

# **Sherington**

Village Plan and  
Conservation Area V42

**ADOPTED 1973**

## PREFACE TO THE CONSULTATION PLAN

The County Council in consultation with the District Councils started producing plans for a number of selected villages in 1966. If these plans are to be successful it is vital to secure the co-operation and support of all those persons who, in one way or another, will be involved in the future of the villages and are concerned with their well being.

A village meeting to discuss the future of Sherington was held in October 1970. This document sets out a proposed Plan and Conservation Area for Sherington which has been prepared in the light of the comments received at and after that meeting. It is essential for all to know that the ideas put forward have not been adopted by the County, District or Parish Councils or any other body. The object of this document is to find out whether the ideas are acceptable or to bring forward others for consideration.

It is hoped that all who live, or have an interest, in Sherington will express their views and the local press we are sure will be helpful. It is your opportunity to help shape the Sherington of the future. Your comments should be sent to the County Planning Officer, County Offices, Aylesbury by 1st November, 1972.

When all the views have been considered and a final policy has been approved, this will act as a guide for intending developers and as a basis for determining future planning applications in the village.

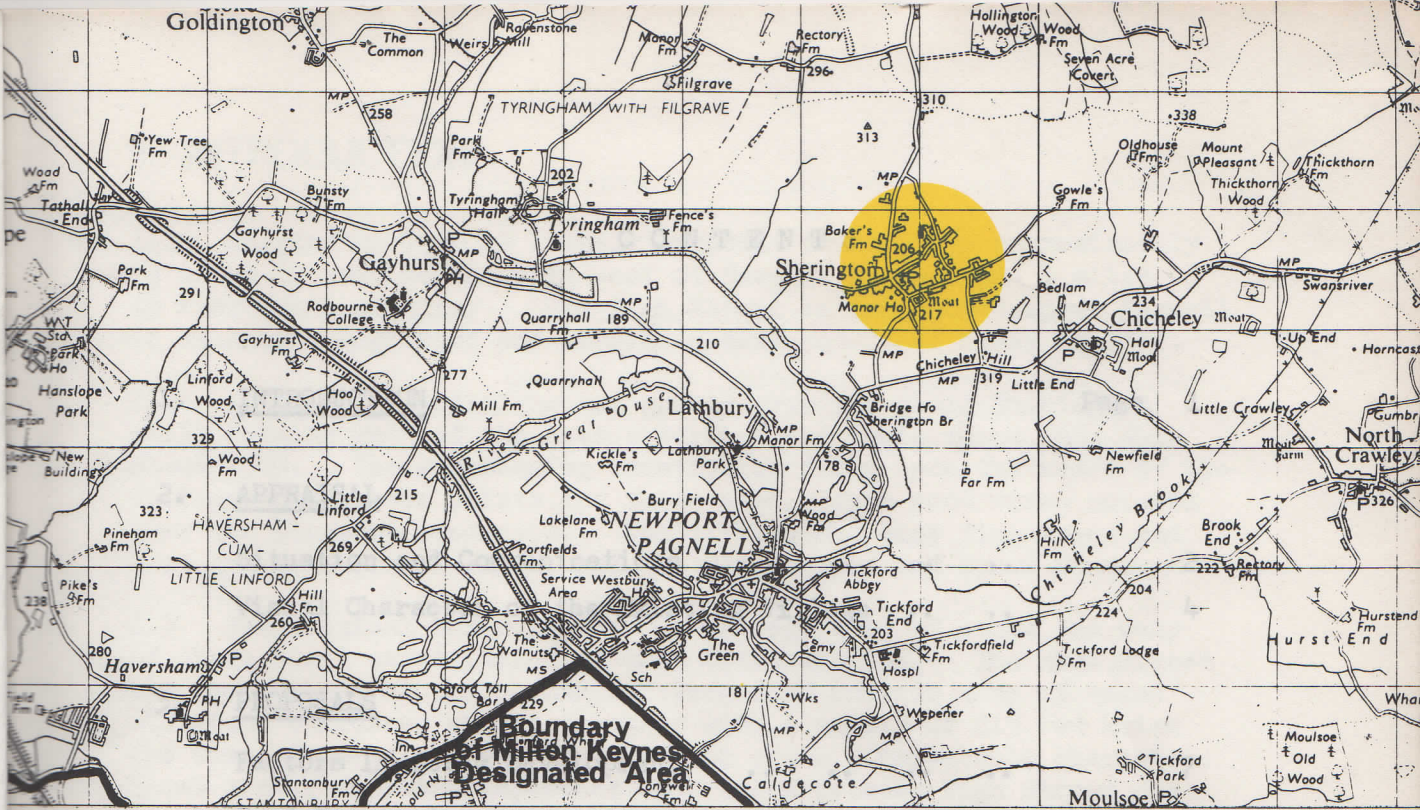
### NOTE ON THE ADOPTED PLAN

The consultation plan was circulated in September 1972. A second village meeting was held on October 18th 1972. The plan, with certain amendments, was adopted by the County Planning Committee, and the Conservation Area designated, in January 1973.

This text apart from minor corrections, and certain amended proposals, remains that of the consultation version.

The status of village plans is that they are informal plans and not statutory documents. They define the County Council's policy for the village in question.





