

Sherington Parish Council Submission to Inspectorate in Response to Planning Appeal

APP/Y0435/C25/3369017 Lodged Against MKCC Planning Enforcement Order ENF/2025/0074

The Parish Council wish to support the Enforcement Order in place at the site west of Sherington High Street, near the junction of High Street and Gun Lane, for the following reasons:

- The civil engineering works to construct an access road and an approx 1.2 acre hardstanding were carried out using contaminated fill, tipped without appropriate licensing. The arrival of caravans and the first day of occupation of the site then took place on the Friday preceding the Spring Bank holiday, when Council offices were closed and Council resources scarce. This was clearly a carefully planned and executed intentional unauthorised development.
- The current unauthorised development has a detrimental impact on the landscape and countryside and causes harm to the rural landscape character, wildlife and appearance of the area.
- The owners and/or occupants of the site have been involved in and/or have permitted the use of the site for the illegal importation to the site of huge quantities of unlicensed industrial waste, which has been buried or burned on the site. This has been to the serious detriment to the area, to the landscape, and to the residents of Sherington. The burning caused foul and toxic smoke, which created serious health concerns and harm to residents, as well as to ecology and wildlife. The illegal activities are the subject of ongoing investigations by police, the EA and water authorities, and MKCC Environmental Crimes.
- Whilst all developments are now required to provide a biodiversity net gain, this development could never provide a gain, as it has already severely negatively impacted the biodiversity, wildlife and habitat that the fields previously supported & provided.
- The development is, and would continue to be, harmful to ecology. There has been a huge quantity of contaminated fill imported into the site to form the roadway and hard standing (photographs provided). There has been a very noticeable decline in wildlife visiting the area since work began there, with deer previously being seen regularly in the adjacent fields, now being completely absent.
- There are no key services or facilities available at the site. Sherington does not have a supermarket as stated by the appellant, and neither does it have a pre-school (also as stated by the appellant.)
- Public transport is very limited and is an ongoing and worsening problem for Sherington residents.
- The newly constructed road creates a hazardous and unmarked junction with Sherington High Street which is a danger to motorists, cyclists and pedestrians alike. It is frequently and repeatedly used by very large heavily laden vehicles, some of which are known to be driven illegally without road tax or MOT – and therefore without insurance (which have been reported to DVLA). The creation of this road has also severely damaged the culverts running down the High Street, which are now completely blocked. There is already issues with flooding along this road, which this damage will only worsen.

Should you require any further information regarding this submission, please do not hesitate to contact Sherington Parish Council Chair: michael.nokes@sherington-pc.gov.uk or SPC Vice Chair: vic.kitchingham@sherington-pc.gov.uk