts through the village is a local road between Tickford End, Newport Pagnell and Cranfield. This is a popular back road, and at certain times of the day the village roads can become congested as traffic makes its way through the village.
- 2.1.14. The expansion in housing and the popular route provided by the road may explain the continued presence of a school, shop and two pubs in the village, all of which provide important, ongoing day time activity.
- 2.1.15. Despite the presence of some unsympathetic late C20th and C21st developments and a growing prevalence of more modern materials the sense of a well preserved, traditional rural village is still strongly discernible.



## 2.2. Population and Housing

- 2.2.1. According to the 2011 Census, North Crawley had 736 residents, with a mean age of 45.8 and a median age of 48, considerably higher than the Milton Keynes average of 39 years.
- 2.2.2. The population declined slightly from the 2001 Census when there were 777 residents with an average age of 42.2. In addition, the population aged considerably in that ten year period; 32.6% of the 2011 population were over 60, compared to 24.6% in 2001. In the same 10 year period, the 45 to 59 age group dropped slightly from 26% to 24.2% and the 20 to 44 age group, where you are likely to find younger families, fell from 28% to 23.9%
- 2.2.3. The parish in 2011 was formed of 330 households (in 2021 this now stands at 335 households). Of the 330 households, 317 (96.1%) had at least one usual resident and 13 (3.9%) had no usual residents. 22.4 % of households in 2011 were occupied by just one person; 13.2% occupied by 1 person over the age of 65 (42 houses). 14.5% of households were occupied by one family entirely over the age of 65 (46 houses). The remaining households averaged 2.3 people with an average of 3.2 bedrooms.
- 2.2.4. 25.6% of households in 2011 had dependent children with only 8.8% of households having children under the age of 5.
- 2.2.5. The vast majority of households (78%) own the house they live in, and 40% own it outright. 20% of households are in rented accommodation (64 houses). Houses and bungalows form the majority of the dwellings, with 59.4% of all dwellings being detached and 21.5% semi-detached.
- 2.2.6. There exists a range of house sizes with 2, 3 and 4 bedroom homes forming the majority of dwellings in the village. Larger houses of 5 or more bedrooms tend to be located outside the settlement boundary. Within the parish there are twenty two Grade II listed buildings (of which seven lie within the main village), one Grade I listed building (St Firmin's Church) and 3 Scheduled Ancient Monuments.



- 2.2.7. The core area of the village lies within a Conservation Area. The Conservation Area Review (December 2021), identifies a number of other buildings and village features as being of high local historic value with respect to their design and the contribution they make to village character.
- 2.2.8. The identified need in North Crawley is for more 2-, 3- and 4-bedroom homes and a mix of house types including semi-detached, starter type homes and smaller bungalows. A number of older residents are living alone in their family homes and wish to downsize but because there are limited options for them in the village, they will have no choice but to leave the village in order to find more suitable accommodation. Young people wanting to purchase their own home are often excluded from the village because house prices are high compared to those in the urban areas of Milton Keynes, and young families are finding suitable properties difficult to come by, as family houses remain occupied by parents when their children have left home.
- 2.2.9. Over the past 10 years, there has been an increase in the number of planning applications for new housing development in the parish. Seven applications for change of use to residential or new, infill dwellings within the settlement boundary have been approved. Applications for larger developments, outside the settlement boundary have been refused. The Parish Council is aware of the increasing pressure on landowners to sell the development rights to land promoters and is aware of the large swathes of countryside being lost to development only a few miles away, in all directions around the village. One of the aims of this Neighbourhood Plan is to ensure that we have some control over the scale and type of development that is allowed to come forward and to approve only those developments that fulfil the objectives of maintaining the sense of community; providing homes for young people and families and allowing older residents to remain in the village, and at the same time are consistent with and respectful of North Crawley's rural character and historic settings.

### 2.3. Employment and Traffic

- 2.3.1. 72% of the population is economically active, with the majority of the working age population in employment (69%), this is lower than the Milton Keynes average of 80%. The majority (55%) are in professional and technical professions with 17% in senior positions. The percentage of self-employed (12%) is twice the borough average. The unemployment rate is 2%, significantly lower than the Milton Keynes rate of 3.7%. Almost 20% of the resident population is retired, 7% higher than the Milton Keynes figure.
- 2.3.2. The results of a questionnaire carried out in 2017 demonstrated that there is little if any support for additional business activities in the parish. Besides a handful of active farms, there are a number of small businesses operating out of repurposed agricultural buildings. This kind of small scale business will continue to be supported by the Parish Council, as long as all other planning policies relating to this are met and in particular, they do not contribute to additional traffic nuisance. There are ample employment opportunities in close proximity to the village at the Cranfield Technology Park and University and within Milton Keynes itself, which has a thriving economy.

- 2.3.3. There is an increase in people working from home and new housing would need to be able to provide space for people to continue to do so. However, there is also recognition that many people will continue to travel to work and with public transport being limited in this rural area, the use of private cars will continue to be the main mode of transport.
- 2.3.4. It was considered during a recent review of the Conservation Area (2020) that “Despite clearly being a popular back road, the traffic is not a constant or particularly troublesome presence but it does add a degree of noise and activity as traffic makes its way through the village.” Residents would disagree with this statement and the majority of comments, in response to the questionnaire and feedback throughout the Neighbourhood Plan consultation process, relate to traffic nuisance. The most frequent complaints are regarding speeding through the village, not just along the 40mph approaches and the 30mph main streets but also along the single track roads that are used as rat runs from Cranfield and the Bedford Road. On-street parking is also considered a nuisance by many, as this adds to congestion during the twice daily rush hours and also at weekends; some, however, see this as a successful traffic calming measure, to slow traffic as it makes its way along the High Street. With 43% of households having 2 cars and 16.5% having 3 or more vehicles per household, there is clearly a need, in all new developments, to provide off street parking for at least 2 cars, as well as making provision for visitor parking.

