

Application Number: 16/03119/FUL**Description** Residential development for 9 x dwellinghouses**AT** Land To The East of, High Street, Sherington,**FOR** High Street Homes**Target:** 29th June 2018**Extension of Time:** Yes**Ward:** Olney**Parish:** Sherington Parish
Council**Report Author/Case Officer:** Elizabeth Verdegem
Senior Planning Officer**Contact Details:** 01908 252462
elizabeth.verdegem@milton-keynes.gov.uk**Team Manager:** Nicola Thompson, nicola.thompson@milton-keynes.gov.uk

1.0 RECOMMENDATION

It is recommended that permission is granted subject to conditions set out in this report.

2.0 INTRODUCTION

The Site

2.1 The application site is located to the north west of the village of Sherington (defined as a Selected Village in the Core Strategy, meaning a small amount of development would be permitted). The site is on the east side of High Street, directly adjacent to the north of the settlement boundary. It is therefore within open countryside as defined in saved policy S10 of the Local Plan and in an Area of Attractive Landscape (saved policy S11).

2.2 Sherington Conservation Area is to the south and south-east of the site, approximately 50 metres away, with a cluster of houses not in the Conservation Area between the application site and the Conservation Area, directly to the south. There are also a number of listed buildings towards the centre of Sherington, including St Laud's Church (Grade I) and Grade II buildings in the churchyard, which are approximately 150 metres away to the east and south east with a field and tree belt/hedgerow between them.

2.3 Other than the cluster of 8 houses to the south of the site, the site is surrounded by fields on all sides. On the east side of High Street this area is covered by an Article 4 direction limiting permitted development rights. The west side of High Street is currently an open field but has outline permission, granted at appeal, for 36 houses (reference:

14/02002/OUT) which is currently at the reserved matters stage (submitted earlier this year).

2.4 There are no public rights of way in the vicinity of the site. A footpath which connects to the village on the east and then, further south, west sides of High Street joins the south west corner of the application site.

2.5 The site is within the area covered by the Sherington Neighbourhood Plan, but the site itself is not allocated for housing within the plan.

The Proposal

2.5 This application proposes nine new dwellings, with a mix of two 2 bed, one 3 bed, four 4 bed and two 5 bed properties. The 2 bed homes are semi-detached, while the other dwellings will be detached homes with detached garages. All the properties propose front and back gardens and allocated on plot parking spaces. It is proposed to retain most of the vegetation around the boundary of the site, including the hedgerow facing onto High Street and the trees and hedgerow to the north and east, as well as including a Great Crested Newt mitigation area to the eastern corner of the site.

Reason for referral to committee

2.6 This application is referred to committee due to the number of objections and an objection from the parish council.

3.0 RELEVANT POLICIES

3.1 National Planning Policy Framework (2012)

Paragraphs 11-16: Presumption in favour of sustainable development

Paragraph 17: Core planning principles

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

Section 12 - Conserving and Enhancing the Historic Environment

The Development Plan

3.2 Sherington Neighbourhood Plan (2017)

The Sherington Neighbourhood Plan was made part of the Development Plan on 18th October 2017. It includes an updated settlement boundary to take into account planning permission granted at appeal (14/02002/OUT - 36 homes to the west of High Street), and allocates this appeal site for housing. The application site for this proposal is within the Neighbourhood Plan area, but is not allocated for housing within the plan.

3.3 Core Strategy (2013)

Policy CSA: Presumption in favour of sustainable development

Policy CS1: Milton Keynes Development Strategy

Policy CS2: Housing Land Supply
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 CS18: Healthier and Safer Communities
Policy CS19: The Historic and Natural Environment

3.4 Saved Policies of the Local Plan 2001-2011 (2005)

Policy S10: Open Countryside
Policy S11: Areas of Attractive Landscape
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 HE5: Development Affecting the Setting of a Listed Building
Policy HE6: Conservation Areas
Policy NE1: Nature Conservation Sites
Policy NE2: Protected Species
Policy NE3: Biodiversity and Geological Enhancement
Policy NE4: Conserving and Enhancing Landscape Character
Policy T10: Traffic
Policy T15: Parking Provision
Policy H8: Housing Density
Policy H9: Housing Mix

3.5 Supplementary Planning Documents

Parking Standards SPD (2016)
Sustainable Construction SPD (2007)
New Residential Development Design Guide SPD (2012)

3.6 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.7 Equalities Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equalities Act 2010.

4.0 MAIN ISSUES

Principle of Development
Design and Layout of Buildings
Impact on Residential Amenity
Impact on Designated Heritage Assets
Highway, Traffic and Parking
Landscaping
Ecology
Drainage and Flood Risk

5.0 CONSIDERATIONS

Principle of Development

Open Countryside

5.1 The site is adjacent to the north of the settlement boundary of Sherington and within the open countryside as defined in the Milton Keynes Local Plan 2001-2011. Saved policy S10 of the Milton Keynes Local Plan 2001-2011 states that planning permission will only be granted in the open countryside for development that "is essential for agriculture, forestry, countryside recreation or other development which is wholly appropriate to a rural area and cannot be located within a settlement."

5.2 Sherington is defined as a Selected Village in policy CS1 and CS9 of the Core Strategy indicating that a small amount of development would be permitted, with sites to be allocated for housing through the work on the Site Allocations Plan. This places it below Milton Keynes built up area, Newport Pagnell, Olney and Woburn Sands in the development strategy hierarchy for areas where new housing would be acceptable, but above other villages in the borough. Subsequently, site allocation work has taken place through the Neighbourhood Plan process that was previously outside the settlement boundary and defined as Open Countryside in the Local Plan, including a site on the other side of the High Street from this application site, for 36 dwellings. However, it should be noted that this site for 36 dwellings was included in the Neighbourhood Plan after the outline application was granted at appeal.

5.3 The proposal does not fall within the categories of acceptable development in the open countryside, and is not allocated as a housing site in Local Plan or Neighbourhood Plan. Therefore the principle of residential development would normally be considered unacceptable in this case. However, it should be noted that this site is for small-scale development on a site directly adjacent to the settlement boundary, and with a larger scale development permitted opposite. As discussed in the remainder of the report, it is considered that the proposal will have limited impact on the open character of the countryside in this location.

5.4 However, due to the Council not being able to demonstrate a 5 Year Housing Land Supply (currently considered to be about 4.5 years) policies in the Development Plan for the supply of housing will hold less weight in the consideration of the application, as discussed below. In particular this means that policies CS1 and CS9 hold less weight in this regard. Policy S10, on the other hand, is not considered to be a policy for the supply

of housing and can be given full weight in terms of its policy objectives. The reduction in weight given to policies for the supply of housing was confirmed in the Inspector's report for in the appeal decision for the 36 homes opposite the site (14/02002/OUT). Full weight was given to policy S10 in the more recent appeal decisions.

5 Year Housing Land Supply and Neighbourhood Plan

5.5 The council has a duty to allocate enough land throughout the borough for a five year supply of housing land. Recent appeal decisions (at Hanslope and North Crawley for example) have found that the council does not currently have a supply and, as such, paragraph 49 of the National Planning Policy Framework is engaged when considering this planning application.

5.6 Paragraph 49 states "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". As the council cannot demonstrate a Five Year Housing Land Supply, the planning balance must consider whether the adverse impacts of granting planning permission would significantly outweigh the benefits, with a presumption in favour of sustainable development carrying great weight.

5.7 However, weight should also be given to the December 2016 Ministerial Statement that states that relevant policies for the supply of housing in the neighbourhood plan should not be deemed out of date under paragraph 49 in circumstances where an adopted Neighbourhood Plan is in place which is; less than two years old; where the Neighbourhood Plan allocates sites for housing; and the Local Planning Authority can demonstrate a 3 year housing supply across the borough. These criteria apply in this case and the ministerial statement therefore implies that when applying the tilted balance, significant weight should be given to the housing policies in the Sherington Neighbourhood Plan, notwithstanding the fact that the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites.

