

SHERINGTON PARISH COUNCIL

Sherington Neighbourhood Plan

(CONSULTATION DRAFT)

2025 to 2050

2025 Revision



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Foreword

Sherington is a very special village, with a distinct character that has been recognised by this and past parish councils, who have sought to define, protect and evolve the growth of the village. The open structure of the village has been well preserved with the countryside extending into the heart of the settlement. The protection of this character is paramount to ensure the village is passed on to successive generations in a recognisable form.

As a community, it has been accepted that limited housing development within the village is necessary. The Neighbourhood Plan will ensure that development is shaped by the wishes of the residents of the village.

The Sherington Neighbourhood Plan establishes a vision for Sherington that helps to deliver the community's aspirations, wants and needs from 2025 to 2050. It is the latest iteration of an extensive line of village plans and assessments dating back to the early 1970's, and carries forward the themes of those earlier documents, namely the protection of the open character and historic setting of the village. A limited amount of new development is needed, and this has been supported by the community, however, the Neighbourhood Plan will ensure that such development does not undermine or harm the distinctive character that makes Sherington the place it is today.

Neighbourhood planning has been introduced through the Localism Act 2011 to ensure that local communities are involved in the planning decisions which affect them.

A neighbourhood plan allows communities to have a say in defining the character of the village, identifying areas that should be protected, elements that should be improved and the types of development they want to see in their area.

The production of the Sherington Neighbourhood Plan has helped our community to:

- develop a shared vision for our village.
- identify important Local Green Space and other treasured assets for protection.
- identify improvements that can be made to Sherington's facilities, services, biodiversity and environment.
- choose where homes, and forms of development should be built, as well as influence how much housing should be built and of what type.

Our plan was produced by a steering group consisting of members of the parish council and residents. The review of the Neighbourhood Plan has been led by the Parish Council to bring the document up to date and reflect the current circumstances with national and local planning policies.

Every effort has been made to ensure that the policies contained within this, the updated version of the Neighbourhood Plan, continue to reflect the views of the of Sherington residents.

The Sherington Neighbourhood Plan will become part of the Development Plan for Milton Keynes, and the policies contained within it then used by Milton Keynes Council to determine planning applications within the parish.

Michael Nokes, Chair, Sherington Parish Council



1. Introduction

Historical Context of the Village

- 1.1 Sherington lies between Newport Pagnell and Olney, within Milton Keynes District. The village has a population of around 950 and takes its origins back to an Iron Age settlement in 800 BC. The village was referred to in the Domesday Book at 'Seritone', and saw the basic shape of the village as it is seen today laid down in the 1300's.

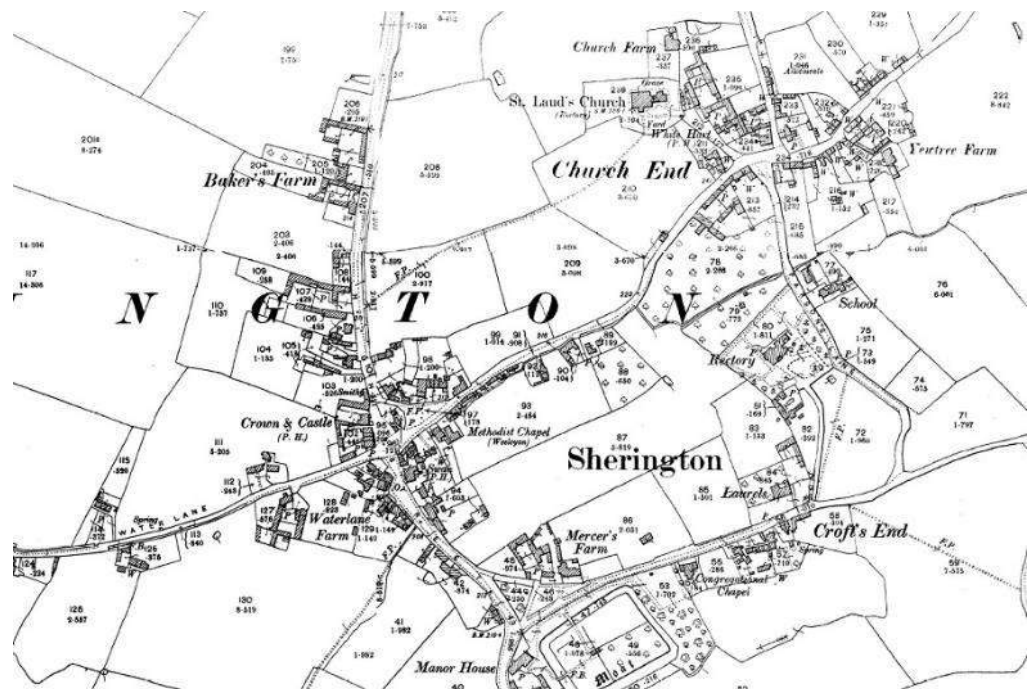


Figure 1: Sherington historical context, Ordnance Survey map c1900

- 1.2 Assessments of the village have been undertaken by successive parish councils in the 1970's, 1980's, and early 2000's. A consistent theme throughout these assessments has been the recognition that the open structure of the village has been one of its most important features. The Village Plan and Conservation Area Appraisal, 1972 highlighted this as:

“In spite of infilling and growth over the years Sherington still retains much of the open structure and basic shape laid down in about 1300. The surrounding countryside flows into the heart of the village at numerous points and these also afford good views outward over the pleasant landscape.”

- 1.3 The original buildings in the village were of stone and many fine examples of these still exist. High Street, the nucleus of Church End and Park Road contain many of these old stone buildings, which, together with several 19th Century red brick buildings give these areas considerable character.

“The road pattern within the village is virtually the same as in the 14th Century. A major and minor route from the south converge to the north of the village, these are linked by the village roads running east to west.”

- 1.4 The village is currently served by four entry points - High Street North, High Street South, Gun Lane, and Bedford Road. High Street was the main road between Newport Pagnell and Wellingborough, although traffic has been reduced following the construction of the A509 bypass in the late 1970s.

- 1.5 These areas, with the important open space between High Street and St Laud’s Church, are within the Conservation Area (Figure 2). There are 36 listed buildings and two recorded scheduled ancient monuments within the Neighbourhood Plan area.

- 1.6 It was highlighted in the Village Plan and Conservation Area Assessment, 1972 that from an archaeological point of view, the three open fields to the north, south and west of the Church are well worth preserving as open space. It also states that:

“The area between High Street north of the Knoll and the Church still remains open and should be considered inviolate.”

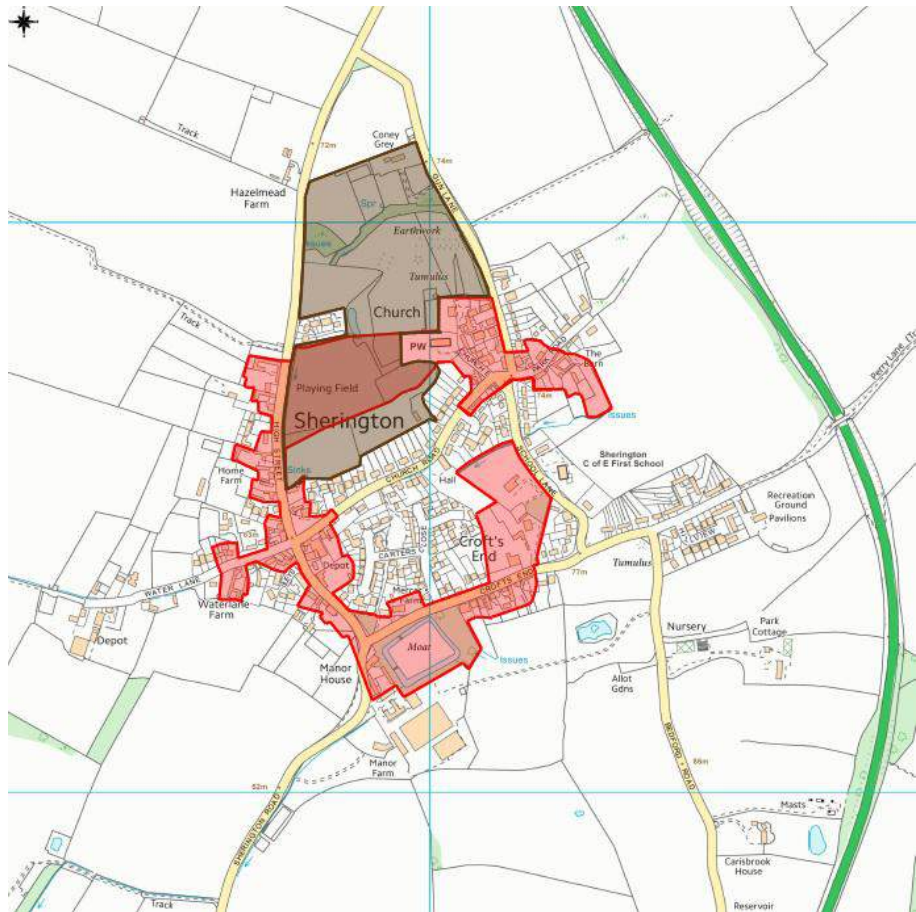


Figure 2: Sherington Conservation Area (red shading) and Article 4 Direction (brown shading)

- 1.7 The importance of the traditional field pattern to the north of the village was confirmed in 1976 when an Article 4 Direction was confirmed. The Draft Sherington Plan of 1982 explained that:

“In 1976 an Article 4 Direction was confirmed, relating to land to the north and west of St Laud’s Church between Gun Lane and High Street. In view of the exceptional importance of the site in terms of landscape quality and its location with regard to views into and out of the Conservation Area.”