## 2.4. Heritage and Design

- 2.4.1. As detailed in the Background to the Parish, North Crawley has a rich and varied heritage that has led to a very distinctive local character.
- 2.4.2. The North Crawley Conservation Area Review (December 2021) provides a detailed account of the heritage of the built environment; for development within the conservation area this document should be referenced. New development will be expected to employ good quality materials that are consistent with the historic materials used in the conservation area.
- 2.4.3. Along Chicheley Road lies Old Moat Farm. The moat is considered to be of medieval origin and is a nationally important, Scheduled Ancient Monument. The Grade 2 Listed farmhouse sits on an island surrounded by the moat and is of Tudor origin (16<sup>th</sup> Century). The setting of these heritage assets is characterised by an open, rural landscape, which also provides important separation between the hamlet of Little Crawley and the village of North Crawley.
- 2.4.4. Almost all of North Crawley is built from brick, the chief exception being the church which is built from a coarse Blisworth type limestone. Roofs tend to be of plain, clay tile or Welsh slate, both now frequently replaced by late C20th clay or concrete tile. Other important materials used in traditional construction include timber, metal and glass. There are also fragments of timber framing and weatherboarding but it is brick and the variations brought about by changes in methods of manufacture and use that most strongly characterise the village.

2.4.5. The Site Design Guides Report, produced for the Parish Council by AECOM (June 2021), with subsequent amendments by the Steering Group (January 2022), establishes a design vision for North Crawley. The objectives are aligned to those of Plan:MK (2019) and the characteristics of the village and parish.

2.4.6. Together, these documents demonstrate how future developments might create high quality places in a way that responds to and enhances the rich character and tranquil landscape of North Crawley.

## 2.5. Landscape and Green Spaces

2.5.1. In the 2017 Questionnaire, residents were in overwhelming agreement that access to public green spaces, footpaths and quiet country lanes is important.

2.5.2. There are four areas in the village designated as Local Green Space, these are managed by the Parish Council and provide green areas that connect and enhance the built up areas, as well as providing extensive recreational land, used formally by clubs and societies and informally by residents and visitors.



2.5.3 In addition to the designated Local Green Spaces, there are other areas in the village that have importance to residents and should be protected. North Crawley United Charities owns and administers an area of allotments, known as Town Lands on Folly Lane; there are presently 11 plots that are rented out. A network of footpaths and bridleways allows easy access to peaceful and pleasant countryside taking in a variety of landscapes including traditional parkland below the Old Rectory and well preserved, medieval field patterns south of the Church, along Brook End and in Little Crawley. Brandon wood, in Little Crawley, is part of an extensive area of wildlife corridor along the banks of Chicheley Brook, which also includes the area to the East of Pound Lane, the Ford at Broadmead, now managed voluntarily, as a nature reserve and all of East End.

- 2.5.4. In the Milton Keynes Council Landscape Sensitivity Study (October 2016), it describes the landscape character type of the area, which is Clay Plateau Farmland with Tributaries. It goes on to state that despite the relatively close proximity to Milton Keynes, the area is a quiet and peaceful rural landscape with very few visual constraints.
- 2.5.5. The elevation of the plateau results in extensive views from North Crawley to the surrounding areas, with distinctive, 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.
- 2.5.6. There are a number of woodlands in the area that coexist with large but somewhat fragmented fields and hedgerow field boundaries. There is little built development and few roads in the area, supplemented by an extensive and well documented network of footpaths and bridleways that are well used by the villagers and by walking groups attracted to the area. As a result, the tranquillity of the area is retained.

## 2.6. Community Facilities

- 2.6.1. The village benefits from an Infant School, 2 pubs, a village shop and a local farm shop. The Village Hall and North Crawley Institute both provide meeting and social space and there is a large recreation ground, with children's play areas, adjacent to the Institute. There are many clubs, societies and volunteer groups that offer the chance for everyone to get involved in community activities. North Crawley United Charities exists for the benefit of residents with the aim of supporting "those in need in the village and to help apprentices purchase the tools of their trade".
- 2.6.2. There is an opportunity to keep informed through the Community Facebook Page, Next Door North Crawley, the monthly SCAN magazine and through the village noticeboards. The Parish Council has a lively and informative website and is a proactive and positive body, supporting local people to get involved. The sense of community is evident and benefits from a cohesive built environment where the centre of these activities is within a 10 minute walk for the majority of households.



## 2.7. Vision Statement and Core Objectives

- 2.7.1. The purpose of a neighbourhood plan is to influence change, steering it in directions that are in the best interests of the community as a whole. This Neighbourhood Plan is based on the following vision for change in North Crawley over the next 15 years.

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

### 2.7.2 Objective 1 – Housing

To allow for development of a type and scale sufficient to meet local needs and support our local facilities, without detracting from North Crawley's essential character as a small, rural village and without compromising the sense of community.

### 2.7.3 Objective 2 – Employment and Traffic

To provide as far as possible a safe traffic environment by ensuring that new development does not add to existing traffic problems.

### 2.7.4 Objective 3 – Heritage and Design

To ensure all new development makes a positive contribution to and enhances the character of the village and safeguards its key features.

### 2.7.5 Objective 4 – Landscape and Green Spaces

To ensure that the surrounding countryside continues to be accessible and enjoyable to all and to protect important views and key green spaces in the village.

### 2.7.6 Objective 5 – Community Facilities

To support, enhance and protect our community facilities for the benefit of all residents.

### 3. NEIGHBOURHOOD PLAN POLICIES

#### 3.1. Housing

Objective: “To allow for development of a type and scale sufficient to meet local needs and support our local facilities, without detracting from North Crawley’s essential character as a small, rural village and without compromising the sense of community.”



- 3.1.1. Policy DS1 of Plan:MK (2019) explains that residential development in villages and rural areas will be permitted where it complies with neighbourhood plans. Housing is therefore a critical area to address. The Parish Council also wants to ensure that the village plays its small part in contributing to Milton Keynes Council’s identified housing need.
- 3.1.2. One of the key findings of the questionnaire underpinning the Neighbourhood Plan is that residents of North Crawley value the sense of community in the village. Therefore, the housing objective for the plan is to provide a number and type of dwellings that contributes to supply in the parish but ensures the village retains its community feel.
- 3.1.3. A development of 11 or more houses will be required to provide some affordable housing in accordance with Plan:MK (2019) Policies HN1, and HN2. This is also consistent with the NPPF regarding affordable housing.
- 3.1.4. Enabling young people who wish to buy their first home and older residents wanting to downsize to remain in their community is an important consideration for this Neighbourhood Plan.
- 3.1.5. The NPPF Paragraph 66 explains that “strategic policies should ... set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan



examination, unless there has been a significant change in circumstances that affects the requirement.”

