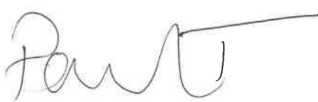


<b>NEIGHBOURHOOD PLANNING OFFICER DECISION</b>			
<b>DECISION REQUIRED</b> <i>(please tick one box)</i>			
Designate a Neighbourhood Forum	<input type="checkbox"/>	Agree comments on a pre-submission plan	<input type="checkbox"/>
Designate a Neighbourhood Area	<input type="checkbox"/>	Agree comments on a submitted plan	<input type="checkbox"/>
Whether to accept and publicise a Submitted Plan	<input type="checkbox"/>	Agree the appointment of an Examiner	<input type="checkbox"/>
Whether to decline or accept a repeat proposal	<input type="checkbox"/>	Agree actions to take following an Examiner's report	<b>X</b>
Whether to modify a Plan or Order	<input type="checkbox"/>		<input type="checkbox"/>
<b>LOCATION/ PARISH</b>			
		<b>North Crawley Parish Council</b>	
<b>DATE RECEIVED</b>			
		<b>28 November 2022</b>	
<b>DEADLINE FOR DECISION</b> <i>(where Regs require this)</i>		ASAP – Regs require decision within 5 weeks but allow for longer where discussions on the changes take place with the Parish Council	
<b>LEAD OFFICER</b>		<b>David Blandamer</b>	
<b>ISSUES/COMMENTS</b> <i>(including details of any consultations undertaken and any comments received)</i>			
<p>Following an independent examination, Milton Keynes City Council has considered the report of the examiner on the North Crawley Neighbourhood Plan. Following discussion with the parish council, Milton Keynes City Council proposes to accept the Examiner's recommendations.</p> <p>A decision is sought to agree to the course of action outlined above and as set out in the accompanying Decision Statement.</p> <p>Arrangements are being made with Electoral Services to hold a referendum in January 2023.</p>			
<b>BACKGROUND DOCUMENTS:</b> <i>(insert hyperlink to files on sharepoint)</i>			
<a href="#">Examination</a>			
<b>DECISION TAKEN:</b>			
<b>Agree the Examiner's recommendations and proceed to referendum</b>			
<b>SIGNED:</b>			
			
Paul Thomas, Director of Planning and Placemaking			
<b>DATE: 28 November 2022</b>			

North Crawley Neighbourhood Plan  
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Examiner report	Examiner's recommendations	MKC comments	Recommended changes
<b>Policies H1 Delivery of Housing, H2 Infill Development and Replacement Dwellings</b>			
Para 95	Insert the word " <i>about</i> " before "...30 to 35 new homes..." in the first sentence of Policy H1	Agreed	<p><b>Amend Policy H1 to read:</b> "The North Crawley Neighbourhood Plan will provide for <b>about</b> 30 to 35 new homes to meet the housing needs of the parish over the plan period 2021-2036.</p> <p>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.</p> <p>New housing will be delivered through:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• The following housing allocations: <ul style="list-style-type: none"> <li>- Top Croft, Chicheley Road (Policy H3)</li> <li>- The former Maslin site (Policy H4)</li> <li>- Land north of Orchard Way (Policy H5)</li> <li>- Land to the south of the High Street (Policy H6)</li> <li>- Land to the west of Folly Lane (Policy H7)"</li> </ul> </li> </ul>

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<p>Para 95</p>	<p><b>Amend paragraph two of Policy H2 to read:</b>  <b>“Inappropriate infilling includes proposals that <i>would</i> result in the loss of open <i>space</i>; development that would adversely affect the special interest, character, or appearance of the conservation area (or the <i>setting</i> or significance of other heritage assets); intensification of existing uses where this <i>would have</i> adverse impacts on <i>the</i> amenity or privacy of <i>nearby occupiers</i>; development that would cause harm to the <i>character or appearance of the</i> local area <i>through the loss or reduction of important gaps</i> between existing dwellings, <i>the partial or total loss of wildlife habitats</i>, including the loss of significant trees and <i>hedgerows</i>; and developments that are inconsistent with the design principles of Policies HD1 and HD2.”</b></p>	<p>Agreed</p>	<p><b>Amend Policy H2 to read:</b> “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 <b>would</b> result in the loss of open space, <del>including Local Green Spaces</del>; development that would adversely affect the special interest, character, or appearance of the conservation area (or the <b>setting or</b> significance of other heritage assets); intensification of existing uses where this <b>would have</b> adverse impacts on <b>the</b> amenity or privacy <b>of nearby occupiers</b>; development that would cause harm to the <b>character or appearance of the</b> local area <b>through the loss or reduction of important</b> <del>by reducing gaps between existing dwellings,</del> <b>the partial or total loss of</b> <del>removing valuable</del> wildlife habitats, including the loss of significant trees and hedgerows <del>and impacting on the privacy and amenity of neighbouring properties</del>; and development that are consistent with the design principles of Policies HD1 and HD2. Proposals for developments in residential gardens within the settlement boundary will be supported where 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</p>
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			<p>amenity space in accordance with MKC guidelines.</p> <p>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.</p> <p>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."</p>
	<p><b>Amend the first sentence of paragraph 3.1.3 on page 13 of the Plan to read: "A development of 11 or more houses will be required..."</b></p>	<p>Agreed</p>	<p><b>Amend para 3.1.3 to read:</b> "A development of <del>more than 11</del> <b>or more</b> 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."</p>
<p><b>Policies H3-H7 Site Allocation Policies</b></p>			
<p>Para 122</p>	<p><b>Change the first bullet point of Policy H3 to read: "Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2) unless technical evidence</b></p>	<p>Agreed</p>	<p><b>Amend Policy H3 to read:</b> "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)</p>

