

Sherington Neighbourhood Plan

Summary of Responses received on the submitted Neighbourhood Plan (Regulation 16)

A large number of village residents (approx. 90) wrote in support of the Neighbourhood Plan. The Following table summarises comments made objecting to or seeking changes to the plan.

Correspondent	Summary of Comments
Berrys on behalf of the Cook Settlement	<p>The Neighbourhood Plan does not meet the basic conditions required of it by paragraph 16 of the NPPF, in that it does not support the strategic development needs of the Local Plan.</p> <p>The two plan periods are out of alignment. The Core Strategy requires up to 40 dwellings over the period 2010 to 2026 which equates to 2.5 dwellings per annum. The Neighbourhood Plan period extends to 2031. The extended Neighbourhood Plan period by 5 years results in a further 13 dwellings which the plan should be providing for. Sherington is clearly recognised sustainable location for new development .</p> <p>The deliverability of the two allocated sites must also be considered as all plans within the development plan system are required to be deliverable. The High Street site since its approval in outline in March 2016 still remains unsold and the Water Lane allocation refers to an employment site which is still in use. The deliverability of these sites is questionable.</p> <p>The clients seek the allocation of the Bedford Road site which can provide a development of up to 16 dwellings and incorporate a new footpath along the Bedford Road which will provide safe access for the residents of the development to the village centre and the school but also benefit the wider community and access to the allotment gardens off Bedford Road. The development would also provide financial contributions to village services and facilities.</p>
Bletsoes on behalf of R and S Shires (Farmers Ltd)	<p>Support the allocation of land adjacent to High Street, Sherington (Policy NP7) noting that the site has Outline Planning Permission for the construction of 36 dwellings. (Planning Reference 14/02002/OUT)</p> <p>Object to the second paragraph of Policy NP7 as we do not believe it to be a lawful policy and are unaware of any precedents for a policy of this nature applying to Market Housing. The Outline Planning Permission does not include any conditions which relate to this requirement and therefore it is our understanding that these provisions cannot be incorporated at Reserved Matters stage.</p> <p>The bullet points in Policy NP7, which set out what a planning application must include, go above and beyond the requirements set</p>

	<p>out in the Outline Planning Permission and do not appear to be based on a sound Evidence Base. Specifically we consider it inappropriate to include a requirement to provide off site Traffic Calming when this was not raised by the Local Highway Authority as a requirement for the planning application.</p> <p>The contribution to the village shop referred to in draft policy NP7 is neither a condition nor an obligation of the consent. It is therefore inappropriate to include this within the Neighbourhood Plan.</p> <p>Whilst we support the inclusion of Policy NP7 and the identification of the Land off High Street, Sherington for the development of up to 36 dwellings the policy wording should be removed save for the first paragraph.</p>
<p>PPS on behalf of Mr Cawley</p>	<p>Policy NP2 - supports the proposed Local Green Space allocation. The proposed allocation is a space in which people have used and enjoyed as part of the walks around the village. It is therefore an area that one can argue is demonstrably special to the local community, close to the community its serves and has an important local character supported by historic recreational use. In our opinion the site allocation therefore meets the criteria set out in paragraph 77 of the National Planning Policy Framework.</p> <p>Policy NP7 - the policy appears somewhat redundant given the grant of outline planning permission in which the fundamentals of the development have been established.</p> <p>Policy NP8 – object to the allocation of land at the Water Lane, Sherington. Our previous criticism of the site is on record and we are of the opinion there are more appropriate sites available for development. Consideration should also be given to the loss of rural employment in the context of proposed policy NP9.</p> <p>Policy NP9 – supports the policy and its protection and enhancement of existing employment opportunities. The policy objective should be considered in respect of the proposed site allocation under policy NP8. As an existing employment site, policy NP9 would support the redevelopment of the Water Lane site for employment purposes</p> <p>Highlights an inconsistency in the site assessments comparing the comments on site S2 (west of Gun Lane – our client’s site) and site S1 (East of Gun Lane). Under S1 comments identify potential for linear development along Gun Lane, despite acknowledging a lack of information regarding any heritage constraints. Under S2 heritage features have been used as part of the case against the site being suitable for development. However, the identified archaeological features are not covered by a statutory designation, and the site has been subject to Archaeological examination as part of earlier developments. These assessments found no important archaeological feature. .</p>