- 3.1.6. In Plan:MK (2019), Policy DS1 states that “development will occur within villages and other rural settlements at locations identified in made neighbourhood plans”. Milton Keynes Planning requires Neighbourhood Plans in villages and rural areas to allocate at least 1 new dwelling, other than this there is no specific housing requirement for these areas.
- 3.1.7. NPPF paragraph 67 makes clear that “the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority”.
- 3.1.8. Milton Keynes Planning Officers have agreed that it is appropriate for North Crawley to allocate more than the required number of new homes, provided it is sustainable and in general conformity with the development strategy of Plan:MK (2019).
- 3.1.9. The plan is accompanied by a Briefing Paper on the Future Housing requirement for North Crawley (Appendix 3) that explores this matter further. It concludes that the amount of development proposed by the plan (30 to 35 dwellings) is appropriate and includes a statement from Milton Keynes Council Planning Department supporting the allocation of 30 to 35 new homes. The following policies are intended to make sure this objective is delivered and that unanticipated development opportunities are managed effectively.
- 3.1.10. The settlement boundary shown on the Policies Map, and referred to in Policy H1, largely follows the existing boundary established by the 2005 Local Plan and reviewed by Plan:MK (2019); the only changes are to the inclusion within the boundary of sites that are allocated for development by the Neighbourhood Plan.
- 3.1.11. The 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. Development in the countryside should be assessed against Plan:MK (2019) Policy DS5 and the NPPF.

## Policy H1 Delivery of Housing

The North Crawley Neighbourhood Plan will provide for about 30 to 35 new homes to meet the housing needs of the parish over the plan period 2021 – 2036.

New housing will be supported on sites that lie within the settlement boundary of North Crawley in accordance with other relevant policies of the development plan.

New housing will be delivered through:

- Dwellings with planning consent at January 2021 or which have been constructed since January 2021. Windfall opportunities in accordance with Policy H2, below; Plan:MK (2019) Policy DS2 and DS5; and the NPPF
- The following housing allocations:
  - Top Croft, Chicheley Road (Policy H3)
  - The Former Maslin Site (Policy H4)
  - Land north of Orchard Way (Policy H5)
  - Land to the south of the High Street (Policy H6)
  - Land to the west of Folly Lane (Policy H7)

3.1.12. The Neighbourhood Plan has considered various different options for development over the next 15 years and the following policies address those that have been selected. However, it is acknowledged that other development opportunities may arise during that time, which cannot be anticipated now. Therefore, Policy H2 seeks to ensure that, where these are within the settlement boundary and consistent with Policy H1, no additional harm results from planning permission being granted.

3.1.13. North Crawley includes several areas on the approaches to the village, such as Brook End and East End and along rural lanes, such as Gog Lane, Pound Lane and Broadmead, that have intermittent dwellings interspersed with fine views of the surrounding countryside. These dwellings have developed historically as conversions or replacements of existing buildings. Policy H2 aims to allow replacement dwellings of this nature to continue to come forward, provided they are compliant with Policy H1 and do not result in adverse impacts on these quiet lanes and the countryside approaches to the village.

3.1.14. Questionnaire results suggest that the various open spaces around the village, its character, and overall living environment are highly valued by residents. Policy H2 therefore seeks to avoid developments that would threaten these characteristics.

## Policy H2 Infill Development and Replacement Dwellings

Proposals within the settlement boundary that are not on allocated sites (i.e., 'windfall' developments) will be supported where they represent an appropriate form of infill.

Inappropriate infilling includes proposals that would result in the loss of open space, development that would adversely affect the special interest, character, or appearance of the conservation area (or the setting or significance of other heritage assets); intensification of existing uses where this would have adverse impacts on the amenity or privacy of nearby occupiers; development that would cause harm to the character or appearance of the local area through the loss or reduction of important gaps between existing dwellings; the partial or total loss of wildlife habitats, including the loss of significant trees and hedgerows; and developments that are inconsistent with the design principles of Policies HD1 and HD2.

Proposals for developments in residential gardens within the settlement boundary will be supported where there is no negative impact on the character and appearance of the surrounding area. Any such development must offer appropriate access and incorporate adequate off street parking and amenity space in accordance with MKC guidelines.

Proposals for developments in residential gardens will not be supported where the inappropriate development of the site would adversely affect the amenity of future occupiers of the site or those currently occupying adjoining or nearby properties, or where the garden makes an important contribution to the local landscape, for example by providing views into open countryside.

Applications for replacement dwellings within and outside the settlement boundary will be supported where they comply with all other relevant policies of Plan:MK and the NPPF.

- 3.1.15. Policies H3 to H7 cover sites that the Neighbourhood Plan is making available for development. The Policies Map should be referred to when using these policies. Full details of how these were decided upon are contained in the AECOM Site Options and Assessment Report (Appendix 5). In summary, site assessments were undertaken that considered each available parcel of land around the village against objective criteria, covering a wide range of site issues, including environmental, physical, landscape, visual, heritage, and planning policy constraints, as well as accessibility, availability and viability. Those that are proposed to be allocated below were all found to be potentially suitable, subject to appropriate mitigation of relevant constraints, and consistent with the Steering Group's principal objectives.
- 3.1.16. In total, Policies H3 to H7 allocate land sufficient for 30 to 35 new homes to come forward in the village. The results of consultation with residents and other stakeholders, including landowners and developers, has identified that a significant proportion will be smaller, 2-

bedroom homes, including bungalows, suitable for first-time buyers or for older residents seeking to downsize; and family homes with 3 or 4 bedrooms.

