



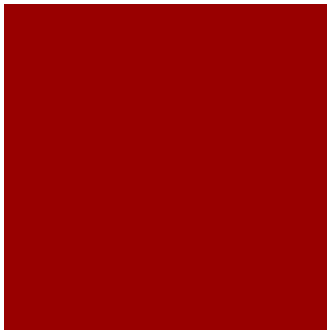
SHERINGTON PARISH COUNCIL



Sherington Neighbourhood Plan Consultation Statement

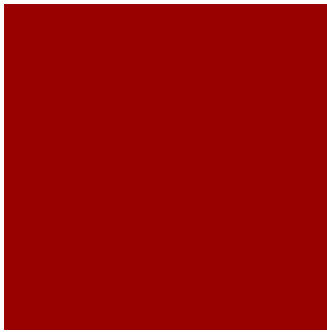
Submission Version, December 2016

This page has intentionally been left blank



Contents

1.	Introduction	1
2.	Stakeholder and Statutory Consultation.....	2
3.	Consultation Process.....	6
	Neighbourhood Plan Steering Group Meetings.....	6
	Initial Public Consultation, February 2015	6
	Ecology and Environmental Searches	7
	Infrastructure and Statutory Undertakers	7
	SCAN Community Magazine.....	8
	Village Survey, August 2015	8
	Information Drop-in Event, September 2015	8
	Initial Policy Consultation, December 2015	9
	Landowner Panel Meeting, March 2016.....	9
	Public Meeting, April 2016	9
	Policy Options Exhibition, May 2016	10
	Public Consultation, July to November 2016	10
4.	Consultation Responses	13



1. Introduction

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Sherington Neighbourhood Plan. As required by Part 5 of the Regulations, Section 15(2) a consultant statement should contain the following:

- details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- explain how they were consulted;
- summarises the main issues and concerns raised by the persons consulted;
- describe how these issues and concerns have been considered, and where relevant, addressed in the proposed Neighbourhood Plan.

1.2 At the start of the process, Sherington Parish Council identified the importance of consultation to inform the policies and proposals of the Sherington Neighbourhood Plan. A Neighbourhood Plan Steering Group (NPSG) was formed, consisting of Parish Councillors and residents who volunteered their time to take the lead on organising consultation events and producing the Neighbourhood Plan.

1.3 NPSG and the Parish Council have worked closely with Milton Keynes Council throughout this Neighbourhood Plan preparation process. Regular meetings have been held with Planning Officers to discuss the policies and ideas within the plan, and comments sought on draft versions at every stage.

1.4 The Parish Council would like to acknowledge and congratulate the efforts that have been made by the NPSG to deliver a neighbourhood plan that embraces the views expressed by the residents of Sherington and sets out a vision for the Village over the next 15 years.



2. Stakeholder and Statutory Consultation

- 2.1 From the outset of this process in January 2015, the intention to produce a Neighbourhood Plan has been made known the residents of Sherington and the wider parish.
- 2.2 Extensive consultation has been undertaken prior to producing the Neighbourhood Plan to gather ideas and identify key issues that were important to the local community. The consultation was open to the following:
- residents of Sherington and the parish;
 - local landowners who had an interest in the parish;
 - ward councillors;
 - Milton Keynes Council;
 - any other persons or representatives who had an interest in the parish.
- 2.3 Under Article 14 of the Neighbourhood Planning (General) Regulations 2012 specifies the pre-submission consultation and publicity requirements. It specifies that:

“Before submitting a plan proposal to the local planning authority, a qualifying body must:

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area.

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.”

2.4 Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 sets out the “Consultation Bodies” who should be consulted on a submission draft Neighbourhood Plan. These include the following:

1. For the purposes of regulations 14 and 16, a “consultation body” means:

(a) where the local planning authority is a London borough council, the Mayor of London;

(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;

(c) the Coal Authority;

(d) the Homes and Communities Agency;

(e) Natural England;

(f) the Environment Agency;

(g) the Historic Buildings and Monuments Commission for England (known as English Heritage);

(h) Network Rail Infrastructure Limited (company number 2904587);

(i) the Highways Agency;

(j) the Marine Management Organisation;

(k) any person –

(i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and

(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

(l) where it exercises functions in any part of the neighbourhood area -

(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;

(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;

(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;

(iv) a sewerage undertaker; and

(v) a water undertaker;

(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;

(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;

(o) bodies which represent the interests of different religious groups in the neighbourhood area;

(p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and

(q) bodies which represent the interests of disabled persons in the neighbourhood area.

- 2.5 Not all of these bodies are relevant to the Neighbourhood Plan area. The qualifying body, namely the Parish Council, have determined those that should be contacted and the Parish Clerk has contacted them and requested comments.



3. Consultation Process

- 3.1 The following is a timeline of key consultation events and other methods of engagement used in the production of the Neighbourhood Plan.

Neighbourhood Plan Steering Group Meetings

- 3.2 The Neighbourhood Plan Steering Group have held regular meetings typically monthly, which were open to members of the public to attend and express views on the Neighbourhood Plan and the draft policies. These meetings have been held from the outset and have been well attended at key stages.

Initial Public Consultation, February 2015

- 3.3 A meeting was held in the Village Hall, advertised by flyer deliveries and public notices posted around the Village. The event was attended by 105 people and gathered points of view regarding the key issues and concerns held by the Local Community.



- 3.4 The outcome of this event was the formulation of the vision and objectives for Sherington, incorporated into the Neighbourhood Plan.

Ecology and Environmental Searches

- 3.5 From February 2015, the Neighbourhood Plan Steering Group reviewed national and local ecology and environmental web sites for data. The following sources were checked:
- Environment Agency;
 - MAGIC mapping;
 - Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC);
 - North Bucks Bat Group (NBBG);
 - Berks, Bucks and Oxfordshire Wildlife Trust (BBOWT);
 - Sherington Historical Society;
 - Residents were also asked to provide local knowledge of significant flora and fauna.
- 3.6 Bernwood Environmental Conservation Services were engaged by the NPSG to review the data and provide ecological recommendations for the principles of protection and enhancement of features (habitats, species etc), including specific recommendations relating to the species protected by EU and UK legislation.
- 3.7 Their report “*Sherington Parish Ecological Data Review*”, dated November 2015 also identifies biodiversity improvement opportunities.

