

Application Number: 16/02217/OUT

**Outline application with all matters reserved for a development of up to 16 dwellings**

**AT Land South of 7, Bedford Road, Sherington**

**FOR Trustees of the Cook Settlement**

**Target:** 4th November 2016

**Ward:** Olney

**Parish:** Sherington Parish Council

**Report Author/Case Officer:** Nicola Wheatcroft, Senior Planning Officer

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## 1.0 INTRODUCTION

*(A brief explanation of what the application is about)*

- 1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess). All matters have been taken into account in writing this report and recommendation.
- 1.2 The application was deferred from the Development Control Committee meeting in February for a full consultation exercise to be carried out on the provision and impact of a pedestrian footpath being provided in proximity to the Scheduled Ancient Monument.
- 1.3 **The Site**

The application site is located in the east of Sherington in the open countryside within the Area of Attractive Landscape, to the south of Hillview and the north of Sherington Nursery. The site comprises a field fronting Bedford Road with access onto the road. The site slopes down to the south and is enclosed by a hedge along Bedford Road, there are no trees or significant vegetation within the field.
- 1.4 Immediately to the north of the site are a row of bungalows that front Bedford Road. A footpath is located opposite the proposed site entrance which goes in a diagonal line across the field to link up with Crofts End. The field opposite the site is owned by the applicant a Scheduled Ancient Monument (SAM) is located within the field at the junction of Bedford Road and Crofts End. A

bridleway is located immediately to the south of the site. To the south of the bridleway is Sherington plant nursery. The site size is just over ½ hectare.

## 1.5 The Proposal

Outline planning permission is sought for up to 16 houses with all matters reserved for subsequent approval. An illustrative layout shows 11 detached houses, 1 pair of semi-detached houses and a small terrace of 3 properties. All dwellings face into the site. The existing hedge running along Bedford Road is retained and additional hedges introduced around the boundary of the site. Access is provided from Bedford Road by a new entrance approximately half way along the width of the site. The density equates to a maximum of 22 dwellings per hectare.

- 1.6 Following concerns raised by the Highway Engineer about the lack of pedestrian route into the village, the application has been amended to include a pedestrian link over and along Bedford Road to link up with Crofts End at the top of Bedford Road on the opposite side of Bedford Road. The applicant owns the field on the opposite side of the road. The application is supported by an ecological report.

## 2.0 RELEVANT POLICIES

*(The most important policy considerations relating to this application)*

### 2.1 National Policy

#### National Planning Policy Framework (2012)

Paragraphs 11-16: Presumption in favour of sustainable development

Paragraph 17: Core Planning Principles

Section 1: Building a Strong Competitive Economy

Section 3: Supporting a Prosperous Rural Economy

Section 4: Promoting Sustainable Transport

Section 6: Housing

Section 7: Design

Section 8: Promoting Healthy Communities

Section 10: Meeting the challenge of climate change & Flooding

Section 11: Conserving and Enhancing the Natural Environment

Paragraph 173: Ensuring Viability and Deliverability

Paragraphs 187 & 187: Positive approach to decision taking

Paragraphs 196 & 197: Determining Applications

Paragraphs 203-206: Conditions and Obligations

Ancient Monuments Act (2013)

### 2.2 Neighbourhood Plans

Once a Neighbourhood Plan has been agreed at a referendum and is 'made' (brought into legal force) by the local planning authority it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. If a policy contained in the development plan

for an area conflicts with another policy in the development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

Neighbourhood Plans therefore form part of the development plan for the relevant area. They will necessarily be in general conformity with the strategic policies contained in the development plan for the area. If they are the most recent document to become part of the development plan, they will attract statutory priority. Neighbourhood Plan policies will also take precedence over non-strategic development plan policies where there is conflict.

### **2.3 Sherington Neighbourhood Plan**

Sherington Parish Council has submitted their Neighbourhood Plan to Milton Keynes Council following a round of public consultation. The publicity stage of the Sherington Neighbourhood Plan 2016-2031, which was undertaken by the Council, closed on 9th February 2017 and the Neighbourhood Plan has now been submitted to an independent Examiner who will decide if the Plan should proceed to the referendum stage, which is where local residents will have the opportunity to vote on whether the plan should be made.

2.4 Only once the Neighbourhood Plan has been 'made' by the local planning authority does it carry full weight when considering planning applications. However, as the Neighbourhood Plan has progressed beyond the public consultation stage, limited weight can be afforded to the policies contained within the Plan.

### **2.5 Policies**

NP1 Sherington Settlement Boundary and Development Principles

NP3: Biodiversity Enhancement

NP4: Community Hub and Facilities

NP5: Developer Proposals

### **2.6 Local Policy**

Milton Keynes Core Strategy (Adopted 2013) – policies:

Policy CSA: Presumption in favour of sustainable development

Policy CS1: Milton Keynes Development Strategy

Policy CS9: Strategy for the Rural Area

Policy CS10: Housing

Policy CS11: A Well Connected Milton Keynes

Policy CS12: Developing Successful Neighbourhoods

Policy CS13: Ensuring High Quality, Well Designed Places

Policy CS14: Sustainable Construction

Policy CS18: Healthier and Safer Communities

Policy CS19: The Historic and Natural Environment

Policy CS21: Delivering Infrastructure

Milton Keynes Local Plan 2001-2011 (adopted 2005) – saved policies:

Policy S1: General Principles

Policy S7: Key Settlements  
Policy S10: Open Countryside  
Policy D1: Impact of Development Proposals on Locality  
Policy D2A: Urban Design  
Policy D2: Design of Buildings  
Policy D4: Sustainable Construction  
Policy HE1: Protection of Archaeological Sites  
Policy T1: Transport User Hierarchy  
Policy T2: Access for those with Impaired Mobility  
Policy T3: Pedestrians and Cyclists  
Policy T5: Public Transport  
Policy T9: The Road Hierarchy  
Policy T10: Traffic  
Policy T15: Parking Provision  
Policy NE1: Nature Conservation Sites  
Policy NE2: Protected Species  
Policy NE3: Biodiversity and Geological Enhancement  
Policy NE4: Conserving and Enhancing Landscape Character  
Policy H2-H5: Affordable Housing  
Policy H7: Housing on Unidentified Sites  
Policy H8: Housing Density  
Policy H9: Housing Mix  
Policy E1: Protection of Existing Employment Land  
Policy L3: Standards of Open Space Provision & Appendix L3  
Policy C4: Education  
Policy PO4: Planning Obligations

#### Supplementary Planning Guidance/Documents

Parking Standards for Milton Keynes Document SPD (2016)  
Sustainable Construction SPD (2007)  
Social Infrastructure Obligations SPD (2005)  
Education SPG (2004)  
Leisure, Recreation & Sports SPG (2005)  
Affordable Housing SPD (2013)  
Residential Development Design Guide (2012)

### **3.0 MAIN ISSUES**

*(The issues which have the greatest bearing on the decision)*

- 3.1
- The principle of housing in the open countryside
  - Impact on adjacent houses
  - Impact on the character of the area
  - Highway matters
  - The provision of a Footpath Link
  - S.106 issues

#### **4.0 RECOMMENDATION**

*(The decision that officers recommend to the Committee)*

It is recommended that planning permission be refused for the reasons set out at the end of the report.

#### **5.0 CONSIDERATIONS**

*(An explanation of the main issues that have led to the officer Recommendation)*

##### **5.1 Principle of Development and 5 Year Housing Land Supply**

The site is located within open countryside located on the periphery of the village of Sherington. Saved Policy S10 of the Milton Keynes Local Plan 2001 – 2011 and policy CS9 of the Core Strategy confirm that in the open countryside planning permission will only be given for development that is essential for agriculture, forestry, countryside recreation or other development appropriate to a rural locality which cannot be located in a settlement. The site does not fall within the categories of acceptable development in the open countryside or constitute 'exception housing', as outlined in the Local Plan and Core Strategy. Local policy therefore indicates that in general terms, the principle of residential development would normally be considered unacceptable.

5.2 Paragraph 49 of the National Planning Policy Framework considers policies for the supply of housing to be out of date where the Council cannot demonstrate a five-year supply of deliverable housing sites. In such circumstances, the Council must rely on the provisions of Paragraph 14 of the National Planning Policy Framework which outlines a presumption in favour of sustainable development. This has meant that a number of applications in the open countryside have been permitted in the last few months.

5.3 However, the Council can now demonstrate a five year supply of housing. This is a recent position and means that there is no need to support housing development in the open countryside in order to meet the previously identified shortfall. Policies S10 of the Local Plan and CS9 of the Core Strategy become crucial when considering the acceptability of a planning application.

5.4 Local Plan Policy S10 clearly states that planning permission will only be forthcoming for certain types of development in the open countryside which are essential to a rural locality. The application site whilst on the edge of a village is located within the open countryside and for which there is no justified rural need. It is considered that housing in this location will encroach urban development into the countryside to the detriment of the character of the area and the openness and appearance of the Area of Attractive Landscape. This unplanned form of development can result in urban sprawl significantly affect the rural character of the area and is contrary to the requirements of Policy S10 Local Plan and CS9 of the Core Strategy.

## 5.5 **The Neighbourhood Plan**

As outlined in the Policy section the Neighbourhood Plan for Sherington has been published. The application site is one of the potential sites identified for allocation but not taken forward in the Neighbourhood Plan. Reference has been made to this by a number of third parties in objection letters. Policy NP1: Sherington Settlement Boundary and Development Principles defines the settlement development boundary for Sherington. It states that there is a presumption in favour of sustainable development within the settlement boundary. The site is located in the open countryside and is not one of the two allocated sites in the Neighbourhood Plan. Therefore there is a presumption against housing development within the proposed application site.

## 5.6 **Impact on the Adjacent and Nearby Properties**

Local Plan Policy D1 seeks to protect the residential amenity of properties from new development in terms of loss of privacy, sunlight, daylight and visual intrusion. The New Residential Development Design Guide SPD (2012) gives more detail on the standards that new development is expected to meet.

5.7 The north elevation of the application site is located adjacent to 7 Bedford Road. This property has a plot depth of approximately 50m and the bungalow faces towards Bedford Road so the flank elevation faces the site. The application is outline with all matters reserved for subsequent approval, so the siting and exact location of the proposed houses is not for consideration at this stage. However, the illustrative layout demonstrates that it is possible to locate houses that would satisfy the standards set out in the Residential Design Guide, thereby not causing any significant loss of privacy or light to the adjacent bungalow. Therefore, it is considered in principle the introduction of housing on the application site would not unduly affect the amenity in terms of privacy, light and outlook of the adjacent houses

## 5.8 **Ecology and Biodiversity**

The application site is not subject to any statutory or non-statutory ecological designations. Due to the current use of the land there is negligible value in terms of ecology and wildlife habitats. The majority of the hedgerow along the front of the site will be retained and a new hedgerow is proposed along the rear boundary. Saved Local Plan Policy NE3 of the Local Plan and paragraphs 109 and 117 of the NPPF call for all new development proposals to ensure that they do not lead to a net loss in biodiversity and that wherever possible to contribute to provide a net gain. There is scope within this proposal to retain some of the existing features and to provide enhancements. The proposal is consistent with NPPF guidance and Local Plan Policy NE3. .