# Sherington

New Housing Areas	8
Population Growth	10
Village Facilities	11
Landscaping	12
Programming	12
<b>CONSERVATION</b>	
Introduction	12
The Conservation Area Maps	13
Objectives of a Conservation Area Policy	13
Characteristics of the Conservation Area	14
Defects Requiring Remedy	14
Development Control	15
<b>CONSERVATION PLAN</b>	
Flyleaf	
<b>CONSERVATION PLAN</b>	
3	
<b>PROBLEMS OF VILLAGE CHARACTER</b>	
16	
<b>CONSERVATION PLAN</b>	
19	

Buckinghamshire Departments of Architecture and Planning  
 In collaboration with Alan Deaves A.R.I.B.A.

(Consultation Plan 1972)  
 Adopted Plan 1973

# 1 INTRODUCTION

## CONTENTS

1.1 Sherington lies in large countryside approximately 1 1/2 miles (2 kms) north-north-west of Newport Pagnell and 3 miles (5 kms) south of Olney. The High Street is the A509 Newport Pagnell to Wellingborough road and carries a fair amount of heavy traffic.

1.	<u>INTRODUCTION</u>	Page 1
2.	<u>APPRAISAL</u>	
	Situation and Communications .. .. .	2
	Visual Character of the Existing Village .. .. .	4
3.	<u>PROPOSALS</u>	
	Factors Limiting Development .. .. .	7
	Road Proposals .. .. .	8
	New Housing Areas .. .. .	8
	Population Growth .. .. .	10
	Village Facilities .. .. .	11
	Landscaping .. .. .	
	Programming .. .. .	12
4.	<u>CONSERVATION</u>	
	Introduction .. .. .	12
	The Conservation Area Maps .. .. .	13
	Objectives of a Conservation Area Policy .. .. .	13
	Characteristics of the Conservation Area .. .. .	14
	Defects Requiring Remedy .. .. .	14
	Development Control .. .. .	15
	<u>LOCATION PLAN</u> .. .. .	Flyleaf
	<u>SITUATION PLAN</u> .. .. .	3
	<u>PHOTOGRAPHS OF VILLAGE CHARACTER</u> .. .. .	16
	<u>APPRAISAL PLAN</u> .. .. .	19
	<u>CONSERVATION AREA PLAN</u> .. .. .	20
	<u>VILLAGE PLAN</u> .. .. .	21

# 1 INTRODUCTION

1.1 Sherington lies in largely unspoilt countryside approximately  $1\frac{1}{2}$  miles (2 kms) north-north-west of Newport Pagnell and 3 miles (5 kms) south of Olney. The High Street is the A509 Newport Pagnell to Wellingborough road and carries a fair amount of heavy traffic.

1.2 In spite of infilling and growth over the years Sherington still retains much of the open structure and basic shape laid down 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. The village has many fine trees and tree groups particularly around the Old Rectory and Manor House.

1.3 The original buildings in the village were of stone and many of these still exist including some fine examples. The High Street and the nucleus at Church End and Park Road contain many of these old stone buildings which, together with a number of C19 red brick and some colourwashed ones, give these areas considerable character. These areas, with the important open space between High Street and St. Laud's Church, are proposed in this report as a conservation area.

1.4 The population of the parish of Sherington slowly reduced between 1847 and 1931. It then began to rise again:

1847	-	856
1931	-	462
1951	-	501
1961	-	549
1971	-	655

In October 1970 the Newport Pagnell R.D.C. made a house to house survey in the village itself which suggested a village population of 627 persons.

1.5 The parish church of St. Laud's (mainly mid C13 and C15) stands on elevated ground. There is also a Methodist Chapel (The Knoll) and a Congregational Chapel (Crofts End).

1.6 Village facilities include a Village Hall (Church Road), two public houses (High Street and Gun Lane), a general store (School Lane), a post office/store (High Street) and a garage (The Knoll).

1.7 There are also located in Sherington various industrial concerns which serve a wider area. The garage is also a Haulage Company (Knoll) and there are also: a haulage contractor and plant hire firm (Water Lane), a building and civil engineering contractor (Water Lane), an agricultural machinery depot in High Street, an agricultural contracting and plant hire firm (Church Road), a model aircraft kit firm (Water Lane) and a horticultural nursery in Bedford Road.

1.8 A Mobile Library visits the village fortnightly and a mobile Welfare Centre calls once a month.

1.9 The village school is a Church of England Primary completed in 1957. It takes children up to the age of 11 having 43 pupils on roll in the summer term 1971. Children of secondary school age attend schools in Newport Pagnell.

1.10 A field between High Street and the Church is used as a football pitch but is not owned by the parish; no public play area for children exists at present.

1.11 Public services, including gas, are available; the sewage works is in need of renewal and a scheme for its replacement is in course of preparation. Surface water drainage problems exist, especially in Water Lane, and methods of alleviating this nuisance and catering for future surface water run off from new development are currently being studied.

1.12 Sherington is considered capable of taking population growth provided that the present structure of the village is not seriously impaired and the pleasant character of the area is maintained. The older parts of the village consist of buildings within a strictly limited range of materials and new development adjacent to the older buildings must be sympathetic both in layout and use of materials.

## 2 APPRAISAL

2.1 The main features which emerge from the survey of the village are illustrated on the Village Appraisal Plan on page 19,

### SITUATION AND COMMUNICATIONS

2.2 The village lies in fine, spacious landscape where the gently sloping plain of the River Ouse to the south-west meets land rising to the east and north. There are many fine trees in the surrounding countryside.

2.3 The land falls about 90 feet (27.4 m) from east to west within the village limits. The highest point is Perry Lane at about 290 feet (88.4 m). The levels at the other edges of the village are: Gun Lane to the N.E. about 250 feet; High Street to the N.W. about 220 feet, and to the south about 215 feet; The Knoll lies at about 216 feet and the edge of the village on Water Lane at about 190 feet.