Infrastructure and Statutory Undertakers

- 3.8 From February 2015, the Neighbourhood Plan Steering Group engaged with Statutory Undertakers and other companies with major service plant within Sherington Parish boundary, such as CEMEX who operate a cement pipeline.
- 3.9 Anglian Water confirmed the limited spare capacity present in the village foul water drainage network and the need to provide Sustainable Drainage Systems (SUDS) within all major development sites.
- 3.10 Environment Agency flood maps were obtained and Parish Council records were searched for historic flooding information and mitigation measures. This highlighted that certain parts of the village were sensitive to surface water flooding where the existing drainage systems become overwhelmed. The High Street and parts of Water Lane have had the most problems.

SCAN Community Magazine

- 3.11 Updates on the status of the Neighbourhood Plan have been published with the SCAN Community Magazine on a regular basis. SCAN is a free Parish magazine circulated to the residents of Sherington, Chicheley, Astwood and North Crawley. Editions are published 10 times a year and updates on the Neighbourhood Plan appeared on a regular basis, particularly before and after key consultation events to inform residents and report on findings.

Village Survey, August 2015

- 3.12 A survey questionnaire was compiled and issued to every home in the Parish, and further copies made available through the Parish Council web site. The following topic areas were covered:

- About you;
- Shared Vision for Sherington;
- Infrastructure;
- Business and Local Economy;
- Transport and Pollution;
- Sherington Treasures and Assets;
- Housing Developments;
- Other Comments.

- 3.13 The response rate for the questionnaire was over 40% and several key themes and comments were identified from the results.

Information Drop-in Event, September 2015

- 3.14 A drop-in event was held in the Village Hall to present the results of the Village Survey and keep the local community informed of the next steps towards the production of the Neighbourhood Plan. The event was advertised by flyers delivered to every homes and notices posted around the Village.

Initial Policy Consultation, December 2015

- 3.15 During September and October 2015, the key draft policies of the Neighbourhood Plan were prepared. Consultation on these policies took place in December 2015 using a variety of methods, including door to door flyer deliveries, posting an on-line survey (Survey Monkey) on the Parish Council web site, emailing a link to the on-line survey to a direct mailing list of interested persons and groups.



- 3.16 The survey asked respondents to agree or disagree with the draft versions of the policies, including the need for additional housing allocations and the designation of land north of the village as a green space. The response to the survey was overwhelmingly positive, which enabled the NPSG to move on to the next stage in the process.

Landowner Panel Meeting, March 2016

- 3.17 Landowners from around the Village were invited to attend a meeting with the Neighbourhood Plan Steering Group, at which they were individually offered 30 minutes to put forward options for development on their land.

Public Meeting, April 2016

- 3.18 A public meeting was held in April 2016 to present the outcomes of the Appeal decision for the residential development on land at the High Street in the Village. The granting of permission for this development had a significant bearing on the site allocation process, and resulted in a greater proportion of the required housing development for the Village being provided in one place.

Policy Options Exhibition, May 2016

- 3.19 Following the outcome of the High Street housing appeal, the Neighbourhood Plan was reviewed and the evolved version was presented at an open exhibition in the village hall.



- 3.20 The general feedback received confirmed the community support for the aims and objectives of the Neighbourhood Plan.

Public Consultation, July to November 2016

- 3.21 The submission draft version of the Neighbourhood Plan was subject to public consultation between early July and early November 2016.
- 3.22 A flyer alerting residents to the consultation was delivered to every household in the Village and posted around the Village on notice boards at key locations. Copies of the Neighbourhood Plan were posted to the Parish Council web site. Hard copies of the document were left in the village hall and village shop, and could also be obtained from the Chair of the Parish Council.
- 3.23 A copy of the Neighbourhood Plan was sent to Milton Keynes Council. MKC have been engaged throughout the process, with various meetings with Officers to review and discuss options for the Neighbourhood Plan.



NP Vision: 'To secure that the development of Sherington, over the next 15 years, unfolds in accordance with the wishes of those living & working in the parish.'

SHERINGTON NEIGHBOURHOOD PLAN

The Sherington Parish Council and Neighbourhood Steering Group Committee announces the availability of the final draft version of the
Sherington Neighbourhood Plan
 For viewing at the following locations;

The Sherington Parish Council Website
www.sheringtonpc.co.uk

The Sherington Village Shop
8 Church Rd, Sherington, MK16 9PB

From Councillor Will Bush
Sherington House, Park Road.

This will be available for public consultation and comment from the
4th July 2016 until 4th September 2016
 after which time it will be presented to Milton Keynes Council
 for ratification and formal public consultation.

For further information, or to give your comments regarding
 the final draft of the plan contact
 Tracey Young, Parish Clerk
clerksheringtonpc@gmail.com

3.24 Further consultation was undertaken with the Statutory Consultees during September to November 2016, to accord with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, as set out in Schedule 1.

3.25 A copy of the Neighbourhood Plan and a request for feedback was sent to the following consultees:

- Cllrs of Unitary Authority representing the area
- Affected utility companies
- Water and sewage organisations
- The Environment Agency
- Thames Valley Police
- Buckinghamshire Fire Service
- Natural England

- English Heritage
- The Coal Authority
- Tele-communications agencies including the Mobile Phone Operators Association
- BT
- The National Grid
- MK Hospital
- The Highways Agency



4. Consultation Responses

4.1 The Village Survey conducted in August 2015 established the key themes that informed the policies of the Neighbourhood Plan. In summary, the issues that were most important to the Village residents were:

- respect for the rural location of Sherington and the surrounding countryside;
- key values were supporting including: the sense of community; peace and tranquillity; and a safe atmosphere;
- recognition that future development could bring some benefits including: the protection of the wider countryside; support for Village shops and services; and allowing a more balanced age and range of incomes within the community;
- concerns were expressed regarding the impact of new development including: the loss of countryside between existing settlements; demands placed on drainage & sewage systems; reduction in the amount of green space; increased traffic;
- priorities were suggested for infrastructure investment including: sewage and drainage systems; improved roads; pavements and footpaths;
- key features that residents would like to protect included: the land around St Lauds Church; the Knoll; the White Hart; and the historic open land at the heart of the Medieval village;
- community assets important to the respondents including: The Knoll; recreation area (Church Road); public footpaths; the open view of the Church from the High Street; The Pavilion and sport field.