## 5.9 **Impact on Character of the Area**

Saved Policy S11 of Milton Keynes Local Plan defines 2 areas of Attractive Landscape within the Borough of Milton Keynes, the application site falls within the Ouse Valley, north and west of Newport Pagnell. The Policy seeks to ensure that development should:

- (i) Not damage the special character of the area
- (ii) Enhance important landscape features where possible
- (iii) Protect and enhance features of nature conservation value
- (iv) Retain and improve public access and opportunities for countryside recreation

5.10 The special character in this location is the rural nature and openness of the field. The erection of 16 houses will clearly change the character of this area and when this application was last considered at Development Control Committee the need for housing due to the lack of a 5 year land supply and the Governments agenda to boost the supply of housing means that sites such as this on the edge of a village had to be considered in a positive light. Since this there has been a change in circumstances which means that the Council has a five year supply of housing land and sites like this are not needed to boost the supply. Consequently as stated in paragraph 5.4 of this report Policy S10 of the Local Plan is of significance and development sites such as this in the open countryside will harm the open rural character of the area and are therefore unacceptable.

## 5.11 **Highway Matters**

Policy T10 of the Local Plan states that planning permission will be refused for development that would generate traffic that would exceed the highway capacity of the local road network or cause significant disturbance noise or risk of accidents. The Highway Engineer initially raised some concerns about the visibility splay at the entrance and an objection on the lack of a pedestrian link into the village. The provision of additional information addressed the visibility splay matter and no objection is now raised on this matter.

## 5.12 **Pedestrian Footpath Link**

With regard to pedestrian links there is currently no footpath from the site into Sherington. The scheme as originally submitted did not provide a pedestrian link into the village, consequently, any residents wanting to access the school or shops would have to walk on the unlit narrow road. Policy T3 of the Local Plan states:

‘The layout of the external environment, including links to adjoining areas should provide convenient, direct, safe, secure and understandable pedestrian and cycle routes that are not isolated from other transport routes’

5.13 The provision of an adequate pedestrian link is problematic as a link can be provided within the application site itself but cannot extend further to the north as nos. 1 – 7 Bedford Road are located immediately adjacent to the highway. Consequently, the scheme has been revised to include a pedestrian link on the opposite side of Bedford Road (which is within the applicants control) to link up to Crofts End at the top of Bedford Road. This link is not ideal as pedestrians will have to cross Bedford Road and a portion of the hedgerow that runs along the road will have to be removed and replanted. Furthermore the application site is within proximity of a Scheduled Ancient Monument. The application was deferred from the February meeting of Development Control Committee in order that further investigation could be undertaken on the route of the footpath and ensure that there would be no undue impact on the Scheduled Ancient Monument and it met highway requirements.

5.14 The Highways Engineer has confirmed that he is satisfied with the proposed footpath from a highway perspective. However, there are concerns about the link and the slightly contrived nature of the route which involves the crossing of Bedford Road. This is a far from an ideal situation with some residents likely to take the more direct route of walking along the road where conflicts could arise with vehicles. Whilst this would not justify a reason for refusal this does highlight the difficulties and weaknesses of using this site for residential development. The establishment of a 5 year supply of housing has meant that the consideration of applications has changed and there is no longer an overriding need to permit all sites for housing in the open countryside so a more critical approach can be taken. Although in this instance it is considered that as a pedestrian link is provided this would be a difficult reason for refusal to support at any appeal as the proposal is broadly in line with saved Policy T3 of the Local Plan.

#### 5.15 **Scheduled Ancient Monument (SAM)**

The ancient monument is a form of funerary monument constructed between the Late Neolithic period and the Late Bronze Age. Historic England state that the Sherington barrow is of particular significance as it is one of few well-preserved barrows to survive in the region. And its importance relates to its evidential value of Bronze Age activity. It survives as an earthen mound surrounded by a 2m wide ditch. Over the years trees and a hedge have grown up round the SAM. The proposed footpath and replanted hedge are outside of the boundary of the SAM. The removal and replanting of the hedge and the laying out of the footpath will initially open up the SAM increasing its visibility. However, in the longer term other than a footpath being provided around the monument there will be no significant change or impact on the SAM. The applicants have submitted a Setting Assessment evaluating the impact of the proposed development on the Sherington Barrow which concludes that whilst the amount of roadside features will increase there will be no direct impact on the Barrow or its setting. Historic England have confirmed that there is no objection to



the proposal on heritage grounds.

- 5.16 With regard to the impact of the housing on the setting of the SAM, it is considered that the distance of the development site from the SAM (over 50m at the nearest point), the level of vegetation and screening together with the topography means that the visibility and the setting of the SAM will not be adversely affected by the proposed development.

5.17 **S.106 Contributions**

The Applicant has agreed to make a contribution of **£127,048.24** to mitigate the impact of development should planning permission be forthcoming in line with Policy and the CIL regulations. However, as the application is now recommended for refusal these contributions are no longer sought.

5.18 **Conclusion**

The proposed development is located within the open countryside and as the Council can now demonstrate that it has a five year supply of housing the policies in the Local Plan that relate the provision of housing are no longer considered out of date. Therefore Policy S10 of the Local Plan and CS9 of the Core strategy are of significance. These seek to locate new housing within urban areas and prevent development in the open countryside unless there is a justified need in this location. In this instance the proposal relates to up to 16 dwellings in the open countryside for which there is no agricultural or countryside need. The development would result in the extension of village in an unplanned manner with poor pedestrian links into the village with a detrimental impact on the rural character of the area and the Area of Attractive Landscape, contrary to Saved Policies S10 and S11 of the Local Plan and CS9 of the Core Strategy. It is therefore recommended that planning permission be refused for the reason set out below.

