

North Crawley Neighbourhood Plan, Reg 16 consultation responses

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I have called a number of times having missed the deadline for comments on the final North Crawley Neighbourhood plan. However, I believe I should make my views known in writing and hopefully taken into consideration.

In all honesty it was a shock to find out from one of my neighbours that the plan had been submitted which advised that the Parish Council had designated land for development (H4) which is 8ft/2.4 metres from my bedroom windows. The key criteria reports that there would be no harm to privacy but this clearly would not be the case. If there was a development 8ft away from our property to maintain privacy i'd assume the developers would be looking to erect fencing which could also impact on the light into our bungalow.

The other key criteria appears to be walkability and this argument appears very weak considering there is not much difference in distance of all the possible development sites. There is also a footpath running along the designated site which is a very popular walk used daily by villagers and others walking through the open field - this walk is the most used walk in the village.

Walking through open countryside is a great benefit to both mind and body and with the latest focus on mental health, these amenities are very important to preserve; one of the reasons for living in a village and not in town.

The plan mentions of access but in my mind the only possible access would be via H3 but if this were granted then i can not see how the H3 development could have the houses suggested . It also highlights that the land H3 is not clear if it is available.

Therefore, it would appear the only other access would be via the tree lined verge adjacent to Orchard Way. There is no doubt this would impact on the amenity of the area and character. If this was to take place there would be loss of green space and i can't currently see how this would be replaced.

There have been several meetings earlier in the planning phase but there was no mention of the scope of the development in its present form and i have not received any notification of the changes to the plan despite wanting to be informed when going to the earlier meetings.

I filled in the questionnaire in July 17 but at that point there was no indication of H4 in its submitted form therefore can't see how the questionnaire is a relevant criteria used to qualify the choosing of the land .The key criteria notes state "IF THE SITE IS REGARDED AS LAND BETWEEN KILPIN GREEN AND LITTLE CRAWLEY THEN 34% OF QUESTIONNAIRE RESPONDENTS DISAGREED OR STRONGLY DISAGREED WITH THE SITE AS A LOCATION FOR DEVELOPMENT. 42% AGREED OR STRONGLY AGREED." It clearly did not mention H4 and it could be easily interpreted as the other sites that are between Kilpin Green and Little Crawley ie H3 or NC2 (NC2 being somehow dismissed from the plan).

The reasons given for targeting this site don't seem to make sense when you look at the criteria set and the other areas available. There has not been enough engagement with the local residents to make a proper assessment of privacy, loss of amenity and the clear impact of the character of the area by this proposed development.

It seems clear to me that, judging by the lack of comments by villagers, very few were aware of the final plan for H4 and H5 had gone in to the Milton Keynes Borough Council. Speaking to many villagers I have found very few were aware of the final plan being submitted to MKBC and of the consultation period.

I hope you can see my argument and include my views in the independent examination process.