

# North Crawley Neighbourhood Plan 2018-2033

REFERENDUM VERSION



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## 1. Introduction

### Background

- 1.1 This Neighbourhood Plan has been prepared by a steering group established by North Crawley Parish Council, the designated Neighbourhood Group. The plan covers the period 2018 to 2033. The Plan covers the entirety of North Crawley Parish as shown in Figure 1:

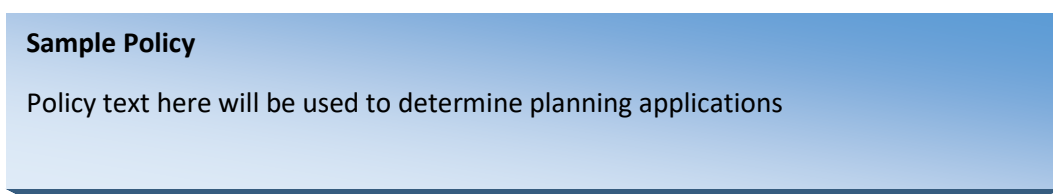


**Figure 1: Designated Neighbourhood Plan area (North Crawley Parish)**

- 1.2 The terms ‘village’ and ‘parish’ are used interchangeably in the plan. North Crawley itself lies at the centre of the parish, which also covers the outlying areas such as Little Crawley, Brook End, and East End. Policies have equal effect across the plan area other than where policies include site-specific criteria.
- 1.3 The Plan contains planning policies that will be used to determine all planning applications that are made in North Crawley over the next 15 years. The plan supplements the existing policies of Milton Keynes Council and does not replace policies contained in Plan:MK. The plan has also been prepared to be consistent with the National Planning Policy Framework.
- 1.4 The vision of the Neighbourhood Plan steering group when it first came together was to create a Neighbourhood Plan for the good of the community and ensure that any future development recognises and respects its history, rural landscape and unique village character. Various objectives were established that have subsequently informed different policy areas. These are outlined in the separate chapters of the plan, as explained below.

## How to use the plan

- 1.5 The Plan is structured thematically according to the key objectives for the village over the next 15 years. These were identified by the steering group early in the plan's preparation using the results of a questionnaire distributed to all households in the parish.
- 1.6 The full results of the questionnaire are contained in a separate document alongside a housing needs assessment and site assessments. Collectively this supporting document is referred to as the plan's 'Evidence Base'. The plan is also supported by a Consultation Statement and Basic Conditions Statement as required by the relevant regulations.
- 1.7 Each chapter of the plan relates to a specific theme. At the start of each chapter is the plan's objective for that topic. Planning policies have been written to achieve these objectives and are contained within blue text boxes as shown in Figure 2. These will be used by the Local Planning Authority when determining planning applications in the area over the next 15 years. The supporting text before and after each policy provides background to its rationale and how each policy is expected to be used.



**Figure 2: Example of policy boxes used in the plan**

- 1.8 The plan's Policies Map is shown on the final page of the plan. This shows the site allocations, settlement boundary, and Local Green Spaces that are referred to in the plan's policies. The Policies Map is a crucial component of the plan and should be referred to when using the document.

## Survey and consultation

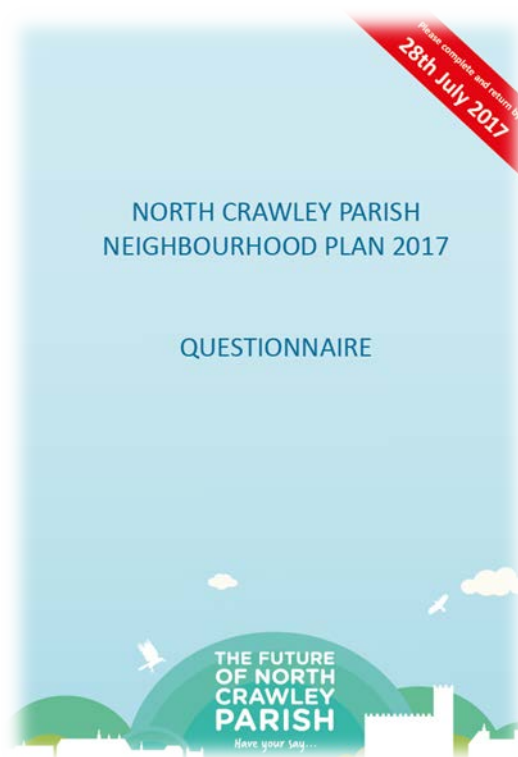
- 1.9 The Neighbourhood Plan has been supported by several community engagement exercises as well as technical planning evidence. The results of this are summarised in the accompanying 'Consultation Statement' and 'Evidence Base' document. The results broadly indicated the following, which have informed the Neighbourhood Plan:
  - The village's preference is for small-scale housing located within easy walking distance of the village centre.
  - A range of house types incorporating those suitable for young families and the elderly should be provided.
  - Traffic and its effect on the quality of life in North Crawley are a key concern.
  - The rural surroundings of the village and its accessibility are highly valued.
  - Village amenities including sports facilities, pubs, and shop, should all be protected.