- 3.1.17. The strategies and principles that underpin Policies H3 to H7 are contained in the Site Design Guides (November 2021 with amendments made in January 2022) (Appendix 6). This document should be read as part of the Neighbourhood Plan to guide the assessment of future development proposals and encourage high-quality design by suggesting masterplan layouts in keeping with the character of the area. This document is 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 meet the aspirations of the community and that can speed up the planning process.
- 3.1.18. Policy H3 refers to the largest site, Top Croft, on Chicheley Road. This site is important to the setting of Grade 2 Listed Old Moat Farm and the Scheduled Ancient Monument within its curtilage. It is important that developers work closely at an early stage with the local planning authority, in particular with the Conservation and Archaeology Department, to ensure that an appropriate scheme is developed that reflects this very specific location. It is anticipated that this site will accommodate a proportion of affordable homes in accordance with policies in Plan:MK (2019) and also a proportion of 2- and 3-bedroom homes.
- 3.1.19. Policy H4 refers to a small site, known as the former Maslin property, with an existing derelict house that will be redeveloped; it will provide a proportion of housing suitable for older residents. The site referred to in Policy H5 lies adjacent to site H4 and will incorporate a mix of 3- and 4- bedroom homes suitable for families. Policy H6 refers to a small site on the High Street; this will consist of 3- and 4-bedroom homes. Policy H7 relates to a small site on Folly Lane that will incorporate 2 bungalows at the northern end of the site. The exact housing mix will be subject to arrangements with the landowner/developer negotiated as part of a planning application.

### Policy H3 Top Croft, Chicheley Road

Site H3, as outlined on the Policies Map, is allocated for residential development of about 15 dwellings, with the potential to achieve up to 20 if a (Plan:MK, policy HE1(B) compliant) heritage assessment indicates that a sympathetic, context specific scheme can be brought forward without causing additional harm to the designated heritage assets. Development proposals should satisfy all of the following criteria:

- Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2), unless technical evidence demonstrates the need for alternative solutions.
- Proposals should provide a context specific scheme that recognises the importance of the site's contribution to the setting of the Moat Farm heritage site and also provides an effective transition between this open, rural landscape and the village of North Crawley.
- Proposals should include predominantly 2-bedroom homes and 3-bedroom family homes, with some 4-bedroom family homes. There will be a mix of terraced, semi-detached, and detached homes.
- Single-storey and 1.5-storey dwellings will be supported to minimise landscape impacts and harm to the outlooks of existing properties.
- The layout should incorporate the existing right of way running through the site and will incorporate safe, pedestrian access from the development through to Orchard Way, via site H4.
- Development will provide substantial environmental gains and make a significant contribution to biodiversity, as detailed in the Design Guides document.
- Applications should be supported by an ecology survey and a landscaping plan that demonstrates how the rural edge of the village will be respected.
- Applications should be informed by an Archaeological Desk-Based Assessment. Field evaluation (geophysical survey and/or trial trenching) may be required at the application stage, secured by condition.
- Before drawing up proposals, developers should prepare a (Plan:MK, policy HE1(B) compliant) heritage assessment explaining how the new development will sustain and where possible enhance the significance of Grade 2 listed, Old Moat Farm and the Scheduled Ancient Monument.

## Policy H4 Former Maslin Property

Site H4, as outlined on the Policies Map, is allocated for residential development of 5 dwellings. Development proposals should satisfy all of the following criteria:

- Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2).
- Proposals should include bungalows and 3- and 4-bedroom family homes. Single-storey and 1.5-storey dwellings will be supported to minimise landscape impacts and harm to the outlooks of existing properties.
- The layout should incorporate the agricultural access to Lye Field.
- The layout should incorporate the existing right of way running through the site and will incorporate safe, pedestrian access from the development through to Orchard Way and from the development to the right of way into site H3.
- Applications should be supported by an ecology survey and a landscaping plan that demonstrates how the rural edge of the village will be respected.
- There will be shared access between this site and the adjoining allocation, site H5. The layout should therefore not prejudice delivery of site H5 and should avoid the potential for overlooking between the two sites.
- Consider the proximity of the foul pumping station in the design and layout of the scheme and allow for a suitable separation distance to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.
- Applications should be informed by an Archaeological Desk-Based Assessment. Field evaluation (geophysical survey and/or trial trenching) may be required at the application stage, secured by condition.

## Policy H5 Land North of Orchard Way

Site H5, as outlined on the Policies Map, is allocated for residential development of 5 dwellings. Development proposals should satisfy all the following criteria:

- Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2).
- Proposals should include 3- and 4-bedroom family homes.
- The development should incorporate the existing hedgerows to the north and south and provide new screening on its eastern edge.
- The site layout should avoid overlooking of other properties on Orchard Way. Single-storey and 1.5-storey dwellings will be supported, where appropriate, to minimise landscape impacts and harm to the outlooks of existing properties. Applications should be supported by a full landscaping strategy.
- Vehicular access will be via site H4, thus protecting the designated green space and mature trees along the adjacent tree-lined verge. The verge will provide a suitable green buffer between the proposal and the houses on Orchard Way.
- Consider the proximity of the foul pumping station in the design and layout of the scheme and allow for a suitable separation distance to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.
- Applications should be informed by an Archaeological Desk-Based Assessment. Field evaluation (geophysical survey and/or trial trenching) may be required at the application stage, secured by condition.

3.1.20. Site H6 lies within the Conservation Area and it is important that development on this site is sympathetic to the context of this character area. The height of new dwellings is an important consideration in a proposed scheme. Surrounding properties include 1.5-storey (as well as 2-storey) dwellings, including the estate cottages typical of the area; one of which is listed. The site is also one of the entrances to the village and part of the transition into the conservation area from the open countryside to the south and east of the village, with coincident impact on views that include the church. Even the majority of neighbouring two-storey dwellings (mostly contained in a 19th century row of terraced cottages) are markedly smaller in height than modern 2-storey dwellings. Neighbourhood Plan policies will not support the addition of any further new housing that exceeds the height of the majority of surrounding rooflines.

3.1.21. Developers for site H6 will be expected to work with the local planning authority, in particular with the Conservation and Archaeology Department, to ensure that an appropriate scheme is developed that reflects this very specific location.

