

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

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Team Leader: Katy Lycett Team Leader West Area Team

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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. All matters have been taken into account in writing this report and recommendation.

1.2 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.

1.3 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. 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.

1.4 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.

1.5 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 and this is shown in the blue line plan.

1.6 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

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

Sherington Neighbourhood Plan

Sherington Parish Council submitted the final version of its Neighbourhood Plan to MKC on Tuesday 6th December. The Plan will be published later this week in accordance with Regulation 16 of the Neighbourhood Plans (General) Regulations 2012. This will be the final stage to make comments on the Plan. The publicity stage of the draft Sherington Neighbourhood Plan will close in February 2017.

MKC will pass any comments on the Plan received at the publication stage to

an independent Examiner to consider when he or she is examining the Plan. As part of this process, the Examiner 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' (adopted), and used in the determination of planning applications in the area that it covers.

At this stage the submitted Plan will have limited weight. The National Planning Practice Guidance (NPPG) advice on prematurity should be considered here as it shows the government's thinking on the stage at which a neighbourhood plan can be afforded more weight.

It should be noted that the draft Sherington Neighbourhood Plan has been submitted to MKC and the publicity period runs till 9th February. After that date the draft Plan, its supporting documents and a copy of any representations which have been made in accordance with regulation 16 will be submitted for examination. Until that stage the draft Plan can be given limited planning weight.

Policies

NP1 Sherington Settlement Boundary and Development Principles

NP3: Biodiversity Enhancement

NP4: Community Hub and Facilities

NP5: Developer Proposals

2.6 Local Policy

Core Strategy

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

Adopted Milton Keynes Local Plan 2001-2011

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

Parking Standards for Milton Keynes SPD (2016)
Sustainable Construction SPD (2007)
Social Infrastructure Obligations SPD (2005)
Education SPG (2004)
Leisure, Recreation & Sports SPG (2005)
Affordable Housing SPD (2013)
Residential 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
 - S.106 issues

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

It is recommended that planning permission be granted subject to the conditions set out at the end of this report and the completion of a S.106 legal agreement to secure the contributions outlined in paragraphs *** .

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead 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.

- 5.2 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 in this case.
- 5.3 However, 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.
- 5.4 The Council cannot demonstrate a five year supply at present and in this respect it could be argued that the proposed development would contribute towards meeting an identified shortfall. A large amount of weight should be given to this material planning consideration.
- 5.5 Having established this, an assessment then needs to be made as to whether the proposal could be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework.
- 5.6 Sustainable development
Whilst the site lies outside of the built up area boundary of Sherington, it is directly adjacent to other residential built development in the locality. The site is not isolated in this regard. People living in the proposed development could access local facilities such as schools, shops and pubs on foot. It is however also acknowledged that many of journeys from the proposed development would be undertaken by private car.
- 5.7 Overall, given the close proximity to the settlement boundary of Sherington, footpath and public transport and road networks, it is considered that the site is not necessarily an unsustainable location and generally meets the requirements of sustainable development as outlined in the National Planning Policy Framework in this regard.
- 5.8 Social Issues
In terms of social issues, it is noted that the development would provide an additional 16 dwellings to contribute to the currently identified need. This weighs heavily in favour of the scheme. It would also result in additional residents potentially using the village facilities such as schools and shops thereby helping the viability of the village.

5.9 Economic Issues

In terms of economic issues, it is also noted that the construction activities associated with the development would potentially generate employment opportunities for the local community, and have associated benefits for local services and suppliers in the short term (longer term in relation to maintenance of the buildings). In the longer term the development would also support the local economy in terms of the use of local shops, services and facilities, and potentially result in new investment in the village. This also weighs in favour of the scheme.

5.10 Environmental Issues

In relation to environmental issues, the site is a greenfield area of land, subject to a designation of open countryside and area of attractive landscape. It also has trees and hedges within or near the site/on the boundaries which positively contribute to the rural character of the area.

5.11 Overall, having weighed these matters, it is considered that the development meets the definition of sustainable development and therefore complies with the provisions of paragraph 14 of the National Planning Policy Framework if all other planning considerations can be satisfied.

5.12 **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. The plan is at a very early stage and little weight can be attached to it in considering this application. The application needs to be determined on its merits in a timely manner, refusing the application on the basis of a forthcoming Neighbourhood Plan does not form the basis of robust decision making and the Council would find it difficult to defend any subsequent appeal.