2.4 The village is in the Great Ouse River Authority's drainage area but is not located on "main river" neither does it come in the area of an Internal Drainage District.

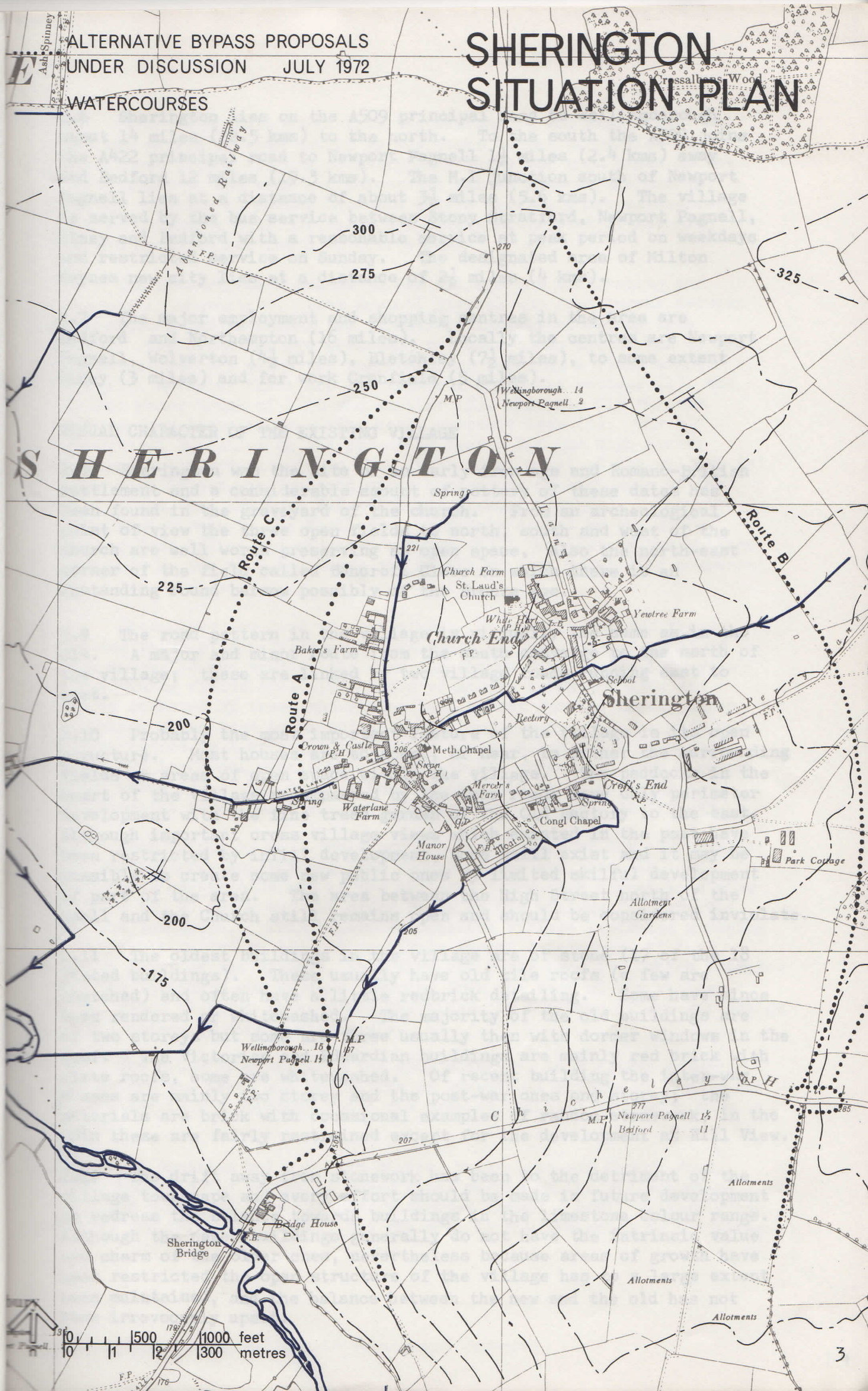
2.5 The area drains into three small brooks (see Situation Plan on page 3). One brook starts just north of the village and runs southwards along High Street to the Knoll. Here it joins another which drains agricultural land above the village to the east and flows westwards along Church Road. These brooks are culverted under the Knoll area, then drain down Water Lane and through agricultural land to the Ouse about  $\frac{1}{2}$  mile away. The third stream runs behind the properties in Crofts End and drains south-westwards alongside the A509 to the Ouse  $\frac{3}{4}$  mile from the village. The existing ditches and culverts in the village are incapable of taking more surface water until works are carried out on them and High Street and Water Lane flood at times of storm.

Ash Spinney

# ALTERNATIVE BYPASS PROPOSALS UNDER DISCUSSION JULY 1972

# SHERINGTON SITUATION PLAN

WATERCOURSES



2.6 Sherington lies on the A509 principal road to Wellingborough about 14 miles (22.5 kms) to the north. To the south the A509 joins the A422 principal road to Newport Pagnell  $1\frac{1}{2}$  miles (2.4 kms) away and Bedford 12 miles (19.3 kms). The M.1 junction south of Newport Pagnell lies at a distance of about  $3\frac{1}{2}$  miles (5.6 kms). The village is served by the bus service between Stony Stratford, Newport Pagnell, Olney and Bedford with a reasonable service at peak period on weekdays and restricted service on Sunday. The designated area of Milton Keynes new city lies at a distance of  $2\frac{1}{2}$  miles (4 kms).