4.2 The comments received to the public consultation on the Submission Draft Neighbourhood Plan have been tabulated overleaf. These comments have been carefully considered and a response added from the NPSG, with any alterations to the Neighbourhood Plan highlighted.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
Keith & Kay Carey	✓			We both believe that the Policies within the NP are compliant with basic conditions and offer a robust and balanced response to the all planning requirements over the Plan period that will ensure that best interests of the village are served and protected.	None	No changes.
				We strongly advocate that this document and its contents should be adopted by the village		
Peter Hoole		✓	NP3 (Now NP8)	As far as the brown field site off Water Lane is concerned the present businesses obviously produce some traffic but I would have thought a number of houses on this site would create a traffic problem in Water Lane which could only be resolved to the detriment of the present houses on either side of the Lane.	Amend Policy NP3 to highlight requirement for accessibility enhancement along Water Lane.	Amend wording of Policy.
				In addition, I could not make out if the Plan might provide alternative premises to be available for the small businesses concerned. I believe the continuing presence of small businesses to be very important for the Village as is stated in the Plan	Policy NP9 supports the provision of new and relocation of businesses within the Parish.	No changes.
Barry Powell	✓			Well done to those involved in getting the NP this far. Given events on the High Street were beyond our control you have made a good proposal and a sound NP, which we support. There are a few typos but nothing detracting from the whole document.	Review editing.	Editing corrections to be made to the Plan.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
Jane Coles	✓			Just like to say I think Sherington Parish Council are doing a great job putting together a plan to protect the village. Hopefully keeping Sherington as a village. My husband Danny was born in Sherington and I have live here for 36 Years.		
				We believe that Sherington desperately needs some low cost housing to allow some of the children that were born in Sherington to be able to stay here. All four of my children would like to remain/come back to the village but cannot afford too.	Policy NP2 and Policy NP3 allow for the provision of affordable housing.	No changes.
				I believe we do need between 50 and 100 (Maximum) extra mixed housing in the Village as we have an ageing population: therefore, putting a strain on all the services that are within the Village like School, Pre-School, Shop, pub, Church and all the other clubs / activities that are here.	The NP allocates more housing development than that suggested in the Core Strategy and makes provision for Windfall Development within the defined settlement boundary.	No changes.
				We do feel however that all future building should be contained within the village and not on the edges.	The Village settlement boundary already has to change to account for the High Street site allowed at appeal and the brownfield land on Water Lane.	Amend the settlement boundary to include the site allocations.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
John Fielding	✓			I agree with the vast majority, but have the following comments:		
			NP3 (Now NP8) NP9	Para 6.9 I agree with the use of Smith's yard for housing, but want to know if any provision has been made for the extra traffic down an extremely narrow lane, and what will happen to the small businesses that are current tenants? They are the sort of activities we need to encourage, not remove.	Policy NP9 supports the relocation of businesses within the Parish and favourable consideration will be given to new suitable premises. Amend Policy NP3 to highlight requirement for accessibility enhancement along Water Lane.	Amend wording of Policy.
			NP7 (Now NP2)	Para 10 Green spaces. I suggest we add the area around the Tumulus, because of its historic value. Any development near it will add to the existing considerable traffic hazard of the sharp bend in Bedford Road/ Crofts end. A car was parked in a particularly dangerous position today. Could we have limited yellow lines?	A point well made. The green spaces designation will be refined in the next version of the NP to focus the green space designation on the land between the Church and the High Street. Other important spaces will be protected by a new policy covering land with historic or landscape value.	Amend the proposals map to designate the area as an area of historic landscape value.
Pam Konieczny		✓		1. Why is the draft plan not on the web site?	The Parish Council web site has a whole section devoted to the Neighbourhood Plan.	
			NP7 (Now NP2)	2. Why was Mason's field ever put in "the green heart" of the village? Who dreamed up the Green Heart terminology? Masons are keen to	Masons Field is an important part of the green countryside setting of the village	Amend the proposals to