- North Crawley has a set of unique heritage characteristics, based on its history and estate legacy, which should be reflected in its future development.
- 1.10 Many comments from local residents related to non-planning issues as well. North Crawley Parish Council are therefore intending to develop a Community Led Plan. This will be separate to the Neighbourhood Plan and explain how other improvements to community life in North Crawley will be made.



**Above: Neighbourhood Plan consultation event March 2018**

**Below: Questionnaire circulated in July 2017**



## 2. Housing

Objective: “To provide the types and amount of new homes needed for current and future generations in the village without compromising the sense of community”



- 2.1 Policy DS1 of Plan:MK explains that residential development in villages and rural areas will be permitted where it complies with Neighbourhood Plans. Housing is therefore a critical area to address. The steering group also want to ensure the village plays its small part in solving the national housing crisis.
- 2.2 One of the key findings of the questionnaire underpinning the Neighbourhood Plan is that residents of North Crawley value the sense of community in the village. Therefore, the housing objective for the plan is to provide a number and type of dwellings that contributes to supply in the parish but ensures the village retains its community feel.
- 2.3 The plan is accompanied by a Housing Needs Assessment that explores this matter further. It concludes that the amount of development proposed by the plan (about 35 dwellings) is appropriate. The following policies are intended to make sure this objective is delivered and that unanticipated development opportunities are managed effectively.
- 2.4 Policy NE3 of Plan:MK requires new developments to demonstrate a net gain in 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.

### **Policy H1 Delivery of Housing**

The North Crawley Neighbourhood Plan 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 Crawley in accordance with other relevant policies of the development plan.

New housing will be delivered through:

- Dwellings which have been constructed or have planning consent granted since 2018;
- Windfall opportunities in accordance with Policy H2 and Plan:MK Policy DS5 and the NPPF;
- The following housing allocations:
  - The Former Maslin Site (Policy H3)
  - Land north of Orchard Way (Policy H4)
  - Land South of High Street (Policy H5).

2.5 The settlement boundary shown on the Policies Map and referred to in Policy H1 largely follows the existing boundary established by the 2005 Local Plan and reviewed by Plan:MK. The only differences are small-scale changes around existing curtilage and most importantly the inclusion within the boundary of sites that are allocated for development by the Neighbourhood Plan.

2.6 The 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 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. Development in the countryside should be assessed against Plan:MK Policy DS5 and the NPPF.

### **Policy H2 Infill Development and Replacement Dwellings**

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 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.

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.

- 2.7 The Neighbourhood Plan has considered various different options for development over the next 15 years and the following policies address those that have been selected. However, it is acknowledged that other development opportunities will come along during that time, which cannot be anticipated now. Therefore Policy H2 seeks to ensure that where these are within the settlement boundary and consistent with Policy H1, no additional harm results from planning permission being granted.
- 2.8 North Crawley includes several areas on the approaches to the village (such as Brook End) that have intermittent dwellings interspersed with fine views of the surrounding countryside. These dwellings have developed historically as conversions or replacements of existing buildings. Policy H2 aims to allow replacement dwellings of this nature to continue to come forward, provided they do not result in adverse impacts on countryside approaches to the village.
- 2.9 Questionnaire results suggest that the various open spaces around the village, its character, and overall living environment are highly valued by residents. Policy H2 therefore seeks to avoid developments that would threaten these characteristics.
- 2.10 Policies H3 to H5 cover sites that the Neighbourhood Plan is making available for development. The Policies Map should be referred to when using these policies. Full details of how these were decided on are contained in the accompanying evidence base. In summary, site assessments were undertaken that considered each available parcel of land around the village against different criteria. Those that are proposed to be allocated below achieved the best scores, particularly against the steering group's principal objectives.
- 2.11 In total Policies H3 to H5 allocate land sufficient for about 35 homes to come forward in the village. Up to 6 of these will be homes suitable for the elderly and a significant portion will be smaller homes available for first-time buyers or those requiring affordable rents, and affordable family homes with 3 or 4 bedrooms.



