


<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	<input checked="" type="checkbox"/>
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>8 July 2019</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 Council has considered the report of the examiner on the North Crawley Neighbourhood Plan. Following discussion with the parish council, Milton Keynes 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 September.</p>			
<b>BACKGROUND DOCUMENTS:</b> <i>(insert hyperlink to files on L drive)</i>			
<a href="\\Mkc\dfs01\Shared\Planning\Development Plans\Localism Act\Neighbourhood Plans from non frontrunners\North Crawley NP\Examination">\\Mkc\dfs01\Shared\Planning\Development Plans\Localism Act\Neighbourhood Plans from non frontrunners\North Crawley NP\Examination</a>			
<b>DECISION TAKEN:</b>			
<b>Agree the Examiner's recommendations and proceed to referendum</b>			
<b>SIGNED:</b>			
			
Tracy Darke, Director Growth, Economy & Culture			
<b>DATE: 17 July 2019</b>			

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Examiner's recommendations		MKC comments	Recommended changes
<b>Recommendation 1</b>			
Para 3.8	Refer to the Policies Map as such throughout the Plan.	Agreed	Change references to "Policy Map" to "Policies Map" throughout document and in title of Policies Map.
	Include the word "Policy" in the title of the policies.	Agreed	Amend titles of policies to include word "Policy" before the policy number.
<b>Recommendation 2</b>			
Para 3.14	Revise the Heritage and Design Objective to read: "To ensure all new development <i>makes a positive contribution to and enhances</i> the character of the village <i>and safeguards</i> its key features."	Agreed	Amend Heritage & Design Objective (Chapter 4) to read: "To ensure all new development <b>makes a positive contribution to and enhances</b> respects the character of the village and <b>ensure safeguards its</b> key features <b>are protected.</b> "
<b>Recommendation 3</b>			
Para 3.22	Revise paragraph 2.3 to read "...( <b>about 35 dwellings</b> )..."	Agreed	Amend paragraph 2.3 first sentence to read: "It concludes that the amount of development proposed by the Plan ( <del>up to</del> <b>about 35 dwellings</b> ) is appropriate."
	Revise paragraph 2.10 to read: "Policies H3 to H5 allocate land <i>sufficient for about 35 dwellings</i> . ....	Agreed	Amend paragraph 2.10 first sentence to read: "In total Policies H3 to H5 <del>allow for up to</del> <b>allocate land sufficient for about 35 homes dwellings</b> to come forward in the village."
	Include a new policy as follows: <i>"The NCNP will provide for about 35 new homes to meet the housing needs of the parish over the plan period 2018 – 2033. New housing will be supported on sites that lie within the Settlement Boundary of North</i>	Agreed	Include a new policy in the Housing Chapter to read: "The Neighbourhood Plan will provide for about 35 new homes to meet the housing needs of the parish over the plan period 2018 – 2033.

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	<p><i>Crawley in accordance with other relevant policies of the development plan.</i></p> <p><i>New housing will be delivered through:</i></p> <ul style="list-style-type: none"> <li>• <i>Dwellings which have been constructed or have planning consent granted since 2018;</i></li> <li>• <i>Windfall opportunities in accordance with Policy H2 and Plan:MK Policy DS5 and the NPPF;</i></li> <li>• <i>The following housing allocations:</i></li> </ul> <p><i>A. The Former Maslin Site (Policy H3)</i></p> <p><i>B. Land north of Orchard Way (Policy H4)</i></p> <p><i>C. Land South of High Street (Policy H5)."</i></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 which have been constructed or have planning consent granted since 2018;</li> <li>• Windfall opportunities in accordance with Policy H2 and Plan:MK Policy DS5 and the NPPF;</li> <li>• The following housing allocations:</li> </ul> <p>A. The Former Maslin Site (Policy H3)</p> <p>B. Land north of Orchard Way (Policy H4)</p> <p>C. Land South of High Street (Policy H5)."</p>
<b>Recommendation 4</b>			
Para 3.24	<b>Delete Policy H1.</b>	Agreed	<b>Delete Policy H1</b>
	<p>Revise the first sentence of paragraph 2.5 to read "The Plan aims to protect....". Delete the last sentence of paragraph 2.5. Add the following at the end of paragraph 2.5:</p> <p><i>"Development in the countryside should be assessed against Plan:MK Policy DS5 and the NPPF."</i></p>	Agreed	<p><del>Amend para 2.5 to read: "Policy H1 is intended</del> <b>The Plan aims</b> 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 development would have on the 'intrinsic beauty of the countryside' (a core planning principle in the National Planning Policy Framework) were specifically considered in the site assessment exercise. <del>Adverse impacts on the openness of the countryside around North Crawley, and views of the landscape within it, are resisted.</del></p> <p><b>Development in the countryside should be</b></p>