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
			NP6 (Now NP4)	develop the site, providing a shop on the High Street which is the obvious place for it and best for everyone with off road parking.	and is valued by the community for its heritage and recreational value. The footpath running through the site allows views of the Church. A new shop is an aspiration for the Village and the preferred location for this is adjacent to the Village Hall to create a more central community hub.	alter the boundary of the Green Heart designation and focus the designation on the most important areas. Reword Policy NP6 to highlight the development of the community hub including the new Village shop.
			NP2 (Now NP7)	3. I consider that the development of Mason's field is vastly preferable to developing down Water Lane, far safer with much better access.	Mason's field is important for recreation and the setting of the Village and the Church. These values warrant development constraint in this area.	No changes.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
			NP3 (Now NP8)	4. The Water Lane site should be scrapped and Mason's field be the preferred option.	Noted.	No changes.
			NP3 (Now NP8)	5. Development down Water Lane will mean losing the benefit of Water Lane being a leisure facility for walkers and cyclists and the Lane will lose its rural feel forever.	The development of the Water Lane site is an opportunity to remove HGV and industrial traffic from the Lane, and improve pedestrian access where possible. Amend Policy NP3 to highlight requirement for accessibility enhancement along Water Lane.	Amend wording of Policy.
			NP3 (Now NP8)	6. The Neighbourhood Plan Committee have continually tried to imply that Water Lane will automatically receive planning permission because it is a Brown field site. As you all well know THIS IS NOT TRUE and it has been misleading to ever imply that it was. Milton Keynes Council will have to consider safety, lack of space for suitable walkways, risk of flooding, land contamination etc. and it is unlikely that the Water Lane site will ever be granted a change of planning use from industrial to housing, so there is little point in making it a preferred option in the neighbourhood plan.	The redevelopment of brownfield land for housing is preferred by the NPPF over and above developing greenfield sites. This is a long-established principle and one that the NP has considered when making site allocations. The approach has been confirmed by the recent creation of a brownfield land register and Ministerial support for granting planning permission for housing on previously developed land.	No changes.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
Ian Hindler	✓		General comment	<p>Having read and digested The Sherington Neighbourhood plan, I'm writing to say I was very impressed with professionalism of the report all the hard work that has gone into it. I think it provides a balanced view and recommendations that recognise the need for housing development along with the need to preserve the soul of Sherington village.</p> <p>This is for me a good, well balanced plan which I hope gets majority village support.</p>		No changes.
Jennie and John Kirby	✓		General comment	<p>We moved to Sherington on the 18th December 2015. My husband and I recently attended two meetings. The Steering Group meeting and the Parish Council Meeting. Both meetings were very interesting and informative. We would like to add that we support the existing neighbourhood plan, and will attempt to attend these meetings on a regular basis when possible.</p>		No changes.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
Marek Mackowiak, Planning Officer, Milton Keynes Council (Initial Comments)			NP1	<p>Policy NP1</p> <ul style="list-style-type: none"> • It would be advisable to include the Proposal Map referred to in this policy in this section of the plan. • The policy says ‘development boundary, as shown on the Proposals Map’ and the Proposal Map (Annex D) uses ‘settlement boundary’ (blue annotation included in the key), but does not actually show any boundary. • ‘Preserving and enhancing the character and...’ – this can only be ‘preserve or enhance’ alternatively ‘conserve and enhance’. • ‘the settlement boundary will be reviewed at an appropriate time’ – <p>In my opinion it would be advisable to review the development boundaries in your plan. This would add clarity to your policies and strengthen your/MKC position when dealing with any applications outside the current boundary, but still in proximity to the village e.g. between site NP3 and the village. Also, if you decide to keep this part of the policy unchanged then it would be good to clarify who is to be responsible for the review.</p>	Amend settlement boundary and wording of policy to reflect suggested changes.	Amend wording of Policy.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
			NP2 (Now NP7)	<p>Policy NP2</p> <ul style="list-style-type: none"> • ‘The final detailed scheme for this site should incorporate the following:’ or the wording of some of the bullet points should be amended so the text reads better (especially the 3rd bullet point). • Sustainable Construction requirements – a Written Ministerial Statement of 27 March 2015 https://www.gov.uk/government/speeches/planning-update-march-2015 says that: “...neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.” <p>This means that there should not be any specific requirements in your Neighbourhood Plan. Said that your policy does not set any specific technical standards or requirements.</p> <ul style="list-style-type: none"> • ‘A unilateral contribution to the redevelopment of the village shop’ I understand that a UU has been agreed and signed for 14/02002/FUL and this section of the policy basically confirms that. 	Review wording of policy to clarify requirements.	Amend wording of Policy.
			NP3 (Now NP8)	<p>Policy NP3</p> <ul style="list-style-type: none"> • ‘Incorporate the following’ – same as for policy NP2 maybe this should be changed to ‘meet the following requirements’? • Sustainable construction – same as above in NP2. 	Review wording of policy.	Amend wording of Policy.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
			NP5 (Now NP6)	<p>NP5</p> <ul style="list-style-type: none"> Last bullet point a verb is missing, maybe it should say 'is supported by an approved landscape'. In terms of sustainable construction the policy does not set out any specific requirements so it is in line with the mentioned written ministerial statement. 	Check and amend wording.	Amend wording of Policy.
			NP7 (Now NP2)	<p>Policy NP7</p> <ul style="list-style-type: none"> I am not fully convinced that this policy fully addresses the requirements of para 77 of the NPPF. This comment especially applies to the large area of open space ('green heart'?) and I am having some difficulty to accept that this area is not an extensive tract of land. It would be good to use id numbers against the site names for an easy cross reference with the Proposal Map. 	Reduce the extent of the green space designation and consider again the areas covered by the designation around the village.	Amend wording of Policy.
			NP9	<p>Policy NP9</p> <ul style="list-style-type: none"> Development proposals will be supported that allow existing and suitable new, small scale service businesses to thrive in Sherington Parish – I would suggest delete 'service' as this inadvertently may constraint other non-service businesses. 	Amend policy.	Amend wording of Policy.

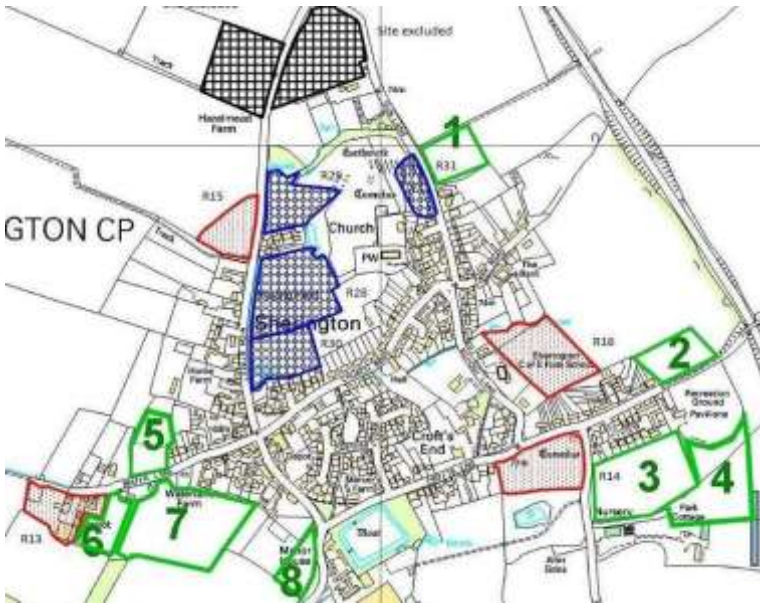
Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
			Annex A	Annex A It is not clear what criteria have been used to assess potential housing sites. I would suggest looking at this part of the plan and try to make it as robust as possible as I'd expect landowners and developers to carefully examine this part of the plan.	Explain criteria used in the assessment in more detail.	Amend wording of Policy.
Marek Mackowiak, Planning Officer, Milton Keynes Council (Further Comments)				It was really useful to talk to you last week. Having read the Plan again I'd like to reiterate the key points from my previous email that, in my view, if taken into consideration would improve the next version of your Plan.	Amend settlement boundary.	Amend wording of Policy.
			NP1	Settlement boundary NP1 I consider that it would be desirable to revise your village boundary through the Neighbourhood Plan. Currently policy NP1 states The settlement boundary will be reviewed at an appropriate time when the developments have been completed and the position of individual buildings are known. This creates some uncertainty, especially with regards to land that falls between the current settlement boundary and any of the sites proposed in your Neighbourhood Plan for other uses e.g. NP3.		
			NP6 (Now NP4)	Assets of community Value NP6 Parish councils may nominate local assets to the local authority to be included in their list of community assets. This should be done in accordance with Regulation 6 of the Assets of Community Value	Review title and wording of this policy and emphasise the provision of the new community hub and shop.	Amend wording of Policy.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				<p>(England) Regulations 2012. Following receipt of a nomination of land or buildings, the local authority then has eight weeks to make a judgement on whether the land should be listed. If it decides that the nomination meets the criteria, the local authority must enter it on its list of assets of community value.</p> <p>Having checked on our GIS system none of the identified sites are included on the register of assets of community value. Should you wish to find out more about registering sites as assets of community value please contact Neil Hanley (Neil.Hanley@Milton-keynes.gov.uk) who is responsible for keeping the register.</p> <p>If you consider that the sites currently included in policy NP6 should not be listed as assets of community value then, to avoid any confusion, I would suggest changing the title and wording of this policy.</p>		
			NP7 (Now NP2)	<p>Important Green Spaces NP7</p> <p>In my view the Green heart to the north of the village is an extensive tract of land and as such should not be allocated in its entirety as a local green space. If there is any evidence to support an allocation of the entire or parts of that area for recreational use, then maybe that should be considered.</p>	Reword policy and extent of the green space designation. Separate out other land that has historic and / or landscape value into a new policy. Amend policy numbering and running order of the plan to emphasise protection policies over development allocation policies.	Amend wording of Policy.