- 1.8 The boundary of the Article 4 Direction was extended to the south to include all the land up to the rear of the existing properties along the north side of Church Road.

Purpose of the Neighbourhood Plan

- 1.9 In April 2012, the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a neighbourhood plan.
- 1.10 The Neighbourhood Plan will shape the future growth of the village by allocating sites for development. It will also protect important spaces from development and will ensure that the necessary infrastructure and community facilities are in place to support the future needs of the village.

Basic Requirements of the Neighbourhood Plan

- 1.11 Whilst there is considerable scope for the local community to decide the content of the Neighbourhood Plan and the policies therein, the plan must meet basic conditions. These are to:
- have appropriate regard to national planning policy.
 - promote the principles of sustainable development.
 - be in general conformity with the Development Plan policies for the local area.
 - be compatible with EU obligations, for example environmental and human rights legislation.

The Submitting Body and the Designated Area

- 1.12 This neighbourhood plan is submitted by Sherington Parish Council, which is a qualifying body as defined by the Localism Act 2011.
- 1.13 In accordance with Part 2 of the Regulations, Sherington Parish Council applied to Milton Keynes Council to designate the parish as a neighbourhood area for the purposes of producing the Neighbourhood Plan. This application was approved on the 21st April 2015. The Neighbourhood Plan covers the whole of the parish of Sherington, as defined by Figure 3.

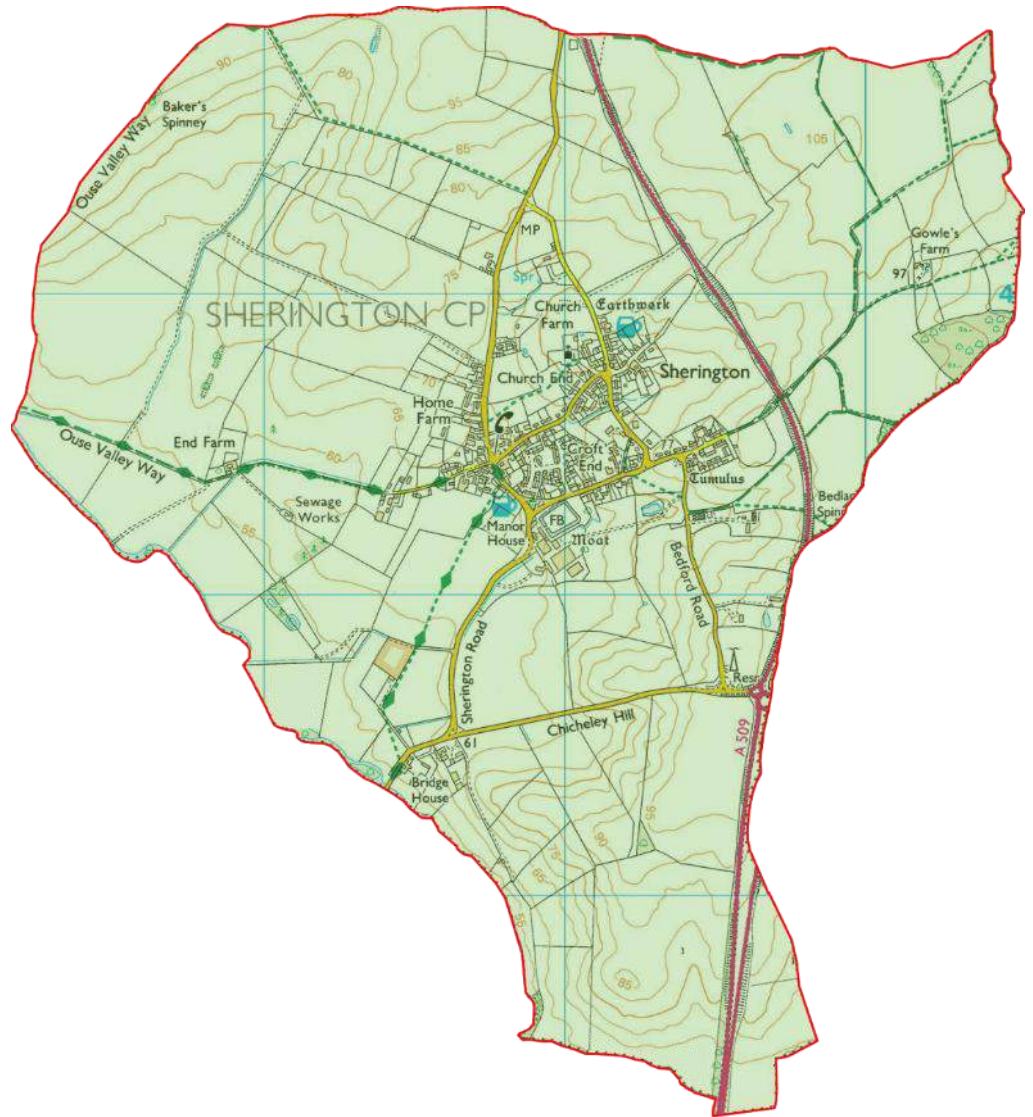


Figure 3: The designated Sherington Neighbourhood Plan area

Planning Policy Context

- 1.14 The National Planning Policy Framework (NPPF) was published in 2012 and updated in December 2024. The Neighbourhood Plan must demonstrate that it is consistent with the approach suggested by the NPPF. Paragraphs 30 to 31 concern neighbourhood plan production and highlight the benefits that neighbourhood plans offer to local people to ensure that they get the right type and amount of development for their community. A neighbourhood plan should reflect the strategic policies in the local plan and should plan positively to support them.

- 1.15 Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict
- 1.16 The Milton Keynes Development Plan currently comprises Plan:MK adopted in March 2019 and the Site Allocations Plan, adopted in July 2018. The emerging MK City Plan 2050 has reached Regulation 18 consultation stage in July 2024. Regulation 19 consultation is planned for September 2025, with the plan submitted in March 2026. The strategic policies that are relevant to Sherington are Policy DS1 Settlement Hierarchy and Policy DS2 Housing Strategy.
- 1.17 Policy DS1 seeks to focus housing growth within Milton Keynes City on uncompleted City estates, Expansion Areas and Strategic Land Allocations, and then the key settlements of Newport Pagnell, Olney and Woburn Sands. Sherington falls within the village and rural settlements group, where development should be within defined settlement boundaries in accordance with made neighbourhood plans.
- 1.18 The Milton Keynes Local Plan 2005 and the Core Strategy 2013, both documents now superseded, identified Sherington as one of the ‘Selected Villages’ within the settlement hierarchy. This was then removed by Plan:MK, as the approach to delivering new development in villages was moved to neighbourhood planning.
- 1.19 Policy DS2 provides the housing strategy for the City and the rural area. It states that small to medium scale development within rural and key settlements, appropriate to the size, function and role of each settlement to be delivered through allocations in neighbourhood plans currently being prepared.
- 1.20 Policy DS2 then continues to support permitting development proposals within the defined settlement boundaries where they comply with all other relevant policies of Plan:MK and neighbourhood plans.
- 1.21 Policy DS3 Employment Development Strategy seeks to encourage the growth and expansion of existing employment uses where it does not conflict with other policies in the plan.
- 1.22 A large part of Sherington Parish is beyond the defined settlement boundary of the village. Policy DS5 Open Countryside covers all land outside of

development boundaries. Strict controls will be applied to development proposals to certain appropriate uses within the rural area, limited extensions and ancillary structures to existing buildings and replacement dwellings.