5.13 **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 Design guide gives more detail on the standards that new development is expected to meet.

5.14 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. This matter will be considered in more depth at reserved matters stage.

5.15 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. 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. This matter is covered by a condition requiring the submission of a scheme as part of the reserved matters application. The proposal is consistent with NPPF guidance and Local Plan policy NE3. .

5.16 Impact on Character of the Area

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

5.17 The special character in this location is the rural nature and openness of the field. However, the site is an edge of village one abutted by housing to the north and a nursery to the south. The erection of 16 houses will clearly change the character of this area but the scheme is low density and there are opportunities to offset the impact by introducing landscaping, using design and materials to reflect the character of the area. This will be considered at reserved matters stage. Moreover, 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 have to be considered in a positive light.

5.18 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 revision of additional information addressed the visibility splay matter and no objection is now raised on this matter.

- 5.19 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 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’

The provision of an adequate pedestrian link is problematic as a link can be provided within the application site itself but cannot extend it 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. However, when balancing the issues the introduction of a new pedestrian link will provide a safe route to local facilities such as the shops and school and can be delivered as part of this development. The Highway Engineer is satisfied with the proposed arrangement. And, it is considered that the proposal is in line with Policy T3 of the Local Plan. This matter will be controlled through a condition.

5.20 **Loss of Agricultural Land**

The site is currently classed as Class 3 agricultural land (good to moderate) as per Natural England’s classification. The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land) (paragraph 17). This is a greenfield site, however there is a lack of available previously developed land in the Borough so there is a need for new development to be on agricultural land. It is not wholly the best and most versatile land referenced in paragraph 112 of the NPPF (classes 1 and 2). The present land use and its classification does not preclude planning permission from being granted.

5.21 **S.106 Planning Obligations**

The table below sets out the likely s106 contributions calculated in accordance with MKC Supplementary Planning Documents and Guidance

	Provision Cost	Maintenance Cost
Playing Fields	£8,418.00	£7,200.00
Local Play	£12,600.00	£8,960.00
Neighbourhood Play	£12,000.00	£15,360.00
Community Hall	£3,714.88	n/a
Local Parks	£1,600.00	£2,320.00
District Parks		

Social Infrastructure:

	Contribution
Crematorium/Burial Grounds	£1,465.60
Museums and Archives	£2,564.80
Waste Management	£4,140.32
Waste Receptacles	£1,600.00
Emergency Services	£806.08
Voluntary Sector	£3,041.12
Milton Keynes University	£11,578.24
Milton Keynes College	£4,103.68
Inward Investment	£3,041.12
Public Art - 1% (Estimated)	£16,000.00

Other Requirements:

	Contribution
Carbon Neutrality (Estimated)	£8,000.00
Public Transport	Bus Voucher

£127,048.24

Per Unit:

£7,940.52

5.22 **Community Infrastructure Levy (CIL) Regulations:**

Any requests must be CIL regulation 122 compliant, which means it must be have regard to the following statutory tests:

“A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to the development.*

5.23 From the 6th April 2015, when assessing whether any s106 contribution the local authority is required under the Community Infrastructure Levy Regulations (CIL Regulation 123) to ensure that we have not entered into 5 other s106 obligations for the same project or type of infrastructure since April 2010. Therefore, any contribution sought must not exceed the pooling restriction. It is confirmed that for this development, Pooling is not a concern and therefore this will not hamper the ability to secure any of the contributions listed below.

5.24 The above S.106 requirements for the development do not include a

contribution towards education this is because there is capacity in the local schools at nursery, primary and secondary level to accommodate the proposed development. In addition, no request for health or library facilities and allotments has been made because of either the lack or need or justification for such contributions. The applicant has agreed to make the contributions. It is therefore considered this will help mitigate the impact of the development. 30% affordable housing is required as the site exceeds 15 dwellings. The applicants have agreed to provide SPD policy compliant affordable housing.

5.25 **Conclusion**

The proposed development is located within the open countryside but as the Council cannot demonstrate a 5 year housing land supply, the Council has to treat the housing policies in the Local Plan as out of date (paragraph 49 of the NPPF). The development is considered to be sustainable (paragraph 14 of the NPPF) and therefore in principle the development of the site for 16 dwellings is acceptable. In terms of detail, the scheme is relatively low in terms of density and whilst it will be visible it is located adjacent to existing housing and has the potential to be well screened. The type of housing and level of landscaping are matters that will be dealt with it reserved matters stage.