5.8 The Neighbourhood Plan assessed a number of sites and allocated two sites totalling 45 homes in order to meet the housing requirement assigned to Sherington as part of the Core Strategy of delivering 40 new homes. This includes the 36 homes in the appeal site on the west side of the High Street. The application site for this application was assessed in the Neighbourhood Plan and considered unsuitable for allocation, owing to the impact on the setting of the village and the church, and remoteness from the village.

5.9 In addition to these allocations, the Neighbourhood Plan states that if future allocations need to be made that priority will be given to housing on brownfield sites within the settlement boundary, followed by greenfield sites which relate well to the settlement boundary and will not create significant adverse landscape impacts, with consideration on the impact of heritage assets, and other potential harm to the community or local biodiversity.

5.10 Given this, the applicant has provided an assessment, through a sequential test, of the potential housing sites within the neighbourhood plan area, of a comparable size to

the application site. The applicant has assessed these sites in order to demonstrate that the application site is the most suitable site for a development of this size within the locality of Sherington. The sequential test has first considered brownfield sites within the settlement boundary, and then greenfield sites that are closest to the boundary, considering the impacts on the conservation area and listed buildings.

5.11 The assessment concludes that this site is the most suitable site of this size within the neighbourhood plan area for additional housing. Therefore, while the site is not allocated in the Neighbourhood Plan, it is considered the next most suitable site for this amount of housing within the village of Sherington. It is therefore considered in accordance with the requirements of the Neighbourhood Plan for additional growth beyond the allocated sites, within the neighbourhood plan area.

Sustainable Development

5.12 An assessment should 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 NPPF.

Economic Role

5.13 The development is likely to provide a small temporary boost to the local economy through construction jobs and supporting local business trades. Future occupants are also likely to support local businesses with the village and local area and while this impact is likely to be small, it is considered that the development is sustainable from an economic perspective.

Social Role

5.14 The site is directly adjacent to Sherington's settlement boundary, and residential development abuts the site to the south. Given the existing and future surrounding residential development and its proximity to the local facilities within the centre of the village, it is considered to be sustainable from a social role. The centre of the village is in within walking distance, which has community facilities including a village shop, primary school, public house and recreation ground. There is also an hourly bus service to the nearby settlements of Newport Pagnell and Olney, as well as Milton Keynes, with the bus stop approximately 400 metres walking distance.

Environmental Role

5.15 The proposed residential use is considered to be compatible with neighbouring residential uses to the south and west. Consideration on the impact on the open land to the east, and the designated heritage assets to the south and south east will be considered later in this report. However, the appropriate ecological survey work has been completed to ensure mitigation for protected species, and the proposal retains as much of the trees and hedgerow as possible, and with these mitigation measures secured the proposal would be unlikely to have a significant environmental impact.

5.16 Therefore, in consideration of the principle of development, while the proposal is contrary to Local Plan Policy S10 and Core Strategy Policies CS1 and CS9 in being development within the Open Countryside, the lack of 5 Year Housing Land Supply and the consideration that the development would be sustainable development, in accordance with the NPPF, is considered to outweigh the limited harm of residential development in

this location, particularly given the surrounding residential use and residential permissions, and the fact the site is not allocated within the Sherington Neighbourhood Plan. As such, it is considered that the principle of residential development in this location is acceptable, subject to consideration of other policies in the development plan and other materials planning considerations.

Design and Layout of Buildings

5.17 The application site is located outside of the settlement boundary of Sherington in an area designated under an Article 4 direction to restrict permitted development rights due to the traditional field pattern, rural nature of the area, and views into and out of the conservation area. This area north of Sherington, between High Street and Gun Lane is mainly open fields, with some agricultural buildings, hedgerow and trees highlighting the traditional field pattern. The fields are small compared to the agricultural fields and open space to the west of High Street (where permission is granted for 36 houses), and are therefore less "open", in terms of views being broken up with trees and hedgerow, than the land to the west of High Street.

5.18 The application proposes nine houses of standardised house types, with smaller units to the west of the site and larger dwellings further back from the road to the east. Each plot has its own front and back garden, giving a low density, rural feel to the dwellings and site. The density of the development is approximately 10 dwellings per hectare, which is significantly lower than the average densities sought by Local Plan Policy H8, of around 30 dwellings per hectare, due to the retention of vegetation and open space for visual and ecological mitigation. This therefore suggests a lower visual impact on the surroundings. The mix of houses ranges from 2 to 5 bed units, with two 2 bed, one 3 bed, four 4 bed and two 5 bed properties, therefore providing a range of house sizes in accordance with Local Plan Policy H9.

5.19 Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals should reinforce townscape character. The objective of saved Policy D2 of the Milton Keynes Local Plan 2001 - 2011 is to ensure that all new buildings are well designed and relate well to the surrounding area. It states:

- "Development proposals for buildings will be refused unless they:
- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance
 - ii) Relate well to and enhance the surrounding environment"
 - iii) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area
 - iv) Include landscaping and boundary treatments that integrate with those of the surrounding area"

5.20 The layout and design of the houses has been amended since this application was first submitted to take into account the Urban Design and Landscape Officers comments regarding the street frontages, definition between public and private space, and definition of front gardens to be more characteristic to the Sherington vernacular. The Urban Design

comments on the revised plans withdrew this objection, noting that the layout is inconsistent with the majority of the ribbon development along the High Street, but relates to the properties adjacent to the southern boundary. The officer provided comments regarding specifics of the site, such as requirements for defensive planting along rear boundaries with the existing dwellings to the south that should be included in the Landscaping Plan. The applicant has revised the plan since these comments, and updated comments have not yet been received from the Landscape or Urban Design Officers. Therefore final design requirements will be secured by condition.

Impact on Residential Amenity

5.21 As noted, the only surrounding housing is to the south of the site, and at the closest point these existing dwellings will be 32 metres from the side elevation of plot 7. This is well above the requirements for separation distances as stated of the New Residential Design Guide. The arrangement of the housing on site is also compliant with this guidance. There are therefore no concerns regarding impact on residential amenity, loss of privacy or sunlight on existing or future occupiers, and the proposal is therefore considered to be in accordance with Local Plan Policy D1 Impact of Development Proposals on the Locality, in this regard.

Impact on Designated Heritage Assets

5.22 The Sherington Conservation Area is located 45 metres to the south of the application site, beyond the existing adjacent cluster of houses. Approximately 150 metres to the south-east of the application site is the Grade I Listed Parish Church Of St. Laud. There are also a number of Grade II Listed buildings within the churchyard, including an anonymous tomb and the Church Farmhouse. These buildings are located closer to the centre of Sherington; within the Conservation Area. There is a belt of trees along the eastern edge of the application site which provides a visual barrier between the application site and the listed buildings and conservation area.

5.23 In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Policy HE6 of the Local Plan also states that proposals affecting the setting of a Conservation Area should preserve or enhance the appearance of the area.

5.24 The application has an outstanding objection from the Conservation Officer regarding its impact on the setting of the conservation area. He states that the land forms part of the rural village setting and therefore contributes positively to the significance of the conservation area in this location. In particular, the hedgerow along High Street as one enters Sherington from the north contributes positively to its rural character, and the harm caused by the loss of hedges and the field should be given weight.

5.25 However, it must be noted that the listed buildings, and the conservation area are not directly adjacent to the site, and the applicant proposes to retain and enhance the existing tree and hedgerow belt between the proposed houses and the conservation area. In addition, much of the hedgerow along the western boundary of the site with High Street is to be retained, with only a small amount of the vegetation to be removed in order to

allow access to the site. The hedgerow will therefore continue to positively enhance the character of the area on the route into Sherington along High Street from the north.