Implications for the Neighbourhood Plan

- 1.23 It was evident and accepted that the village would have to allocate additional housing development to meet future needs.
- 1.24 The Parish Council therefore supports the view that the Neighbourhood Plan should allocate a housing site. When coupled with the potential for additional windfall development within the settlement boundary, it is considered that this is a robust approach and there would be no further requirement in the short to medium term to allocate any other additional housing sites.
- 1.25 Looking to the future, the policies of the emerging and well-advanced MK City Plan 2050 may still be subject to change depending upon the outcome of the final consultation process. These policies will be reviewed at the appropriate time following the adoption of the MK City Plan 2050, and the Neighbourhood Plan updated accordingly as part of an early review.

Plan Period, Monitoring and Review

- 1.26 The Sherington Neighbourhood Plan will form part of the Milton Keynes Development Plan documents and will run concurrently with the MK City Plan 2050.
- 1.27 The Sherington Neighbourhood Plan is a response to the needs and aspirations of the local community. It is recognised that current issues and challenges will change over the plan period and another review of the plan to accommodate new priorities may be necessary.
- 1.28 Sherington Parish Council, as the qualifying neighbourhood plan authority, will be responsible for maintaining and periodically reviewing the plan. This will ensure that it remains relevant and conforms with other Milton Keynes Development Plan documents and national planning policy.



2. The Plan Making Process

- 2.1 Preparation of the Neighbourhood Plan commenced in February 2015 and has involved an extensive amount of consultation and engagement with the local community, landowners and interested parties.
- 2.2 This review of the Neighbourhood Plan seeks to amend the wording of the document to reflect current national and local planning policies and to update the policies and wording of the document that is now out of date or not relevant to the current situation within Sherington.
- 2.3 This review has not introduced new policies or site allocations and can be considered as minor (non-material) updates that do not require Regulation 14 consultation, examination, or a referendum.
- 2.4 A consultation statement has been prepared alongside the Neighbourhood Plan detailing each stage of consultation, tabling responses received, and the actions taken by the NPSG to shape the next iteration of the Neighbourhood Plan.
- 2.5 One of the key consultation stages that defined the direction taken by the Neighbourhood Plan was the parish survey commencing in August 2015. The survey built upon the outcomes of the initial consultation events, which had identified key issues, and asked the residents and businesses within the parish for their opinions on several themes and topics.

Summary of the Parish survey results

- 2.6 The key headlines and themes that emerged from the parish survey were:
 - a shared vision and core values for the village including respect for the rural location and the countryside; a sense of community; peace and tranquillity; a safe atmosphere;

- recognition that future development could bring some benefits including protection of the wider countryside; shops and services; village identity and sense of community; variety of housing; a more balanced age and income balance within the community;
- concerns regarding the impact of new development including: the loss of countryside between existing settlements; demands placed on drainage and sewage systems; reduction in the amount of green space; increased traffic;
- priorities in infrastructure investment including investment in sewage and drainage systems; improved roads; pavements and footpaths;
- key features which residents would like to protect including: the land around St Laud's Church; the Knoll; the White Hart; the historic open land at the heart of the medieval village;
- community facilities and spaces important to the respondents including: The Knoll; recreation area (Church Road); public footpaths; the open view of the Church from High Street; the pavilion and sports field.

2.7 In respect of future housing growth, the survey asked respondents their views on the number of homes that could be accommodated within Sherington between 2015 and 2031:

- 43% of respondents wanted to see no more than 20 homes;
- 30% of respondents considered a limit should be set at up to 30 homes;
- 14% of respondents would set a limit at up to 40 homes;
- 10% agreed with a limit of up to 50 homes;
- 3% wanted more than 50 homes.

2.8 Survey respondents were also asked about the size of housing developments to meet local needs in the village:

- 41% supported small developments (limited to 10 houses);
- 31% supported medium-sized schemes (10 to 25 houses);
- 19% supported a large scheme of >25 houses;
- 9% support other sizes;
- when asked about the type of housing, preference was expressed for houses and bungalows of 1 to 4 bedrooms, with less support given to flats.

2.9 Respondents stated that house building should be prioritised in the following locations, in order of preference:

- brownfield sites within the village boundary;
- reuse of brown field sites outside of the village boundary;
- controlled extension of the current village boundary.

2.10 Regarding the style of housing in a new development, respondents expressed a preference for stone-fronted houses; followed by brick; then heritage features over modern or eco-housing.

2.11 It was clear that there was support for new development within the village and that the majority of respondents believed that this should be up to 40 new dwellings or less. The delivery of the housing on the High Street has provided for most of this new housing. Preference was also expressed to locating development on brownfield sites, before considering greenfield locations.



3. Vision and Objectives

Challenges for Sherington

3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Sherington. In summary, these currently include:

- ensuring that the village does not lose that essential village character, whilst managing the pressure for new development;
- protecting the rural nature of the village and historic open structure, taking the opportunity to preserve and enhance the green spaces that are so important to the character and fabric of the village;
- retention of community facilities, recognising what these are and ensuring they are adequately protected;
- improvement of facilities for community groups, ensuring that facilities continue to be maintained to a suitable standard to support a range of community activities;
- addressing the housing needs of younger and older members of the community, ensuring that the housing developed can provide for a range of needs;
- the need for increased sustainability reducing the energy demands of homes in the village and encouraging the use of renewable energy;
- supporting new appropriately sited employment opportunities, particularly for rural start-up businesses that need premises;
- protecting and enhancing the character of Sherington by ensuring new development is harmonious to the character, built form and materials used with the village.

Vision

- 3.2 To ensure that the development of Sherington over the next 25 years unfolds in accordance with the wishes of those living and working in the parish.
- 3.3 To maintain Sherington's special rural character, whilst enriching it through thoughtful new development of housing, business and social amenities, thus securing the future of the village as a vibrant, sustainable rural community.



Objectives

- 3.4 The objectives of the Sherington Neighbourhood Plan as identified through engagement with the local community are as follows:

Objective 1: Local Green Space, Environment and Biodiversity

- 3.5 To protect the environment of the Parish by:
- preserving its distinct rural identity and outstanding landscape setting;
 - preserving important Local Green Space, particularly those important to the setting of the historic core of the village;
 - maintaining or enhancing the historic fabric and heritage assets within the village;
 - seeking opportunities and requiring development to enhance the quality of the environment within the village, including biodiversity and wildlife networks;
 - ensuring development does not adversely impact upon key views and preserves natural features;
 - requiring development to be sustainable and incorporate elements of renewable energy technology where appropriate;
 - Requiring development to be safe from flooding and not exacerbate the risk of flooding elsewhere.

Objective 2: Community Facilities

3.6 It is recognised that the community facilities within the village play a key role in making the village the place that it is and offer a focus for village life. Community facilities will be protected and improved by:

- supporting key community services and facilities, the White Hart public house, school, church, recreation areas, pavilion and village halls;
- strongly resisting proposals that involve the loss of a key community facility through change of use or redevelopment, unless an enhanced alternative can be provided.

Objective 3: Highways and Transport

3.7 The Neighbourhood Plan will encourage the provision of:

- improved facilities to allow safer walking and cycling around the village;
- schemes to reduce vehicle speeds on the main roads within the village, including traffic-calming initiatives;
- off-road car parking where this can be achieved without adverse impacts on the character of the village streets.

Objective 4: Housing

3.8 All proposals for new housing will be expected to:

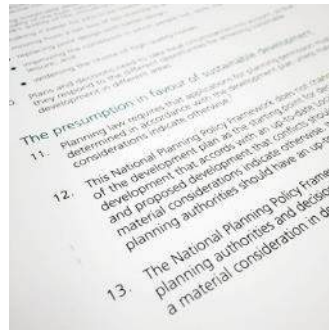
- reflect the wishes and needs of the community in relation to scale, location and mix of dwellings;
- contribute to meeting the housing need for those with local connections to the parish;
- maintain a mix of house types, house styles, varied tenures and settings within the existing environment.



Objective 5: Local Economy

3.9 Employment is important to the sustainability of the village, ensuring Sherington maintains an inclusive, well-balanced community. The Neighbourhood Plan will support appropriately sited employment development by:

- supporting local businesses and positively encouraging employment opportunities, including home working. This will be subject to consideration of the impact upon neighbour amenity;
- helping local businesses to flourish unless proposed development would be detrimental to the environment or landscape;
- supporting the development of new premises and infrastructure that enables existing and new businesses and organisations to set up and thrive in the parish.



4. Planning Policies

Background

- 4.1 Central to the policies of the Neighbourhood Plan is the desire to reflect the wishes of current residents and the work undertaken by previous generations of parish councils and preserve the open character and green spaces within and around the village. At the same time, it is recognised that new development is needed to meet the future needs of the village, but this must be accommodated in a manner that does not harm those parts of the village that are most important.
- 4.2 This Neighbourhood Plan deliberately avoids repeating existing national or local planning policies where they do not relate specifically to Sherington. The proposed policies therefore focus on a relatively small number of key development issues in the area.
- 4.3 For all other planning matters, the national and local policies of other planning documents - the National Planning Policy Framework, Plan:MK 2019 and the emerging policies in the MK City Plan 2050 as greater weight is given to them - will continue to be used.
- 4.4 Set out below are the policies of the Neighbourhood Plan, which are supported by designations on the Proposals Map. The Proposals Map can be found at Appendix D.