6.0 **CONDITIONS**

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. Approval of the details of the layout, scale, appearance of the buildings, access thereto and landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced.

Reason: Outline Planning Permission only is granted in accordance with the application submitted.

2. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Milton Keynes Council's 5 Year Housing Land Supply.

3. The development hereby permitted shall be begun on or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and the Milton Keynes Council's 5 Year Housing Land Supply.

4. No other part of the development shall begin until full details of the means of access have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate access to the development site.

5. No building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder) or any other site works likely to cause nuisance to adjoining occupiers and the local community, including the use of plant or machinery (mechanical or other), the maintenance or cleaning of any plant or machinery, deliveries to the site and the movement of vehicles within the curtilage of the site, shall be carried out before 9am or after 6pm Mondays to Fridays, nor before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: In order to limit the detrimental effect of development on adjoining occupiers and the local community by reason of noise and disturbance in accordance with Policy CS13 of the Milton-Keynes Core Strategy 2013.

6. All existing trees and hedgerows to be retained shall be protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in relation to design, demolition and construction-Recommendations') at the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder).

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies D1 and D2A of the Milton-Keynes Local Plan 2005 and Policy CS13 of the Milton-Keynes Core Strategy 2013.

7. Prior to the commencement of the development hereby permitted (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of site procedures to be adopted during the course of all building operations including working hours, intended routes for construction traffic, vehicle wheel washing facilities, location of site compound, lighting and

security and how dust and other emissions will be controlled. All building operations shall be carried out in accordance with the approved CEMP.

Reason: To ensure there are adequate mitigation measures in place and in the interests of existing and future residents in accordance with Policy CS13 of the Milton-Keynes Core Strategy 2013.

8. The development hereby permitted shall not exceed 16 dwellings (Use Class C3). The use classes are those set out in the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order with or without modification.

Reason: To ensure development conforms to the outline planning permission.

9. The reserved matters application for the development shall include details of the proposed finished floor levels of all buildings and the finished ground levels in relation to existing surrounding ground levels for that phase or part. Development for that phase of part shall be undertaken in accordance with the approved levels.

Reason: To ensure that development is carried out at suitable levels.

10. The reserved matters application for the development shall include a scheme to provide car parking and cycle parking and manoeuvring of vehicles within the development in accordance with the Milton Keynes Council Parking Standards SPG (2016) or any subsequent parking standards adopted at the time any reserved matters application is submitted and in accordance with the Council's New Residential Development Design Guide (2012) or any further guidance on parking that may be adopted at the time any reserved matters application is submitted. The approved scheme shall be implemented and made available for use for each dwelling prior to the occupation of that dwelling and shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

11. Reserved matters applications for the development, shall include details of the proposed boundary treatments. The approved boundary treatments shall be carried out in accordance with the approved details prior to the first occupation of each dwelling or first use of such phase or part of the development.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity and privacy.

12. The reserved matters application for the development shall incorporate measures to minimise the risk of crime to comply with Secured by Design

principles. All dwellings shall achieve Secured by Design accreditation as awarded by Thames Valley Police. The development shall be carried out in accordance with the approved measures prior to the occupation of that dwelling.

Reason: To design out crime and promote well-being in the area.

13. The reserved matters application for the development shall include full details of the new access. These details should also include details of the relocated 30mph sign and a potential village gateway sign. The development shall be carried out in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the access. 000

14. The reserved matters application for the development shall include details of refuse vehicle tracking. The development shall be carried out in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway
footway and associated hedge and earth works

15. The reserved matters application shall provide full details of the pedestrian footpath on land opposite the application site. This shall include details of the construction and location of the footpath, the removal of the existing hedge and the re-planting of a replacement hedge. The proposed footpath and replacement hedge shall be provided prior to first occupation of any of the dwellings.

Reason: To ensure a safe pedestrian route is provided into the village in line with Policy T3 of Milton Keynes Local Plan 2005 - 2011.