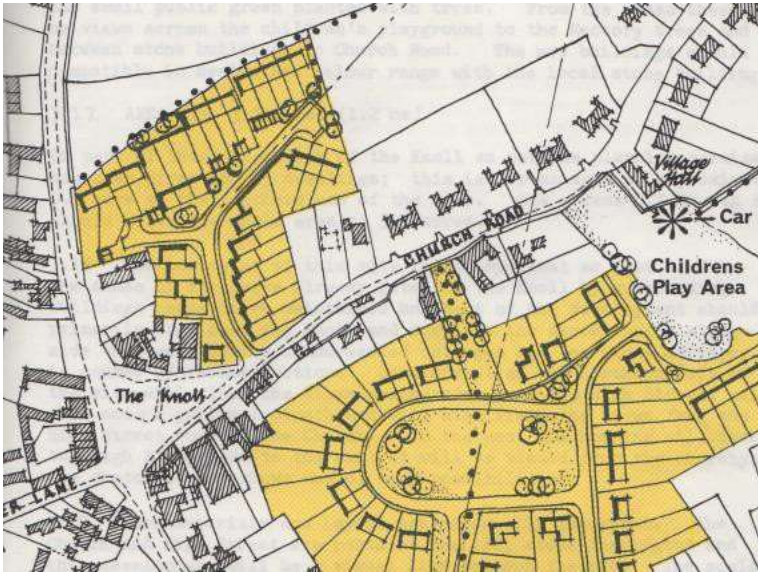
Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
			Annex A	Annex A: Consideration of Potential Housing Sites Allocations It is not clear what criteria were used to identify the preferred site (NP3) and dismiss the alternatives. If there were any specific criteria that had to be met in order to be selected for allocation, then the Plan should be explicit about it. This part of the Plan will be carefully scrutinized, not only by landowners, but mainly by the examiner who will have to confirm if the Plan meets the basic conditions amongst others whether it promotes the principles of sustainable development.	Review criteria and explain how sites have been assessed.	Amend wording of the plan.
Philips Planning Services, on the behalf of Mr B Cawley		✓	NP2 (Now NP7)	Planning permission has been granted and therefore the allocation appears somewhat unnecessary. The opportunity for controlling the content of the scheme lies with the normal Development Control process via a reserved matters submission.	The policy is intended to steer and influence the detailed design of the development, which is by no means certain. The site is part of the future housing growth in the village and should be recognised as such.	No changes to the plan.
			NP3 (Now NP8)	We OBJECT to the allocation of land at the Water Lane, Sherington under policy NP2. The proposed allocation is unsound and there are more appropriate sites available for development. The brownfield nature of the site is not in itself sufficient justification for allocation. The site is detached from the settlement, and isolated from the village. Water Lane is extremely narrow, incapable of taking two-way traffic along much of its length. There is no pedestrian footpath available nor space within the highway to provide a footpath.	Water Lane is a brownfield site and a preferred location for development compared to other greenfield alternatives. Policy NP3 will be amended to seek accessibility improvements along Water Lane.	Amend wording of Policy.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				The resulting impact would be to place a barrier to pedestrian movement to and from the village amenities, particularly for young families, where pushchairs and small children must be managed during the journey. This will have a significant detrimental impact on highway safety.		
			NP7 (Now NP2)	<p>We object to the inclusion of the land at Church Farm as a Local Green Space (referred to in the document as Important Green Space). The allocation of such spaces is directed by paragraph 77 of the National Planning Policy Framework, as follows:</p> <p>The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> • Where the green space is in reasonably close proximity to the community it serves. • Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field) tranquillity or richness of its wildlife; and • Where the green area concerned is local in character and is not an extensive tract of land. 	<p>Amend Policy NP7 to reduce the extent of the Green Space allocation.</p> <p>Include land within a new policy designation that recognises the historic landscape character of this part of Sherington.</p> <p>The value of the site in terms of its historical value has been recognised by the comments within the objection.</p> <p>Amend Policy NP7 and create a new policy.</p>	Amend wording of Policy.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				<p>1) The space does not contribute directly to the local community. There is no public access, it is not readily visible from any public vantage point.</p> <p>2) The land is attractive in landscape terms but it is not “special”. There is historical significance but again it is not special to the wider community and indeed very few are aware of the sites historic interest. The Conservation Area provides appropriate protection on the basis of protecting the character and appearance of the area.</p> <p>3) The proposed green space could not be construed as anything other than extensive. Church Farm is approximately 4Ha of land and then add the other fields included and there is in excess of 10Ha. This is an excessive allocation of land that is primarily in private ownership, with limited or no public access available other than the playing field.</p> <p>We must raise a strong objection to this proposal as it is unjustified by independent assessment and fails to accord with the tests for local green spaces as set out paragraph 77. It is arguably an attempt to sterilise private land that is already the subject of appropriate restraint policies. This is unjustified and inconsistent with national policy.</p> <p>We would recommend that the designation is reassessed and should include land that is publicly accessible and makes a tangible contribution to the community.</p>		