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	<p><i>demonstrates the need for alternative solutions."</i></p>		<p>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:</p> <ul style="list-style-type: none"><li>• Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2) <b><u>unless technical evidence demonstrates the need for alternative solutions.</u></b></li><li>• 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.</li><li>• 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.</li><li>• Single-storey and 1.5-storey dwellings will be supported to minimise landscape impacts and</li></ul>
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			<p>harm to the outlooks of existing properties.</p> <ul style="list-style-type: none"><li>• 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.</li><li>• Development will provide substantial environmental gains and make a significant contribution to biodiversity, as detailed in the Design Guides document.</li><li>• Applications should be supported by an ecology survey and a landscaping plan that demonstrates how the rural edge of the village will be respected.</li><li>• 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.</li><li>• Before drawing up proposals, developers should prepare a (Plan:MK, policy HE1(B) compliant) heritage assessment explaining how the new</li></ul>
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			development will sustain and where possible enhance the significance of Grade 2 listed, Old Moat Farm and the Scheduled Ancient Monument."
Para 122	<p>§ Add the words "<i>in two parts</i>" after "Site H6..." in the first sentence of Policy H6</p> <p>§ Change the fourth criterion of Policy H6 to read: "<i>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.</i>"</p> <p>§ Change the fifth criterion of Policy H6 to read: "<i>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.</i>"</p> <p>§ Add a new criterion to Policy H6 that reads: "<i>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.</i>"</p>	Agreed	<p><b>Amend Policy H6 to read:</b> "Site H6 <b><u>in two parts</u></b>, as outlined on the Policies Map, is allocated for residential development of 3 dwellings. Development proposals should satisfy all the following criteria:</p> <ul style="list-style-type: none"> <li>• Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2).</li> <li>• Proposals should include 3 and 4-bedroom homes.</li> <li>• 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.</li> <li>• The development should <b><u>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</u></b>, as much as possible, incorporate the existing hedgerows</li> </ul>

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			<p>by introducing no more than one additional vehicular access to the site.</p> <ul style="list-style-type: none"><li>• The housing should be laid out and designed to <b>conserve, and is encouraged to enhance, the character and appearance</b> <del>make a positive contribution to the</del> <b>of the</b> Conservation Area and its setting to <b>respect the site's location at</b> <del>enhance</del> the entrance to the village.</li><li>• 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.</li><li>• 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.</li><li>• A pre-determination/application archaeological field evaluation will be necessary due to potential for medieval / post-medieval occupation.</li><li>• <b>A full assessment of the impact on the protected horse chestnut tree</b></li></ul>
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			<b><u>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.</u></b>
Para 122	<p>§ Change the first criterion of Policy H7 to read: <b><i>“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.”</i></b></p> <p>§ Reword the second criterion of Policy H7 to read: <b><i>“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.”</i></b></p>	Agreed	<p>Amend Policy H7 to read: “Site H7, as outlined on the Policies Map, is allocated for residential development of 2 bungalows. Development proposals should satisfy all the following criteria:</p> <ul style="list-style-type: none"> <li>• Proposals should satisfy the strategic criteria and incorporate the key features identified in the Site Design Guides Report (Appendix 2) <b>and only single storey dwellings will be supported on this site.</b></li> <li>• <del>Particular attention should be paid to ensuring that vehicular access to and from the site does not cause difficulty for residents living opposite the site.</del> <b><u>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.</u></b></li> <li>• The development should incorporate the existing hedgerow surrounding the site. Where hedgerow needs to</li> </ul>

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			<p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• A pre-determination/application archaeological field evaluation will be necessary due to potential for medieval / post-medieval occupation.</li> </ul>
<b>Policy H8 Affordable Housing</b>			
Para 126	<b>Add at the end of the third bullet point in the policy <i>"and the latest available data on local housing needs."</i></b>	Agreed	<b>Amend Policy H8 to read:</b> "Proposals for 11 or more homes should provide 31% of those homes as affordable housing.