2.7 The major employment and shopping centres in the area are Bedford and Northampton (16 miles). Locally the centres are Newport Pagnell, Wolverton ( $4\frac{1}{2}$  miles), Bletchley ( $7\frac{1}{2}$  miles), to some extent Olney (3 miles) and for work Cranfield (5 miles).

#### VISUAL CHARACTER OF THE EXISTING VILLAGE

2.8 Sherington was the site of an early iron age and Romano-British settlement and a considerable amount of pottery of these dates has been found in the graveyard of the church. From an archeological point of view the three open fields to north, south and west of the church are well worth preserving as open space, also the north-east corner of the field called Bancroft Close on which there is an upstanding round barrow possibly of the Bronze Age.

2.9 The road pattern in the village is virtually the same as in the Cl4. A major and minor route from the south converge to the north of the village; these are linked by two village roads running east to west.

2.10 Probably the most important feature of the village is its open structure. Most houses are adjacent, or near, to either the surrounding fields or areas of open space within the village. The paddocks in the heart of the village encompassed by the four roads have only perimeter development with the fine treed garden of the Old Rectory to the east. Although important cross village views which existed in the past have been restricted by infill development, some still exist and it may be possible to create some new public ones by limited skilful development of part of the area. The area between the High Street north of the Knoll and the Church still remains open and should be considered inviolate.

2.11 The oldest buildings in the village are of stone (17 of the 18 listed buildings). These usually have old tile roofs (a few are thatched) and often have a little redbrick detailing. Some have since been rendered or whitewashed. The majority of the old buildings are of two storeys but some are three usually then with dormer windows in the roof. The Victorian and Edwardian buildings are mainly red brick with slate roofs, some are whitewashed. Of recent building the inter-war houses are mainly two storey and the post-war ones one storey; the materials are brick with occasional examples of random stonework, in the main these are fairly restrained except for the development at Hill View.

2.12 The drift away from stonework has been to the detriment of the village townscape and every effort should be made in future development to redress the balance towards buildings in the limestone colour range. Although the newer buildings generally do not have the intrinsic value and charm of the older ones, nevertheless because areas of growth have been restricted the open structure of the village has to a large extent been maintained, and the balance between the new and the old has not been irrevocably upset.



2.13 Good views still exist from the churchyard and High Street but these are marred to some extent by the backs of the properties in Church Road. From the end of Perry Lane there are good views up the slight valley to the east and across the valley towards the church. From the junction of School Lane and Crofts End there are extensive views to Chicheley Hill but these are partly obstructed by the high bank and hedge to the south of Crofts End.

2.14 The four approach routes to the village are interesting and different in character. From Newport Pagnell the road curves between low hedgerows and in summer the village is largely hidden by tree groups. The buildings are gradually revealed along the curves of the High Street and one gains the impression of entering a stone built village. Revealed first are the farm buildings and cottage (1), the adjacent Manor House of 1840 and earlier (2), then the C18 Mercers Farmhouse complemented by a fine horse chestnut tree (3). The agricultural buildings on the corner of Crofts End and High Street introduce a discordant note in this first nodal point of the village (4). In the High Street are two good stone houses one on each side of the road (5) and then the Swan P.H. (C18 but greatly altered). The view up the High Street to the Knoll area is partly closed by the white rendered Post Office and adjacent cottage (6). On leaving the village southwards by the A509 the views are superb of open undulating countryside.

2.15 From Olney the road curves between high hedgerows and trees limiting views of the village. Just north of the isolated group of eight houses to the east of the road the Church first comes into view across rising fields (7). The backs of houses in Church Road are largely screened by trees and rising land except for the three nearer the Church which tend to be obtrusive by comparison. On the west side of High Street is a splendid mixture of stone, brick and whitewashed houses and barns set mostly with gables to the street and with linking garden walls (8). The overall impression again is of entering a predominantly stone built village of considerable charm and variety.

2.16 From Chicheley Hill there are panoramic views of the countryside with particularly interesting tree groups on the sky line, in the surrounding countryside and in the village. The High Street lies some 100 feet (30 m) below and the older parts of the village fit superbly into the landscape. This otherwise cohesive village landscape grouping is seriously marred by the comparatively recent development at the highest point of the village, Hill View off Perry Lane (9), which intrudes into the landscape and appears divorced from the rest of the village. On the north of Perry Lane, along the ridge, is a ribbon of pre-war design council houses of unobtrusive style.

2.17 The minor approach from the A509 along Gun Lane climbs between good hedges and trees and apart from an occasional glimpse of the Church the village is not apparent until the brow of the hill by Church Farm is reached.

2.18 The junction between High Street, Water Lane and Church Road at the Knoll is the second of three nodal points in the village where the older buildings were informally grouped around a small village green. Many of the buildings remain, but the area is now dominated by the garage

on the south side which is out of scale and character with the surrounding buildings. With one exception these are all of two storey height mainly having the stone or whitewash character of old Sherington with the addition of a little Victorian redbrick. The grassed area is generally marred by a random collection of electricity/telephone poles, telephone kiosk, vent pipe, notice boards and bus shelter (10).

2.19 The view from the Knoll along Water Lane remains largely unimpaired, being closed by the C17 stone Waterlane Farmhouse, the simple electricity sub station, a fine sycamore tree in the middle foreground and the stone barn on the right (11 and 12). The recent houses on the right do not come into view until some distance down the lane. At the bottom of the lane is a group of old cottages and a contractors yard; the recently erected buildings here are extremely obtrusive in the landscape when the village is viewed from the west and from the southern approach.