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
			Annex A	<p>We must object to the inclusion of factual errors in the councils published assessment of land west of Gun Lane, referred to as S2 (R31 in the Local Plan Call for Sites). Under comments it states the site has no direct access to the highway; however, this is incorrect. The site shares a boundary with the highway – Gun Lane, the denoted site boundaries of “site S2” appear to have changed from the Local Plan Call for Sites submission, reflected in the draft plans published by the Parish earlier in 2015. Screen grab below:</p>  <p>We request that this error is corrected.</p>	Amend the plan to correct this factual error.	Amend the plan to correct this error.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
David Locke Associates on the behalf of Mr R Mason		✓	NP1	<p>We note the principles behind this Policy but object as it must be recognised that necessary residential development will need to be accommodated outside the settlement boundary. By following a sequential and sustainable approach, we consider that sites closest to the settlement boundary, core of the village and local services/facilities should be considered to be most preferable in location, access and sustainability terms.</p> <p>There is a history of the site being considered suitable for development, as shown on the plan below, which is an extract taken from the “Sherington 1973 Plan”. It also refers to a previous planning permission for the residential development of the site. The indicative layout included above shows a far more sympathetic and less dense development, whilst retaining the public footpath/other features and importantly offers community benefits.</p>	<p>The redevelopment of brownfield land should also be considered as a more sustainable use of resources compared to the development of further greenfield land on a site that is historically important to the framework of the village and has an established recreational value for the local community.</p> <p>The proposals for Masons Field would result in the destruction of an important space used for community recreation.</p>	Amend the plan to focus the importance of the Green Space designation.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
						
			NP2 (Now NP7)	<p>For the reasons set out in these representations our client considers that the site should be included as a development allocation and subject to a specific policy in the Plan.</p> <p>This is because housing is needed now as Milton Keynes Council accepts that there is no five-year housing land supply and has a massive shortfall.</p> <p>In such circumstances, despite what is stated in Paragraph 6.13, it is contended that consideration should be given to housing allocations</p>	<p>It is agreed that the land to the west of the High Street should be included as a development allocation.</p> <p>The amount of housing proposed for the Village already far exceeds that envisaged by the MK Core Strategy.</p> <p>No further sites need to be allocated beyond those included within the</p>	No changes to the plan.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				now, with priority given to sites that achieve sustainable development, to meet the requirements of Paragraph 14 of the NPPF. Otherwise, there may be a risk of further applications and appeals being submitted and determined outside the plan-making process but in accordance with the NPPF.	Neighbourhood Plan, which is sufficient to address housing needs in the period up to the five-year housing land supply being resolved in 2017.	
			NP4 (Now NP5)	This policy is supported as our client has made persistent attempts to engage with the Parish Council and the Steering Group in formulating the proposals for the site and in seeking to establish the wishes of the community. It is just a pity that this openness and willingness to fully engage has not been reciprocated.	NPSG strongly disagree with this statement. All landowners have been given equal opportunity to engage in the plan making process from the very outset of the policies being drafted. These policies have been subject to numerous monthly meetings, exhibitions and surveys, at any point D Locke could have engaged with the PC or the NPSG. Indeed, D Locke submitted representations to the draft policies in December 2015 and attended the landowner's presentation event. The NPSG fail to see how these opportunities can be construed as an unwillingness to engage with D Locke, their client or the community in the process of Neighbourhood Plan making.	No changes to the plan.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
					<p>The community have been engaged extensively in the drafting of the Neighbourhood Plan and have supported the protection of Masons Field for its historic protected for the benefit of future generations.</p> <p>The Neighbourhood Plan has been prepared in conjunction with the village residents for the benefit of all.</p>	
			NP6 (Now NP4)	<p>The proposals will retain important views of St. Laud's Church and the amenities of the Sherington Conservation Area to the north. We are pleased to see that proposals for extending the Conservation Area boundaries have not been pursued in the Plan, as there was no justification for this and the current Conservation Area boundaries remain 'fit-for-purpose'.</p> <p>The vast majority of Mason's Field is excluded from the designated Conservation Area and there has been no material change in planning circumstances or to the architectural or historic character of the locality that justifies a review or extension of the Conservation Area.</p> <p>We have made representations to this effect to the Steering Group and Milton Keynes Council to this effect. The proposed layout of the development would protect views along the High Street frontage, across from the public footpath and towards the Church and preserve</p>		No changes to the plan.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				the character, appearance and setting of the Conservation Area and other heritage assets in the locality.		
			NP7 (Now NP2)	<p>Our client strongly objects to this policy and the proposed designation of Mason's Field as an 'Important Green Space'. This is for four reasons:</p> <p>1) It is not demonstrably special or have any particular significance (e.g. historical significance). If the site was 'special' then we contend it would have been designated as part of the Conservation Area in 1973 but it was not deemed important enough after an assessment of important views and other features. At no time has Milton Keynes Council sought to review or extend the Area since this time. The Conservation Area does not affect Mason's Field to any significant degree and where it does the proposed layout of the development would protect views and be sympathetic to its character, appearance and setting;</p> <p>2) The proposed policy conflicts with advice in the NPPF as it is significantly more restrictive than Green Belt policy and does not even refer to development in very special circumstances. This is also contrary to Planning Practice Guidance that states:</p> <p>'Blanket designation of open countryside adjacent to settlements will not be appropriate. In particular designation should not be proposed as a 'back door' way to try to achieve what would amount to a new</p>	<p>In response to the points that have been raised.</p> <p>1) Masons Field is considered to form an integral part of the medieval structure of the Village, and reinforces the original framework of a group of farms and fields extending into the heart of the village. It is also an important part of the setting of St. Lauds Church and includes a well-used footpath that has been used to connect the Church to the high street since at least the early 19th C. The whole field has been used by the local community for walking and recreation for decades. NPSG disagree with the statement that the field has no special or particular significance.</p> <p>2) The green space allocation is intended to protect land from development. Criteria to allow development in very special circumstances are therefore</p>	No changes to the plan.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				<p>area of Green Belt by another name.’ (Paragraph 15 ID 37-015-20140306).</p> <p>3) The identification of the land is not consistent with the local planning of sustainable development and the delivery of sufficient homes, jobs and other essential services;</p> <p>4) The proposed designation has been proposed without any contact with our client, which is a prerequisite according to advice in the NPPF and both unreasonable and unfair when it effectively seeks to place an embargo on and frustrate the legitimate development proposals for the site. This is not only surprising and disappointing it also leads us to question the openness, transparency and inclusiveness of the process, which professes to ensure the local community is involved.</p> <p>The existing Sherington Conservation Area, designated in 1973, provides ample and adequate protection as it presently exists as it has done over the last 43 years. However, with the need to provide new development to meet the requirements of the NPPF and adopted Core Strategy (and future Plan:MK), deliver a 5-year housing land supply and a robust Neighbourhood Plan, we see no merit whatsoever in restricting development in the most sustainable and appropriate locations.</p> <p>The proposed designation does not therefore meet the requirements of an ‘important green space’ and is not justified in the Neighbourhood Plan.</p>	<p>unnecessary. The extent of the green space area has been reviewed in response to the comments made by MKC and will be reduced in the NP, to include Masons Field and the adjoining field to the north east.</p> <p>3) Sufficient sites have been allocated in the Neighbourhood Plan to meet the housing needs for the community, more than that suggested by the MK Core Strategy.</p> <p>4) As highlighted in the response to the comments made against Policy NP4, D Locke and their client have responded at length to the initial draft policies and have attended landowner meeting with the NPSG and members of the PC. The Neighbourhood Plan has been prepared in an open and inclusive manner, with the interests of the wider community and the future of Sherington as its very core.</p> <p>The NPSG strongly reject the assertion that the NP has not involved the</p>	