5.26 Therefore, the impact on the views into and out of the conservation area are unlikely to be significantly affected by the proposed development, given that the majority of the trees and hedgerow are to remain in place creating a visual buffer to the setting of the conservation area. This is in addition to the existing visual buffer of the housing directly to the south of the application site, which would take precedence in views out of and into the conservation area from many viewpoints on the north side of Sherington.

5.27 It is noted that the housing types proposed are of a standard modern style, and that dwellings which take into the rural character of the village and the local vernacular may be more appropriate for the location. However, the adjacent housing to the south is also of a mix of unremarkable semi-detached and detached homes. Nevertheless, it would appear appropriate to secure conditions for a materials schedule and samples in order to secure the specific types of materials to be used in the construction of the dwellings.

5.28 Comments have been received from the Archaeology Officer with concerns regarding the quality of the Heritage Statement, stating that the Statement does not provide a comprehensive or through consideration of the site. He has therefore requested that pre-commencement conditions for a Written Scheme of Investigation be secured, in order to ensure no unacceptable impact on heritage assets.

Highway, Traffic and Parking

5.29 The Parking Strategy has been assessed by the Highways Officer who has concluded that the amount of parking provided is acceptable, in terms of allocated spaces, additional spaces required due to tandem parking, and unallocated visitor spaces.

5.30 The application site is in Zone 4, and a mix of 2 to 5 bed houses requiring between 2 and 3 allocated spaces, plus unallocated spaces for visitors and instances of tandem parking, as outlined in the table below. Most of the allocated spaces are presented with instances of tandem parking, and the applicant has either provided an additional allocated tandem space, or additional unallocated spaces, in order to address this aspect of the parking requirement. The proposal is therefore compliant with policy T15 and the Parking Standards SPD, and the implementation of the car parking will be secured by condition.

Plot Number	Type of Houses	Parking Standards Requirement - Zone 4		Provided	
		Allocated	Unallocated + tandem	Allocated	Unallocated + Tandem
1	4 bed	3	0.33 + 0.5	4	
2	4 bed	3	0.33 + 0.5	4	3 (spaces adjacent to plot 2 + 3)
3	4 bed	3	0.33 + 0.5	4	
4	5 bed	3	0.33	3	
5	5 bed	3	0.33 + 0.5	4	
6	4 bed	3	0.33 + 0.5	4	
7	2 bed	2	0.25 + 0.5	2	2 (spaces outside plots 7-9)
8	2 bed	2	0.25 + 0.5	2	
9	3 bed	2	0.5 + 0.5	2	

Totals	9 houses	24 allocated spaces	3 (2.98) visitor + 4 tandem	29 allocated spaces (inc 5 for tandem requirement)	5 unallocated spaces (inc 2 for tandem requirement)
	Site Total	31 spaces required		34 spaces provided	

5.31 A footway is proposed on the eastern side of High Street to link the development to the existing footpath which serves the houses to the south. Initial consultation responses from the Highways Officer requested further information regarding visibility splays, refuse vehicle tracking plans and footway access. Further information was provided to the satisfaction of Highways Officers provided full details of the estate road, access and footways are required by condition and these are included in the recommendation.

5.32 The proposal will increase vehicle traffic from nine households which would not be considered a significant highway safety issues, or likely to cause significant disturbance in terms of noise or pollution. With the above conditions secured it is considered that the proposal is acceptable in highways terms and compliant with Local Plan Policy T10.

Landscaping

5.33 The application site is bordered by established trees and hedgerow to the west, north and east, much of which is proposed to be retained as ecological and visual mitigation for the proposal. As noted above, this application has been revised since initial submission to take into account the comments of the Landscape and Urban Design Officers, to provide more details on the landscaping and boundary treatments, and to provide full details of the tree protection plans. The applicant has addressed the points raised in their most recent submission, and attempted to address the requirements of the Landscape Officer's suggested conditions prior to committee. This includes full detailed landscape plans, boundary treatments and landscape management plan. An update on this will be provided at committee if the Landscape Officer considers the revisions acceptable; at present the details will continue to be secured by condition.

Ecology

5.34 The application was accompanied by a preliminary ecological appraisal which required further work to establish the likely impacts of Great Crested Newts. A Reptile Survey was subsequently provided and these reports combined contain ecological and biodiversity enhancement measures to ensure that the development would not have a detrimental effect on protected species. The Countryside Officer has requested that these recommendations be secured through a Biodiversity Enhancement Management Plan, to be secured by condition. With these details secured, it is considered that the proposal is compliant with policies NE2 and NE3 of the Local Plan in providing protection for protected species and biodiversity enhancement measures.

5.35 The applicant has provided a Biodiversity Enhancement Method Statement, in order to address the requirements of the Countryside Officer prior to committee. An update on this will be provided at committee if the Countryside Officer considers the revisions acceptable; at present the details will continue to be secured by condition.

Drainage and Flood Risk

5.36 The application site is Flood Zone 1, but within proximity to a pond to the south-east of the site. In consideration of the applicant's Flood Risk Assessment, the Lead Local Flood Authority Officer has requested that conditions be secured to ensure a sustainable drainage scheme and appropriate water run-off rates can be achieved. These will be required and secured as pre-commencement conditions to ensure that flood risk will not be increased elsewhere on site and to ensure that the proposal is in accordance with Local Plan Policy D1 in limiting the impact of the proposals on the locality. With these conditions secured the scheme is considered to be acceptable in this regard.

Sustainable Construction

5.37 The applicant has submitted a Sustainable Construction Statement stating that the use of Solar Photovoltaic panels will be included in order to address the requirements of Policy D4. A plan for the location and position of these solar panels will be secured as a condition, in order to ensure the policy requirements are met, and to assess the positioning in relation to the effect on the setting of the conservation area. With this secured, given the small scale of the development, it is considered that the development accords with Saved Policy D4 of the Local Plan.

6.0 CONCLUSIONS

6.1 It is considered that the planning application, with conditions secured to ensure that the visual impact is minimised and ecological mitigation implemented, is acceptable on the balance of planning merits. Although the Neighbourhood Plan and policy S10 has great weight in the determination of this application, the fact that this proposal is for a small scale scheme directly adjacent to the settlement boundary, with minimal environmental and heritage impacts is considered to outweigh the proposals minimal impact on the Open Countryside. Sherington is considered suitable for small scale development as a Selected Village, and although sites are already allocated in the Neighbourhood Plan, the location, layout and amount of housing proposed on this site is not considered to be of a significant enough amount to have a significantly detrimental impact on the village itself. The adverse impacts of the scheme are not so significant that they outweigh the benefits of providing additional housing through this small scale scheme.

7.0 CONDITIONS

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. No development shall take place above slab level until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details prior to the first occupation of the development.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

3. No development shall take place until an archaeological field evaluation comprising trial trenching has been completed. The archaeological evaluation shall be detailed in a Written Scheme of Investigation which shall be submitted to and approved in writing by the Local Planning Authority. 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 in writing by the Local Planning Authority. The WSI 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.

No development shall take place other than in accordance with the Written Scheme of Investigation so approved. The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To enable expert investigation of cultural remains at this site of archaeological interest in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy HE1 of the Milton Keynes Local Plan 2001-2011.

4. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been

submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space / public park furniture, play equipment, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme.

Development shall be carried out in accordance with the approved details. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the Local Planning Authority.

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 CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

5. Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development and shall thereafter be retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013.

6. No development shall take place above slab level until full details of a Biodiversity Enhancement Scheme and Management Plan is submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy NE3 of the Milton Keynes Local Plan 2001-2011.