2.20 Church Road must once have been a splendid visual link between the Knoll and the Church but recent infilling has obscured all major views of the Church. On the south side some original buildings remain, including the Nook (late C18), with views between them to the paddock land at the rear. On the corner with School Lane is a fine stone group consisting of a terrace of 3 cottages, high stone walls and a barn (13 and 14).

2.21 The junction of Church End, Church Road, Park Road, Gun Lane and School Lane forms the third node of the village. Many older buildings remain in this area. There are three groups of terraced stone cottages (the two thatched cottages which are listed are in urgent need of repair), a fine late C18 dressed stone house (15), the C18 stone White Hart P.H. (16) and Yew Tree Farmhouse dated 1595. Subsequent infilling in the area has been of both one and two storey houses. Unlike other parts of the village there is an absence of mature trees here and the power lines are very prominent.

2.22 School Lane runs across the small valley and the primary school is in a very pleasant setting with good views up the valley to the east. On the west side opposite the school is the Old Rectory (1607 with C18 and C19 alterations) a fine stone building in a magnificent matured setting of trees (17). It is bounded by weathered stone and brick walls to School Lane, and the footpath to Crofts End. To the south of the footpath are bungalows on elevated ground.

2.23 On the north of Crofts End is the Old House, a good C17 stone house with fine, matured grounds contiguous with those of the Old Rectory; it has interesting outbuildings, stone boundary walls, high beech and box hedges and fine conifers (18). Infilling on this side of the road has not been successful in blending with the old Sherington architectural vernacular. On the south side the buildings are mainly old and form an attractive group from the C18 stone cottages (19) at the east end to the red brick Congregational Chapel of 1822 (20) and the high brick boundary wall and trees of the Manor House grounds to the west.

### 3 PROPOSALS

#### FACTORS LIMITING DEVELOPMENT

3.1 To the north the fields sweeping up to the Church from the High Street are shown here as part of the Conservation Area and should be considered inviolate.

3.2 To the east the village should not develop beyond its present village limits on the high land of the village.

3.3 To the west, at the northern end of High Street, the land at the rear of the frontage properties rises and is very visible and attractive in westerly views from the churchyard. Access from the High Street to develop backland to the west would be detrimental to the Conservation Area.

3.4 Development of backland to the south of Water Lane would be detrimental to the southern approach route to the village.

3.5 To the south-west the limits should be the small paddocks behind the High Street. Development to the south should not encroach on agricultural land which should generally remain undisturbed. It is envisaged however that the farm buildings of Mercers Farm could well be consolidated south of the Manor House complex.

3.6 Within the village it is considered that its low density open structure should be respected and open views across, and out from, the village should be protected.

3.7 New development must be compatible in layout and scale with the surrounding buildings. The materials generally should be restrained in type with the general intention of restoring the balance within the village towards stone building, either by using natural stone or the reconstructed stone blockwork now available which gives a reasonable match to the old stone buildings. Roofs generally should be pitched.

3.8 Agreements should be made with the owners of affected water-courses, ditches and culverts prior to development to ensure that surface water run off will not result in flooding downstream. These works should be to the approval of the Great Ouse River Authority.

3.9 These factors have been taken into account in drawing up the future village limits outside which development will not normally be permitted. These limits are shown on the Village Plan on page 21.

3.10 The limit as defined includes the gardens, yards and small orchards around buildings, but excludes paddocks and agricultural land unless specifically proposed for development. Where a house has a large curtilage however, it should not be assumed that development will be permitted merely because it is shown within the village limits.

## ROAD PROPOSALS

3.11 A long standing proposal for a bypass of the A509 exists and the line reserved for this is shown as line A on the Village and Situation Plans. In August 1972 however two alternative routes were also under discussion. Route B having the advantage that it might be constructed in the shorter term and Route C that it lies further west of the High Street and would be less dominant in the landscape. Route B was adopted by the Joint Highways and Planning Committee in September 1972 and a planning application has been made. Work on this road is not likely to commence before 1975.

3.12 In December 1972 the road improvement lines on Crofts End, Church Road, Gun Lane and School Lane were rescinded. Along certain lengths of the last three roads the improvement lines have been replaced by new ones of reduced depth.