5. Settlement Boundary

- 5.1 The responses to the community survey highlighted the need to protect the rural nature of Sherington, maintain its distinctive character and preserve the surrounding countryside.
- 5.2 Mindful of the objectives set out in Section 3 of the Neighbourhood Plan, it has been determined that new development should be focused upon the existing main built-up area of the village. This is in preference to development being dispersed elsewhere across the rural areas of the parish.

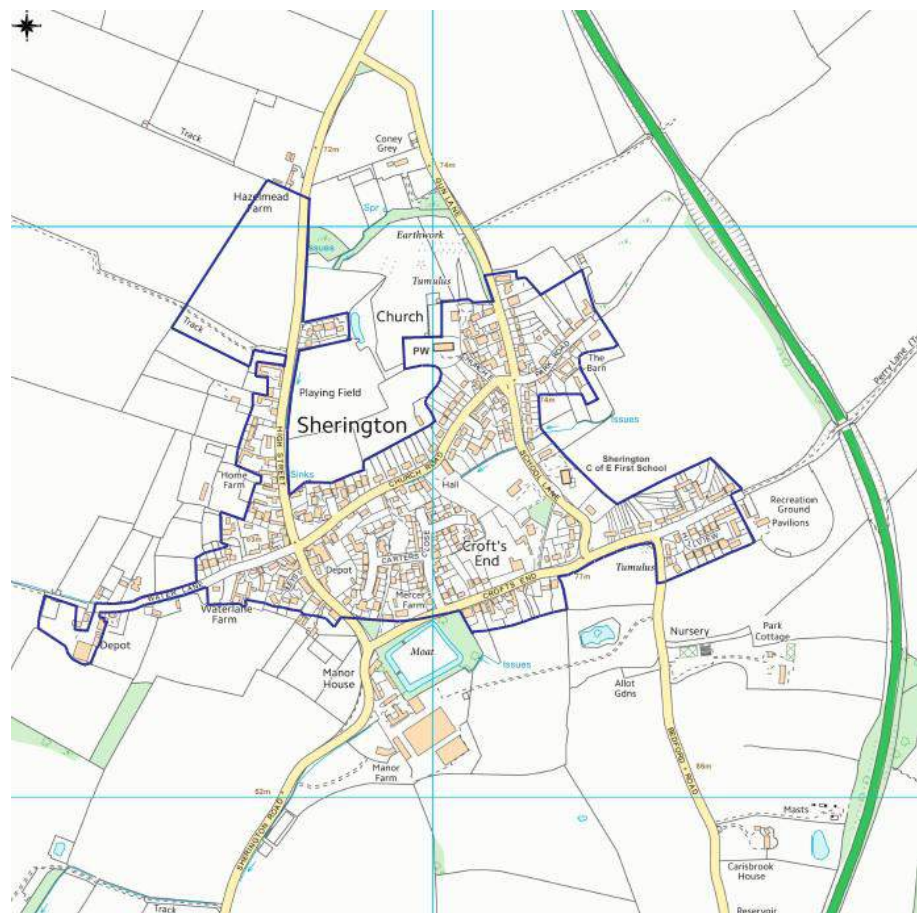


Figure 4: Sherington Settlement Boundary

- 5.3 Due consideration has been given to whether the settlement boundary (Figure 5) should be changed to include new development allocations proposed by the Neighbourhood Plan.
- 5.4 A settlement boundary was defined by Neighbourhood Plan, and no changes have been made to the boundary in this review.

Policy NP1: Sherington Settlement Boundary and Development Principles

The Neighbourhood Plan defines the Sherington village development boundary, as shown on the Proposals Map, to shape the physical growth of the village over the plan period.

There is a presumption in favour of sustainable development within the settlement boundary, provided that development complies with the provisions of the Sherington Neighbourhood Plan and the Milton Keynes Development Plan.

Development proposals, including windfall infill development, should fulfil the aims and objectives of the Neighbourhood Plan by:

- preserving and enhancing the character and appearance of the conservation area and the setting of listed buildings and other heritage assets;*
- ensuring the rural character of the village is maintained and its important green spaces are not eroded;*
- positioning development to maintain important views within the village and respect the wider landscape setting of Sherington.*

Development proposals outside of the settlement boundary will only be supported if they comply with the provisions of the Sherington Neighbourhood Plan and Milton Keynes Development Plan in respect of the control of development in the countryside.

Neighbourhood Plan objectives addressed by Policy NP1: 1, 4, 5.



6. Local Green Space

6.1 Sherington has countryside extending into the heart of the village that establishes its open structure and rural character. Successive parish councils and the community today wish to maintain that structure and recognise the important role that these spaces have in terms of visual amenity and local recreation.

6.2 To protect important land from development paragraph 106 of the NPPF highlights that neighbourhood plans can designate Local Green Space that are important to the area. The NPPF continues at paragraph 107 to say that the Local Green Space designation should only be used where the green space is:

“(a) in reasonably close proximity to the community it serves;

(b) 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

(c) local in character and is not an extensive tract of land.”

6.3 Where sites have been designated as Local Green Space (Figure 5), the following criteria have been carefully considered:

- an assessment of landscape quality, whether the land includes historic field patterns and hedgerows, as opposed to modernised large fields;
- consideration of public access and footpaths running across the land;
- the value of the land for public recreation and visual quality;
- the contribution the land makes to the setting and structure of the village;

- if the land includes or forms part of the setting of heritage assets, such as listed buildings, scheduled ancient monuments and the conservation area;
- if restrictions or constraints cover the land that would restrict development, such as the Sherington Article 4 Direction.
- the historical context of the land in previous village plans and assessments;
- the potential biodiversity of the land and contribution it makes to attract wildlife to the village.

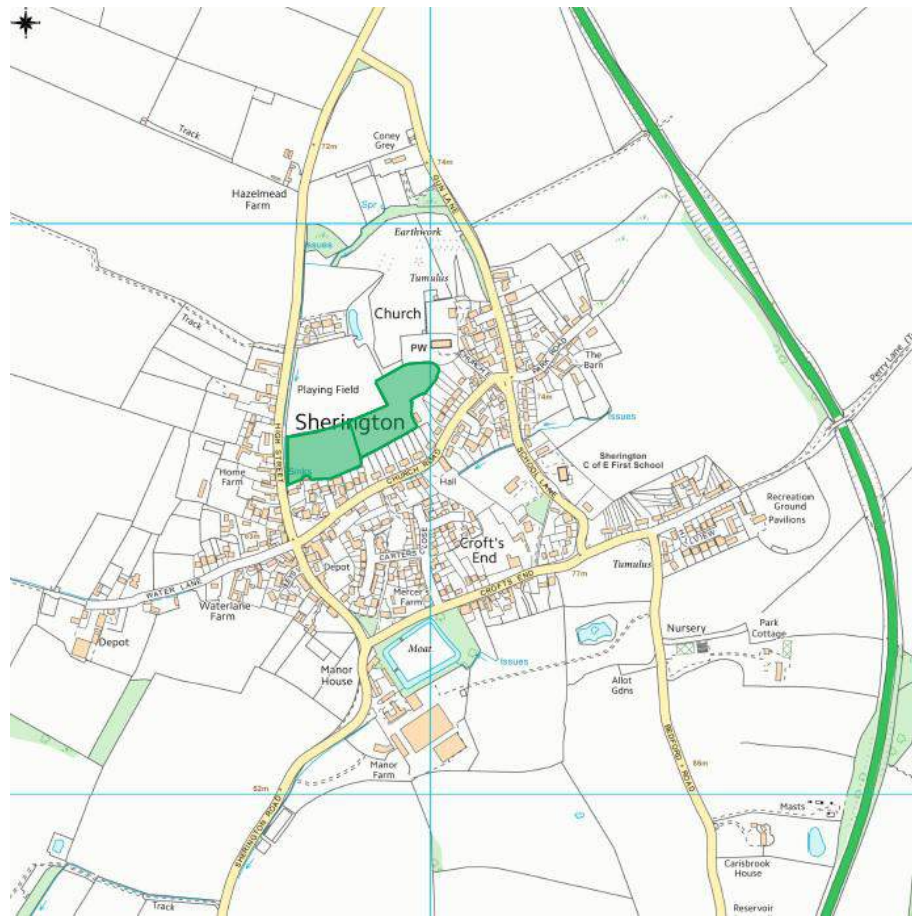


Figure 5: Local Green Space, shown in green.