### Policy H6 Land South of High Street

Site H6, in two parts, as outlined on the Policies Map, is allocated for residential development of 3 dwellings. Development proposals should satisfy all the following criteria:

- Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2).
- Proposals should include 3 and 4-bedroom homes.
- Dwellings should be in keeping with the height, form and massing of surrounding dwellings but not exceeding 1.5 storeys, to minimise landscape and heritage impacts and harm to the outlooks of existing properties.
- The development should retain the existing hedgerows by the introduction of no more than one additional access to the eastern part of the site and only removing what is necessary and essential in the interests of highway safety considerations.
- The housing should be laid out and designed to conserve, and is encouraged to enhance, the character and appearance of the Conservation Area and its setting to respect the site's location at the entrance to the village.
- Proposals should accord with the findings and recommendations of the North Crawley Conservation Area Review (Appendix 3) and provide a landscaping plan that demonstrates how the rural edge of the village will be respected.
- A full assessment of the impact on the protected horse chestnut tree adjacent to the site will be undertaken at an early stage to inform the design of any scheme on the site. The tree should be retained provided it is in good health and otherwise replaced with a specimen of equal merit.
- Any development proposals should prepare a (Plan:MK, policy HE1(B) compliant) heritage assessment explaining how the new development will sustain and where possible enhance the significance of the Conservation Area and the Grade 2 listed property at number 39 High Street.
- A pre-determination/application archaeological field evaluation will be necessary due to potential for medieval / post-medieval occupation.



- 3.1.22. Site H7, although assessed as being suitable for development, has a number of topographical constraints that must be taken into consideration by development proposals. The road is very narrow and the site sits above the level of the road. 2 storey houses would have a negative impact on the character of the area and it is considered that single storey dwellings will be more suitable and consistent with adjacent development. A viability study has been carried out by the developer and it is considered that a scheme of 2 bungalows on this site offers a viable development proposition.
- 3.1.23. Site H7 lies adjacent to the Conservation Area and is within an Archaeological Notification Site. Developers will be expected to work with the local planning authority, in particular with the Conservation and Archaeology Department, to ensure that an appropriate scheme is developed that reflects this very specific location.

### Policy H7 Land on Folly Lane

Site H7, as outlined on the Policies Map, is allocated for residential development of 2 bungalows. Development proposals should satisfy all the following criteria:

- Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2) and only single storey dwellings will be supported on this site.
- Vehicular access should be provided to the south of the allocated site in a way that meets all technical requirements and has an acceptable impact on the local highway network.
- The development should incorporate the existing hedgerow surrounding the site. Where hedgerow needs to be removed to provide access this should be reinstated within the site, by planting native hedgerow trees. Care should be taken to protect trees subject to TPOs and proposals should include a full report on how the roots of these trees will be protected.
- The housing should be laid out and designed, and the remainder of the site landscaped, to make a positive contribution to the entrance to the village.
- Any development proposals should prepare a (Plan:MK, policy HE1(B) compliant) heritage assessment explaining how the new development will sustain and where possible enhance the significance of the Grade 2 Listed Old Rectory and the adjacent Conservation Area.
- A pre-determination/application archaeological field evaluation will be necessary due to potential for medieval / post-medieval occupation.

## **Affordable Housing**

- 3.1.24. Policies HN1 to HN4 and HN10 of Plan:MK (2019) set out the Council's approach to delivering affordable housing. These should be read in conjunction with the Affordable Housing Supplementary Planning Document 2020 (and any subsequent supplementary documents) when preparing development proposals.
- 3.1.25. Policy HN2 (Affordable Housing) of Plan:MK (2019) requires that proposals for 11 or more homes should provide 31% affordable housing. The policy states a tenure mix of affordable housing will consist of approximately: 20% of units under the Affordable Rent model (up to 80% of market rents) or Local Housing Allowance (whichever is lower); 5% of units at a level broadly equivalent to Social Rent; and 6% Shared Ownership (based on a range of 25% - 40% equity share).
- 3.1.26. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. National Planning Practice Guidance (NPPG) sets out detailed guidance relating to First Homes. First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- 3.1.27. Responses to the Questionnaire showed that 52% of respondents thought that there was a need for affordable homes in the village. A significant number of comments received stated that some of the affordable homes should be reserved for local people. The desire to offer affordable housing to people with a local connection has been a recurring theme in feedback from residents and so policy H8 has been worded with guidance from Milton Keynes Council Housing Department and attempts to address this issue.
- 3.1.28. A local connection requirement can only be applied to an element of the Affordable Housing.

## **Local Connection Policy**

- 3.1.29. A proportion of affordable homes in North Crawley, provided by the plan, shall only be occupied by persons (and their dependants) whose housing needs are not met by the open market and who fall within at least one of the following categories, with first priority given to persons within Category 1; second priority given to persons within Category 2; and third priority given to persons in Category 3.

Category 1 (Connection to the parish: ten years)

- 3.1.30. Persons who have:
- a. a minimum period of 10 years' permanent and continuous residence in the parish; and/or
  - b. an essential need to live close to another person who has a minimum of 10 years' permanent and continuous residence in the parish, where the essential need arises from proven age or medical reasons;
- with persons who meet only condition (a) taking priority over persons who meet only condition (b).

## Category 2 (Connection to the parish: five years)

### 3.1.31. Persons who have:

- a. a minimum period of 5 years' permanent and continuous residence in the parish; and/or
- b. an essential need to live close to another person who has a minimum of 5 years' permanent and continuous residence in the parish, the essential need arising from proven age or medical reasons;

with persons who meet only condition (a) taking priority over persons who meet only condition (b).

## Category 3 (Connection to an adjacent parish)

### 3.1.32. Persons who have:

- a) a minimum period of 10 years' permanent and continuous residence in the adjoining parishes; and/or
- b) an essential need to live close to another person who has a minimum of 10 years' permanent and continuous residence in the adjoining parishes, the essential need arising from proven age or medical reasons;

with persons who meet only condition (a) taking priority over persons who meet only condition (b).

## Category 4 (Other connection)

### 3.1.33. Persons who:

- a. are not now resident in the parish or an adjoining parish but have a local connection with the parish or adjoining parishes including a period of permanent and continuous residence of 10 years or more within the last 20; or
- b. have an essential need to live close to another person who has a minimum of 10 years' permanent and continuous residence in the additional adjoining parishes, the essential need arising from proven age or medical reasons; or
- c. need to live close to their place of work in the parish; or
- d. need to live close to their place of work in an adjoining parish.

with priority given according to the order in which the said conditions are listed above. Persons who meet more than one of the said conditions shall be treated as meeting the first of the met conditions according to the order in which they are listed above.

### 3.1.34. For the purposes of Categories 1-4, above, the adjoining parishes are: Moulsoe, Chicheley, Astwood and Hardmead and Cranfield.