7. Prior to the commencement of the development hereby permitted further information is required to provide evidence that the receiving watercourse will be able to convey the proposed discharge rate and volume. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

8. Prior to the commencement of the development hereby permitted a detailed design, and associated management and maintenance plan, for a foul and surface water drainage scheme, based on sustainable drainage principles for the site shall be submitted to and be approved in writing by the local planning authority. The management and maintenance plan shall include a detailed time table for the implementation of the foul and surface water drainage scheme. The approved drainage scheme shall subsequently be implemented in accordance with the approved detailed design and in accordance with the approved time table for implementation and be retained thereafter.

Reason: To ensure satisfactory and sustainable foul and surface water drainage to prevent the increased risk of contamination and flooding on or off site in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D4 of the Milton Keynes Local Plan 2001-2011.

9. Prior to the commencement of the development details of the estate roads and footways shall be submitted to and be approved in writing by the Local Planning Authority. No dwelling shall be occupied until the estate roads and footways which provide access to it from the existing highway have been laid out and constructed in accordance with the approved details. The estate road and footways so laid out shall be retained thereafter.

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

10. No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

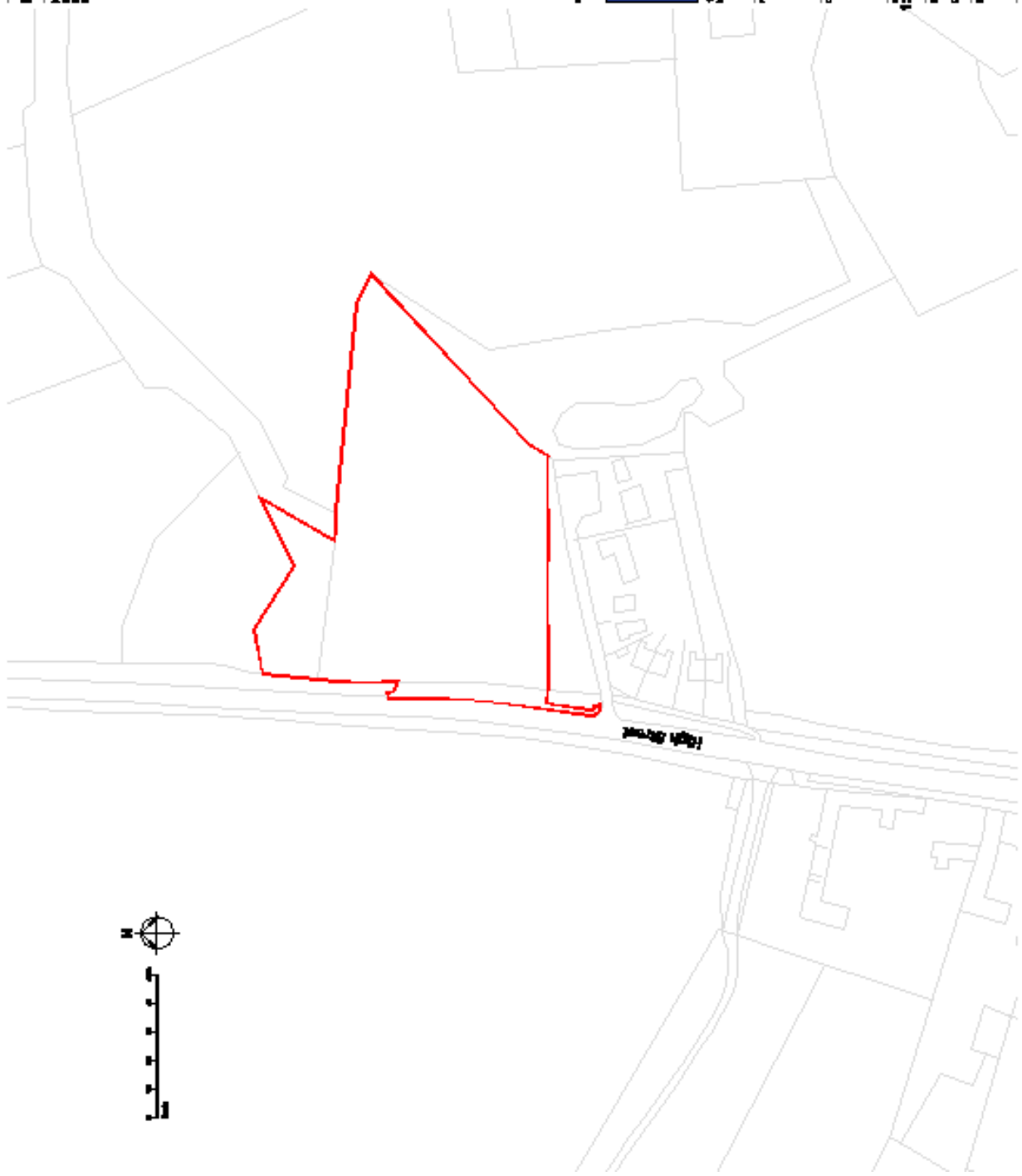
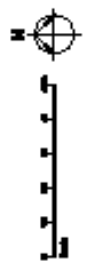
Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T3 and T15 of the Milton Keynes Local Plan 2001-2011.

11. Prior to the occupation of the buildings hereby permitted a scheme for the location, position and installation of the solar photovoltaic panels, as described in the submitted Sustainability Statement, shall be submitted to and approved in writing by, the Local Planning Authority. The photovoltaic panels shall be installed in accordance with the approved details and operational on site prior to the first occupation of the buildings.

Reason: To ensure the development complies with Policy D4 and HE6 of the Milton Keynes Local Plan 2001-2011 and the Sustainable Construction SPD.

NOTES:

NOT TO BE USED FOR CONSTRUCTION PURPOSES. THIS PLAN IS FOR INFORMATION ONLY. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.



100 High Street, Charingham, Kent, ME10 2JG
Tel: 01622 871111 Fax: 01622 871112
www.dcaarchitects.co.uk

**High Street
Charingham**

Location Plan

1:1250 (A3) 06/06/2010 M L.L.

DATE: 06/06/2010
SCALE: 1:1250
DRAWN BY: M.L.L.

PROJECT NO: 10110 (S) 001

NOTES:

NOTE: NOT DESIGNED TO BE SCALED FOR CONSTRUCTION. THIS PLAN IS FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.



KEY

- Site Boundary
- - - Foot Protection Area



- 1. 06/10/2018 Proposed Site Boundary
- 2. 06/10/2018 Site Boundary
- 3. 06/10/2018 Foot Protection Area
- 4. 06/10/2018 Site Boundary
- 5. 06/10/2018 Foot Protection Area
- 6. 06/10/2018 Site Boundary
- 7. 06/10/2018 Foot Protection Area
- 8. 06/10/2018 Site Boundary
- 9. 06/10/2018 Foot Protection Area



architects
planning
project management
interior design
landscape
www.dcaarchitects.co.uk
1 Cable Court, High Street, Chesham, Bucks HP8 4AA
01494 541700 01294 711400 400000@constructors.co.uk

PROJECT	Land off High Street, Sherrington
DRAWING TITLE	Proposed Colour Site Plan
SCALE	1:500
DATE	May 2018
BY	LL
DATE ISSUED	
DESIGN/TEAM/CLIENT/CONTRACTOR	
DRAWING NO.	16110 (D) 101
REV.	C



Plot 1
Chepstow
Street Scene A-A
1 : 200



Plot 5
Newmarket
Street Scene B-B
1 : 200



an architect
planning
project management
interior design
graphics
www.daaarchitects.co.uk
1 Colles Court, High Street, Olney, Buckinghamshire MK46 6DH
01295 241758 01295 711058 #planning@daarchitects.co.uk