## NEW HOUSING AREAS

3.13 AREA H.1. 1.2 acres (0.5 ha).

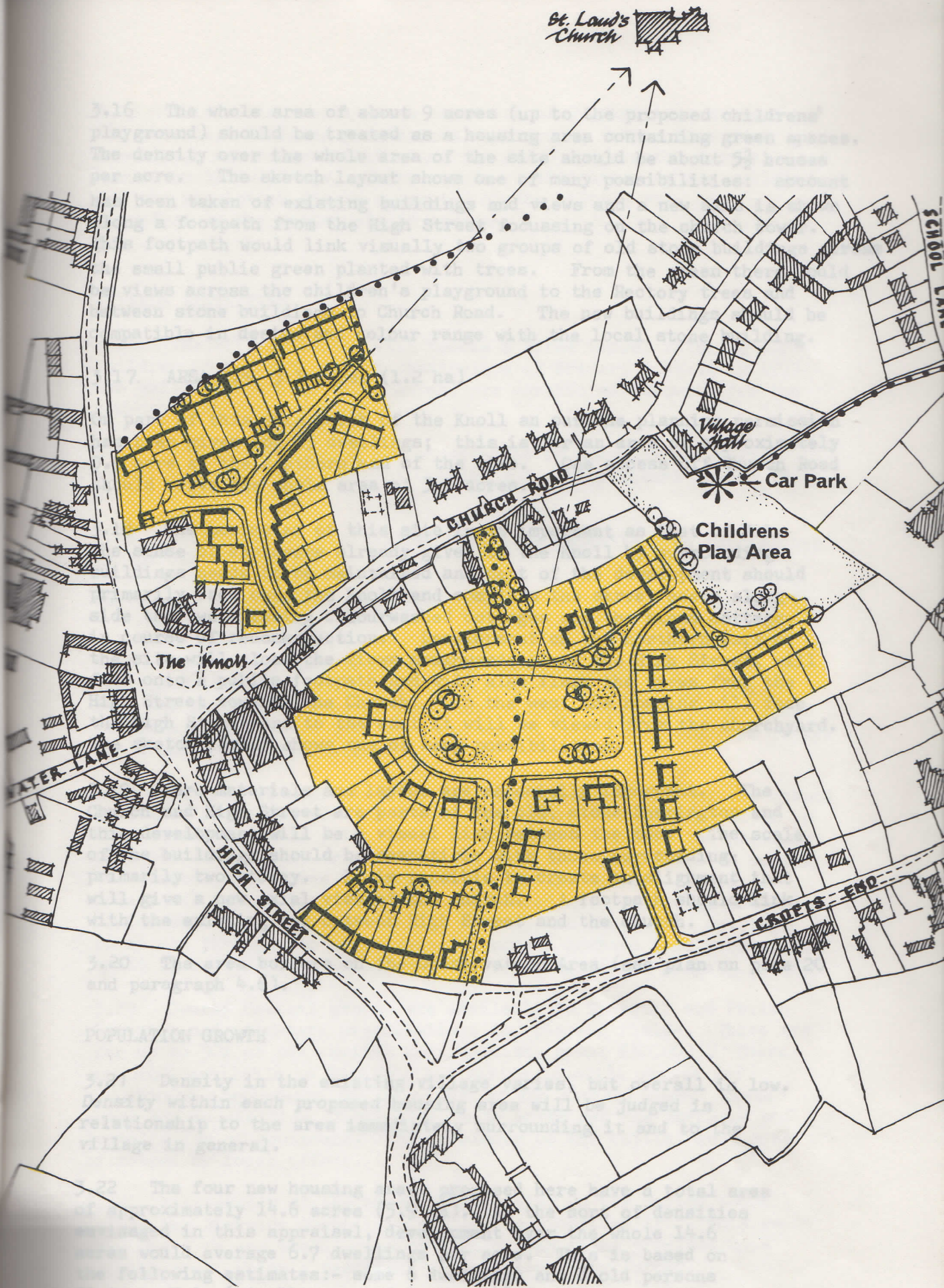
This site, which is partly owned by the Newport Pagnell R.D.C. should be redeveloped in a way that recreates the street scene across the gap left by demolition. The old stone cottages which formerly lined the street were three storeys but little higher than the existing buildings nearby. New development to the street should be of two storeys with possible additional area within the roof space. Some old persons flats are planned on part of the site. The buildings will be prominent from the south and west and may also be eventually from the by-pass. Access to the site will be from the High Street adjacent to the Post Office, hence there will be views into the site from the High Street. Surrounding the area are many of the old stone buildings of Sherington and if the development is well designed, in carefully chosen materials to harmonise with the stone buildings, it would reinforce the local character rather than create suburbia. The area adjoins the Conservation Area (see plan on page 20 and paragraph 4.6).

3.14 AREA H.2 1.3 acres (0.5 ha).

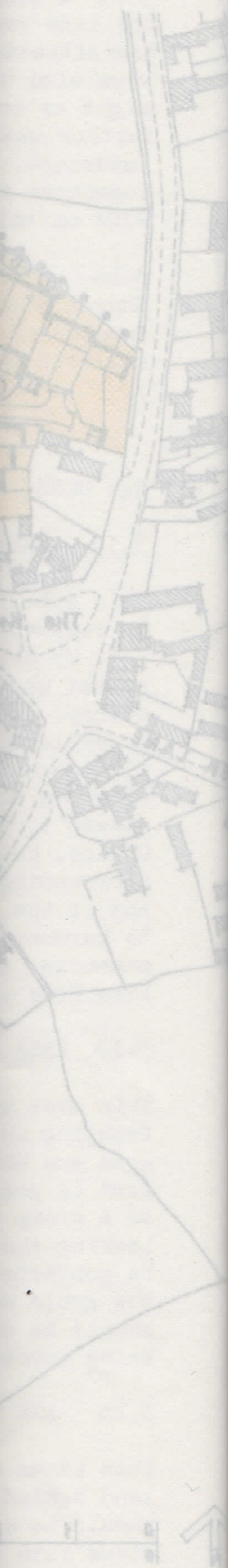
This area known as Griggs Farm has a high stone wall and stone barn fronting onto Church Road which are important visual elements in this area and should be retained. A private drive access to the associated land is possible south of the stone barn building to allow development of a group of up to 5 single storey dwellings designed to avoid overlooking the existing surrounding bungalows. The stone barn could well be converted into a dwelling though no openings should be permitted in the gable wall flanking Church Road. Permission for the development should be conditional on the existing use ceasing and the whole area being devoted to residential use.

3.15 AREA H.3. approx. 9.0 acres (3.64 ha).

This is an area which needs skilful handling. It consists of paddock land behind Crofts End, Church Road and High Street. Vehicular access should be off Crofts End. It should be possible to keep the existing views into open spaces. The layout should provide footpath links through green areas creating new village walks and opening up new views.