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			assessed against Plan:MK Policy DS5 and the NPPF."
<b>Recommendation 5</b>			
Para 3.26	Revise line 2 of Policy H2 to read "...will be <i>supported</i> where...."	Agreed	<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 <del>permitted</del> <b>supported</b> where they represent an appropriate form of infill. Inappropriate infilling includes proposals that result in the loss of open space; development that would adversely affect the special interest, character, or appearance of the conservation area (or the significance of other heritage assets); intensification of existing uses where this has adverse impacts on amenity or privacy, and; developments that are inconsistent with the design principles of Policies HD1 and HD2.</p> <p>Applications for replacement dwellings within and outside the settlement boundary will be supported where they reuse a similar footprint and do not appreciably alter views of the surrounding countryside."</p>
<b>Recommendation 6</b>			
Para 3.31	<p>Revise Policy H3 as follows: Revise line 1 to read "...residential development of <i>about</i> 5 dwellings..." Revise line 2 to read "...<i>Development proposals should satisfy</i> all the following criteria:" Revise the first criteria to read: "Proposals</p>	Agreed	<p><b>Amend Policy H3 to read:</b> "Site H3 as outlined on the <del>Policies</del> Policy Map is allocated for residential development of <del>up to</del> <b>about</b> 5 dwellings. <del>Planning permission will be granted where</del> <b>Development proposals should satisfy all</b> the following criteria are all met:</p>

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	<p>should include a mix of <i>housing types and sizes in accordance with the latest evidence of housing need, including family homes (3-4 bedrooms) and smaller dwellings suitable for the elderly.</i>"</p> <p>Delete the fifth bullet point.</p>		<ul style="list-style-type: none"> <li>• Proposals should include a mix of family homes (3 or 4 bed properties) and one or two smaller dwellings suitable for the elderly. <del>Proposals including 5+ bed properties will be refused.</del></li> <li>• The layout should incorporate the exiting right of way running through the site.</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>• The layout should not prejudice delivery of the adjoining allocation (H4) and avoid the potential for overlooking between the two sites.</li> <li>• <del>Street naming to reflect the legacy of the former owner of the site will be encouraged.</del></li> <li>• Consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station."</li> </ul>
	<p>Add a statement on the importance of biodiversity net gain in the introduction to the housing section with a cross reference to</p>	<p>Agreed</p>	<p><b>Include new paragraph in Housing chapter to read: "Policy NE3 of Plan:MK requires new developments to demonstrate a net gain in</b></p>

