

NORTH CRAWLEY Neighbourhood Plan IMPLEMENTATION GROUP

Minutes of the meeting held with Hinton Cook Architects on 1 February 2024
10.30am in the Institute
Site H3 Top Croft North Crawley

Present:	Nic Sadeghi (C), Steve Garner (DC), Jan Weatherley (S), Derek Harpur, Jagdeep Bhavra (Hinton Cook), Amy Mannings (Hinton Cook)	ACTION
	The pre-assessment application is for 18 properties, a majority of 2-3 bedroom dwellings including some affordable housing, and some bungalows.	
	The IG were given illustrations of potential layouts which may be subject to change and therefore must remain strictly confidential within the IG and the PC itself.	
	The background to the Neighbourhood Plan was outlined by SG/NS and HC presented their proposals for the full planning application.	
	<p>It was noted by the IG that Duckworth Developments Ltd appeared on the submission and asked for clarification. HC will ascertain whether DD are intending to purchase the land and whether this was conditional on planning permission being granted.</p> <p style="text-align: center;"><i>By E-mail of 2 February 2024, JB confirmed that the developer of Site H3 has exchanged on the land with the vendor, but the terms state that the completion will not happen until planning has been granted. This is standard procedure.</i></p> <p>Site access and layout:</p> <p>The pre-application submission has been designed around a single main access to the site from Chicheley Road. The IG detailed the increasing flow of traffic (farm vehicles, rush hour traffic to Cranfield, the influence of the London Road closure, motor recovery business at Little Crawley).</p> <p>HC will consult with MKCC (Highways Authority) with a view to moving the 30mph speed limit back to the entrance to Gog Lane.</p>	JB/AM
	The access to the development and the road through the middle of the site will be adoptable highway with turning access, to allow for emergency vehicles and refuse collection. The remaining road (i.e. along the eastern and north perimeter of the site, and also along the western perimeter) will be privately maintained by the residents; this is	

	usually done via a management company.	
	<p>The trees and bushes along Chicheley Road do not form part of the residential development and will be retained.</p> <p>The remaining Landscape Design at the private road end will contribute to the existing defensible boundary (forming a barrier to development of Bottom Croft).</p> <p>Any trees and hedges will not form part of the residents' gardens.</p> <p>The PRW (public right of way) will be further developed to into a nature route.</p> <p>The existing pond area and proposed new pond will act as drainage and will be planted sympathetically with wetland planting.</p> <p>Liaison with the H4 and H5 developers has taken place and it is anticipated that this will continue to develop with particular reference to pedestrian access between Site H3 and Orchard Way. In addition to the PRW through Site H4, there is also the potential for a continual path of access via Orchard Way (with a new pathway abutting Chicheley Road and joining up with the proposed private road at the south-western corner of Site H3).</p> <p>The liaison will include sharing of existing information and any other areas of mutual interest.</p>	
	<p>Housing design and build:</p> <p>There are a minimum of 2 parking spaces per plot.</p> <p>Space for 3 refuse bins per plot (amended to 4)</p> <p>Initial thoughts on street lighting are that it is adequate but subdued (possibly low level bollard lighting and localised PIR (Passive Infra-Red) sensors). A variety of options will be considered in conjunction with a street lighting designer.</p> <p>Reference to the Design Codes in the Neighbourhood Plan has produced ideas for features from a Tudor heritage (rustic brick and wood beam features).</p> <p>The IG expressed appreciation for the sensitive consideration that has been given to the codes, in particular the building heights not exceeding 1.5 storeys.</p> <p>The new Government Part L regulations will actively encourage use of heat pumps (not oil for new build properties).</p> <p>As there is no supply of gas to the village, other considerations include a form of ground source for heating and PV panels for energy supply.</p> <p>Affordability – plots 1 – 6 could be considered for a shared ownership scheme with affordable rent structures. HC will share (via email) with</p>	

	<p>the IG any development in this regard received from MKCC.</p> <p>This plot is not in a flood risk area.</p> <p>Sewage and drainage has not yet been explored fully, but examination of the issue remains ongoing and it is possible that another pumping station will be required.</p> <p>The IG requested that the active development phase should be completed with as little disruption to the village as possible – especially as it is anticipated that sites H4 and H5 will start within a similar time frame.</p>	
	<p>Possible time frame:</p> <p>The developers are keen for the planning application to be submitted in the next 3 to 4 weeks.</p> <p>This may be considered by MKCC by early Spring</p> <p>A possible Planning Permission decision made by Autumn</p> <p>Probability of 2 years building time</p>	
	<p>The IG offered its assistance in the future, where appropriate; in particular, with facilitating engagement with the developers of Sites H4 and H5.</p> <p>The IG expressed its gratitude to JB and AM for all their efforts to apply the NP policies and engage with us, and it is hoped this will continue throughout the process.</p>	
	<p>It was agreed that the minutes of this meeting would be shared with them in the first instance and any alterations or comments they wish to make would be welcomed.</p> <p>The minutes will then be published on the Parish Council website (with public access). This is intended to enable the IG to effectively carry out its core of functions; in particular: (i) providing a locally accountable and representative lead for promotion and implementation of the NP, as well as; (ii) maintaining an open dialogue with landowners and developers to ensure that planning applications are able to achieve the NP objectives.</p> <p>It was noted that at some point, engagement with the residents and discussion of the planning application would take place.</p>	JW (subject to agreement of HC)
	AOB: None recorded	
	Meeting ended at 12pm	