16. The reserved matters application shall include details of a biodiversity scheme that looks to enhance and improve the ecology of the site and surrounding area. The submitted plan shall include the creation of additional habitat areas and a scheme to incorporate additional biodiversity features such as swallow cups, bird and bat boxes, bricks or cavities into appropriate buildings in addition to any lighting schemes. Thereafter the development shall be carried out in accordance with the approved scheme and all features and access to them shall be maintained in perpetuity.

Reason: To ensure the development incorporates adequate biodiversity enhancements in accordance with saved Policy NE4 of the Milton Keynes Local Plan 2001-2011.

17. The reserved matters application for the development shall include details of the lighting scheme to serve the development. The scheme shall be designed to have minimal impact on bats. The scheme shall be implemented in accordance with the approved details.

Reason: In order to safeguard the protected species identified under the Wildlife and Countryside Act 1981 (as amended).

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 16/02217/OUT

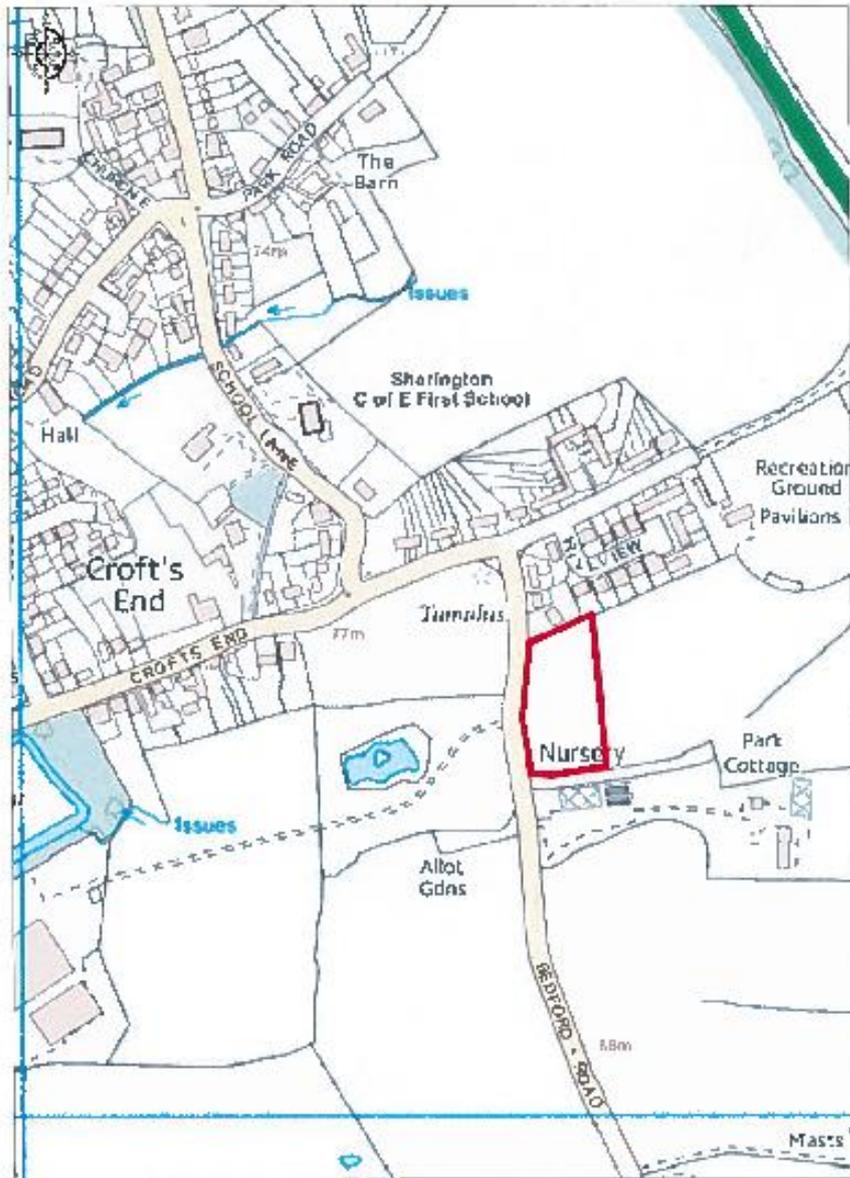
Outline application with all matters reserved for a development of up to 16 dwellings
PDE