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	Plan:MK Policy NE3.		biodiversity. The Neighbourhood Plan recognises the importance of this in North Crawley and it will be expected that all new developments meet with the requirements of Policy NE3."
<b>Recommendation 7</b>			
Para 3.38	<p>Revise Policy H4 as follows:</p> <p>Revise line 1 to read "...residential development of <i>about</i> 11 - 15 dwellings..."</p> <p>Revise line 2 to read "...<i>Development proposals should satisfy</i> all the following criteria:"</p> <p>Revise the first criteria to read: "Proposals should include a mix of <i>housing types, sizes and tenures in accordance with the latest evidence of housing need, including family homes (3-4 bedrooms) and smaller dwellings suitable for the elderly.</i>"</p> <p>Delete the following from the third criterion: "Applications for fewer than 11 units will be refused on this basis."</p> <p>Revise the second sentence of the fourth criterion to read: "...Single-storey or 1.5 storey dwellings will be encouraged <i>where appropriate</i> to minimise...."</p>	Agreed	<p><b>Amend Policy H4 to read:</b> "Site H4 as outlined on the Policies Policy Map is allocated for residential development of <del>between</del> <b>about</b> 11- and 15 dwellings. <del>Planning permission will be granted where</del> <b>Development proposals should satisfy all the following criteria are all met:</b></p> <ul style="list-style-type: none"> <li>Proposals should include a mix of <b>housing types, sizes and tenures in accordance with the latest evidence of housing need, including</b> family homes (3-<del>or</del> -4 bedrooms <del>properties</del>) and <del>three or four</del> smaller dwellings suitable for the elderly. <del>Proposals including 5+ bed properties will be refused.</del></li> <li>The development should incorporate the existing hedgerow to the north and provide new screening to its eastern edge.</li> <li>Proposals should incorporate affordable housing in accordance with Policy HN2 of Plan:MK. <del>Applications for fewer than 11 units will be refused on this basis.</del></li> <li>The site layout should avoid</li> </ul>

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			<p>overlooking of other properties on Orchard Way. Single storey or 1.5 storey dwellings will be encouraged <b>where appropriate</b> to minimise landscape impacts and harm to the outlooks of existing properties. Applications should be supported by a full landscaping strategy.</p> <ul style="list-style-type: none"> <li>Consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.</li> </ul>
<b>Recommendation 8</b>			
Para 3.48	<p><b>Revise Policy H5 as follows:</b>  <b>Revise line 1 to read "...residential development of <i>about 15 dwellings...</i>"</b>  <b>Revise line 2 to read "...<i>Development proposals should satisfy all the following criteria:</i>"</b>  <b>Revise the first criteria to read: "Proposals should include a mix of <i>housing types, sizes and tenures in accordance with the latest evidence of housing need. A terrace of two bedroomed dwellings suitable for first time buyers would be supported.</i>"</b>  <b>Revise the second bullet point to read: "<i>Proposals should incorporate affordable</i></b></p>	Agreed	<p><b>Amend Policy H5 to read:</b> "Site H5 as outlined on the <b>Policies</b> <del>Policy</del> Map is allocated for residential development of <del>up to</del> <b>about 15 dwellings. Development proposals should satisfy</b> <del>Planning permission will be granted where</del> all the following criteria are all met:</p> <ul style="list-style-type: none"> <li>Proposals should include a <b>mix of housing types, sizes and tenures in accordance with the latest evidence of housing need.</b> <del>one or two rows of terraced cottages in keeping with adjoining dwellings. Properties should mostly be modest</del> <b>A terrace of</b></li> </ul>