## Policy H8 Affordable Housing

- Proposals for 11 or more homes should provide 31% of those homes as affordable housing
- 50% of all new Affordable Housing provided by the Plan will be subject to the Local Connection Policy, such that people with a strong local connection and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home.
- Proposals for development will need to consider local housing need and should provide a tenure mix that takes into account the latest policies in Plan:MK (2019) and associated supplementary documents, and the latest available data on local housing needs.

## 3.2. Employment & Traffic

Objective: “To provide as far as possible a safe traffic environment by ensuring that new development does not add to existing traffic problems.”



- 3.2.1. The aim of this policy is to support the rural economy in North Crawley and give guidance on what type of employment development proposals would be acceptable in the open countryside; in line with the NPPF, Paragraph 84 a) which promotes the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and the construction of well-designed new buildings.
- 3.2.2. Providing new employment opportunities in rural areas can help diversify the rural economy and provide jobs that can offset job losses from declining sectors of the rural economy. This policy aims to strike a balance between ensuring the economic sustainability of rural communities while addressing any potential environmental consequences. Where new buildings are a necessary part of any scheme, they should be well designed and respect the character of the open countryside.
- 3.2.3. Employment proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location and respect the environmental quality and character of the open countryside.
- 3.2.4. North Crawley suffers at times from traffic that negatively affects safety, convenience, and quality of life of residents. Questionnaire results revealed that traffic was a significant concern for many households.
- 3.2.5. The proximity of the village to both Milton Keynes and Cranfield makes traffic a difficult issue to completely eliminate. Delivering significant road improvements would require funding from a very large development that would be otherwise undesirable and out-of-keeping with the village. Similarly, the Neighbourhood Plan's policies only have effect in the Parish of North Crawley. It is not possible to directly influence developments happening in Cranfield or elsewhere with this plan.

- 3.2.6. Community Projects 1 and 2 in Section 7 of the plan have been written in this context. They support the delivery of traffic-calming and confirm the Parish Council's ongoing commitment to managing the cross-border effects of growth at Cranfield.
- 3.2.7. All development should meet the Council's full parking standards (Parking Standards Supplementary Planning Document, January 2016). On-site parking should not be reduced to a level below the Council's full expectations and on-street parking should be avoided.
- 3.2.8. All planning proposals should ensure the layout of development allows for pedestrian convenience and safety.
- 3.2.9. Parking areas should be well designed in terms of safety, circulation and appearance. They should improve accessibility for pedestrians and cyclists.
- 3.2.10. All residential, retail and employment uses should provide electric vehicle charging points (EVCPs), in accordance with the current Milton Keynes Parking Standards, and provide a forward-thinking approach for locations of rapid and fast charging points.

#### Policy T1 Employment development and Traffic

- Employment development proposals should demonstrate that traffic generated will not result in an unacceptable adverse impact on the local highway network and that satisfactory on-site parking can be provided in line with the Council's latest parking standards. The layout of development should ensure that pedestrians and cyclists are taken into account in terms of convenience, safety and accessibility with sufficient cycle parking facilities provided. Electric vehicle charging points should be provided.

### 3.3. Heritage & Design

Objective: “To ensure all new development makes a positive contribution to and enhances the character of the village and safeguards its key features”



- 3.3.1. North Crawley is an historic village with a well-recorded past and a number of heritage assets in and around its conservation area. A ‘potted history’ can be found in the introduction to the Neighbourhood Plan.
- 3.3.2. North Crawley’s heritage should not prevent the village being able to overcome modern issues. The Neighbourhood Plan has a role in ‘future-proofing’ the village to ensure that the conservation of its historic characteristics is not to the detriment of the overall quality of life for residents. Policy HD1 therefore specifies certain types of development in particular that will be supported in principle in the conservation area. Other types of development may be supported where they comply with other policies.
- 3.3.3. The influence of the North Crawley estate is evident in the layout and style of many of the buildings at the historic core of the village. This forms just one character area of the village with other areas of differing ages having developed around the village. These character areas have been considered and appraised during the Neighbourhood Plan and the Character Area Assessments are contained in Appendix 2. These assessments specify the layouts, land-uses, topography, open spaces, green features, connectivity, heritage assets, landmarks and building design that define the different character areas around the village.
- 3.3.4. Plan:MK (2019), paragraph 13.9, states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. As such, Policy HE1 requires that where appropriate, development proposals must provide an impartial and objective (Plan:MK, policy HE1(B) compliant) heritage assessment.
- 3.3.5. Both Plan:MK (2019) policy HE1 and the NPPF set out how heritage assets are to be protected from harm, with NPPF paragraph 199 setting out that ‘great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm,

total loss or less than substantial harm to its significance.’ Paragraphs 201-202 set out that harm needs to be weighed against public benefits.

### Policy HD1 Protecting Heritage Assets

- Development proposals should sustain and enhance the significance of heritage assets and their settings – including listed buildings, the Scheduled Ancient Monument and the Conservation Area.
- Development proposals should, where appropriate, provide a detailed (Plan:MK, policy HE1(B) compliant) heritage assessment showing how a heritage asset will be protected.
- Where appropriate, applications should be informed by an Archaeological Desk-Based Assessment. Field evaluation (geophysical survey and/or trial trenching) may be required at the application stage, secured by condition.
- Traffic-calming measures will be supported in the Conservation Area subject to relevant national and local policies on heritage assets.
- Development proposals should make reference to the detailed AECOM Site Design Guides Report 2021 (Appendix 6) and the North Crawley Conservation Area Review (December 2021) (Appendix 4); the Parish Council will be supportive of proposals that help it to meet its objectives.

3.3.6. In the Conservation Area Review (December 2021) it states that “Although the conservation area is covered by special advertising controls the Council will be supportive of the need to advertise sympathetically, operate and undertake events that contribute to village life. Accumulations of street furniture or visually intrusive individual items of street furniture will be discouraged’.

3.3.7. The Character Area Assessment notes that the heart of the village area’s public realm ‘is characterised by relatively discrete signage, streetlighting and other features such as bus shelters, benches, litter bins and bollards’.

3.3.8. Feedback from the public consultations indicates that additional signage and advertising should be discouraged to prevent the High Street and conservation area from becoming cluttered.

### Policy HD2 Advertisements and signage

- Advertisements requiring express consent should be sited and designed appropriately for their setting. In undertaking assessments of visual amenity, the characteristics of the locality in which the advertisement is situated and any features of historic, architectural or cultural interest including any locational specific features special to the area will be taken into account. Otherwise acceptable development that includes visual cues to help with wayfaring through the use of landmarks and other features, design and views will be encouraged and supported.