**POSSIBLE HOUSING LAYOUTS  
AREA H4 (TOP) H3 (BOTTOM)**



3.16 The whole area of about 9 acres (up to the proposed childrens' playground) should be treated as a housing area containing green spaces. The density over the whole area of the site should be about  $5\frac{1}{2}$  houses per acre. The sketch layout shows one of many possibilities: account has been taken of existing buildings and views and a new axis is shown along a footpath from the High Street focussing on the church tower. This footpath would link visually two groups of old stone buildings across the small public green planted with trees. From the green there would be views across the children's playground to the Rectory trees and between stone buildings to Church Road. The new buildings should be compatible in design and colour range with the local stone building.

3.17 AREA H.4 3.1 acres (1.2 ha)

On part of this site north of the Knoll an outline planning permission has been given for 13 dwellings; this is for an area of approximately 0.9 acre at the southern end of the site. One access off Church Road should serve the whole area of 3.1 acres.

3.18 The perimeter of this site is as important as that of H.1. The sense of enclosure already given to the Knoll by surrounding buildings needs to be maintained and part of the development should primarily face onto the Knoll and complete the street scene alongside the two existing colourwashed cottages and the stone cottage in course of reconstruction. Development on the northern part of the site will close the views southwards along the High Street, will face onto a public footpath and will also flank the views from the High Street towards the Church. To the west the housing will face the High Street and to the east it will be viewed from the churchyard. The sketch layout shows one of many possibilities.

3.19 Here materials and layout are especially important. The Church and High Street are parts of the old, stone Sherington and this development will be a visual link between the two. The scale of the buildings should be compatible with those surrounding; primarily two storey. It is possible to create an alignment that will give a new axial view of the church. A footpath should link with the existing one between High Street and the church.

3.20 The area borders on the Conservation Area (see plan on page 20 and paragraph 4.6).

#### POPULATION GROWTH

3.21 Density in the existing village varies, but overall is low. Density within each proposed housing area will be judged in relationship to the area immediately surrounding it and to the village in general.

3.22 The four new housing areas proposed here have a total area of approximately 14.6 acres (5.9 ha). At the sort of densities envisaged in this appraisal, development over the whole 14.6 acres would average 6.7 dwellings per acre. This is based on the following estimates:- some 6 dwellings and 8 old persons flats on H.1, 6 dwellings on H.2, some 48 dwellings on H.3 and some 31 dwellings on H.4.

3.23 This would result in an expansion of 99 dwellings or some 285 persons. Planning permissions outstanding (other than that named), or new houses built since the R.D.C. population survey, amount to 11 dwellings. There are few infill sites in the village and the population figure suggested by the Village Plan is therefore in the region of 955 persons.

#### VILLAGE FACILITIES

3.24 The village school will become a First School catering for children of 5-8 with the reorganisation of Primary Schools in 1973. The building and site (1.08 acres) are considered adequate for the proposed increase of population.

3.25 The existing shops are expected to be adequate for future shopping needs having in mind current and likely future trends in shopping habits.

3.26 Extensions to the Village Hall have recently been carried out by the Parish Council.

#### Recreation areas and Public Open Space

3.27 An area of approximately 1.25 acres (0.5 ha) adjacent to the Village Hall is the choice of the villagers and is an appropriate area for children's play purposes and village functions. A fenced footpath link between this area and School Lane along the line of the brook would be an advantage.

3.28 An area of approximately 5.5 acres (2.2 ha) east of the school is indicated on the plan as a proposed alternative playing field to the present football pitch. The area suggested allows the provision of a 450 ft diameter cricket field. This area could also be useful for outdoor activities in connection with the school. Vehicular access off School Lane should be considered either through one end of the school site or between the rectory and the R.D.C. housing. If an access through the school site is chosen perhaps some arrangement could be made for the school to have some use of the playing fields.

3.29 County Council grants are available to District and Parish Councils and voluntary organisations for playing fields. These are for up to 50% of the capital cost (maximum grant £10,000). There are also available to District and Parish Councils grants for children's playgrounds for up to 20% of the capital cost. These cover the acquisition of the site, site works and the purchase and installation of equipment. The remainder of the capital cost must be raised by local effort.

3.30 Maintenance of the areas will devolve on the Parish Council unless the District Council is willing to undertake it. This would also apply to any small areas of public open space provided in a housing area unless a residents' association were formed.

## LANDSCAPING

3.31 Tree screening, planting or similar treatment should be encouraged to lessen the visual impact of existing intrusive development. Particular attention should be paid to any new development on the periphery of the village which will be visible from the surrounding countryside.

## PROGRAMMING

3.32 Important factors which have a bearing on programming will be the provision of a new sewage works, the laying of stormwater drains and the improvements to ditches. The R.D.C. as the local drainage authority are undertaking the necessary foul and surface water sewage works and the provision of, or connection to, adequate sewage treatment plant. It is considered that these works could be completed in 1974. Until such works are completed no new planning permissions will be given unless an agreement is entered into that no new houses will be occupied until after completion of all drainage works.

3.33 "Interim Planning Policy for North Bucks\*" suggests the way in which North Bucks. should develop until the turn of the century. This plan is formed in the context of that Report. It is considered desirable that development in the village be spread over a number of years both to contribute to the needs of the local population and to avoid a too rapid influx of newcomers.

## 4 CONSERVATION

### INTRODUCTION

4.1 The Civic Amenities Act 1967 requires all Local Planning Authorities to determine which parts of their areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate such areas as Conservation Areas.

4.2 Conservation should not be thought of as a purely negative process or as an impediment to progress. The great majority of listed buildings are still capable of beneficial use in the present day, and given skill and understanding new development can usually be made to blend happily with the old. The destruction of buildings of architectural or historic interest is very seldom necessary for the sake of improvement, more often it is the result of neglect, or a failure to appreciate the qualities of the area.