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

PROJECT: **Land off High Street,
Sherrington**

PROPOSED
Proposed Street Scenes

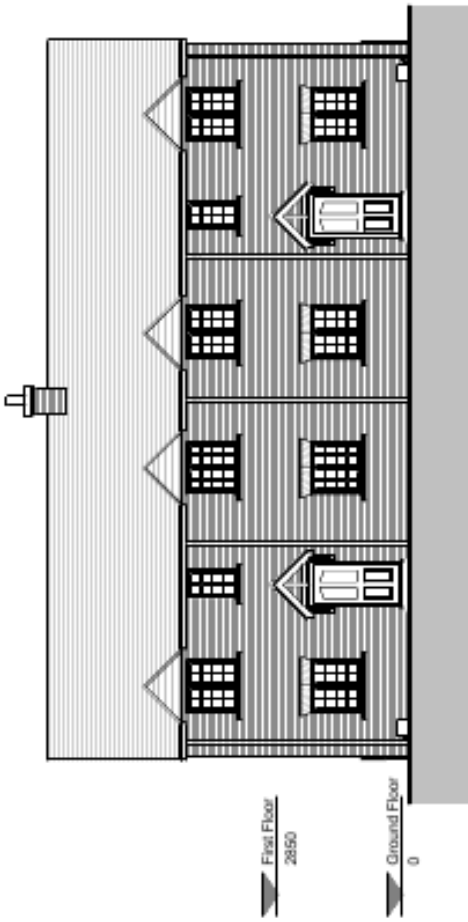
SCALE: 1 : 200 DATE: OCTOBER 2018 BY: LL
DRAWING NO: **16110 (D) 110**

www | info | dms | contact

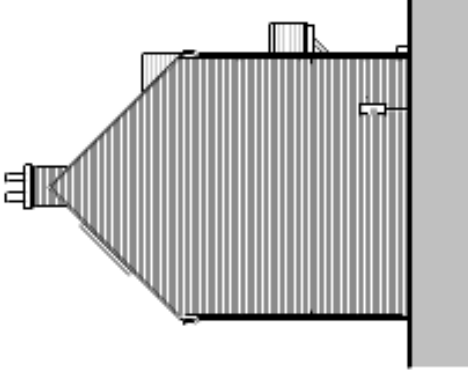
NOTES:

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

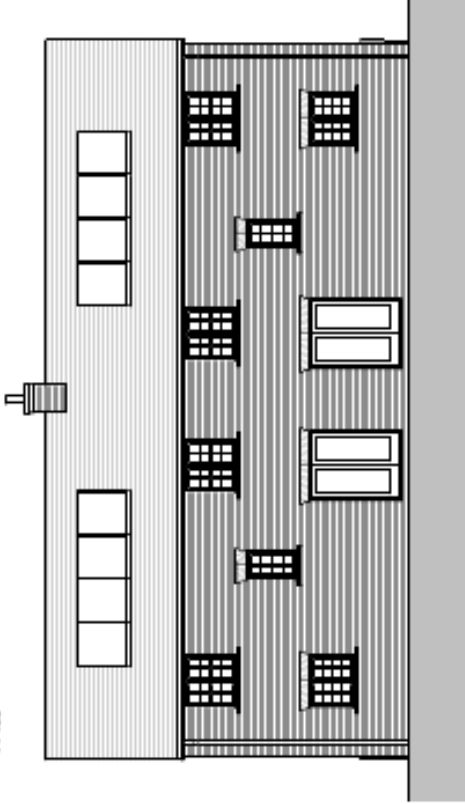
Standard Plots:
7, 8



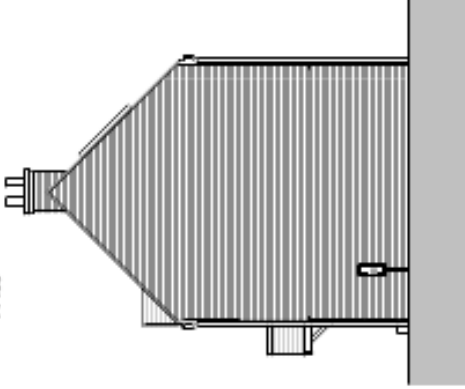
Front Elevation
1 : 100



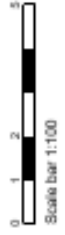
Side Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100



A. LL. 21.00000. PLY. 0.00000.
100. 100. 100. 100. 100. 100.

architects
planning
project management
interior design
graphics
www.dcaarchitects.co.uk
1 Colson Court, High Street, Olney, Buckinghamshire MK45 5DN
01235 241198 01235 241199 4ynrwh@dcarchitects.co.uk

PROJECT
Land off High Street,
Sherington
WARWICKSHIRE
Warwick Elevations

SCALE 1 : 100 DATE October 2016 BY LL

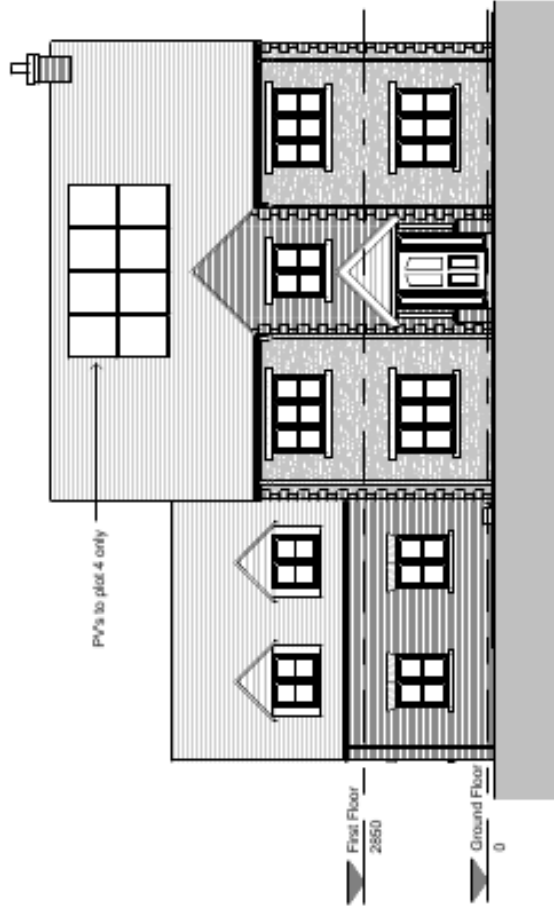
DESIGN BY CONSTRUCTION RECORD
DRAWING NO. 161110 (D) 325 A

NOTES:

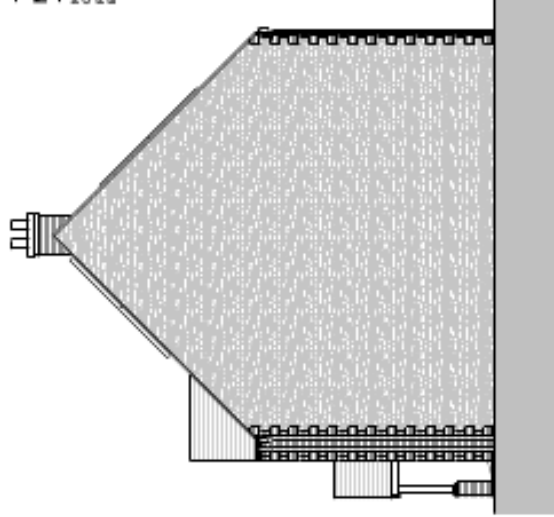
NOTE: NO DIMENSIONS TO BE SCALED FOR
 CONSTRUCTION. DIMENSIONS FOR
 PLANNING PURPOSES ONLY. ALL DIMENSIONS TO
 BE CHECKED ON SITE. COPYRIGHT RESERVED.