- 2.12 Site H3 is a small site with an existing derelict house that will be redeveloped. Site H4 is the largest site and development there will incorporate affordable homes. Site H5 will consist of smaller homes suitable for first-time buyers or those requiring affordable rental properties. Affordable units on this site will be secured in perpetuity. The exact housing mix will be subject to arrangements with the landowner negotiated outside of the Neighbourhood Plan.

**Policy H3 Former Maslin property**

Site H3 as outlined on the Policies Map is allocated for residential development of about 5 dwellings. Development proposals should satisfy all of the following criteria:

- Proposals should include a mix of 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..
- The layout should incorporate the existing right of way running through the site.
- Applications should be supported by an ecology survey and a landscaping plan that demonstrates how the rural edge of the village will be respected.
- The layout should not prejudice delivery of the adjoining allocation (H4) and avoid the potential for overlooking between the two sites.
- 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.

#### **Policy H4 Land north of Orchard Way**

Site H4 as outlined on the Policies Map is allocated for residential development of about 11-15 dwellings. Development proposals should satisfy all the following criteria:

- Proposals should include a mix of 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.
- The development should incorporate the existing hedgerow to the north and provide new screening on its eastern edge.
- Proposals should incorporate affordable housing in accordance with Policy HN2 of Plan:MK.
- The site layout should avoid overlooking of other properties on Orchard Way. Single-storey or 1.5 storey dwellings will be encouraged where appropriate to minimise landscape impacts and harm to the outlooks of existing properties. Applications should be supported by a full landscaping strategy.
- 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.

#### **Policy H5 Land South of High Street**

Site H5 as outlined on the Policies Map is allocated for residential development of about 15 dwellings. Development proposals should satisfy all the following criteria:

- Proposals should include a mix of 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.
- Proposals should incorporate affordable housing in accordance with Policy HN2 of Plan:MK.
- 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
- 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.

### 3. Employment & Traffic

Objective: “To achieve a better and safer traffic environment”



- 3.1 North Crawley suffers at times from traffic that negatively affects safety, convenience, and quality of life of residents. Questionnaire results revealed that traffic was a big concern for many households.
- 3.2 The proximity of the village to both Milton Keynes and Cranfield makes traffic a difficult issue to completely eliminate. Delivering significant road improvements would require funding from a very large development that would be otherwise undesirable and out-of-keeping with the village. Similarly, the Neighbourhood Plan’s policies only have effect in the parish of North Crawley. It is not possible to directly influence developments happening at Cranfield or elsewhere with this plan.
- 3.3 Community Projects 1 and 2 in Section 7 of the Plan have been written in this context. They support the delivery of traffic calming and confirm the Parish Council’s ongoing commitment to managing the cross-border effects of growth at Cranfield.

#### **Policy T1 Employment development**

Proposals for employment development will be considered against the NPPF and Local Plan policies. 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.

## 4. Heritage & Design

Objective: “To ensure all new development makes a positive contribution to and enhances the character of the village and safeguards its key features”



- 4.1 North Crawley is an historic village with a well-recorded past and a number of heritage assets in and around its conservation area. A full ‘potted history’ is appended to the Neighbourhood Plan.
- 4.2 The influence of the North Crawley estate is evident in the layout and style of many of the buildings at the historic core of the village. This forms just one character area of the village with other areas of differing ages having developed around the village. These character areas have been considered and appraised during the Neighbourhood Plan to ensure that any development in and around them is respectful of the history outlined above.
- 4.3 Character area assessments are contained in Appendix 2 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 & Access Statements and other documents prepared in support of applications.

### **Policy HD1 Materials & Design**

Development proposals must respect and, where appropriate, enhance the key characteristics of the character area in which they are located taking account of the character area assessments set out in Appendix 2.