- 6.4 Having considered the green spaces within and surrounding the village against the criteria highlighted above, it has been decided to designate two areas as Local Green Space. They should be protected from future development.
- 6.5 The openness of these spaces should be preserved for their landscape value, recreation value and the contribution that they make to the setting of nearby heritage assets and listed buildings.

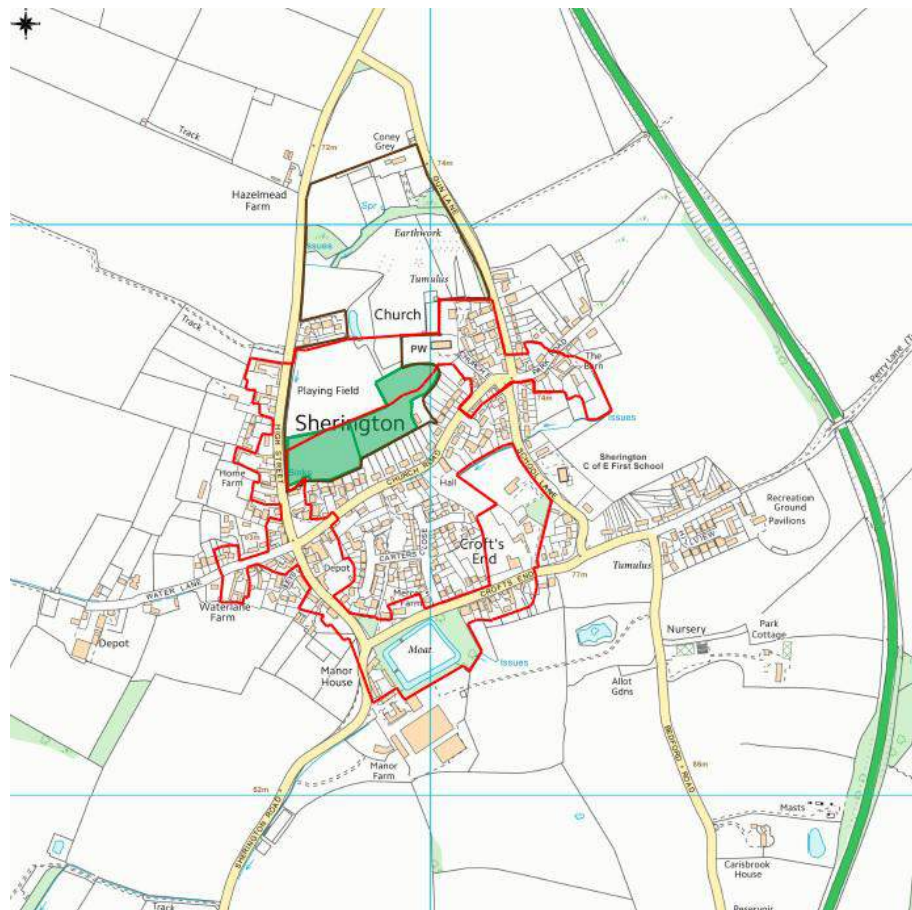


Figure 6: Local Green Space, shown in green (with the conservation area in red and Article 4 Direction area in brown).

- 6.6 The land between Gun Lane and High Street represents part of the original form of the village, extending the countryside into the heart of the settlement. This land has been identified as important to the settlement pattern in several village plans and appraisals dating back to the early 1970's and has consistently been protected from development.
- 6.7 The land has also been used extensively for decades by village residents, not only from the footpath but also pathways around the perimeter of the fields and within woodland planted by the landowners. Sherington has limited amounts of public access land, highlighting the importance of preserving land that is used from development
- 6.8 There is an Article 4 Direction covering the land that restricts permitted development (Figure 6). This designation was imposed to preserve the setting of the village and prevent uncontrolled development in this area. This situation remains as important today as it was when the direction was made.
- 6.9 For these reasons, the designation of these two areas of Local Green Space is consistent with the requirements of the NPPF.

Policy NP2: Local Green Space

The Neighbourhood Plan designates the following locations as Local Green Space (as shown on Figure 6):

- land east of the High Street adjacent to Knoll Close; and*
- land south west of St Laud's Church.*

Development proposals within this Local Green Space that will harm the permanent open character of the land will only be supported in very exceptional circumstances.

Neighbourhood plan objectives addressed by Policy NP2: 1.



7. Biodiversity

- 7.1 The western areas of the parish fall within land covered by the Ouse Valley Biodiversity Opportunities Area Statement (BOA) from the Buckinghamshire and Milton Keynes Biodiversity Partnership.
- 7.2 Sherington has numerous fine trees that are an important part of the green and leafy character within the village, particularly when seen in the context of views across the valley. Nevertheless, whilst located in the midst of a rural environment the Parish is recognised to lack biodiversity.
- 7.3 The surrounding fields to the east and west of the village have been modernised over time and subject to hedgerow removal, reducing the biodiversity of the surrounding rural landscape.
- 7.4 It is therefore important to protect those fields with original hedgerow patterns and to seek out opportunities for enhancements to be made within the village and the surrounding wider parish.
- 7.5 The Parish Council in conjunction with the local community aim to improve the environment of Sherington and enhance the biodiversity of the village and the surrounding area.



- 7.6 To provide a greater range of grassland habitat and ecology, and enhance the landscape value, the Parish Council intend to establish a wildflower meadow using a technique generally known as yellow rattle planting.
- 7.7 Once a site with suitable ground conditions has been identified and all permission and agreement obtained it is intended that the scheme will be implemented as part of a Natural England sponsored programme and in accordance with Natural England Technical Information Note TIN 060.
- 7.8 Biodiversity Net Gain has been introduced since the Neighbourhood Plan was originally prepared under the Environment Act 2021. This requires most developments to deliver a minimum of 10% net gain in biodiversity units, either through on-site enhancements or by purchasing off-site improvement credits. Development within the Parish, not subject to the exemptions, will be expected to deliver BNG improvements as required by the legislation.

Policy NP3: Biodiversity Enhancement

Biodiversity Net Gain and environmental enhancement proposals will be supported within the village and surrounding parish, where they would create new areas of woodland, hedgerows, ponds and other habitats.

The Parish Council will investigate opportunities to:

- plant additional trees within the village;*
- establish a wildflower meadow;*
- improve the quality of the environment at Stone Pits Copse.*

Development proposals subject to the requirements of Biodiversity Net Gain will be required to demonstrate how the scheme would enhance the biodiversity of the site and provide features to attract wildlife in accordance with the BNG legislation.

Sustainable drainage schemes should be combined with semi-natural balancing ponds to provide enhanced habitat.

Neighbourhood plan objectives addressed by Policy NP3: 1, 4.



8. Community Facilities

- 8.1 This section of the Neighbourhood Plan is to ensure that the existing community facilities within the village are protected and supported.
- 8.2 Community facilities, both in private and public ownership, are very important to village life, fostering a sense of place, meeting local needs for education, shopping, socialising and worship. These facilities all contribute to the day-to-day activity within the village. The Parish Council will support existing facilities and encourage appropriate improvements that benefit of all users and residents of the parish.