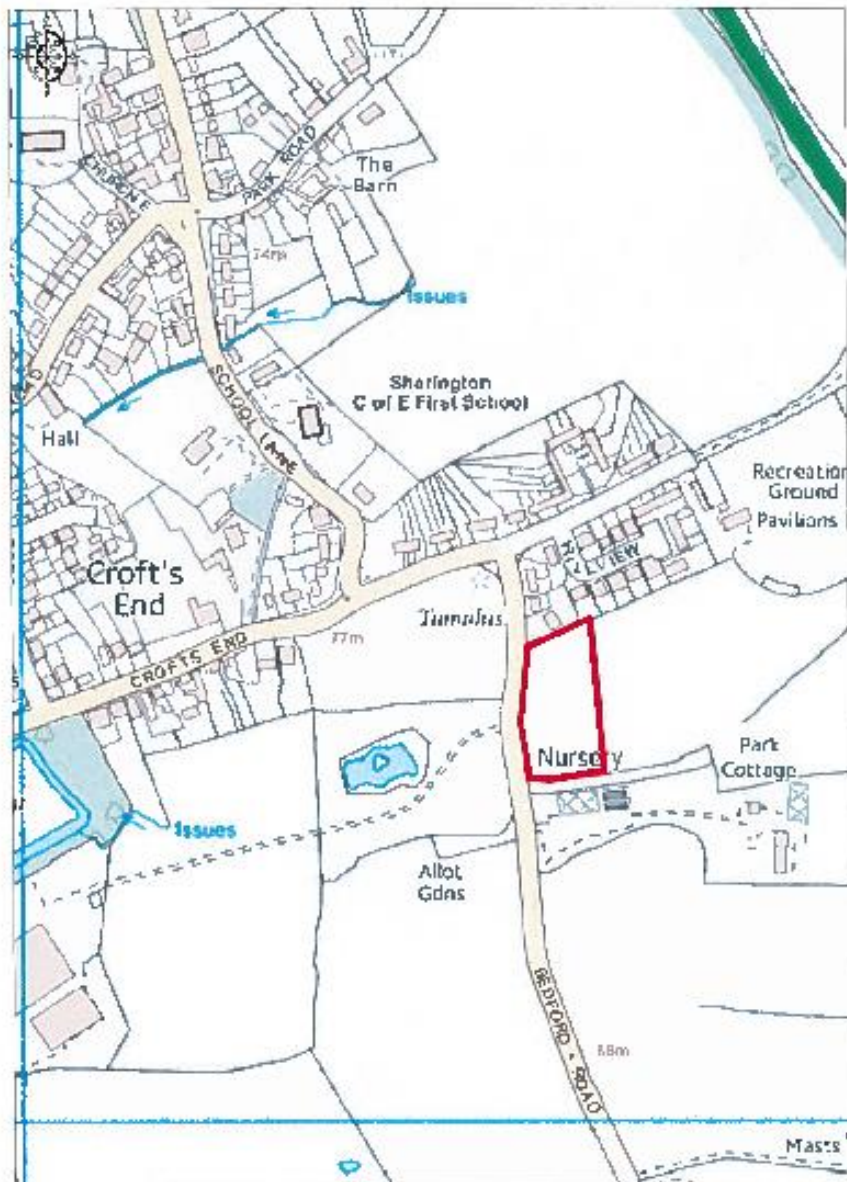
**6.0 REASONS**

*(The reasons that officers recommend that the application should be refused. The reasons must be ones that the Council can demonstrate with evidence, should the applicant appeal against the refusal.)*

1. The proposed development, by virtue of its location outside of the settlement boundary of Sherington would represent an intrusive form of development in the open countryside which is identified as an Area of Attractive Landscape in the Milton Keynes Local Plan 2001 – 2011 (adopted 2005), which would be detrimental to the open, rural character of the locality. The proposal would harm the special landscape character of the area resulting in an urbanised character and appearance to the land. No evidence has been presented to demonstrate that the proposed housing is essential for agriculture, forestry, countryside recreation, and is not considered to be an appropriate form of development in a rural area. The proposal is therefore contrary to Policies S10 (Open Countryside) and S11 (Areas of Attractive Landscape) of the Milton Keynes Local Plan 2001 – 2011

(adopted 2005), Policy CS9 (Strategy for the Rural Area) of the Core Strategy (adopted 2013), and the aims and objectives of the National Planning Policy Framework 2012.