### 3.4. Landscape & Green Spaces

Objective: “To ensure that the surrounding countryside continues to be accessible and enjoyable to all and to protect important views and key green spaces in the village.”



- 3.4.1. Local Green Spaces are a designation that provides special protection for areas that are of particular importance to the local community for leisure, recreation, or amenity reasons. They were introduced by the National Planning Policy Framework (NPPF) in 2012. Paragraphs 101 and 102 of the NPPF address the purpose and criteria for designating Local Green Spaces.
- 3.4.2. The Neighbourhood Plan Steering Group for North Crawley identified four areas from consultation to be considered for Local Green Space designation; Kilpin Green, Nixey’s Walk, The Recreation Ground, and the Orchard Way Verge. These are shown on the Policy Map (P36). The Local Green Space assessment (Appendix 7) reviewed relevant national policy (NPPF Paragraphs 101 & 102 and Planning Policy Guidance referring to local green space, Paragraphs 005, 006, 007 and 008) in order to inform policy LGS1.
- 3.4.3. North Crawley lies on the edge of a small valley formed by Chicheley Brook at an elevation of 300ft above sea level with westerly views of Newport Pagnell and Milton Keynes. The village and its environment retain a strong rural feel with the surrounding fields criss-crossed by a wide range of footpaths and bridleways to other villages and towns across Milton Keynes and Bedfordshire.

3.4.4. The village itself also has areas of formal and informal open spaces that provide amenity and recreation for local residents. The recreation ground itself is used for sporting activities whilst areas like Nixey's Walk and Kilpin Green break up the residential areas of the village and provide a pleasant environment for walking or playing.



3.4.5. Policy LGS1 designates specific areas in the village as Local Green Spaces, whereby they will be protected from inappropriate development and preserved for recreation and amenity. In some cases, this designation duplicates existing nominations in Plan:MK (2019), this is to ensure consistency between the plan's policies and other actions that have been taken.

#### Policy LGS1 Local Green Space Designation

- The following areas are designated as Local Green Spaces in the Neighbourhood Plan as shown on the Policies Map:
  - Nixey's Walk
  - Kilpin Green
  - The Recreation Ground
  - The tree lined verge adjacent to site H4 along Orchard Way
- Development proposals within the designated local green space will be consistent with national policy for Green Belts.

3.4.6. Rights of Way around the parish are a cherished means of access to the open countryside. In worst-case scenarios, development can result in paths being lost, although the ability of development to provide beneficial upgrades to existing networks (e.g. through surfacing or other improvements for disabled access) is also recognised. Policy LGS2 aims to ensure the impacts of development on rights of way are appropriately managed.

- 3.4.7. From the comments received in response to Question 9 of the Neighbourhood Plan questionnaire, it was concluded that: 'Footpaths and green spaces were felt to be important and any development should respect current rights of way and perhaps develop others.'
- 3.4.8. Plan:MK (2019) policy CT2 Movement and Access states that development proposals will be permitted that 'Protect and where possible enhance access to public rights of way'.
- 3.4.9. NPPF Para 100 states that development should take opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

### Policy LGS2 Rights of Way

- New development affecting a right of way should make provision for the right of way as part of the development or for its diversion on a convenient alternative route. Improvements to the standard of accessibility will be supported.



### 3.5. Community Facilities

Objective: “To support, enhance and protect our community facilities for the benefit of all residents.”

- 3.5.1. North Crawley benefits from a range of community facilities including but not limited to: two pubs; a village hall; institute; recreation ground; Town Lands Allotments; church; school; a village shop and a farm shop. According to questionnaire results, these are all highly valued by local residents. Development that leads to their loss or makes them less accessible to certain groups will therefore be resisted as per Policy C1.
- 3.5.2. Plan:MK (2019) Policy CC3 details how community facilities should be protected. It states that ‘Proposals that involve the loss of an existing community facility or the loss of a site allocated for such a purpose, will only be supported where: There is no longer a need for the facility for any type of community use, and this has been robustly evidenced by research and consultation; or an acceptable alternative facility can be provided elsewhere.’
- 3.5.3. Policy ER11 of Plan:MK (2019) explains how local shops, public houses and other commercial ventures should be protected from inappropriate change of use. It states that developers must demonstrate that the business has been marketed for a minimum period of 6 months.
- 3.5.4. Planning permission for development is often granted on the basis that the applicant will mitigate the impacts of their proposals by way of financial contributions secured through planning obligation agreements (sometimes referred to as section 106 contributions). Planning obligations should only be used where it is not possible to address unacceptable impacts of the development through the imposition of a planning condition.
- 3.5.5. Planning obligations must only be sought where they meet all of the following tests:
  - a) Necessary to make the development acceptable in planning terms
  - b) Directly related to the development; and
  - c) Fairly and reasonably related in scale and kind to the development
- 3.5.6. The development that the Neighbourhood Plan allocates will come forward via planning applications in due course. These will potentially be subject to planning obligation agreements that may include financial contributions. Community Project 3 seeks to ensure that these will be put towards retaining or improving the existing community facilities within the village.

### Policy C1 Loss of existing facilities

- Proposals that would result in the loss of an existing community facility will not be supported, unless evidence is provided to demonstrate that:
  - a) six months of appropriate marketing for the existing use has been undertaken with no realistic offer received;
  - b) or an equivalent or better facility is provided in an accessible location to the local community.
- For the purposes of this plan, community facilities in the village include but are not limited to: public houses; shops; sports facilities; the school; meeting halls; allotments and the church.

## 4. COMMUNITY PROJECTS & MONITORING

- 4.1. The Neighbourhood Plan is effective until 2036 and will hold weight in all planning decisions in the parish until that date. During this time, the Parish Council will monitor how the plan's policies are being used and, if necessary, consider updates to the plan.
- 4.2. The Neighbourhood Plan will be formally reviewed every 5 years from adoption. The Parish Council will consider the following factors when determining whether an update to the plan is necessary:
- The rate at which the plan's allocations are being delivered and how this might vary during the next 5 years.
  - Whether or not significant unanticipated sites have come forward and been considered under Policy H2.
  - The nature and extent of any unique development proposals affecting North Crawley that have not been otherwise considered to date.
- 4.3. The following Community Projects are not planning policies and will not be used in assessing planning applications:

### Community Project 1: Traffic Calming

The Parish Council will support proposals for traffic-calming (other than raised tables or speed bumps) on the High Street or other development that makes a significant contribution to delivering this.