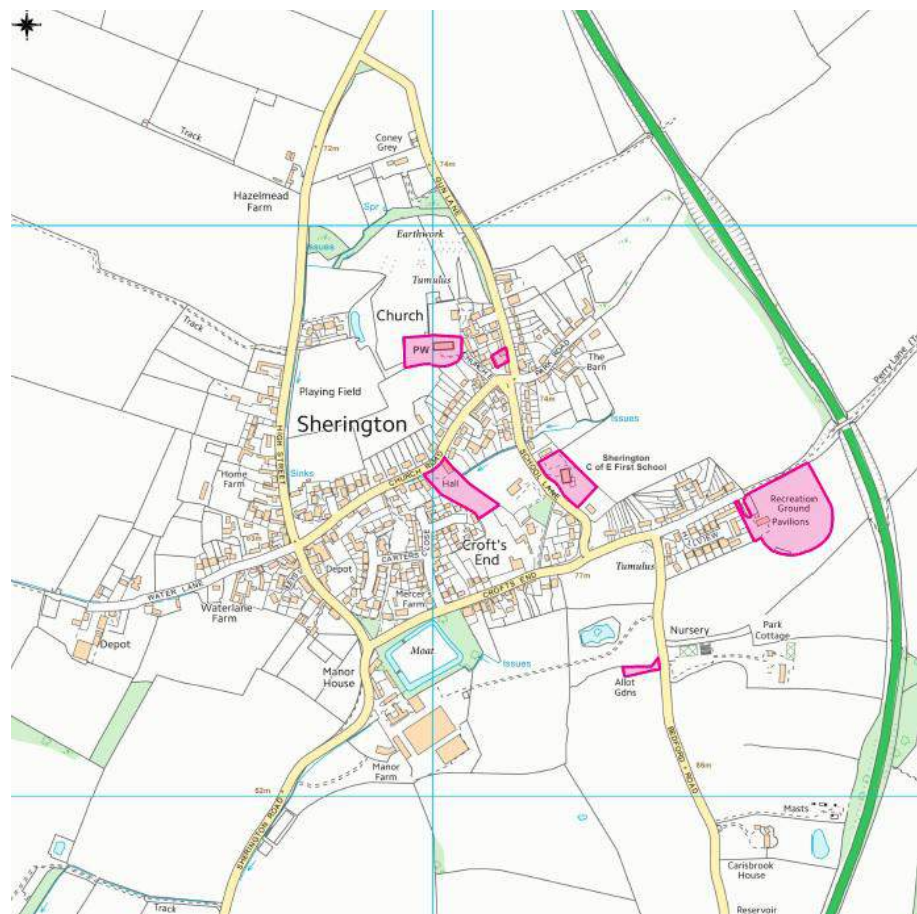


Figure 7: Community facilities

- 8.3 The community facilities can be seen in Figure 7, and include the following:
- St Laud's Church, Church Road
 - The White Hart Public House, Gun Lane
 - Village Hall and playing fields, Church Road
 - Sherington COE School, School Lane
 - Sports Pavilion, Perry Lane
 - Community Allotments, Bedford Road
- 8.4 St Laud's Church, the school, village hall, pavilion and White Hart public house all play a vital role in underpinning the vibrant community of the village.
- 8.5 The closure and change of use of the village store highlighted the need to maintain and support community facilities within the village. These are often vitally important to those less-mobile residents and to those who value the part such facilities play in enabling a more sustainable way of village life.
- 8.6 Sadly, the village stores have closed. A pop-up shop is now operated from the White Hart Public House, which opens for pre-ordered collections on Friday mornings and has proven popular.

Policy NP4: Community Facilities

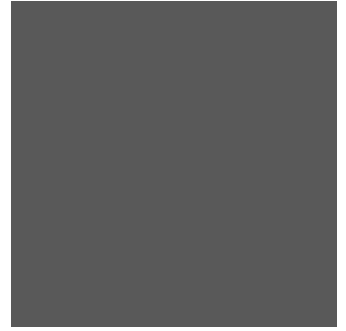
Community facilities, as designated on the proposals map, will be supported and improved wherever possible to ensure the day-to-day needs of the village residents can be met.

The existing community facilities will be protected from redevelopment for an alternative use that would erode their function and benefit to the community.

Improvements to community facilities will be supported, subject to the proposal not having a significant adverse impact upon:

- *the character of the surrounding area;*
- *the setting of listed buildings;*
- *any residential amenity in terms of noise, fumes or other disturbance.*

Neighbourhood plan objectives addressed by Policy NP4: 2.



9. Developer Proposals

- 9.1 The key to a successful development is the early engagement of stakeholders to allow proposals to be shaped to meet local needs and expectations. Planning applications prepared in discussion with the Parish Council, the community and stakeholders, can be tailored to address local issues that may otherwise not be apparent until after a submission has been made. This allows a positive approach to sustainable development that is in accordance with the requirements of the Milton Keynes Development Plan.
- 9.2 To facilitate this, developers are encouraged to make pre-application submissions and engage with the Parish Council before submitting planning applications.

Policy NP5: Developer Proposals (non land-use policy)

Developers are encouraged to engage in constructive dialogue with the Parish Council early in the process of formulating their plans. This will ensure that their plans reflect the wishes of the community and the objectives and policies contained within the Neighbourhood Plan.

Neighbourhood plan objectives addressed by Policy NP5: 1, 2, 3, 4, 5.



10. Design and Energy-Efficiency

- 10.1 It was evident from the results of the community survey and subsequent public meetings, that preserving the character of the village and that rural feel so special to Sherington is a very important issue.
- 10.2 The Neighbourhood Plan seeks to direct the design of new housing developments, to promote high quality, sustainable development that will integrate well with existing development in the village, both now and in the future.
- 10.3 Such aspirations are supported by the NPPF, which states at paragraph 132 that:
- 10.4 "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers. The guidance continues to say at paragraph 135 that:

"Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

10.5 A key consideration within the Neighbourhood Plan is to understand how certain areas define the character and feel of that community and then identify where they are. This will make sure their importance is properly considered when making decisions on future developments.

10.6 The parish is characterised by its varied architectural styles, building density and layout, its road and footpath networks and its geographical setting. Together these elements confirm the village's identity as a small rural settlement.

10.7 The common distinctive character elements are:

- the green spaces that extend into the heart of the village;
- the lanes, footpaths and roads at the limit of the village, which have natural and largely untrimmed hedgerows;
- the height and variety of the historic roof lines and separation between buildings, and their interconnecting views;
- grass verges regularly edge the road, particularly in the older parts of the village;
- the many and varied old and mature trees within the built environment, in both the older and more recently built areas of the village;
- the limited use of white or yellow lines;

- the non-proliferation of road and street signs.

10.8 The design of new buildings within the parish, and in the designated conservation area, are expected to be of high quality and reflect the architectural styles and materials used elsewhere in the village.

Policy NP6: Design and Energy-Efficiency

New development will be supported where it complies with other development policies and it can be demonstrated that it:

- respects and protects the village assets, conservation area, the setting of listed buildings and their curtilages;
- delivers high quality development of architectural merit, distinctive and, where appropriate, individual in character;
- responds to the heritage and the distinctive features of the area of the parish in which it is situated. In particular, it will reflect the character of the area through height, scale, spacing, layout, orientation, design and materials of buildings;
- respects the natural contours of a site and, where possible, protects and sensitively incorporates existing natural features such as trees, hedges and ponds that are within the site;
- ensures that safe, accessible and well-connected routes to the centre of the village are provided;
- seeks to maximise energy-efficiency and where appropriate incorporates renewable and low carbon energy production;
- preserves the open and green character of the village and recognises the transition to the countryside. Development located towards the edge of the built-up area boundary should be restricted to a maximum of two storeys in height where development would be prominent against the landscape beyond; and
- includes a programme to deliver landscaping schemes that can be completed within an agreed timescale following construction completion.

Neighbourhood plan objectives addressed by Policy NP6 1, 2, 3, 4 and 5.



11. Development Allocations

- 11.1 When the Neighbourhood Plan was originally prepared, Sherington was designated in the Milton Keynes Core Strategy as a 'selected village', where development of up to 40 new dwellings could be provided. At the time, it was evident that the Neighbourhood Plan would need to allocate additional land for housing to accommodate the requirements of the Core Strategy.
- 11.2 The decision was taken to exceed the figure suggested by the Core Strategy, partly because of the appeal decision allowing the development of land to the west of High Street for 36 houses. It was clear that additional allocations would need to be made over and above this figure to ensure that the Neighbourhood Plan robustly meets the future housing needs for the village.
- 11.3 The Neighbourhood Plan made two allocations for new housing on the edge of the village. The High Street site selected has now been fully completed, and as such the allocation and associated policy has been removed from the Neighbourhood Plan under this review. The remaining site at Water Lane has not yet been delivered, so this allocation remains.

Site selection methodology

- 11.4 When considering locations for new development, an assessment of potential options around the village has been undertaken. The sites were assessed on a comparative basis against a range of criteria that included:
- consideration of the potential flood risk of a site in accordance with the NPPF, from fluvial and pluvial flooding, applying the sequential test and exceptions test;
 - applying a clear preference in accordance with the NPPF and the wishes of the community, for development to be located on brownfield sites over and above greenfield development;

- greenfield sites should be on land that has lower landscape quality, or land that can accommodate change without significant impacts;
- potential sites should not adversely impact upon the historic setting of the village or heritage assets;
- development allocations should avoid unacceptable impacts upon heritage assets and their setting;
- greenfield sites should be sustainable, and well related to the village and existing facilities;
- other factors such as access, utilities, feasibility, land availability, and whether housing could be realistically delivered within the timeframe of the Neighbourhood Plan.

11.5 The following allocation has been made. Planning applications on this site will be supported subject to their individual policies.

