

North Crawley Neighbourhood Plan

Summary of responses received to Regulation 16 publicity period

Canal & Rivers Trust	The Trust has no land or waterway ownership within the plan area and therefore we have no comments to make.
National Highways	We have reviewed the plan and note the area and location that is covered is remote from the Strategic Road Network. Consequently, the draft policies set out are unlikely to have an impact on the operation of the trunk road and we offer No Comment .
Natural England	Natural England does not have any specific comments on the North Crawley Neighbourhood Plan.
MKC (Highways)	<p>Policy H3</p> <p>A Chicheley Road access point is outside of the village’s 30mph speed limit. Although it may be possible to achieve visibility splays and potentially move the 30mph speed limit (subject to completion of the statutory processes) it would have been beneficial for this site to be accessed via site H4.</p> <p>Site H4 is being used for pedestrian access for site H3 but a footway fronting Chicheley Road should also be provided as this is likely to be on a desire line. I would recommend that the PROW officer confirms that the PROW is suitable to be improved to provide a suitably lit and 2m surfaced route. Linked to this point is that there would be no cycle access without using Chicheley Road, so a cyclable link via H4 would be beneficial.</p> <p>Therefore, from an access and sustainable point of view I recommend that the above is considered.</p> <p>Policy H7</p> <p>There are some concerns with the site in terms of Folly Lane road width, lack of footways, reduced forward visibility but acknowledge and welcome that this is for two dwellings which reduces the impacts. From an access, safety and sustainability point of view there are better sites within the LP.</p>
Lone Star Land	<p>Lone Star Land (LSL) support both housing allocations H5 and H7, which have been allocated in the Neighbourhood Plan.</p> <p>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.</p> <p>National Policy and Advice and Sustainable Development</p> <p>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</p>

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.