- 4.4 North Crawley's heritage should not prevent the village being able to overcome modern issues. The Neighbourhood Plan has a role in 'future proofing' the village to ensure that the conservation of its historic characteristics is not to the detriment of the overall quality of life for residents. Policy HD2 therefore specifies certain types of development in particular that will be supported in principle in the conservation area. Other types of development may be supported where they comply with other policies.

**Policy HD2 Development in the Conservation Area**

The following types of development will be supported in the Conservation Area unless they result in significant harm to a specific heritage asset:

- Electric Vehicle charging points.
- Parking facilities.
- Traffic calming measures.

**Policy HD3 Advertisements and signage**

Replacement signs or adverts should be no larger than existing, non-illuminated, and otherwise in keeping with their setting.

## 5. Landscape & Green Spaces

Objective: “To make the surrounding countryside accessible and enjoyable to all and to protect key green spaces in the village”



- 5.1 North Crawley lies on the edge of a small valley formed by Chicheley Brook at an elevation of 300ft. above sea level with westerly views of Newport Pagnell and Milton Keynes. The village and its environment retains a strong rural feel with the surrounding fields criss-crossed by a wide range of footpaths and bridleways to other villages and towns across Milton Keynes and Bedfordshire.
- 5.2 The village itself also has areas of formal and informal open spaces that provide amenity and recreation for local residents. The recreation ground itself is used for sporting activities whilst areas like Nixey’s Walk and Kilpin Green break up the residential areas of the village and provide a pleasant environment for walking or play.
- 5.3 Policy L1 designates specific areas in the village as Local Green Spaces, whereby they will be protected from inappropriate development and preserved for recreation and amenity. In some cases this designation duplicates existing village green nominations. This is to ensure consistency between the plan’s policies and other actions that have been taken by the Parish Council or other landowners.

### **Policy L1 Local Green Space Designation**

The following areas are designated as Local Green Spaces in the Neighbourhood Plan as shown on the Policies Map:

- Nixey's Walk
- Kilpin Green
- The recreation ground

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.

- 5.4 Rights of Way around the parish are a cherished means of access to the open countryside. In worst-case scenarios, development can result in paths being lost although the ability of development to provide beneficial upgrades to existing networks (e.g. through surfacing or other improvements for disabled access) is also recognised. Policy L2 aims to ensure the impacts of development on Rights of Way are appropriately managed.

### **Policy L2 Rights of Way**

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.

## 6. Community Facilities

Objective: “To retain and improve all existing facilities in the village”



- 6.1 North Crawley benefits from a range of community facilities including two pubs, a village hall, institute, recreation ground, church, school and shop. These are all highly valued by local residents according to questionnaire results. Development that leads to their loss or makes them less accessible to certain groups will therefore be resisted as per Policy C1.

### **Policy C1 Loss of existing facilities**

Proposals that would result in the loss of any existing community facility should be supported by evidence to demonstrate that:

- a) Two years of marketing for the existing use has been undertaken with no realistic offer received; or
- b) Alternative premises have or will be provided.

For the purposes of this plan, community facilities in the village means public houses, shops, sports facilities, the school, meeting halls, and the church.

- 6.2 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).



- 6.3 The development that the Neighbourhood Plan allocates will come forward via planning applications in due course. These will potentially be subject to planning obligation agreements that may include financial contributions. Community Project 3 seeks to ensure that these will be put towards retaining or improving the existing community facilities within the village.

## 7. Community Projects & Monitoring

- 7.1 The Neighbourhood Plan runs until 2033 and will hold weight in all decisions to that point. During this time the steering group and Parish Council will monitor how the plan's policies are being used and, if necessary, consider updates to the plan.
- 7.2 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:
- The rate at which the plan's allocations are being delivered.
  - Whether significant unanticipated sites have come forward and been considered under Policy H2.
  - Whether North Crawley faces any unique development proposals that have not been otherwise considered to date.
- 7.3 The Neighbourhood Plan as originally prepared included a number of policies that the Examiner recommended be included as community projects instead. It should be noted that the following are not planning policies and will not be used in assessing planning applications:

### **Community Project 1: Traffic Calming**

The Parish Council will support proposals for traffic calming (other than raised tables or speed bumps) on the High Street or other development that makes a significant contribution to delivering this.