Land at Water Lane, Sherington



Figure 10: Land at Water Lane, new housing allocation

- 11.6 Land at Water Lane, Sherington is a brownfield site (Figure 10). Planning permission was granted for the construction of seven 4-bedroom dwellings and two 2-bedroom retirement bungalows in 2017 under planning reference 16/02614/OUT. This application was subject to reserved matters approved in 2019 under planning reference 19/01773/REM. The development has been implemented by the construction of the access road but has not yet been completed.
- 11.7 The land at Water Lane is brownfield, previously developed land. The principle of redevelopment of the land for housing would therefore be supported in principle by National Planning Policy and the Milton Keynes Development Plan. Allocating this site for development has allowed more greenfield land to be protected. It also allows land more important to the structure of the village and land with community or heritage value to be preserved.
- The site has not been identified as being risk of fluvial flooding and is categorised as being within Flood Zone 1. The Milton Keynes Strategic Flood Risk Assessment has identified a risk of pluvial flooding of the site, caused by surface water run-off along Water Lane during storm events.
- 11.8 The Water Lane site has therefore been considered against other sites in the village in accordance with the sequential test to determine if other sites not at risk of flooding are available.
- 11.9 There are no other brownfield sites available within the settlement boundary of Sherington of a comparable size. It is core objective of the Neighbourhood Plan to protect the Local Green Space and greenfield sites surrounding the village. Accordingly, there are other reasons such as environmental factors, heritage impacts, concerns over connectivity and sustainability that would rule out the allocation of a greenfield site in place of a brownfield site.
- 11.10 It is also understood that Anglian Water have improved the drainage situation along Water Lane by removing tree roots blocking existing drains and alternations made to the road camber to direct surface water away from the allocated site. The risk of surface water flooding has been significantly reduced and could be mitigated by the redevelopment, and there is the potential for improvements to be made to the benefit of the wider area.

- 11.11 The settlement boundary has been amended to incorporate the developable area of this site and exclude land surrounding the site, which is considered to remain outside of the village settlement boundary and within the open countryside.

Policy NP8: Land at Water Lane, Sherington

Land to the south of Water Lane within the area defined on the proposals map will be supported for the development of up to 9 dwellings.

Should affordable housing be provided within the site, then this should include a mix of dwelling sizes and tenures.

A planning application submitted for the redevelopment of this site should incorporate:

- a balanced housing mix, including dwelling size and tenure to meet the needs of the local community;*
- details of the design of the new dwellings, layout of the site, and materials to be used, including doors and windows;*
- details of the landscaping scheme, which will be discussed and agreed between the Parish Council and Milton Keynes Council;*
 - measures to ensure that the new homes are highly energy efficient. This includes the use of appropriate elements of low carbon and renewable energy technology to minimise the carbon footprint of the new development;*
 - measures to enhance the biodiversity of the site and ensure that the negative environmental effects of the development are minimised. This includes features such as bird and bat boxes, the use of sustainable drainage systems and balancing ponds designed to create wildlife habitats;*
 - appropriate mitigation measures to minimise the risk of flooding on the site and also ensure that the risk of flooding elsewhere is reduced and not exacerbated;*
 - details of the access arrangements which should be taken from a single point on Water Lane.*

- 11.12 Neighbourhood plan objectives addressed by Policy NP3: 1, 2, 3, and 4.

Future Allocations and Growth of Sherington

- 11.13 The allocation made in policy NP8 combined with recent housing delivery on the High Street will meet the short- to medium-term housing needs of the village. There is no requirement within Plan:MK to designate further housing sites within the village.
- 11.14 When coupled with the potential for additional windfall development within the settlement boundary, they are sufficient to meet the needs of the village for the plan period.
- 11.15 An assessment of suggested sites and sites with development potential has been undertaken and led to the selection of the two favoured allocations. As the MK City Plan 2025 advances, it may be necessary to review the Neighbourhood Plan to ensure that it remains consistent.
- 11.16 Should it be necessary, consideration will be given to further housing allocations being made. Priority will be given to sites that are on brownfield land within the settlement boundary first and foremost, followed by greenfield sites that are well related to the village and do not create significant adverse landscape impacts. In all cases, consideration will be given to the impact of a future allocation upon heritage assets, areas of land important to the local community and the potential for harm to the surrounding biodiversity.



12. Local Economy and Employment

- 12.1 One of the key themes in the NPPF is supporting a prosperous rural economy. Paragraph 88 states:

" Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."

- 12.2 Over the plan period, it is considered vital to support local services and businesses in order that they may create employment opportunities for residents and local people.
- 12.3 Sherington is in a rural location. It is considered appropriate to encourage small-scale businesses that supports rural enterprise and/or benefit the local community. Many of these businesses will be start-ups and for these people, having access to low-cost premises on flexible rents is of paramount importance. The provision of such flexible space within the parish will therefore be welcomed.

- 12.4 Another feature of the local economy is the enduring, but adapting, agricultural base. Whilst relatively small, it does provide local employment and makes effective use of the land. It is also adapting to latest trends with the opening of farm shops, for example. Such enterprises should be encouraged rather than stifled.
- 12.5 Support will therefore be given to proposals which demonstrate an active approach to providing sustainable commercial activity within the context of a rural parish.

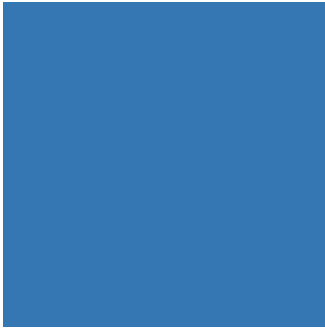
Policy NP9: Local Economy and Employment

Development proposals will be supported that allow existing and suitable new, small-scale service businesses to thrive in Sherington parish.

In particular, the Neighbourhood Plan will support:

- applications to change land use or use of buildings to accommodate existing businesses experiencing growth or displaced by development elsewhere in the parish;*
- proposals for developing new businesses or expanding existing businesses provided they are appropriate to their rural setting, reflect as appropriate the character of the village, and/or the countryside within the parish;*
- proposals that provide premises suitable for use by start-up or incubator businesses.*
- All business proposals should be designed to ensure that potential light, noise and air pollution issues are addressed and that no unacceptable detrimental impact is created either to the character of the locality of the application site or to the amenities of adjacent residential properties.*

Neighbourhood plan objectives addressed by Policy NP9: 1, 3 and 5.



13. Implementation

- 13.1 The Neighbourhood Plan will be implemented through the consideration of development proposals and planning applications.

Development Management

- 13.2 Most of the policies contained in the Neighbourhood Plan will be used by landowners and developers to help shape development proposals. In preparing the plan, careful consideration has been given to ensure that the policies are achievable.
- 13.3 Whilst the Local Planning Authority will be responsible for development management, the parish council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with Milton Keynes Council to monitor the progress of sites coming forward for development.

Infrastructure Projects

- 13.4 The Parish Council proposes that the projects listed below are considered for investment of future Section 106 financial contributions or Community Infrastructure Levy (CIL) funding allocated by the Local Planning Authority to the Parish Council:
- Improvements to the village hall and the Pavillion;
 - Provision if possible, of a water supply to serve the allotments off Bedford Road.
- 13.5 Should improvements to village infrastructure also be allowable, the following proposals will be considered:

- Creation of a footway from the A509 Redway to link with the Sherington High Street to allow safe passage of pedestrian and cyclists;
- Construct speed reduction measures along High Street, Church Road and Crofts End including consideration of 20 mph speed zones.

13.6 This is not an exhaustive list and will be reviewed over the plan period and further projects may be included.

13.7 This series of local infrastructure projects will be prioritised for investment should development in the parish result in the availability of Section 106 financial contributions or should Milton Keynes Council prepare a CIL in the future.

13.8 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents. This will finance and deliver specific infrastructure projects relating to the development, to make the scheme satisfactory in line with paragraphs 58 and 59 of the NPPF.



Annex A: Scheduled Monuments and Listed Buildings

These buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest:

Grade	List No.	Location	Number	Name
2	1115834	High Street		K6 Telephone Kiosk
2	1115869	High Street	1	The Lodge
2	1115870	High Street	43	The Old Castle
2	1115871	High Street	47 & 49	
2	1115872	Village Close		Barn to West of Home Farmhouse
2	1115873	High Street	4	The Manor House
2	1115874	High Street		The Small House
2	1115875	The Knoll	2 & 3	
2	1115876	Park Road	18	Roadside
2	1115877	School Lane	2	
2	1115878	Water Lane		Water Lane Farmhouse
2	1115905	Church End		St Laud's, Lychgate to South East Corner of Churchyard
2	1115906	Church End	1 & 3	May Cottage
2	1115907	Gun Lane		Sherington Place
2	1115908	Church Road	24	
2	1115909	Crofts End	23	The Laurels
2	1115910	Crofts End	22 & 24	
1	1212353	Church End,		St Laud's Church
2	1212406	Church Road	8	Arbour House
2	1212408	Crofts End	1	Mercers Farmhouse
2	1212421	Gun Lane		White Hart Inn
2	1212459	The Knoll	8	
2	1212466	Park Road		Yew Tree Farm
2	1212485	Park Road	1 & former No. 3	includes former No.3
2	1289471	Water Lane		Water Lane Farm, Barn South East of Water Lane Farmhouse
2	1289549	Crofts End		Sherington Chapel and Attached Cottages either side
2	1289563	Church End		Church Farmhouse
2	1289566	Church End	5	Calgary House
2	1320181	Church End		St Laud's Church, Anonymous Tomb to South West of West Corner of Nave
2	1320182	Church Road	22	Griggs Farm
2	1320201	High Street	53	Home Farmhouse
2	1320202	High Street	59	Church End Farmhouse now known as Bakers Farm
2	1320203	High Street	16	Harriet's End
2	1320204	Leys View	1	
2	1320205	School Lane	16	The Old Rectory
2	1320206	Water Lane	16	Primrose Cottage and 18