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			<p>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.</p> <p>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 <b><u>and the latest available data on local housing needs.</u></b>"</p>
<b>Policy T1 Employment Development and Traffic</b>			
Para 129	<p><b>Change Policy T1 to read:</b>  <b>"Employment development proposals should demonstrate that traffic generated will not result in an unacceptable adverse impact on the local highway network and that <i>satisfactory</i> on-site parking can be provided <i>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</i></b></p>	Agreed	<p><b>Amend Policy T1 to read:</b> "Employment development proposals should demonstrate that traffic generated will not result in an unacceptable adverse impact on the local highway network and that adequate on-site parking can be provided <b><u>in line with 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</u></b></p>

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	<i>accessibility with sufficient cycle parking facilities provided. Electric vehicle charging points should be provided."</i>		<u>charging points should be provided."</u>
<b>Policy HD2 Advertisements and Signage</b>			
Para 141	<p><b>Change Policy HD2 to read:</b>  <i>"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.</i></p> <p><i>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."</i></p>	Agreed	<p>Amend Policy HD2 to read: "Replacement signs or adverts requiring planning permissions, should be no larger than existing ones, non-illuminated, and otherwise in keeping with their setting.</p> <p>The Parish Council will support replacement or new wayfinding signage in accordance with Plan MK Policy SD1.</p> <p><u>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.</u></p> <p><u>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."</u></p>

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<b>Policy L1 Local Green Space Designation</b>			
Para 150	<b>Change the second paragraph of the policy to read: “<i>Development proposals within the designated local green space will be consistent with national policy for Green Belts.</i>”</b>	Agreed	<p>Amend Policy L1 to read: “The following areas are designated as Local Green Spaces in the Neighbourhood Plan as shown on the Policies Map:</p> <ul style="list-style-type: none"> <li>• Nixey’s Walk</li> <li>• Kilpin Green</li> <li>• The Recreation Ground</li> <li>• The tree lined verge adjacent to site H4 along Orchard Way</li> </ul> <p><del>New development in these areas will be supported to enhance the recreational use of the area. Inappropriate development will not be supported except in very special circumstances.</del> <b><u>Development proposals within the designated local green space will be consistent with national policy for Green Belts.</u></b>”</p>
Para 150	<b>Change the numbers of Policies L1 and L2 to something else which does not repeat policy numbers in the Plan:MK.</b>	Agreed	<b>Change numbers of Policies L1 &amp; L2</b>
<b>Policy C1 Loss of Existing Facilities</b>			
Para 162	<b>§ Add a second criterion b) to the first bullet point of the policy that reads: “<i>or an</i>”</b>	Agreed	<b>Amend Policy C1 to read: “Proposals that would result in the loss of an existing</b>

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	<p><i>equivalent or better facility is provided in an accessible location to the local community"</i></p>		<p>community facility will not be supported, unless evidence is provided to demonstrate that:</p> <p>a) Six months of appropriate marketing for the existing use has been undertaken with no realistic offer received; <u>or</u>  <b><u>b) an equivalent or better facility is provided in an accessible location to the local community</u></b></p> <p>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."</p>
<p>Para 162</p>	<p>§ Add at the end of paragraph 3.5.4 "<b><i>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.</i></b>"</p> <p>§ Add a new paragraph after paragraph 3.5.4 that reads: "<b><i>Planning obligations must only be sought where they meet all of the following tests:</i></b></p> <p><b><i>a) necessary to make the development acceptable in planning terms;</i></b>  <b><i>b) directly related to the development; and</i></b>  <b><i>c) fairly and reasonably related in scale and kind to the development.</i></b>"</p>	<p>Agreed</p>	<p>Amend para 3.5.4 to read: "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). <b><u>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.</u></b>"</p> <p>Add new para after para 3.5.4 to read: "<b><u>Planning obligations must only be sought where they meet all of the following tests:</u></b></p> <p><b><u>a) necessary to make the development acceptable in planning terms;</u></b>  <b><u>b) directly related to the development; and</u></b></p>

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			<b><u>c) fairly and reasonably related in scale and kind to the development."</u></b>
North Crawley Neighbourhood Plan Policies Map			
Para 166	<b>Change the Policies Map to show the settlement boundary as is in the Plan:MK but to include the proposed site allocations</b>	Agreed	<b>Amend Policies Map to show the settlement boundary as is in the Plan:MK but to include the proposed site allocations</b>
<b>The Referendum Area</b>			
Paras 170 & 171	I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. I see no reason to alter or extend the Plan area for the purpose of holding a referendum and no representations have been made that would lead me to reach a different conclusion. I therefore consider that the North Crawley Neighbourhood Development Plan should proceed to a referendum based on the North Crawley Neighbourhood Plan area as approved by Milton Keynes City Council on 30 January 2018.	Agreed	