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	<p><i>housing in accordance with Policy HN2 of Plan:MK."</i></p> <p>Combine the third and sixth bullet points to read: <i>"The housing should be laid out and designed to make a positive contribution to the conservation area and its setting to enhance the entrance to the village. Open space should be laid out to safeguard the protected horse chestnut tree. The right of way should be retained across the site."</i></p> <p>Combine the fourth and fifth bullet points to read: <i>"Access to the proposed development should be designed to the satisfaction of the Council's Highways Officer. Parking should be located within each house plot and should accord with the Milton Keynes Parking Standards SPD January 2016. The transport statement should consider how the access to the development can contribute to creating an entrance gateway to the village."</i></p>		<p>two-bedroomed dwellings properties suitable for first-time buyers <b>would be supported</b> <del>or those requiring affordable rent.</del></p> <ul style="list-style-type: none"> <li>Proposals should incorporate <b>affordable housing in accordance with Policy HN2 of Plan:MK</b> <del>include an enhanced affordable housing offer with tenures that are secured in perpetuity.</del></li> <li><b>The housing should be laid out and designed to make a positive contribution to the conservation area and its setting to enhance the entrance to the village. Open space should be laid out to safeguard the protected horse chestnut tree. The right of way should be retained across the site.</b> <del>Design should complement the conservation area and be in accordance with Policies HD1 and HD2.</del></li> <li><b>Access to the proposed development should be designed to the satisfaction of the Council's Highways Officer. Parking should be located within each house plot and should accord with the Milton Keynes Parking Standards SPD January 2016. The transport statement should consider how the access to the development can</b></li> </ul>
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			<p><b>contribute to creating an entrance gateway to the village.</b> Proposals should be supported by a transport statement with tracking diagram to confirm that adequate access is achievable. On-plot parking should be provided.</p> <ul style="list-style-type: none"> <li>• Consideration should be given to appropriate demarcation of this important entrance to the village. A mini-roundabout or other bespoke junction design may assist with this.</li> <li>• Development should respect both the large horse chestnut tree on the site and also Rights of Way, in accordance with Policy L2 of this plan.</li> </ul>
<b>Recommendation 9</b>			
Para 3.49	<p><b>Delete Policy T1.</b> Include the proposal as a Community Project in a separate section of the Plan clearly headed as not a planning policy. (eg "The Parish Council will support proposals for traffic calming on High Street.....").</p>	Agreed	<b>Delete Policy T1. Include as community project.</b>
<b>Recommendation 10</b>			
Para 3.53	<p><b>Delete Policy T2.</b> Include the proposal as a Community Project in a separate section of the Plan clearly headed as not a planning policy. (eg "The Parish Council will seek continued dialogue....) Revise paragraph 3.3 to read "<i>Community Projects Number</i> support the delivery of ..... Cranfield."</p>	Agreed	<p><b>Delete Policy T2. Include as community project.</b> <b>Amend para 3.3 to read:</b> Policies T1 and T2 have been written in this context. They <b>Community Projects Number</b> support the delivery of traffic calming and confirm the Parish Council's ongoing commitment to managing the cross-border effects of growth</p>

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			at Cranfield.”
<b>Recommendation 11</b>			
Para 3.55	Revise Policy T3 as follows: “Proposals for employment development <i>will be considered against the NPPF and Local Plan policies. Development proposals should demonstrate</i> 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.”	Agreed	<b>Amend Policy T3 to read:</b> “Proposals for new employment uses <b>development</b> in North Crawley will not generally be supported unless it can <b>be considered against the NPPF and Local Plan policies. Development proposals should</b> be demonstrated that traffic movements <b>generated will not result in an unacceptable adverse impact on the local highway network and that adequate on-street parking can be provided</b> will not increase as a result.”
<b>Recommendation 12</b>			
Para 3.57	Revise Policy HD1 as follows: “Development proposals must respect <i>and, where appropriate, enhance</i> the key characteristics of the <i>character</i> area in which they are located <i>taking account of</i> the character area assessments set out in Appendix 2.”	Agreed	<b>Amend Policy HD1 to read:</b> “Development proposals must respect <b>and, where appropriate, enhance</b> the key characteristics of the character area <b>in which</b> they are located <del>in</del> <b>taking account of the</b> character area assessments set out in Appendix 2. <del>and specify the layouts, land-uses, topography, open spaces, green features, connectivity, landmarks and building design that define the different character areas around the village. These should be referred to in Design &amp; Access Statements and other documents prepared in support of applications.</del>
	The characteristics to be included in the Design and Access Statement should be included in the justification to the policy.		<b>Include new para after 4.2 to read:</b> “Character area assessments are set out in Appendix 2 <b>specify the layouts, land-uses, topography, open spaces, green features, connectivity, landmarks and building design</b>