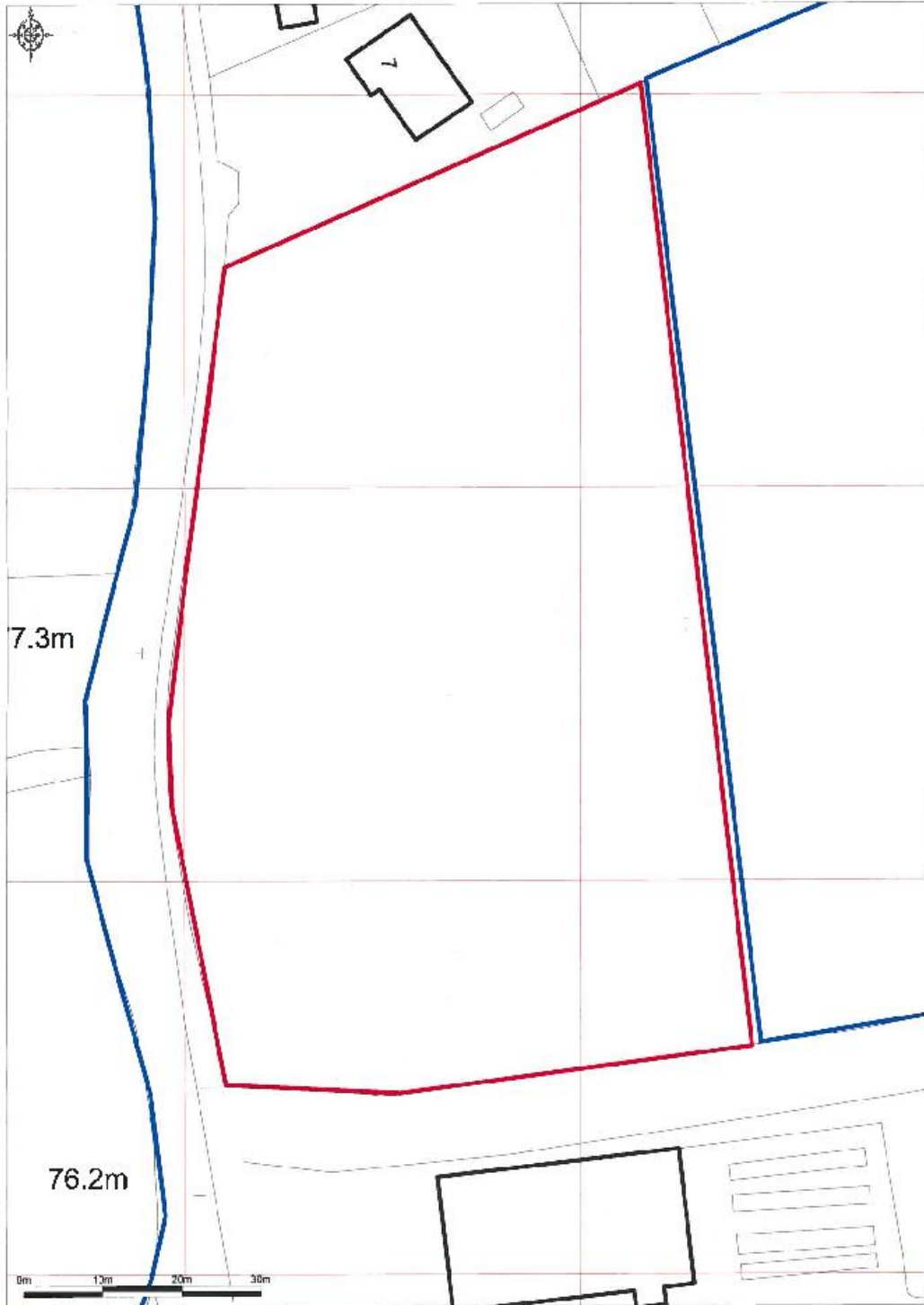
Land at Bedford Road, Sherington



Bedfordshire Council Planning Department  
Local Access to Information and Services

Location Plan KA12363 02

Land at Bedford Road, Sherington



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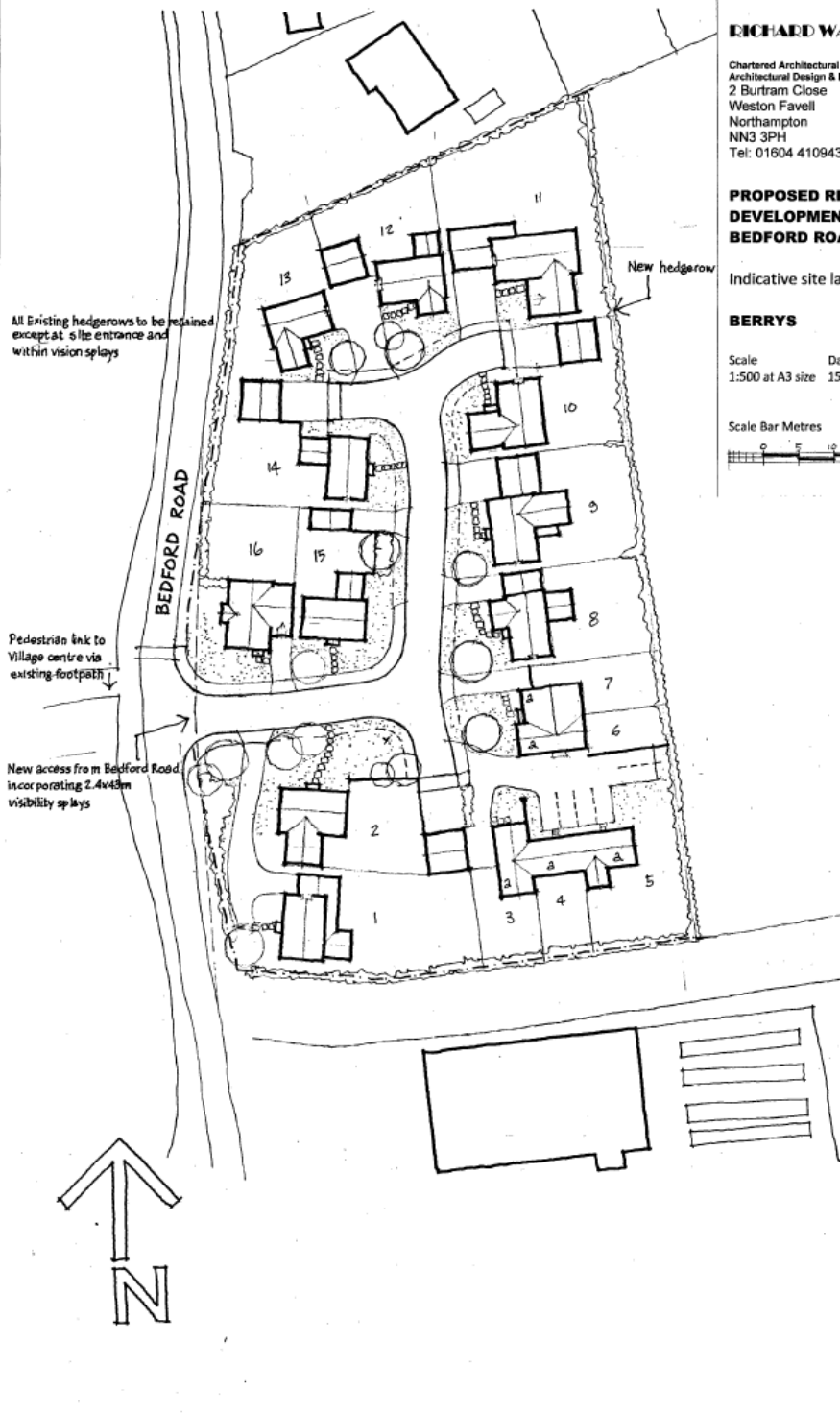
**PROPOSED RESIDENTIAL  
DEVELOPMENT  
BEDFORD ROAD SHERINGTON**