### Community Project 2: Effects of cross-border growth

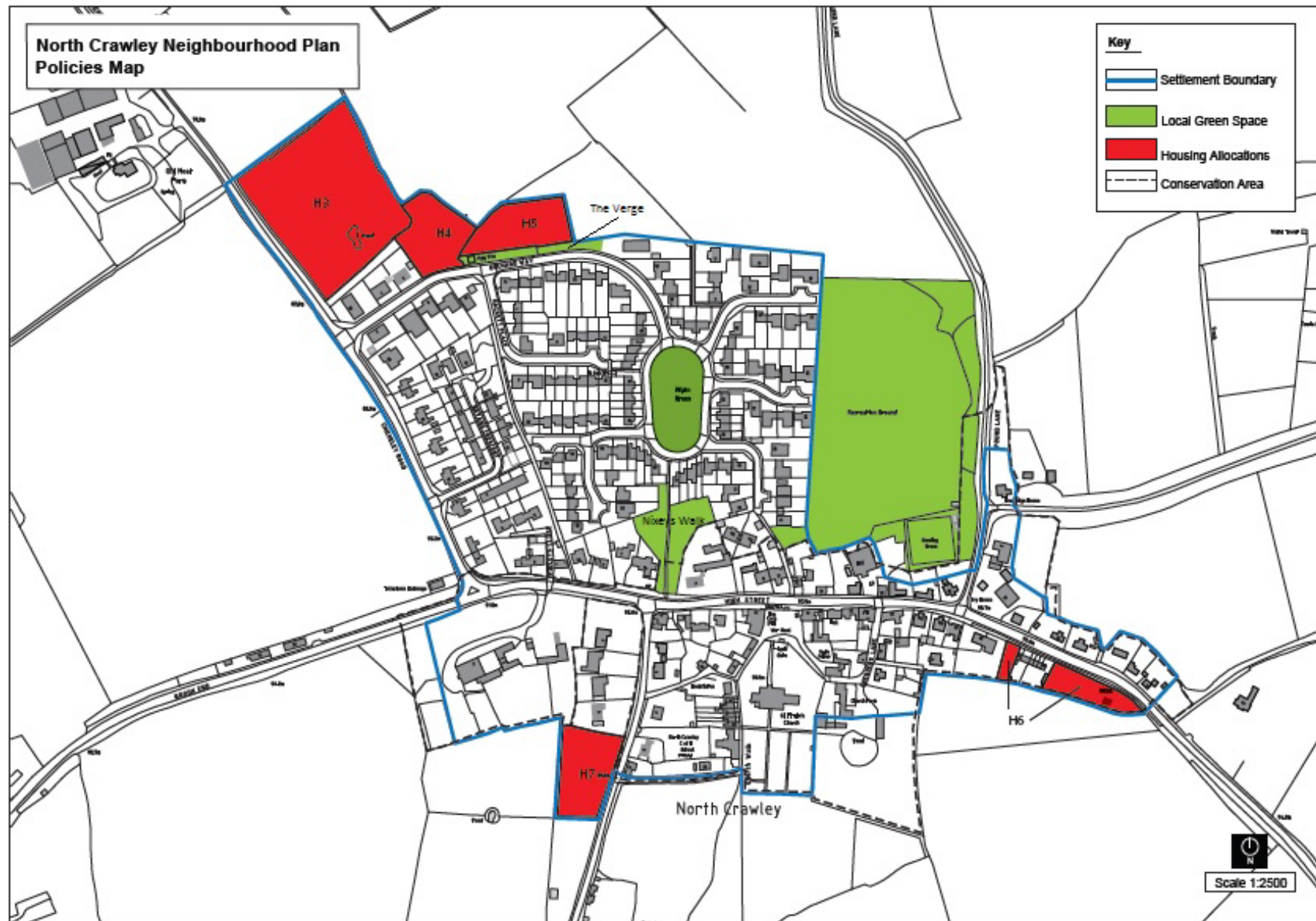
North Crawley Parish Council will actively seek continued dialogue regarding the effects of cross-border growth at Cranfield and other locations. Development proposals within the parish should take full account of the potential for this growth and avoid the potential for cumulative impacts.

### Community Project 3: Community facility improvements

The Parish Council will support the improvement of the following community facilities through the Community Infrastructure Levy, grants etc:

- Open spaces and designated Local Green Spaces;
- Play areas;
- The school;
- The public realm of the village;
- Traffic calming
- Village halls and sports facilities.

## 5. NORTH CRAWLEY NEIGHBOURHOOD PLAN POLICIES MAP



## 6. LIST OF APPENDICES

The Following Appended Documents can be found in the Neighbourhood Plan section of the North Crawley Parish Council Website: <https://www.northcrawley-pc.gov.uk>

### **EVIDENCE BASE DOCUMENTS:**

- APPENDIX 1 – QUESTIONNAIRE RESULTS (DECEMBER 2017)
- APPENDIX 2 – CHARACTER AREA ASSESSMENTS (AMENDED JANUARY 2022)
- APPENDIX 3 – BRIEFING PAPER ON THE FUTURE HOUSING REQUIREMENT FOR NORTH CRAWLEY (AMENDED NOVEMBER 2021)
- APPENDIX 4 – NORTH CRAWLEY CONSERVATION AREA REVIEW (DECEMBER 2021)
- APPENDIX 5 – SITE OPTIONS AND ASSESSMENT REPORT (MARCH 2021)
- APPENDIX 6 – NORTH CRAWLEY SITE DESIGN GUIDES (AMENDED JANUARY 2022)
- APPENDIX 7 – LOCAL GREEN SPACE ASSESSMENT (MARCH 2021)

### **STATUTORY DOCUMENTS:**

- APPENDIX 8 – BASIC CONDITIONS STATEMENT (MAY 2022)
- APPENDIX 9 – CONSULTATION STATEMENT (MAY 2022)
- APPENDIX 10 - STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT (MARCH 2022)