### **Community Project 2: Effects of cross-border growth**

North Crawley Parish Council will actively seek continued dialogue regarding the effects of cross-border growth at Cranfield and other locations. Development proposals within the parish should take full account of the potential for this growth and avoid the potential for cumulative impacts.





### **Community Project 3: Community facility improvements**

The Parish Council will support the improvement of the following community facilities through CIL, grants etc:

- Open spaces;
- Play areas;
- The school;
- The public realm of the village;
- Traffic calming
- Village halls and sports facilities.

**North Crawley Neighbourhood Plan  
Policies Map  
July 2019**

**Key**

-  Settlement Boundary
-  Local Green Space
-  Housing Allocations
-  Conservation Area



Scale 1:2500

## Appendix 1 – ‘Potted History’ of North Crawley

The original name of the village is Great Crawley (Crawley Magna), and Little Crawley (Crawley Parva). They combined in Tudor times to become North Crawley which would be the village and hamlet together, so technically the village of Great Crawley is still the same name. The village name is old English Crauli / crowe (crow), and Leah (clearing). The full development of Great Crawley occurred soon after 1128, under the expansion policy of King David of Scotland, Earl of Huntingdon.

North Crawley dates back to before the Domesday book compiled in 1086, in which reference is made to only three churches existing in Buckinghamshire prior to the Norman Conquest; St Rumbold in Buckingham, St Osyth in Aylesbury, and St. Firmin in North Crawley.

St. Firmin owes its foundation to a small religious house at Hardmead which had been built by monks from France and dedicated to St. Firmin, the first bishop of St Amiens. This dedication was carried on by North Crawley Church, and there are only two other churches in Great Britain dedicated to this little known saint who was martyred in AD 287.

In 1289 the Bishop of Lincoln, during his campaign to suppress unauthorised practices in his diocese, directed the Dean of Newport Pagnell to go to the church of North Crawley and find out whether superstitious pilgrimages were being made, on account of miracles which had not been accredited, and put a stop to them. It would appear that some of the English remembered St Firmin from their ancestors and still came as pilgrims at times unknown to the authorities, to visit the miracle promising site of the monasterium at Crawley which had a Holy Well in the Churchyard.

Also in 1289 Peter de Wintonia (Peter of Winchester), rector of St Firmins died, and he is buried in the east end of the nave. Peter had been a clerk in the royal house hold and keeper of the Wardrobe to Henry III in 1250.

Other events involving royalty occurred when Henry VIII confiscated church property and the Grange estates passed to the Hackett family , then to Selby Lowndes, and then to Thomas Boswell of Auchinleck, a younger brother of Johnson’s famous biographer. In 1575 Queen Elizabeth I found reason to visit someone at the Grange, leading to her coat of arms being displayed within the building.

In the early 16th century the neighbouring parish of Chicheley attempted to get the villagers of Little Crawley to join their parish. This was resisted and they proved they belonged to St Firmin’s, due to the payment of tithes and their efforts in repairing the Church wall.

North Crawley is one of those parishes where a complicated system of land ownership over the years has ensured that the pattern of small hedged fields close to the village centre has survived almost intact since 1773, which was the time of the Enclosure awards. The further away from the village, the larger the fields which are remnants of the ancient open fields system. As a result there is today a pleasant mixture of pasture and arable land surrounding the village.

Moving forward to May 1844, a deed was drawn up for a National school in North Crawley, and the land was donated by the Rector the Rev.Thomas Lowndes, with the consent of the Bishop of Lincoln. The school was enrolled on 28 May 1844 and jointly built by the Rector and Thomas Alexander Boswell, and was subsidised by a Parliamentary grant. The school celebrated its 150th anniversary in 1995.

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## Appendix 2 – Character Area Assessments

The following character area assessments were prepared by the Neighbourhood Plan steering group to inform the design and heritage policies in the Neighbourhood Plan. They should be referred to with Policy HD1 and used when considering a development's consistency with local character.

A rough map of the character areas is shown below. The character of areas is fluid though so the map should be regarded as an approximation with some locations within the village showing characteristics of more than one area:



St Firman's Church (blue) is a unique area that has its own character. It sits in the middle of the village in an expansive yard. It acts as a landmark within the rest of the village.

The village heart (light blue) corresponds closely with the conservation area. Its buildings consist of small cottages and other historic buildings that have notable characteristics such as steep pitched roofs, gables, and wooden detailing.