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
					<p>community, that should be evident from this document alone.</p> <p>Whilst D Locke's client has not had his development aspirations realised in the Neighbourhood Plan, protecting Masons field for the wider community received support in the very early stages of the plan preparation during the various surveys and consultations that have taken place with the wider community. It is on this basis that the NPSG have sought to protect this historically important area used by many villagers daily from development.</p>	
			NP6 (Now NP4)	This policy is supported and more than satisfied by the proposals and the suggested allocation of the site at Mason's Field within the Plan.	The village shop will be more appropriately located as part of the community hub, within the heart of the village community focused around the existing community centre. Developing a shop on the High Street to the north of the existing village will not support the community hub and will leave the shop remotely located from many residents,	Amend the Policy to reflect the advancement of the plans for the Community Hub.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
					particularly those on the southern side of the village.	
			Annex A	<p>The consideration of the potential housing site allocation for Mason's Field in the Annex fails to refer to the offer of a village shop as well as the village green (recreational space).</p> <p>We fundamentally dispute that the proposed development would harm the 'green heart' of the village and its historic fabric. The site predominantly lies outside the designated Conservation Area. However, to preserve the setting of the Conservation Area, the development would be laid out and designed to respect the local vernacular, with careful choice of materials, and possessing a high quality design in keeping with other adjacent and nearby properties. The provision of a village green will assist in maintaining the open nature of the site, and act as a visual buffer between the site and the Conservation Area boundary. This will ensure that the development will respect and enhance the setting of the Conservation Area and important views of St. Laud's Church.</p> <p>The proposal for Mason's Field would be low density to maintain the spacious, landscaped character of this part of the village and ensure that it is as unobtrusive in the street scene as possible. Adequate space is maintained both along the frontage and between the site and the Church, with footpath connections maintained and views of the</p>	<p>NPSG fundamentally disagree. The development of Masons Field would be hugely damaging to the setting of the Village and the historic views of the Church. Land valued by the local community for its recreational value would be destroyed as would the openness and rural character of this part of the village.</p> <p>Whilst the offer to provide a new shop is appreciated, that is itself insufficient compensation for the loss of this important piece of land.</p> <p>The shop would be better located within the heart of the community adjacent to the village hall, not on the periphery of the village.</p>	Site allocation process to be explained in more detail.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				Church and the wider landscape protected from development. This will maintain the character, appearance and setting of the Conservation Area and important historic buildings/heritage assets as required by the Plan.		
Colin Davies	✓			<p>Many thanks for sending over the June 2016 version of the draft Sherington Neighbourhood Plan and for giving me the opportunity to comment. I appreciate that it is obviously the result of a significant amount of work.</p> <p>The revisions appear to conform to my own views and those of many people in the village that I have spoken to. As a result, I withdraw the amendments that I submitted on 27 May.</p> <p>Although I am not able to attend the meeting tomorrow evening, I do have one or two technical points to put forward, mostly regarding the deliverability of the policies within the draft NP. The points are attached as a separate note and I hope you will find them helpful.</p>		No changes to the plan.
Colin Davies	✓		NP3 (Now NP8)	<p>With reference to the comments of Marek Mackowiak, Planning Officer, MK Council sent by two emails on 28th July.</p> <p>In his first email, Marek suggests that in his opinion it would be advisable to review the development boundaries in the Plan because as the Plan is drafted it may be difficult to deal with applications outside the current boundary such as between site NP3 and the village.</p>	The comments made regarding focusing the future housing growth within the existing settlement boundary are noted and welcome. The Neighbourhood Plan defines the settlement boundary at Policy NP1, which will help to shape the future growth of the village.	No changes to the plan.


Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				<p>In his second email Marek returns to the same issue and again mentions site NP3 in his seventh paragraph Annex A: Consideration of Potential Housing Sites Allocation. He says that it is not clear what criteria were used to identify the preferred site (NP3). He says that the Plan should be explicit about it as this part of the Plan will be carefully scrutinised by landowners and by the examiner who will have to confirm if the Plan meets the basic conditions such as the promotion of sustainable development.</p> <p>I think he is correct. This part of the Plan will certainly be carefully scrutinised. Apart from site NP 2, which already has planning permission, we have only allocated further development outside the current development boundary at site NP3, Smith's Yard, because that site is a brownfield site (schedule at Annex A). Our reasons for not allocating any other sites are set out in the Plan at Para 6.12 (page 25). I assume that Marek had noticed Para 6.12 as well as the reference in Annex A that Smiths Yard was allocated because it is a brownfield site, but had considered them reasons not strong enough to withstand careful scrutiny.</p> <p>I noticed that Marek did not mention the situation regarding the Milton Keynes five-year housing land supply, or any additional requirement that Sherington may need to provide additional housing land in order to help meet it.</p>	<p>This allows for windfall development within the settlement boundary, as well as the new housing allocations.</p> <p>MKC support the alterations to the settlement boundary to include the housing allocations, as this represents a robust review that brings the settlement boundary up to date and in line with the allocations included within the Neighbourhood Plan.</p> <p>Relying purely on windfall development to meet the future housing growth of the village is not considered to be a robust approach to meeting the future housing growth requirements. The windfall developments will support housing growth over the duration of the plan, but should not replace the main housings allocations that have been made.</p>	

