

North Crawley Neighbourhood Plan, Reg 16 consultation responses

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I would like to comment on one aspect of the above plan which is still causing me some concerns.

It is with respect to the area allocated as H5. I have some reservations as to the suitability of this site due to its position on an important entrance to the village and to it being in a conservation area.

The size of the site was originally less than half the final size shown and was allocated to have up to 15 houses built on it. The rationale behind increasing the area was so that the houses could be spaced further apart thus allowing them to have gardens but with no increase in the maximum to be built. If this whole area is built on I believe that it would be visually intrusive and overcrowd this site. It would appear as a small housing estate and departs from the original plan which would have seen houses being built as terraces which would have been in keeping with the existing terraces.

A more pressing concern is how the site would be accessed from the main road. The visibility of traffic approaching from the east is restricted due to the bend approaching from downhill of the bend. Any major junction/roundabout would detract from the conservation value of this part of the village and would tend to urbanise what is a very rural village. There is also the issue of speeding traffic. Most traffic ignores both the 40mph and 30mph limits. As part of the community speed watch group I am only too aware of this speeding. As there are no driveways to most of the houses opposite the site, cars are a permanent feature parked on the road. I believe that this would cause difficulties if any properties had driveway access onto the main road.

There is also the issue of a very prominent Horse Chestnut tree in the middle of this site. I believe that it would not be possible to develop this site without damage being caused to the tree's root system. It has been allowed to grow naturally and stands as a prominent feature in an open field. Any pruning would spoil both its shape and take away its identity and its visual appeal would be lost if surrounded by housing. There is also a public footpath which runs across this field and passes close to this tree. It is a pleasant semi rural path which enables walkers to access the middle of the village thus avoiding walking on a tarmac footpath next to a busy main road. It is difficult to see how this public path could be kept as it is if houses and roads were built here.