Standard Plots: 5

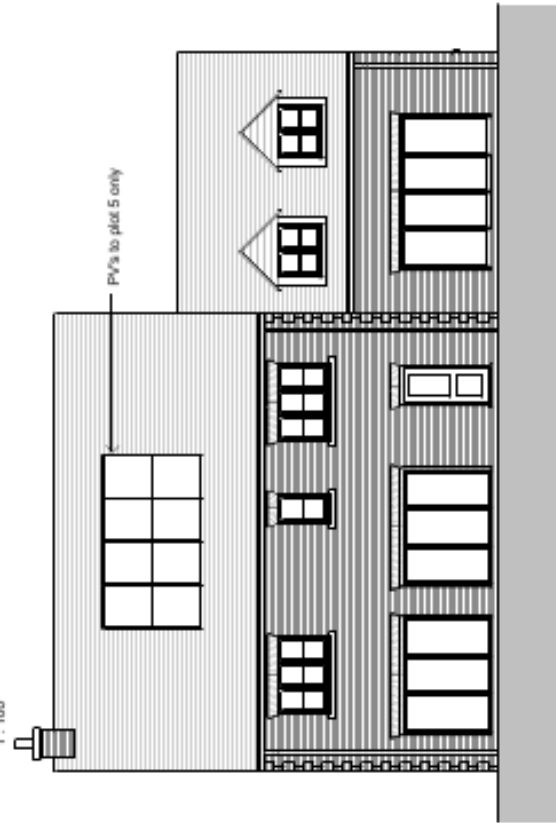
Handed Plots: 4



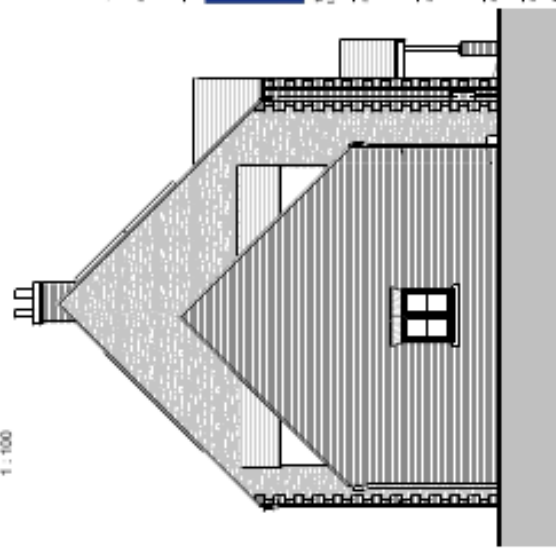
Front Elevation
1: 100



Side Elevation
1: 100



Rear Elevation
1: 100



Side Elevation
1: 100

A 1: 100
 1m
 10m
 100m



architects
 planning
 project management
 interior design
 graphics
 www.doarchitects.co.uk
 1 Essex Court, High Street, Chelmsford, Essex, UK
 Essex SS1 1TH 01204 711889 • info@doarchitects.co.uk

PROJECT:
 Land off High Street,
 Sherrington
 Newmarket Elevations

SCALE: 1: 100 DATE: October 2016 SHEET NO: LL

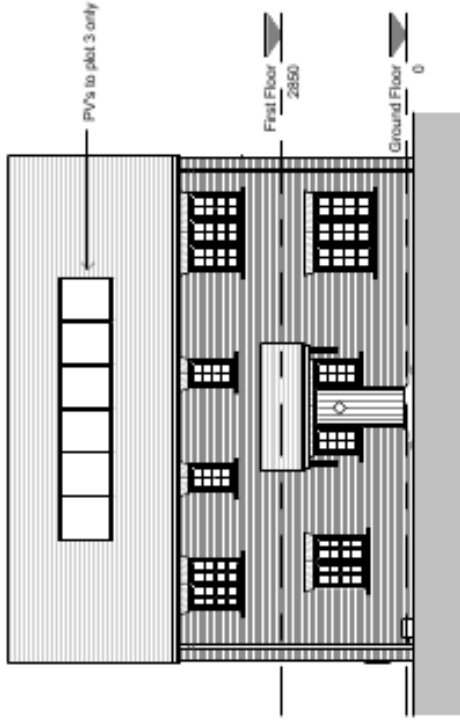
DESIGN: A B C CONSTRUCTION: RECORD: A
 DRAWING NO: 16110 (D) 345



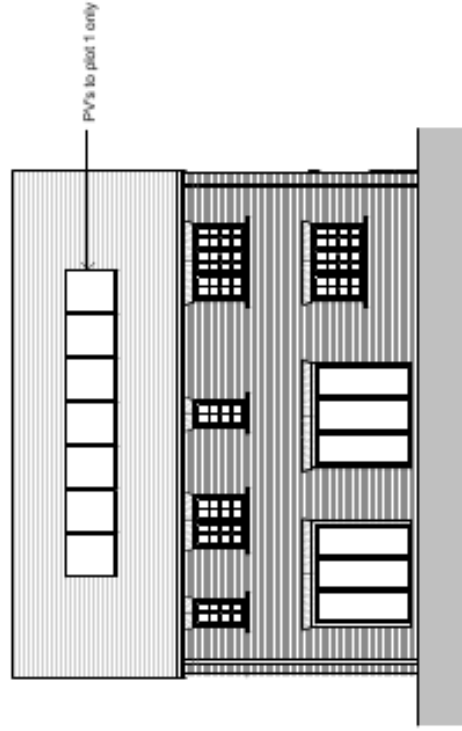
NOTES:

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DIMENSIONS MAY BE SCALED FOR INFORMATIONAL PURPOSES ONLY. DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

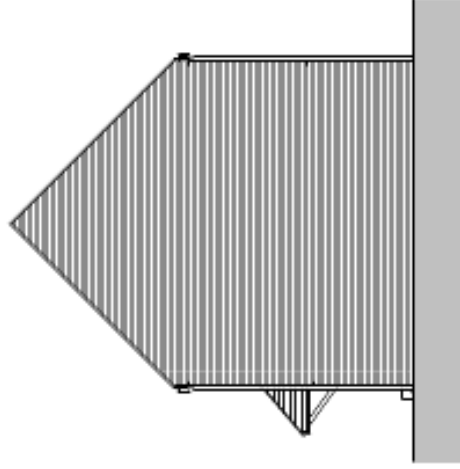
Standard Plots:
1, 3



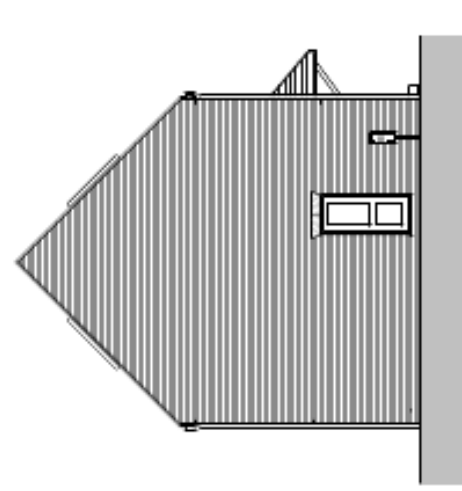
Front Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100



Side Elevation
1 : 100

Scale bar 1:100

A 1:100
B 1:100
C 1:100
D 1:100



architects
planning
project management
interior design
graphics
www.dcaarchitects.co.uk

PROJECT
Land off High Street,
Sherrington

CONTRACT TITLE
Chepstow Elevations -
Brick

SCALE 1 : 100 DATE October 2016 BY LL

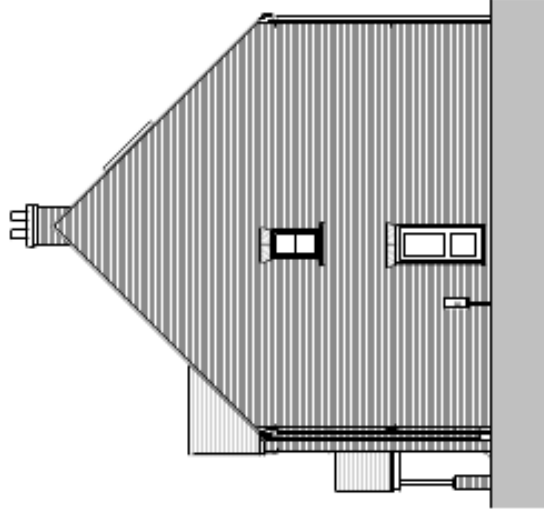
DESIGN A B C CONSTRUCTION RECORD REVISED