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				<p>Assuming that Sherington will not need to provide any additional land over and above that set out in the Core Strategy, may I suggest the following way forward?</p> <p>We strengthen Paragraph 6.12 by providing the reasons for the statement: that is references to the precise reasons and the precise numbers of dwellings required in the Core Strategy: 20 to 40 units. By providing these numbers we are promoting sustainable development. We go on to say that site NP2 will provide 36 dwellings, leaving a shortfall to provide only an additional four dwellings.</p> <p>We then state that it is known that under current planning rules, within the village boundary and on existing developed sites at least 20 dwellings are likely to be built within the next 15 years. And so from these (which do not include odd garden plots of the sort that have come forward steadily over the last ten years) it is clear that there will be at least an additional four dwellings.</p> <p>It would be possible to prepare a schedule of sites and the numbers of potential dwellings that are likely, to justify the 20 dwellings. This schedule would include say 8 dwellings on the smaller existing built-up part of Smiths Yard. Brownfield site status for the larger site (which is still contentious not only because it includes woodland) need not be an issue for the NP.</p> <p>We therefore delete site NP3 and add a statement at Para 6.13 that there is no need to allocate any site outside the village boundary for</p>		

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				the reasons given in Para 6.12. This would give us a strong case to rebut any plea by a landowner that their site should be allocated. Deleting NP3 from the plan as an extension of the village boundary also answers Marek's first point. Applications to develop between that site and the village boundary would be firmly refused, as it could not be argued by developers that the development would fill in a gap between two parts of the village boundary.		
Marek Mackowiak, Planning Officer, Milton Keynes Council (Further Comments)			Proposals Map	<p>The only comment I have is with regard to the land at the rear of no23 Church Road. This land, which seems to be a private garden associated with no23 Church Road, is proposed to be allocated as a local green space (please see Figure 5 of your draft Neighbourhood Plan). This plot of land doesn't appear to be publicly accessible and includes a large shed (possibly a stable building) and a veggie garden (please see attached aerial photo). I don't know the history of this particular site, but based on its current use (that seems to be as a residential garden) I would suggest that it is unreasonable to allocate it as a local green space.</p> <p>Please note that the NPPF states:</p> <p>"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them (para 75); and</p>	<p>Area included within the proposals map Local Green Space designation in error, as the boundary was not clear.</p> <p>Amend the proposals map to exclude this area.</p>	Change the Local Green Space designation boundary on the proposals map and update the maps within the body of the NP.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				<p>The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> • where the green space is in reasonably close proximity to the community it serves (para 76)” <p>Provided the land in question is indeed a private and not publicly accessible garden then it would be difficult to meet the condition of para 76.</p>		
Marek Mackowiak, Planning Officer, Milton Keynes Council (Further Comments)			NP2 (Now NP7) NP3 (Now NP8)	<p>Our Housing Department objects to any proposals in your draft Neighbourhood Plan to reserve affordable housing in your area solely for local people. They made the following comment</p> <p>We understand that you are trying to plan effectively to maximise the benefits of development for your local community. It is also gratifying to see that you understand the importance and the vital role of affordable housing in promoting mixed and sustainable communities. However, Milton Keynes Council currently has over 400 homeless households in temporary accommodation that require affordable housing. As a result, we are unable to agree to a policy that seeks to restrict affordable housing solely for local people. As I am sure that you will appreciate, this would have the effect of diminishing the amount of affordable housing available to the Council to enable it to discharge its statutory duties as a housing authority.</p>	<p>Amend wording of both policies to remove the reference to local connection for the affordable housing.</p> <p>Local connection can remain for open market housing, explain in more detail the term local connection.</p>	Amend the plan.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				I think the above comment could be addressed by adding some flexibility to the policy e.g. by saying that 'Residential schemes within the parish should deliver affordable housing which responds to local housing needs'.		
James Williamson Senior Planning Officer, Milton Keynes Council			NP3 (Now NP8)	<p>I have had a look over the flood maps at Sherington and this site in particular and have the following comments:</p> <p>With regard to fluvial flood risk, there is a small watercourse on the opposite side of Water Lane to the site, this also incorporates a section that is culverted. The flood maps show this area as Flood Zone 1 and therefore low risk, however there could be some risk associated to the channel which has never been modelled as the catchment is too small.</p> <p>Below is the surface water map for the area:</p>	<p>Assess development allocations for flood risk and consider the sequential test and exceptions test (if required).</p> <p>Review flood risk of Water Lane and the other sites put forward for development. Amend the site allocations table to include an assessment of flood risk.</p> <p>Consider the potential benefits that redevelopment of the Water Lane site could bring in terms of improved flood risk conditions for the area.</p>	Amend the wording of the site allocation policies and site allocation table.

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				 <p>As you can see the surface water map does show some relatively significant flood risk associated with the site (the dark blue denotes high risk) and the surrounding land. Of particular note are the areas of pooling on site and the surface water flow route running along the southern side of Water Lane and below the site. It is unclear, although possible, that this is associated with the overtopping of the channel to the north of Water Lane.</p> <p>As noted above, the site itself appears to have some areas of high risk surface water pooling around the existing buildings. It is highly possible that this is associated with the layout of the site in comparison to Water Lane and the surrounding land.</p>		

Consultee	Support	Object	Policy Area	Comment	Suggested Changes	NPSG Response
				<p>In my mind, there are issues that should really have been assessed/considered at site selection stage as surface water risk is recognised as a flood risk in the NPPF that sequential test should be applied to when going through a site allocation process.</p> <p>At this stage it could be said that, as a brownfield site, development could be suitable providing a detailed assessment of the flood risk, specifically from surface water, is carried out and any future design seeks to ensure that 1) development is not at risk or has the potential to increase risk to 3rd parties, 2) existing surface water flow routes are not made worse by the development, 3) development attempts to create a betterment on and off site.</p> <p>An appropriately planned development could most likely remove the high risk to the site itself, but it would need make sure that in doing this, it didn't have an adverse impact on neighbouring property.</p>		



Prepared with the support of Town Planning Services

The Exchange, Colworth Park, Sharnbrook, Bedfordshire, MK44 1LQ

01234 924 920

www.townplanning.services

16400.NP03 v4