These monuments are scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as they appear to the Secretary of State to be of national importance. These entries are a copy. The originals are held by the Department for Culture, Media and Sport:



List entry Number: 1010190 Bowl barrow at junction of Crofts End and Bedford Road, North East corner of field April 2016



List entry Number: 1019138 Moated site known as Calves Manor immediately east of the Manor House, Sherington Manor House April 2016



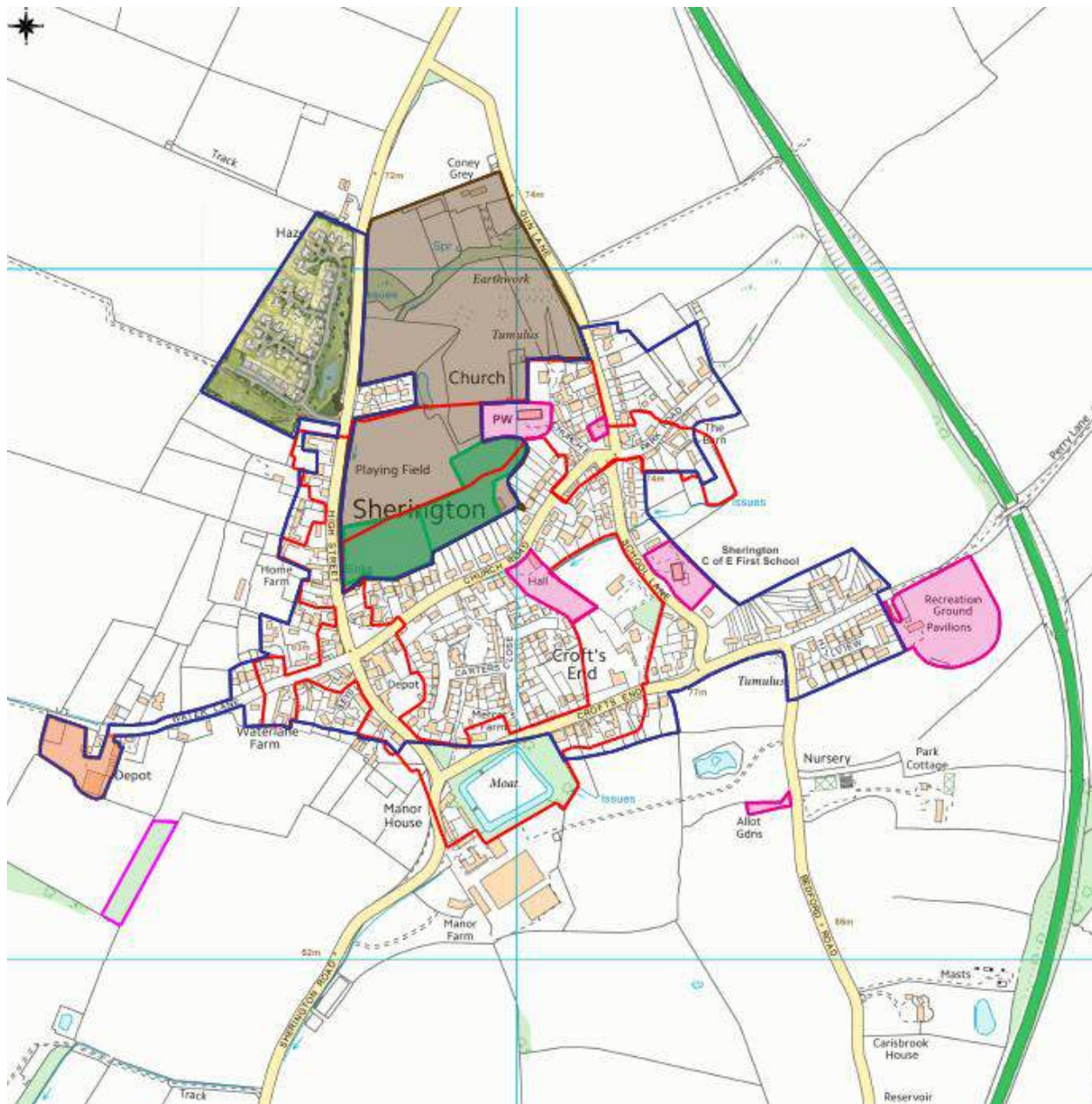
Annex B: Other Buildings of Local Interest

This is a list of other buildings and features, although not listed, were found to be of local interest and worthy of mention in the Neighbourhood Plan.

Location	Number / Name	Comment
Church End	The Brew House	former public house
Church End	No 10	converted barn
Church Road	No 2 and No 2A	cottages
Church Road	No 6	previously the site of the Sherington Saw Mill
Church Road	Carters Barn	converted barn
Church Road	Village Hall	built in 1927 and owned by the village
Crofts End	No 6	good example of building
Crofts End	No 10	good example of building
Crofts End	No 16	good example of building
Crofts End	No 18	good example of building
Crofts End	No 20	good example of building
Crofts End	Bramble Cottage	converted barn
Crofts End	Rose Cottage	converted barn
Gun Lane	Nos 2, 4, 6	older village properties
Gun Lane	field off Gun Lane	Oliver Cromwell reported to have grazed his horses
High Street	1A	converted barn
High Street	No 21	Old Post Office
High Street	No 25	Virginia House
High Street	Nos 27-35	row of terraced cottages
High Street	No 55	stone cottage
High Street	No 8	
High Street	No 10	The Swan, former public house
High Street	No 12	Thatched cottage
High Street	No 14	cottage adjacent to The Knoll
Manor Courtyard	Dairy Cottage	converted barn
Park Road	No 11	stone cottage
Park Road	Nos 6-14	stone cottage
Park Road	Nos 18-20	stone cottage
Perry Lane	Gowles Farm	
School Lane	No 15	The Old Wash House
School Lane	No 25	The Old School
Sherington Bridge	The Old Mill House	Mill house
Sherington Bridge	Sherington Bridge Lodge	
Sherington Bridge	Sherington Bridge House	
Sherington Bridge	Sherington Bridge Cottage	
Sherington Bridge	Bridge Leys Cottage	
Sherington Bridge	The Barn	converted barn
The Knoll	The Chapel	former Wesleyan Methodist Chapel and site of former Meeting House
The Knoll	Knoll Cottage	cottage
Water Lane	No 23	cottage
Water Lane	No 25	cottage



Annex C: Proposals Map

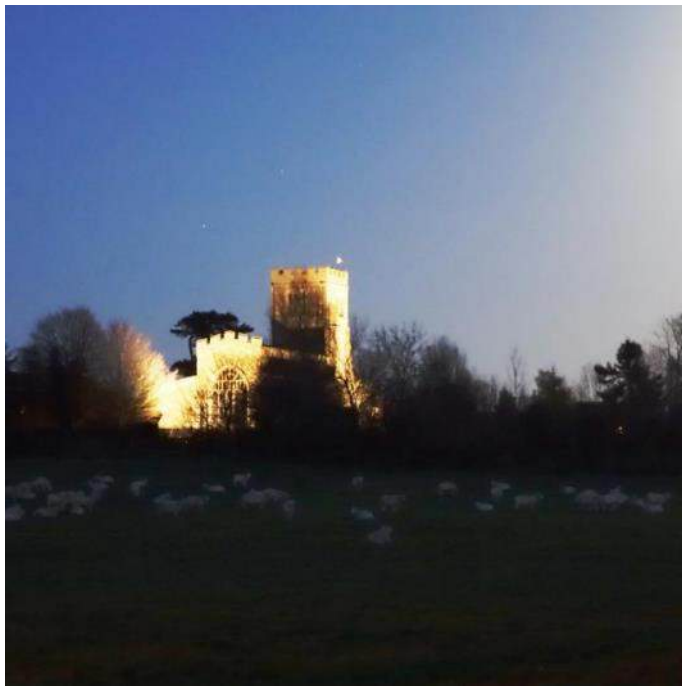


SHERINGTON PARISH COUNCIL

Proposals Map

KEY:

-Settlement Boundary
-Conservation Area
-Local Green Space
-Article 4 Direction Area
-Community Facilities
-Allocated Site



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