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

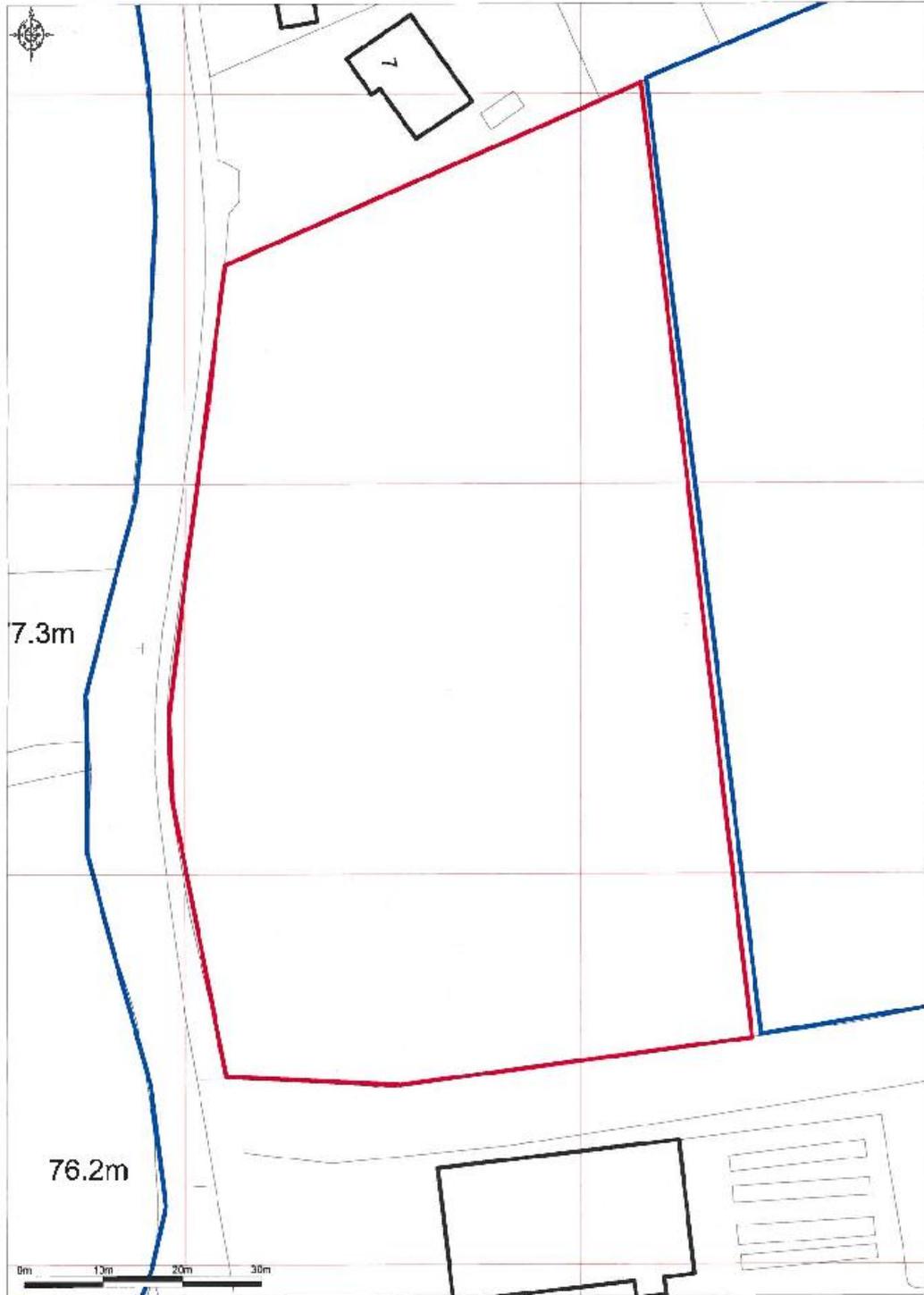
Land at Bedford Road, Sherington



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Location Plan KA12363 02

Land at Bedford Road, Sherington



RICHARD WARD DESIGN

Chartered Architectural Technologist
Architectural Design & Development Consultant
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Tel: 01604 410943