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			that define the different character areas around the village. These should be referred to in Design & Access Statements and other documents prepared in support of applications.”
<b>Recommendation 13</b>			
Para 3.59	Delete the first sentence of Policy HD3.	Agreed	<b>Amend Policy HD3 to read:</b> “ <del>New signage or advertisements within the village will not be supported.</del> Replacement signs or adverts should be no larger than existing, non-illuminated, and otherwise in keeping with their setting.”
<b>Recommendation 14</b>			
Para 3.62	Revise the last sentence of Policy L1 as follows: <i>“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.”</i>	Agreed	<b>Amend Policy L1 to read:</b> “The following areas are designated as Local Green Spaces in the Neighbourhood Plan as shown on the Policies Map: <ul style="list-style-type: none"> <li>• Nixey’s Walk</li> <li>• Kilpin Green</li> <li>• The recreation ground</li> </ul> <del>Applications for development in these areas will be refused unless they are directly related to leisure or recreation.</del> <b>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.”</b>
	Correct the Policies Map to include the area to the west of the footpath across Nixey’s Walk.	Agreed	<b>Amend Policies Map to include area to the west of the footpath across Nixey’s Walk.</b>
<b>Recommendation 15</b>			
Para 3.63	Revise Policy L2 as follows:	Agreed	<b>Amend Policy L2 to read:</b> “ <del>Proposals that</del>

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	<i>"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."</i>		require the extinguishment of any existing right of way will be refused. Developments that incorporate improvements to accessibility will be supported where they comply with other policies in the Plan. <b>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."</b>
<b>Recommendation 16</b>			
Para 3.64	<p><b>Revise Policy C1 as follows:</b>  <i>"Proposals that would result in the loss of any existing community facility should be supported by evidence to demonstrate that:</i>  <i>a) Two years of marketing for the existing use has been undertaken with no realistic offer received; or</i>  <i>b) Alternative premises have or will be provided.</i></p> <p>For the purposes of this plan, community facilities in the village means public houses, shops, sports facilities, the school, meeting halls, and the church."</p>	Agreed	<p><b>Amend Policy C1 to read:</b> "Proposals that would result in the loss of any existing community facility <del>or restrict access to any group will be refused planning permission.</del> <b>should be supported by evidence to demonstrate that:</b>  <b>a) Two years of marketing for the existing use has been undertaken with no realistic offer received; or</b>  <b>b) Alternative premises have or will be provided.</b></p> <p>For the purposes of this plan, community facilities in the village means public houses, shops, sports facilities, the school, meeting halls, and the church."</p>
<b>Recommendation 17</b>			
Para 3.68	<p><b>Delete Policy C2.</b>  <b>Add the following as a Community Aspiration:</b>  <i>"The Parish Council will support the improvement of the following community</i></p>	Agreed	<p><b>Delete Policy C2.</b>  <b>Add community project to read as follows:</b>  <b>"The Parish will support the improvement of the following community facilities through</b></p>

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	<i>facilities through CIL, grants etc. List of facilities and improvements.</i>		CIL, grants etc. : (list community facilities)"
<b>Recommendation 18</b>			
Para 3.69	<b>Delete Policy M1.</b>	Agreed	<b>Delete Policy M1.</b>
	<b>Include the text under the heading M1 Monitoring in the justification to this section.</b>	Agreed.	<p>Include new para 7.2 to read: "The Neighbourhood Plan will be formally reviewed every 5 years from adoption. The steering group will consider the following criteria when determining whether an update to the plan is necessary:</p> <ul style="list-style-type: none"> <li>• The rate at which the plan's allocations are being delivered.</li> <li>• Whether significant unanticipated sites have come forward and been considered under Policy H2.</li> <li>• Whether North Crawley faces any unique development proposals that have not been otherwise considered to date." </li></ul>
<b>Referendum Area</b>			
Para 4.4	I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. In all the matters I have considered I have not seen anything that suggests the referendum area should be extended beyond the boundaries of the plan area as they are currently defined. I recommend that the Neighbourhood Plan should proceed to a referendum based on the neighbourhood area designated by the Milton Keynes Council on 30 January 2018.	Agreed	