Indicative site layout plan

**BERRYS**

|                  |          |          |
|------------------|----------|----------|
| Scale            | Date     | Dwg. No. |
| 1:500 at A3 size | 15.08.15 | 470.01   |

Scale Bar Metres

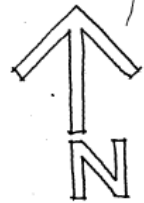


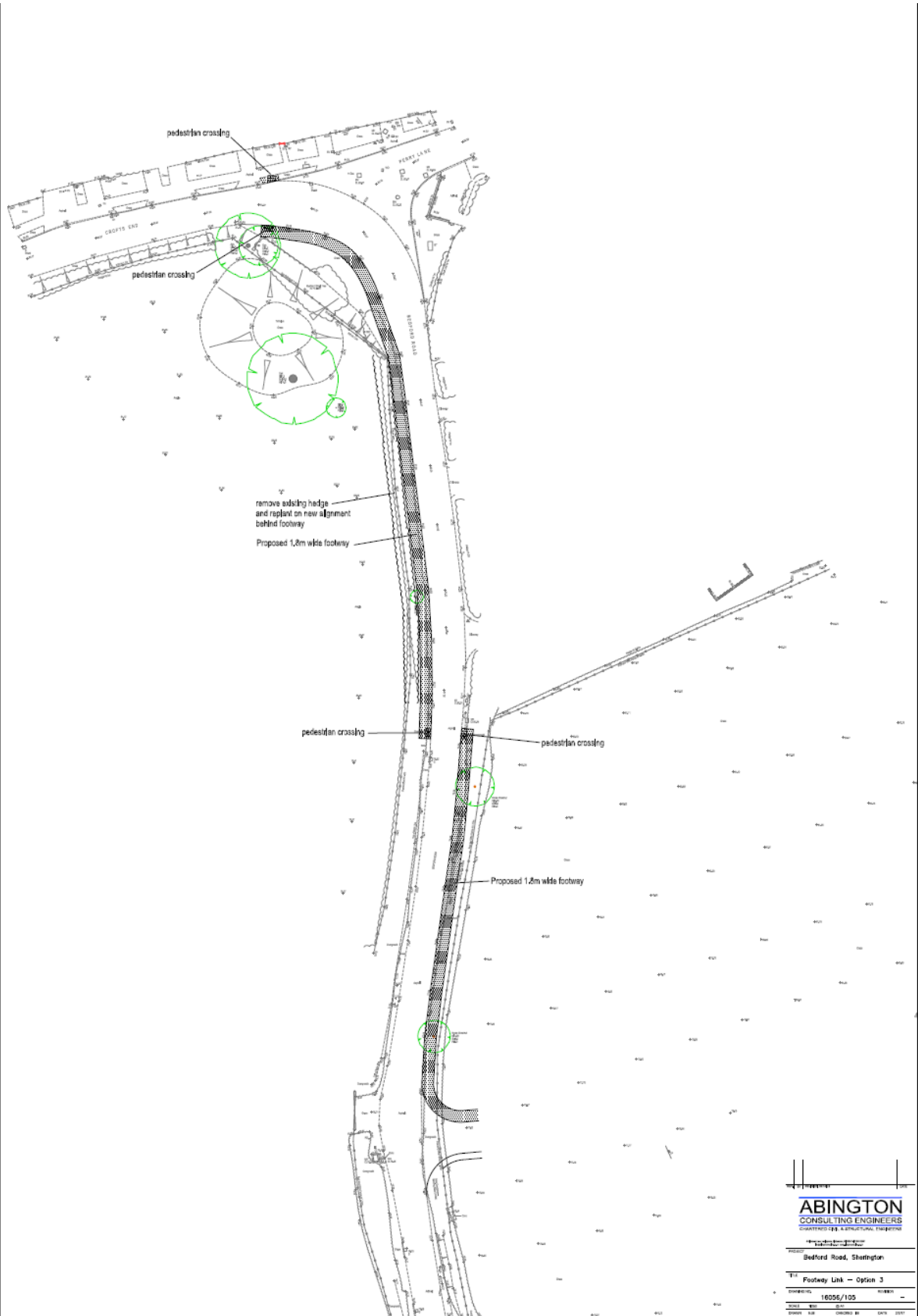
All Existing hedgerows to be retained except at site entrance and within vision splays