Kilpin Green (yellow) is a separate character area with homes built in the 1970s. The green itself is a large attractive feature whilst the network of paths running through the estate is a key characteristic. The area displays a good mix of dwellings with bungalows and range of family homes.

There are two areas of former Council house stock (red) that display the same characteristics. Both areas (on Chicheley Road and Folly Lane) consist of large detached or semi-detached dwellings that use a combination of brick and pebble-dashed render. Many have been extended whilst all benefit from generous front and rear gardens.

The other side of Folly Lane is a separate area (purple) with an eclectic mix of detached properties that vary in size. They are well spread out, which gives rise to views of the surrounding countryside that demarcate the exit to the village.

Finally, there are three large properties that do not fit into any other character areas. The Old Rectory, Church Farmhouse, and Crawley Grange. Each of these are substantial and historic buildings that have their own unique features and occupy very large plots.

The following tables give further details on each character area and the particular characteristics that define them.



**Character Area: Church of St Firmin****Assessor: NCNP Steering Group****Date: January 2018**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	The area lies at the heart of the village and is used as a large parish church with associated graveyard and cemetery to the rear. The area has a semi-public feel with hedging and fencing demarcating it from the genuinely public realm. However, there is a prominent entrance with an attractive pitched-roof lychgate that demonstrates the area is not 'private' in the traditional sense. An additional secondary gate to the side reinforces this effect.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground).</i>	The character area is generally flat although slopes significantly to the south towards the open countryside.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	The area around the church comprises a large open area that serves to enhance its setting within the village.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	The churchyard is replete with traditional yew trees, particularly at its entrance where these form an attractive avenue effect to the church entrance. The grass around the church is well maintained and planted with other attractive trees and hedges.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	No routes run through the actual churchyard itself although around its perimeter there are footpaths and accesses to various properties. These are all within the 'village core' character area, within which the church sits as a discrete entity, providing visual links.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	The church is very much a landmark in its own right. The war memorial to the front and the lychgate are also features that draw the eye.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The church is built in an impressive ecclesiastical style. It is large with several different elements including its prominent tower, crenulations, rounded 'turret' corner and tall multi-panelled windows.

<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	The church is visible from the surrounding area and therefore acts as a focus point for many views through the surrounding area. To the south there are views out over the open countryside. Views are limited through the actual area due to the screening effect of the large building and surrounding planting.
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**Character Area: Village heart****Assessor: NCNP Steering Group****Date: January 2018**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	The village heart is predominantly residential although also includes community facilities such as the school and pubs. Buildings are arranged along the high street and also clustered in smaller pockets that are set back slightly along narrow lanes and tracks. Public and private are defined variously via brick-walling, hedging, or, in some instances, direct frontage onto the main high street. There is good variety in building size although the influence of estate-style cottages persists with small dwellings either retained according to their original configuration, or in several cases amalgamated to form larger dwellings. Newer buildings share similar characteristics although are typically larger and benefit from curtilage for gardens, parking etc.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground).</i>	The heart of the village is generally flat with only minor dips and undulations in the layout.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	Open space is not predominant feature in this character area. The 'wasteland' in front of the church is the one exception although this is used extensively for parking and as such can present a cluttered rather than open feel. Towards the eastern end of the village there is an area often referred to as 'allotments' (which is, in fact, private garden land) that provides an informal openness before the village gives way to open countryside. Areas such as pound lane also have a wide verge that is somewhat overgrown with scrub but does provide relief to the otherwise built-up nature of the character area.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	Areas of planting are generally restricted to domestic gardens, which also accommodate several noteworthy trees along the High Street. At the western end of the village there is a group of trees near the corner with Folly Lane that are noteworthy and mark the start of the green area in and around the Old Rectory.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	The village heart has a wide range of vehicular and pedestrian routes in and around it, most significantly the main high street running through the village. The area has links with all others in the village. Within the area itself there are also routes used to access properties set back from the road.