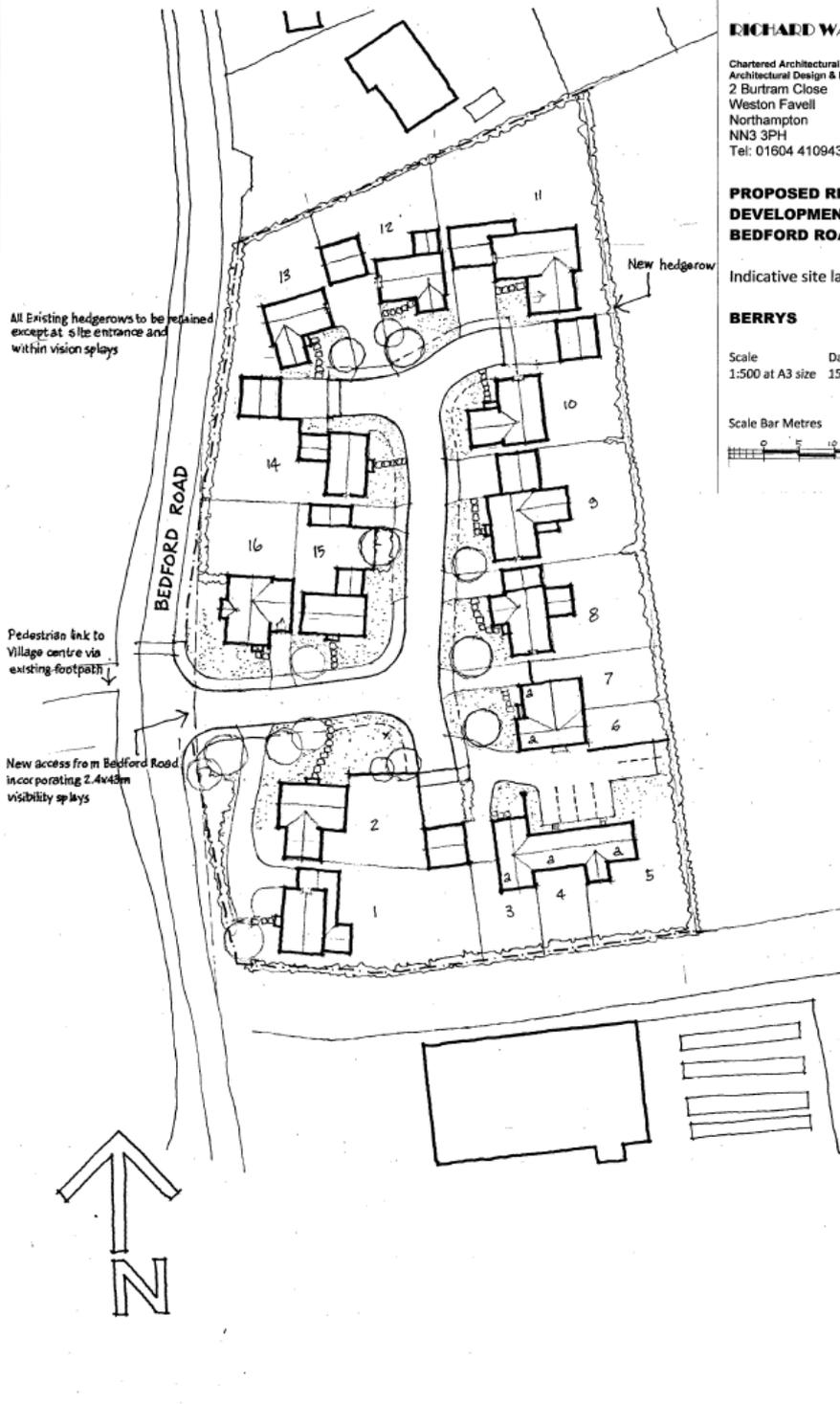
**PROPOSED RESIDENTIAL
DEVELOPMENT
BEDFORD ROAD SHERINGTON**

Indicative site layout plan

BERRYS

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

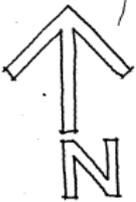
Scale Bar Metres

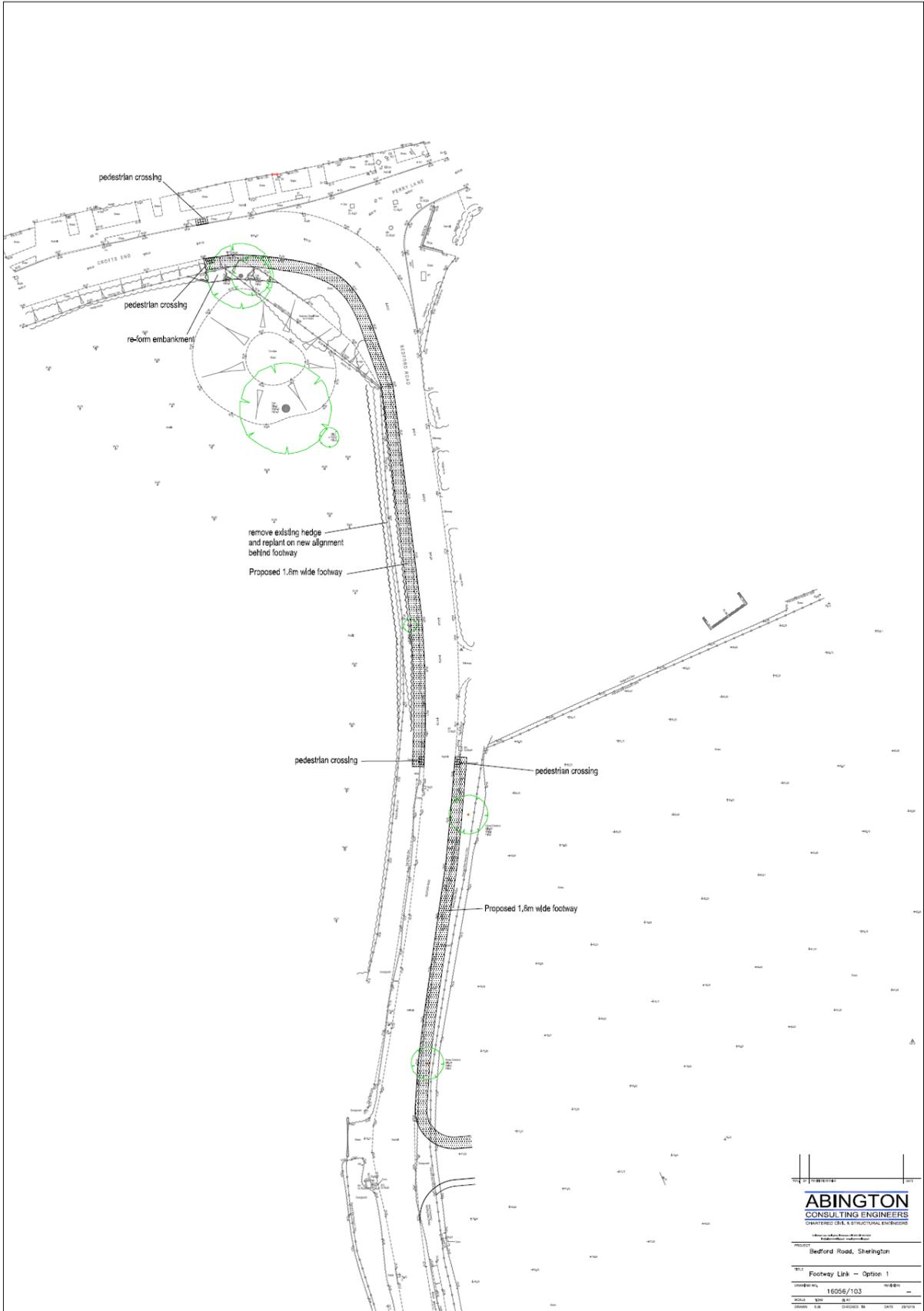


All Existing hedgerows to be retained except at site entrance and within vision splays

Pedestrian link to Village centre via existing footpath

New access from Bedford Road incorporating 2.4x45m visibility splays





 ABINGTON CONSULTING ENGINEERS <small>CONSULTING CIVIL & STRUCTURAL ENGINEERS</small>	
<small>Project</small> Bedford Road, Sherington	
<small>Title</small> Footway Link - Option 1	
<small>Drawing No.</small>	<small>Revision</small>
16056/103	—
<small>Scale</small>	<small>Date</small>
1:50	02/02/16
<small>Client</small>	<small>Drawn By</small>
—	—

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

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.

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.

This will form part of any reserved matters application

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.

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 8 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 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.