New hedgerow

Pedestrian link to Village centre via existing footpath

New access from Bedford Road incorporating 2.4x4.5m visibility splays





  
**ABINGTON**  
 CONSULTING ENGINEERS  
CONSULTANTS IN CIVIL, STRUCTURAL, ELECTRICAL  
MECHANICAL & SERVICES ENGINEERING  
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## **Appendix to 16/02217/OUT**

### **A1.0 RELEVANT PLANNING HISTORY**

*(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)*

A1.1 None.

### **A2.0 ADDITIONAL MATTERS**

*(Matters which were also considered in producing the Recommendation)*

A2.1 None.

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

*(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)*

#### **Comments**

#### **Officer Response**

#### **A3.1 Sherington Parish Council**

Objection

Ward - Olney - Cllr P Geary - no comments received

Ward - Olney - Cllr Hosking - no comments received

Ward - Olney - Cllr McLean - no comments received

#### **Historic England Recommendation**

Noted

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph number 17. However, we do recommend that the above recommendations are considered to avoid harm to heritage as far as possible and meet the requirements of paragraphs 128 and 132 of the NPPF.

#### **Highways Development Control - Initial Comments**

The proposals have shown 43m visibility splays. I am not convinced that 43m splays are appropriate in this case and further work will be required on this. Although the 30mph sign could be repositioned so the access falls within the 30mph zone, the lack of frontage development on the west side, development site being behind a mature hedge and the fact that the gradient falls towards the site from the village, suggests that higher speeds would be encountered. It is, however, possible that longer visibility splays could be created to make the site acceptable but this would require more hedge removal. Any proposed visibility splays should be backed up with speed surveys.

See paragraphs 5.18 – 5.19



The proposals lack suitable pedestrian access and seemingly no likelihood of being able to achieve this to our satisfaction. The supporting statement refers to providing some footways but only as far as number 7, meaning that pedestrians would have to walk in the road until at Croft End. The suggested alternative of using a footpath across a field is not suitable provision. The proposals are contrary to saved policies T3 and D1 of the Milton Keynes Local Plan.

Although this is the indicative layout I comment briefly as follows:

1. Access to plots 1 and 2 are too close to Bedford Road.
2. Parking will be required to the council's adopted parking standards (January 2016). The site is in zone 4.
3. Unallocated parking spaces need to be provided in accordance with the parking standards and within properly set out bays. Instances of tandem parking require one additional unallocated parking space for every two instances of tandem parking.
4. The footway shown needs to be 2m in width.
5. Site will need to provide a turning head suitable for the council's standard refuse vehicles (dimensions available on request).

### **Highways - Additional/Revised Comments**

The footway link is broadly acceptable. At the point where the link terminates at Croft End the plan is noted as re-form embankment. Obviously this and the realigned hedge will be outside of highway. I mentioned this before in one of conversations so I take it this will need addressing in terms of a red line? Also where the footway terminates in the design will need to take this into account the continuation of the bans beyond the end of the footway to ensure that there is no visibility issue. In other words some reforming of the embankment may be needed beyond what is shown.

My objection to the proposals can now be withdrawn.

Conditions should cover:

- footway and associated hedge and earth works
- access details (to also include re-located 30mph sign so that the access is within the 30mph zone). Along with re-located sign I would also recommend a village gateway sign (the Parish may wish to consider this and where it might reasonably be located)
- Refuse vehicle tracking
- Scheme for parking

Access, footway, signs and lines will require a s.278 agreement. It would help at the reserved matters stage if a draft highways adoption plan was included.

### **Landscape Architect**

The site lies outside the built-up area of Sherington and within an area of attractive landscape (AAL) in open countryside. The site is not identified as strategic land allocated for housing. There are public rights of way with views of the site and the nearest to the site are the bridleway Sherington BW016 along the south of the site, and the public footpath Sherington 006 on the opposite side of the road west of the site which leads to the village. In addition there is the Bowl Barrow ancient monument which has a landmark tree within sight of the site at the junction of Crofts End and Bedford Road.

The site is in land designated as AAL and there are sensitive views of the site which will need to be buffered from housing development with more extensive landscape boundary treatment and liberal street tree planting throughout the development to break up the building form. The site due to its sloping topography south to north up to the appropriately named Hillview, is clearly visible on the approach along Bedford Road from Chicheley Hill road; there are also long distance views of the site from the east section of Chicheley Hill going towards the roundabout on the A509, also glimpsed views from the road at 28 Springfield, Crofts End.

This will form part of any reserved matters application

I note that the proposal refers to the removal of the hedgerow/trees along Bedford Road to

accommodate a highway path and visibility splays, removing this established landscape feature.

The layout of the site divides an existing field introducing a development edge along its eastern boundary that does not tie-in to any existing landscape feature or pattern of development. It is likely that the proposed eastern boundary hedge will be placed in the ownership of the proposed dwellings with the result that the screen hedge softening the development edge can be removed at any time by homeowners consequently removing the visual screening / ecological benefits proposed.

Should further housing development east of the site be necessary at a later date, the layout appears to preclude any road link to this site and through to the Bedford Road.