		These include Chequers Lane, Pound Lane, and also Church Walk, which is notable for providing pedestrian access to the village school.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	There are a wide range of attractive and noteworthy buildings on both sides of the high street in this area. There isn't any one in particular that would define the character area. The two pubs could be characterised as landmarks simply due to the fact they are a different use and important village amenities. Similarly, the village shop is an unusually shaped building in the middle of the village that acts as a landmark.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The character area overlaps significantly with the Conservation Area, as such there are a range of characteristics that the buildings consistently display. The 'estate style' cottages are prevalent and are generally smaller red-brick buildings with steep (47.5 degree) pitched roofs and attractive wooden detailing above their gables. Gables themselves are a very common feature with many buildings being one-and-a-half storeys. Roof materials vary between slate, contemporary tiles and also some thatch, which is more heavily concentrated towards the middle of the character area. Properties are generally detached although some terracing is evident at the eastern end of the village.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	The public realm is characterised by relatively discrete signage, streetlighting and other features such as bus shelters, benches, litter bins and bollards. There are views along the high street in both directions that have an attractive iterative effect as the character area becomes continually revealed when travelling around the slight bends in the road. As the heart of the village, glimpses of the surrounding countryside are rare other than at the edges of the character area.

**Character Area: Kilpin Green****Assessor: NCNP Steering Group****Date: January 2018**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	Kilpin Green is exclusively residential with some areas of ancillary green space. The layout is relatively low-density with a mix of bungalows, semi-detached and detached dwellings clustered along cul-de-sacs. Kilpin Green itself is at the centre and is a large area of grassland used informally for play.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground).</i>	The area is generally flat but slopes gently downwards from south to north, beyond the built-up area this downward slope becomes more pronounced before giving way to undulating countryside.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	<p>There is a large area of open space at the centre of Kilpin Green that serves as an informal area for play. Buildings and cul-de-sacs are clustered around the green.</p> <p>There are other smaller pockets of 'leftover' green space around the edges or tucked away amongst the dwellings. For example Nixey's Walk is an open 'avenue' that tapers down to the width of a footpath onto the High Street. To the north there is an open verge off Orchard Way that forms a buffer with the open countryside beyond. A short way to the west of this lies an abandoned house set within unorthodox curtilage, which is the remnants of the original orchard that grew in this area. The area is heavily overgrown and is not 'open' although there is a footpath running through it. Finally, an area between Bryans Crescent and Hackett Place is used informally for car parking although is otherwise part of the green spaces that accompany the various paths running around the estate.</p>
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	The area benefits from several mature trees and maintained grass verges. Many front gardens also front directly onto the streetscene, which provides an attractive domestic feel to the environment of the area.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	The area is criss-crossed with various cut-throughs and paths into the surrounding area. There are two formal rights of way that link the countryside to the north with the high-street and the playing fields. There are other less formal but well-used alternatives including Nixey's Walk that also link into

		<p>the network of footpaths along every road in the area.</p> <p>In terms of vehicular access there is one access point from Chicheley Road onto Orchard Way, which feeds into the circular Kilpin Green, from which there are four cul-de-sacs. Hackett Place provides an intermediary crescent-link whilst Bryans Crescent is in fact a cul-de-sac with its own separate access from Chicheley Road.</p>
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	Kilpin Green itself is the only real landmark given its central location and attractive open appearance.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The area is well-maintained albeit typical of many 1970s developments found elsewhere across the country. The building materials are unremarkable brown brick whilst architecturally there is little of note. The area does display a good mix of dwelling types though, with each set within ample curtilage.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	The public realm in the area comprises simple street lighting and typical pavement materials. There are no views through or into the area although to the north there are striking views out into the surrounding countryside.

**Character Area: Former Council stock****Assessor: NCNP Steering Group****Date: January 2018**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	There are two areas in North Crawley of typical mid-20 <sup>th</sup> century 'council' houses. Most of these will have been disposed to private stock. As per standards of the time, the dwellings are generously sized and set within large curtilage (both front and rear gardens, often with a side garage). They are laid out in two distinct rows of detached/terraced properties and are prominent in their uniformity and, in the case of Chicheley Road, their position at the end of the ridge on which the village sits. The public/private is typically defined through hedgerows and extensive front gardens.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground).</i>	The areas are generally flat and follow the topography of Folly Lane and Chicheley Road. The former sits in a natural dip in the landscape, the latter is prominent along the western end of a ridgeline.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	There are no areas of formal open space other than domestic gardens. Informally there are small strips of grass verge in places along Chicheley Road although these do not serve any real amenity purpose. Along Folly Lane the verge is much wider and serves to soften the streetscene significantly although it is used informally for parking.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	There are mature and well-maintained hedgerows in front of many properties. There is only one particularly prominent tree (species unknown) along Folly Lane.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	Both areas are typical of the edge-of-settlement approach used when developing Council stock in the mid-20 <sup>th</sup> century. As such each area is on a route into/out of the village. The area along Folly Lane is particularly 'isolated' in this regard and forms the last significant part of the village. Along Chicheley Road, the same would be true but for the development of Kilpin Green to the east, which is 'shielded' by the former Council stock or, in the case of Bryans Crescent, an access is taken straight through the character area.