	<p>This information was provided to the Parish Council but does not appear to have been given due consideration, nor acknowledged within the commentary.</p>
<p>The Anthony Family</p>	<p>Object to the housing development at Smiths Yard, Water Lane as described in Policy No. NP8, No mention is made of the fact that this development is 350m down what is for most part a single track lane with hardly any passing places and several bends making adequate visibility of oncoming traffic impossible.</p> <p>Objection based on the proposed number of houses being built. A small number, 4-6 say, would produce a similar level of traffic concentration to the current use and could be accommodated by way of substitution but 12 is too many. Our understanding is that '12' is a magic number – it's the minimum required to be counted towards the development targets and has no relation to the actual road capacity. An additional 6 houses were recently built on End Farm consuming much, if not all, of the existing spare capacity at peak times.</p> <p>For the affected part of Water Lane, private drives are used as 'bolt holes' when cars meet, but these are not suitable for commercial vehicles. Such is the nature of this track that a turning space just past the proposed Smiths Yard development was gifted to the village by the landowner after a fire engine got stuck being unable to turn around.</p> <p>At all stages in the preparation of the Plan, objection has been made to the residential use of the site.</p> <p>Support the approved development of 38 houses on the High Street (NP7) as a development which will add to the sustainability of the community of Sherington and the houses are to be built on a site which does not negatively impact on the lives of current residents.</p> <p>Ideally we would like to see the site retained and improved in its current capacity of workshops for craftsmen (NP9 Local Economy and Employment). With the loss of this small industrial estate there will be very little local employment and NP8 is in direct conflict with NP9 in this regard.</p> <p>Sites and options others than those selected in the plan should have been considered.</p> <p>Pertinent points about Water Lane are as follows:</p> <ul style="list-style-type: none"> • poor visibility where Water Lane meets the High Street • Vehicles approaching the exit of Water Lane pose an obstacle to vehicles turning into the lane as the length by Crumples barn is effectively a single track just before the junction. • There are no pavements or room to build them and the lane

	<p>is used extensively by dog walkers who current feel it is safe to let their dogs off the leads.</p> <ul style="list-style-type: none"> • On occasion drivers need to wait whilst haulage trucks manouvre. • On weekdays the junction is the bus stop for the Newport Pagnell, Bedford and Northampton schools with parents bringing their children from other villages by car. This causes congestion and visibility issues at busy times when the potential owners of these houses will probably be wanting to drive to work. • Many of the properties on Water Lane have no visibility of or to moving traffic and have to edge out carefully before being able to see. Absence of pavements makes this very difficult as does the fact that many are also on slopes. Reversing out could never happen. • Farm vehicles use the lane including turning into a field opposite Water Lane farm and in particular in the summer there are a number tractors with large trailers that use the length of Water lane. Owing to the bends, reversing with a trailer would be very hard work. • The lane does not have a bus service.. Almost without exception, every resident of the proposal will bring with them a vehicle and the need to use the lane at the busiest times. • There is already congestion when the refuse and recycling lorries collect during the week. • A bridal path leads into the lane • Ambulances attending some houses down the lane simply block it for the duration of their visit having no alternative. • Several houses are built within 3 metres of the traffic and another is directly adjacent to the lane and where it meets the high street. • Water Lane Farm is an old building in a conservation area which is within metres of the lane. It operates the Sherington Shooting Centre which particularly attracts customers on a Saturday. <p>In summary, whilst disappointed that the village is losing one of the few employment areas, we consider a small development of 4-6 houses is a suitable contribution to the need for local housing given the lane restrictions but 12 or more is just irreversible madness.</p>
Historic England	<p>No objections to the Plan.</p> <p>In some limited areas, the Plan’s proposals for the historic environment could be bolstered or made more robust through the provision of additional evidence. With regard to the local green space designations, it would be helpful if these could each be detailed in an appendix to the Plan identifying whether they have historic (or other) interest that merits their protection.</p> <p>It would give more weight to the list of buildings of local interest</p>

	<p>listed at Annex C if a little more information was provided on why these have been included. As it stands, it is not clear in every case what heritage significance the buildings have that merits their consideration in planning.</p>
Natural England	No objections.
Anglian Water	<p>Policy NP7: Land adjacent to High Street, Sherington Following additional wording proposed (to follow the following text 'A planning application....will be expected to include'). 'Evidence to demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development.'</p> <p>Policy NP8: Land at Water Lane, Sherington As well as the need to improve the foul sewerage network to accommodate flows from this site it is also important to ensure that there is sufficient capacity available at Sherington Water Recycling Centre (formerly sewage treatment works).</p> <p>The site is in close proximity to Sherington Water Recycling Centre in the ownership of Anglian Water. Nuisance may be caused by noise, lighting and traffic movements but its most prevalent source will be odours, unavoidably generated by the treatment of sewerage.</p> <p>Further odour impact and the extent to which housing could be accommodated on the site without having an adverse impact on future residents needs to be considered.</p> <p>The above site is considered to be at risk from an odour impact based upon Anglian Water's Asset Encroachment Methodology due to its proximity to Sherington Water Recycling Centre. Therefore it is proposed that the following additional wording be included in Policy NP8 (to follow the following text 'A planning application....will be expected to include'). 'Evidence to demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development.'</p> <p>'A detailed odour assessment to demonstrate that there would be no adverse impact on potential future residents of regularly occupied land and buildings, arising from the relationship of the proposed development with the Sherington Water Recycling Centre.'</p>
David Lock Associates on behalf of Mr Roy Mason	<p>Comments on behalf of client, one of the owners of land at High Street, Sherington ('Mason's Field').</p> <p>Despite engaging with the Neighbourhood Plan steering group, feel that comments have not been considered. Concern over</p>