DRAWING NO
161110 (D) 305
REVISED BY
A

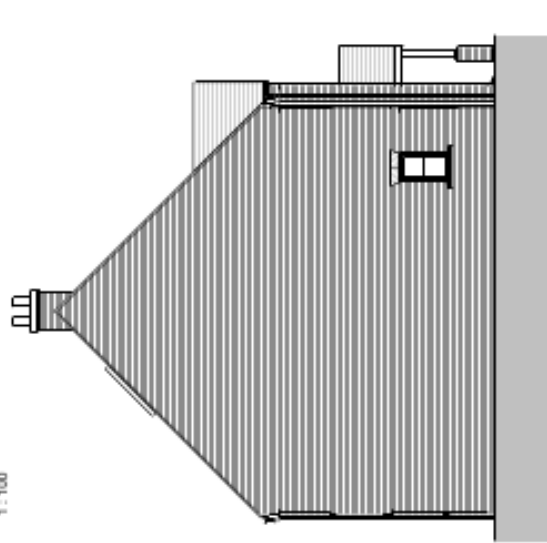
NOTES:

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DIMENSIONS MAY BE SCALED FOR INFORMATIONAL PURPOSES ONLY. DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

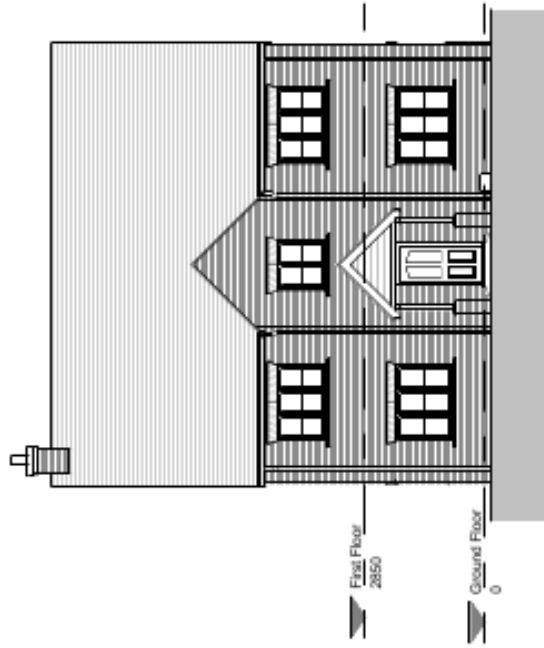
Standard Plots:
6



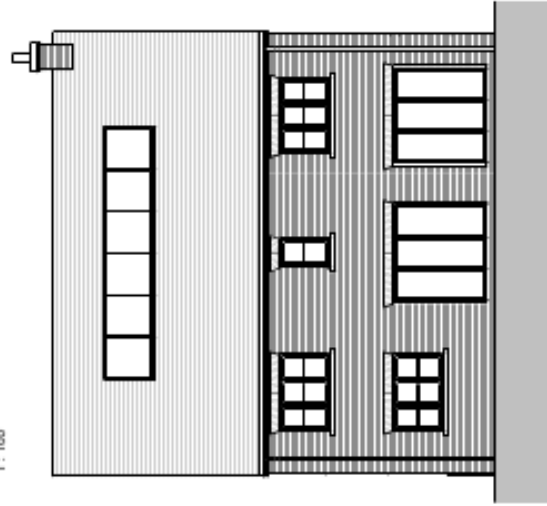
Side Elevation
1 : 100



Side Elevation
1 : 100
Scale bar 1:100



Front Elevation
1 : 100



Rear Elevation
1 : 100

A. L. P. U. S. A. Architects
Architects
Planning
Project management
Interior design
Graphic design



1, Cross Court, High Street, Ormy, Buntingford, Cambs, SG9
01438 41118 01438 71188 4pru@alpusa.com

PROJECT
Land off High Street,
Sherrington

ARCHITECTS
Aintree Elevations

SCALE: 1 : 100 DATE: October 2016 BY: LL

REVISIONS

DISCIPLINE ARCHITECTURE CONSTRUCTION RECORD

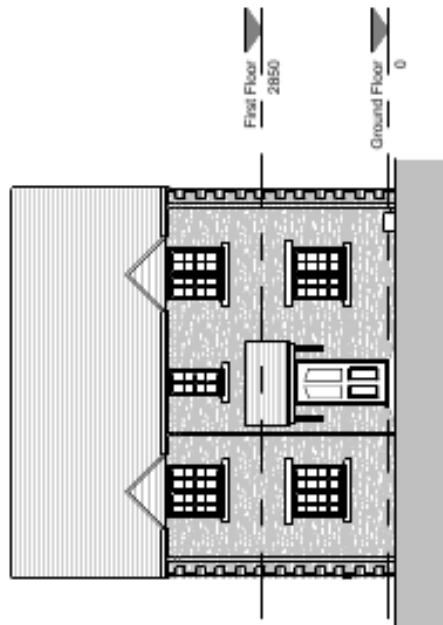
DRAWING NO: 16110 (D) 335

REV: A

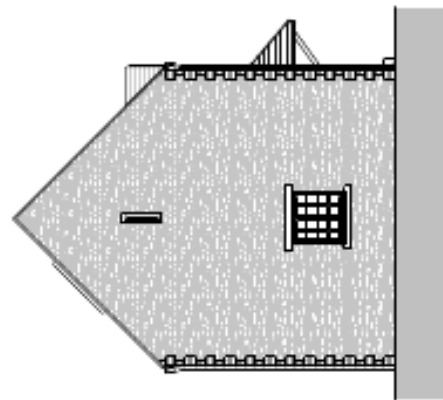
NOTES:

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

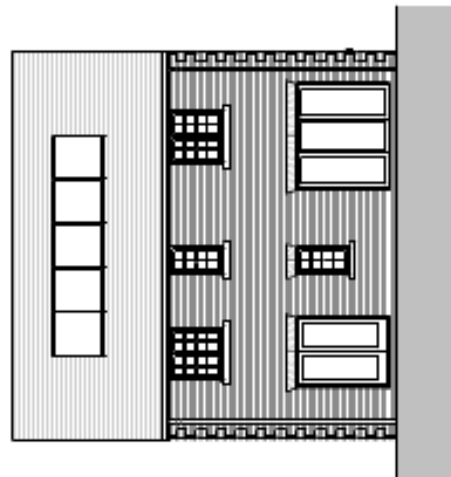
Standard Plots:
9



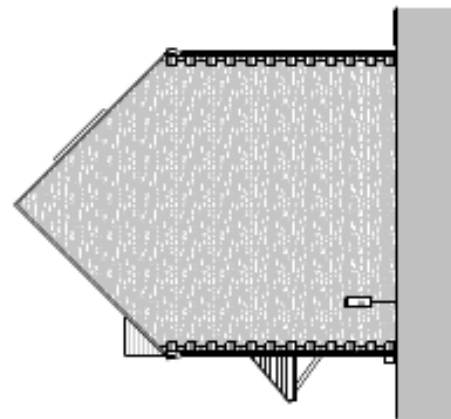
Front Elevation
1:100



Side Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100



9. 14. 04.01.2017 16:00:00:0000
10. 14. 21.10.2016 17:14:00:0000
REV: 1 0.00 0.00 0.00



architects
planning
project management
interior design
projects
www.dcaarchitects.co.uk

1 Dorset Court, High Street, Olney, Buckinghamshire MK45 1DQ
01295 241188 11233771488 #preadingham@caimail.co.uk

PROJECT: Land off High Street,
Sherington

DRAWING TITLE: Huntingdon Elevations

SCALE: 1:100 DATE: October 2016 BY: LL

DATE: 10/10/16

DESIGN BY CONSTRUCTION RECORD
DRAWING NO: 161110 (D) 315 REV: 00

B

Appendix to 16/03119/FUL

A1.0 RELEVANT PLANNING HISTORY

No relevant planning history on the site.