<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	No.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The buildings are either tall detached properties with a prominent front-gable elevation or rows of unobtrusive terraces. The former have nearly all been significantly extended with various alterations. The latter present hipped roofs with a half brick/half pebble-dashed render. The brickwork along Chicheley Road is lower. Neither areas have features that are unique to North Crawley.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	There are limited public realm features other than standard pavements and street-lighting. The wide verge along Folly Lane has already been noted as softening the perspective of that character area. Along Chicheley Road the area is extremely prominent when coming into the village from the west. There are therefore also excellent views out towards Central Milton Keynes from the character area. The area along Folly Lane occupies a much less obtrusive position with views only present 'past' the site rather than in or out.

**Character Area: Folly Lane****Assessor: NCNP Steering Group****Date: January 2018**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	Folly Lane is an area of 'ribbon' development separated by a short stretch of road from the existing village. It is exclusively residential with some properties having semi-agricultural or equestrian curtilage to the east. Properties are generally set close to the narrow road with demarcation between the public and private realms achieved through a combination of low brick walls, hedging and low picket fencing.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground).</i>	The character area slopes slightly down the natural valley of the road from the village before rising again towards Hurst End.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	There are no formal areas of open space. The narrow and low density of the character area means that there are several glimpses of the surrounding countryside lending the character area a very rural and open feel.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	Planting is restricted to domestic gardens and generally unremarkable hedges and trees growing in the highway verge.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	Folly Lane is a secondary entrance/exit for the village. There is a narrow pavement to and from the village which can lead to conflicts with vehicular traffic. To the south the character area links with rights of way that allow access to both the east and west.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	The former scout-hut/chapel that has been converted to a studio dwelling is a striking feature that sits prominently on the western-edge of the character area – this is noteworthy as generally the properties in the character area are situated to the east of Folly Lane.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The building styles display a predominance of red-brick pre-Victorian cottages. There are also elements of white render in some properties, particularly those that have been rebuilt or altered. The same steeply pitched roofs are evident as in the village heart character area.

<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	There is no street furniture beyond simple street lighting, grit bins and pavements. The views into, across, and out of the area are its most striking feature with the area being 'revealed' upon exiting the village; tracts of the surrounding countryside are then visible between properties before the true exit to the village is demarcated with a gradual rise back up.
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**Character Area: Large manorial properties****Assessor: NCNP Steering Group****Date: January 2018**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	<p>There are three separate areas in North Crawley that do not fit in any other character area and are instead used as large “manorial” properties, some subdivided, which sit within large extensive grounds.</p> <p>These include the Old Rectory at the western entrance to the village, Church Farmhouse near its centre, and Crawley Grange to the north-east. Each consist of privately owned residences although are appreciable from the public realm or benefit from permissive access along drives. They have no conformity in layout other than occupying fairly central and prominent positions within their extremely large curtilages alongside a number of outbuildings.</p>
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground).</i>	Each is generally flat or undulating. There are extensive grounds that accommodate some changes in topography as the properties merge with the surrounding countryside.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	There are considerable areas of private open space comprising gardens, grounds, paddocks, arboreta etc.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	Each area has a large amount of well-maintained planting and notable trees.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	There are no rights of way or roads through the properties other than private or permissive access drives. The areas therefore do not provide links with other areas although indirectly act as buffers to the surrounding countryside.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	The individual buildings themselves are noteworthy and act as landmarks within the wider village.

<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	Each property has its own distinguishing features from the Tudor stylings of Church Farmhouse to the Elizabethan architecture of Crawley Grange.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	There are no real streetscape features as each property is not in the public realm. However, there are views through and over Church Farmhouse and over the parkland surrounding Crawley Grange. The Old Rectory is heavily wooded and as such does not present the same landscape characteristics.