	<p>transparency, having been unable to find terms of reference or declarations of personal interests of steering group members contrary to the advice in the NPPG. Furthermore, question whether the approach to the site assessment was carried out fairly and consistently in line with Planning Practice Guidance.</p> <p>The Plan does not contain the necessary evidence to demonstrate to an Examiner that the sites (including our client's site) have been thoroughly and objectively assessed for suitability or sustainability in this way. This is a major failing of the Plan.</p> <p>In the case of our client's site and the allocations for residential development in the Plan, we consider that the Plan fails the sustainable development test.</p> <p>The site, lies in the very centre or 'heart' of the village, within easy walking distance and in very close proximity to all existing services/amenities in Sherington. Furthermore, the proposed development would be accompanied by additional community facilities on the site (i.e. village green and shop) that would be directly accessible and therefore of greatest benefit to existing residents of Sherington. This would support a number of the 'core planning principles' in the NPPF that are meant to underpin plan-making, including sustainable travel, improving health, social and cultural wellbeing for all and delivering sufficient community and cultural facilities and services to meet local needs.</p> <p>Mason's Field is generally regarded in the village as the best, most sustainable and suitable site in Sherington for future development.</p> <p>Policy NP2 - Our client strongly objects to this policy and the proposed designation of Mason's Field and an adjoining piece of land as a 'Local Green Space'. This is because it fails to meet the criteria set out in Paragraph 77 of the NPPF, which requires it to be 'demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreation'.</p>
<p>Sherington Shooting Centre</p>	<p>Concerned about protection of existing businesses. Sherington Shooting Centre has been running for approximately 40 years with full planning permission - concerned that new residents may move to the village and make comments to MK Council about the shooting. This possibility should be taken into account before residential planning is granted as complaints could jeopardize the business .</p> <p>I have made these points to MK Council and Sherington parish council in the past and now write to further enforce my previous comments.</p>
<p>Mr B Watts</p>	<p>There is a disconnect between what is stated in sections: 11.8, 11.9, 11.10 and 11.20 and the statement: Planning applications are expected to include: <i>a balanced housing mix, including dwelling size and tenure to meet the needs of the local community;</i></p>

	<p>In order to fulfil the objectives set out in sections 11.8, 11.9, 11.10 and 11.20 the housing mix should be biased towards smaller 1 or 2 bedroom dwellings, terraced and/or semi-detached.</p> <p>The outline plans submitted for the High Street and Water Lane show dwellings that are predominantly detached with a small number of affordable housing (probably the minimum required).</p> <p>There needs to be a greater number of market based affordable housing. This will enable young people and young families to buy property in Sherington which in turn will support the School, shop, pavilion and other community facilities. The plan should be clear on this requirement.</p>
Mr D Carew	<p>Request that consideration of existing and future planning applications for additional houses do not exceed the range set out in the plan. The current numbers in the range (20-40) is proportionate to the development of Sherington as a village and would not put the limited infrastructure and services under undue pressure.</p>
Mr D Keene	<p>The NP is generally well-researched and is clearly presented. New housing development is one of the major issues. The only significant concern that I have is the extent of the proposed Local Green Space which excludes a site which is more centrally located and where a new and fit for purpose village shop would be sensibly located. If other sites are needed to meet land supply requirements the risk is that less sustainable sites on the edge of the village will come forward, potentially through the appeal system bringing little or no benefit to the village.</p>
Pam Konieczny. Sue White	<p>Concerned about Water Lane Smith's Yard as one of the housing sites.</p> <p>This site is fully let and housing development will mean that local businesses have to relocate. The Water Lane site has extremely poor access as it is a single track Lane for much of its length with no pavement. It also serves as a footpath forming part of the Three Shires Way footpath and is used everyday by locals, children and leisure walkers.</p> <p>A traffic survey was carried out on Water Lane some two years ago which claimed that a small housing development would not increase traffic on the lane. We dispute this survey. It did not take into account the vast number of internet deliveries generated by today's home owners. Also houses generate in a very different traffic profile to that of a Small industrial site with much more traffic movements in the evening, early morning and especially at the weekend, just at the times when people are walking, riding or jogging down the centre of the lane. Smith's Yard has had no traffic movement at these key times enabling the Lane to be used fairly safely as a leisure facility..</p> <p>We have a very poor visibility splay to traffic coming up the Lane from Smith's Yard making turning out of our drives onto the Lane somewhat precarious.</p> <p>All over Sherington land owners are applying to try and obtain</p>

	<p>planning permission and without exception every site has better access and a pavement in situ. We note that the Water Lane site does not propose to provide any affordable homes for sale or rent.</p>
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