A2.0 ADDITIONAL MATTERS

None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

A3.1 Sherington Parish Council

"The parish could not support this application as it is outside the village boundary and in a non-sustainable location and there have been 2 sites slightly further North that were objected at appeal due to their lack of sustainability and that these were not sites within the NP therefore on that basis we will resist the applications"

Officer Response

Noted - the principle of development has been addressed in the report.

A3.2 MKC Conservation Officer

Objects to the development in principle. "The proposed 9 dwelling development would harm the prevailing character of the locality by causing an additional loss of the attractive, hedged, leafy and prevailing rural quality of the village approaches hereabouts. The addition of 9 houses to the 36 previously permitted in outline would compound the visual impact of new housing development and associated works at the threshold of the Sherington conservation area. The exacerbation of harm that would be caused by the loss of the hedges and the field does not seem to be adequately offset by any comparable public benefits. On this basis the principle of development would not appear to have been established. "

Officer Response

Noted - the impact on designated heritage assets has been discussed in the report.

A3.3 MKC Archaeology Officer

Has reservations regarding the thoroughness of the Heritage Statement and its conclusions regarding the impacts on designated and non-designated heritage assets. Does not wish to sustain an objection and recommends a Written Scheme of Investigation by condition.

Officer Response

Noted - the requirement for a Written Scheme of Investigation has been required by condition.

A3.4 MKC Highways Officer

1st response

Considers the scheme for parking acceptable, requested further details on the

access, visibility splays and footways.

2nd response

Considers the submitted details acceptable subject to conditions for the implementation of the parking and the full details of the estate road and footway

3rd response

No additional comments, reminder to add a Section 278 Agreement Informative to the decision notice.

Officer comments

Noted - highways and parking acceptable and discussed in the report, and conditions secured.

A3.5 MKC Urban Design

1st response

"As the street is shared surface, there needs to be a clear distinction between what is public and private space. Front boundary treatments, such as walls, hedges or fences, should be used to mark the distinction. There is a danger that the grassed area adjacent to plot 2 will be subject to indiscriminate parking, unless appropriate measures are introduced. Plot 9 – side elevation to the street needs to be stronger and more active with a greater proportion of windows. Front boundary treatments should be provided to all plots. Open plan front gardens are not characteristic of villages like Sherington."

2nd response

No objection in terms of design and layout. Location suggests low density would be appropriate but notes importance of the landscape setting and associated Article 4 direction. Comments on the detail of rear of plots 7, 6, and 5 should have more landscaping, to be considered in the landscaping plan. Future management and maintenance of the public spaces should be addressed.

Officer comment

Noted - details of maintenance and landscaping reserved by condition.

A3.6 MKC Sustainable Construction

"The proposal complies with Policy D4 subject to a s106 on carbon offsetting and a condition on 10% reduction in CO2 emissions through a renewable energy installation."

Noted – location and position of photovoltaic panels to be secured through condition, which is considered to be acceptable to meet the requirements

A3.7 MKC Landscape Architect

1st response

Objects to the application on basis of policy S10 Open Countryside, and S11 Area of Attractive Landscape. "Layout amendments/clarification that would need to be agreed before determination:

Further clarification is needed as to how the periphery hedges/trees will be protected in perpetuity and how access will be possible to manage them, essential

to protect amenity and landscape character.

The dwelling on plot 5 is pulled forward to reduce the risk of future damage to the property and creating more useable garden space to the rear.

I request clarification that the trees and hedges shown on the site layouts will be retained.

All plans must show the real extent of removals required to facilitate the development including the installation of fencing / walls.

Details that can be agreed by condition are: boundary treatment changes and landscape scheme details."

2nd response

"In addition to the principle of development in open countryside I would add the following comments. Layout amendments/clarification that would need to be agreed before determination:

Further clarification is needed as to how the periphery hedges/trees will be protected in perpetuity and how access will be possible to manage them, essential to protect amenity and landscape character.

The Site Plans and Boundary Treatments plan should be updated to show the real extent of removals required to facilitate the installation of fencing / walls.

Details that would need to be agreed by condition are: boundary treatment changes, landscape scheme details and open space management."

3rd response

Reiterates the principle objection of S10 and S11 Local Plan Policies and raises continuing concerns with the submitted landscape plan and boundary treatments, and management strategy "If in the planning balance it is deemed acceptable for this development to be granted consent then I recommend the following conditions: Details of the Landscaping Scheme, Biodiversity Enhancement and Management Plan."

Officer comments

Noted - principle discussed in the report. Conditions secured for full details of landscape strategy, boundary treatments and landscape management plan.

A3.8 MKC Countryside Officer

1st response

"I do not propose any conditions at present as the application should not be determined prior to the submission of detailed Great Crested Newt and Reptile survey reports to the LPA for consideration.

If the reports show Great Crested Newts will be affected by this development, a Natural England derogation licence will be required prior to the commencement of any works on the site.

I reserve the right to make further comment and request appropriate conditions after submission of the Great Crested Newt and Reptile survey reports and appropriate mitigation strategies."

2nd response

"The proposal is supported by a Preliminary Ecological Appraisal (PEA) which

makes a number of recommendations to safeguard protected species, mitigate for the loss of habitat and deliver enhancements that provide the net gains for biodiversity required by local and national policies.

Any recommendations made in the PEA and the GCN survey reports should also be included in a biodiversity enhancement and management scheme that demonstrates overall net gains for biodiversity on the site. In addition to the two sparrow terraces recommended in the PEA, two bat features such as bat bricks should be incorporated into suitable locations in dwellings or outbuildings.

These recommendations should be implemented and incorporated into a formal biodiversity enhancement scheme secured by condition. The locations of the biodiversity enhancements should be shown on the proposal. Additionally, hedgehog passes should be incorporated into the biodiversity enhancement scheme and the suggested native plant list incorporated into the soft landscape scheme.

A Biodiversity Enhancement and Management Scheme that includes all recommendations made in the Preliminary Ecological Appraisal and the Great Crested Newt survey report plus additional recommendations suggested by the Countryside Officer shall be submitted to the LPA for approval prior to commencement of the development."

Officer Response

Noted - ecology addressed in the report and Biodiversity Management Plan secured by condition.

A3.9 Lead Local Flood Authority

No objection subject to conditions for water run off rates and drainage scheme.

Officer Response

Noted - the requirement for a drainage scheme is covered in the report and by condition.

A3.10 Environment Agency

No objection. Notes the site is above a principle aquifer but considers it low risk and provides standing advice. Notes that the water environment is potentially vulnerable and provides standing advice.

Officer Response

Noted - the requirement for a drainage scheme is covered in the report and by condition.

A3.11 Bedford Group of Internal Drainage Boards

They have no comments to make.

Officer Response

Noted.

A3.12 Third party objections have been received from 11 addresses and are summarised as follows:

- not in accordance with the Neighbourhood Plan
- not in accordance with the Local Plan
- site is outside the village boundary and not allocated
- concern about impact on Heritage/Conservation area and upholding the Article 4 direction
- concern about protected species and ecology
- concern about the impact on road traffic and safety
- concern with increased drainage problems
- concern that large type housing is out of proportion with neighbouring dwellings
- concern over loss of privacy and overlooking
- lack of affordable housing in the scheme
- considers development to be unsustainable and lack access to the local village amenities
- lack of pedestrian access
- concern over access during the construction period
- concern over management of the public areas and trees not in private gardens.