A principle landscape plan has not been submitted and should include amenity landscaping retained outside of the property ownership of the adjacent dwellings, to include:

- a. A 12m wide setback along Bedford road to match other existing properties along this road, with an adopted highway verge including hedgerow (4m) and the remaining designed as front gardens for properties fronting the Bedford Road
- b. A wide amenity landscape buffer hedgerow along the existing bridleway leisure route
- c. Amenity street tree planting throughout the development in adoptable highway to give additional landscape filtering of the built form

This amenity landscaping should be kept in adopted public ownership to protect the screening effect of trees and buffer landscaping from the threat of removal which is often the case, if placed in private ownership.

Provision for off-site S106 contributions for will need to be sought for improvements to existing play provision, the nearest being Sherington Sports and Recreation Ground off Perry Lane.

### **Archaeological Officer**

As discussed, the main issue with this application is that the plan of the footpath (attached) shows a c.2.0m x c.12.0m cutting labelled 're-form embankment' adjacent to the north end of the footpath on Crofts End. This proposed cutting extends into the scheduled area of the 'Bowl barrow at junction of Crofts End and Bedford Road' (Full details: <https://www.historicengland.org.uk/listing/the-list/list-entry/1010190>) a designated

heritage asset (nationally important archaeological site) and would therefore require Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport.

The scheduling description linked to above clearly states that the monument boundary 'includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation'. As such I would strongly advise that the plan for the proposed footpath is revised to omit this cutting and that works within the scheduled area are entirely avoided. If this can be achieved then I would have no overriding objection to this aspect of the proposal, subject to a condition for archaeological monitoring and recording (see below).

In relation to the proposed housing development, given that this is a 'greenfield' site of considerable size adjacent to a medieval settlement rich in buried archaeological remains from the Bronze Age onwards and in the absence of any meaningful assessment of heritage assets affected by the proposal from the applicant, a programme of archaeological field evaluation and subsequent mitigation of any identified areas of significant buried archaeological remains will be necessary. This may also be conditioned.

Conditions follow:

Prior to the commencement of development, the applicant shall secure the implementation of a programme of archaeological monitoring and recording (a watching brief) on all foundations, service trenches and any other works involving excavations necessary for the construction of the footpath on Crofts End and Bedford Road in accordance with a Written Scheme of Investigation submitted to and approved by the Local Planning Authority. The archaeological contractor will give the Local Planning Authority five days' notice of the commencement of the watching brief and produce a report with plans, sections, and detailed drawings of the findings within three months of the completion of the work. Two copies of the report will be provided to the Council's Historic Environment Record.

Reason: To ensure that a proper record is produced of any archaeological remains affected by the development pursuant to paragraph 141 of the National Planning Policy Framework.

Prior to the commencement of the development an archaeological field evaluation comprising trial trenching shall be completed. The archaeological evaluation shall be detailed in a Written Scheme of Investigation submitted to and approved by the local planning authority in writing. On completion of the archaeological field evaluation a further Written Scheme of Investigation for a programme of archaeological mitigation in respect of any identified areas of significant buried archaeological remains shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that a proper record is produced of any archaeological remains affected by the development pursuant to paragraph 141 of the National Planning Policy Framework.

### **Countryside Officer**

I request the following conditions to be imposed prior to the commencement of the development if/when planning permission is granted. Conditions are proposed

- A biodiversity enhancement scheme and management plan in accordance with

NPPF and NE3.

- A “bat friendly” lighting scheme.

### **Local Residents**

The occupiers of the following properties were notified of the application:

Pavilion At Perry Lane Sherington

Car Park Pavilion At Perry Lane

14 Hillview Sherington Newport Pagnell

12 Hillview Sherington Newport Pagnell

10 Hillview Sherington Newport Pagnell

8 Hillview Sherington Newport Pagnell

6 Hillview Sherington Newport Pagnell

4 Hillview Sherington Newport Pagnell

Barley Mow 7 Bedford Road Sherington

5 Bedford Road Sherington Newport Pagnell

3 Bedford Road Sherington Newport Pagnell

1 Bedford Road Sherington Newport Pagnell

Park Cottage Sherington Nurseries Bedford Road

Sherington Nurseries Bedford Road Sherington

Storage Manor Farm Newport Road

A total of 22 letters were received and the following observations were made:

- Bedford Road to the north is narrow with no footpath or streetlights
- There could be up to 64 extra vehicular movements in 24 hour period
- Visibility from access is poor
- Road is narrow with blind bends and people speed along it.
- Pedestrian links are poor
- Drainage and sewerage problems, sewerage is at maximum capacity
- There is existing drainage ditch on the site

- The Sherington allocation for houses is 20 to 40 houses., but one site with 36 houses accepted and another Brownfield site proposed for 9 houses, a total of 45 houses.
  - The people of Sherington were previously consulted by ballot about potential sites for development and the Bedford road site was rejected. What was the point of the ballot?
  - The Bedford Road site is not in the current Sherington Neighbourhood Plan and therefore goes against the wishes of the village. Why have a Neighbourhood Plan? Why go against the Village wishes?
  - The Bedford Road site is outside of the current and proposed village boundary. Why have a boundary if we are not going to adhere to it?
- 
- The increase in houses on this side of the village will increase the number of vehicles on Bedford Road which is the only road in and out for this site. The increase in traffic will lead to potential incidents/ accidents.
  - There is no adequate street lighting on Bedford Road.
  - Residents in Hillview are generally retired and enjoy lovely views and a peaceful atmosphere.
  - Overshadowing and overlooking of existing houses.
  - Increase in noise to ambient noise levels.
  - Application plans are inaccurate
  - Proposed pedestrian routes are dangerous
  - Hedgerows are protected