4.3 To define criteria for the designation of a Conservation Area the only recourse is to the wording of the Civic Amenities Act: is it "an area of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance"...?



4.4 In this County we define the area by what is called "Townscape": it is a built environment of architectural or historic interest. The area must have a quality, a unity, a real character that is distinctive to it. This may depend on the topographical site, the building materials, the density, the linked spaces, the sense of enclosure, the views out, an estate layout integral with tree planting .... and so on; in effect it must have a special character to cherish. The boundary of the defined area should be where this special character stops. The Conservation Area is not a "village envelope" and so new housing on its edges is excluded unless it is of a high architectural standard blending well with the village. Certain areas of open land are included where they form vital gaps in the street scene; where the planting or land form complement a group of buildings on the other side of the road; gardens within the curtilage of a building; a field, a small clump of trees forming the backcloth or part of a group; or a river meadow or tree-lined road where these form a vital part of the setting in the countryside. Designation does not mean that all the buildings are of high standard but that the overall defined character predominates.

#### CONSERVATION AREA MAPS

4.5 The Village Appraisal Plan on page 19 shows the analysis of the character of the Conservation Area. Its outstanding features, groupings, views, green areas and so on are shown and together with the written characteristics in part 4 these define the character of the area on which planning control policies will be based.

4.6 The Conservation Area Plan on page 20 defines the extent of the area of Sherington which is regarded as possessing those qualities of townscape and architectural character, or of historic interest, which it is proposed to conserve and enhance. Policies applying to this area will, however, also have an influence on the surrounding areas in that the views and approaches to the area, and the views out from it, will be over these surrounding areas.

4.7 The area defined here should not be confused with a village "envelope" or "limit to development". The boundary shown does not preclude development outside the area and conversely the fact that some open land has been included does not signify that permission for its development will be forthcoming.

#### OBJECTIVES OF A CONSERVATION POLICY

4.8 To avoid the destruction of the intrinsic character of the area by decay due to neglect and indifference and also by despoliation by unsympathetic redevelopment and alterations.

4.9 To protect the inward views of, and outward views from, the Conservation Area: particularly those indicated by arrows on the maps.

4.10 To ensure that any new development be designed not as a separate entity but to be sympathetic to, to blend with or enhance, the character of the Conservation Area.

4.11 To encourage the removal or improvement of eyesores within the area which are at present detrimental to its character.

4.12 To enhance where possible its character; that is to set off its features of merit.

#### THE CHARACTERISTICS OF THE CONSERVATION AREA

4.13 Sherington has an interesting history which is admirably recorded in A.C. Chibnall's book 'Sherington - Fiefs and Fields of a Buckinghamshire village'. The proposed area encompasses parts of the village where settlement has occurred throughout the centuries and the visually important area which has always remained open and should remain free of development in the future, namely the area between High Street and the Church.

4.14 The area contains five buildings on the Statutory List of Buildings of Special Architectural or Historic Interest and 13 others are on the supplementary list. ("Building" is the term used on the Department of the Environment lists, in some cases it covers two or more ownerships on two adjacent structures). These buildings are marked on the map: Conservation Area V.42. Altogether, in the parish, there are 20 listed buildings (including Sherington Bridge). Within the conservation area there are also a considerable number of other older buildings of value though unlisted.

4.15 The area is described in paragraphs 2.8 - 2.23.

#### DEFECTS REQUIRING REMEDY

4.16 The Knoll area requires considerable attention. On the Green there is a need for the elimination or resiting of the discordant elements mentioned in paragraph 2.18. The garage itself could be made less discordant with the area if it were given some elevational treatment to improve its proportions.

4.17 The overhead lines which together with their supporting poles detract from the appearance of many parts of the area.

4.18 Two groups of listed buildings are in urgent need of repair. They are the Chapel with its little flanking cottages and the group of cottages on Church End.

4.19 The brick front boundary wall to the Machinery Depot in the High Street would accord better if it were whitewashed or rebuilt in stone.

4.20 Some boundary walls within the area are badly in need of attention.

4.21 The junction of Park Road, Gun Lane and School Lane could be improved by tree planting on the verges both at the top of School Lane and on the Park Road/Gun Lane corner.

4.22 These and other problems found to exist, together with possible need to safeguard buildings worthy of preservation, tree preservation orders or planting, will be considered at the next stage of the conservation plan.

## DEVELOPMENT CONTROL

4.23 The following principles will be observed when dealing with planning applications for new development within the Conservation Area.

4.24 The demolition and redevelopment of any building of individual merit or of group value will not be permitted unless the planning authority is satisfied that the buildings cannot at reasonable expense be retained for some suitable use.

4.25 Infilling will be very strictly controlled and care will be taken to ensure that development is in keeping with the character of the area. Backland development will not normally be permitted particularly where this would result in gaps being created in existing building frontages.

4.26 Any new buildings must be in sympathy with the character of the area with regard to siting, density, form, height, design and materials. This does not imply that old styles must be copied or that new materials must not be used but that new development must fit with the existing character of the area.

4.27 Before permission is granted the planning authority will generally require detailed plans of any proposed development showing this in relation to the surrounding development both on plan and in elevation.

4.28 Industrial development or other uses which are alien to the village will not be permitted.

4.29 In considering new proposals for development in the area, regard will be given to the amount and type of vehicular traffic which that use generates.

4.30 Sherington is already designated as an Area of Special Control of Advertisements, and the County Council will take steps to remove advertisements which offend the character of the Conservation Area.

4.31 Special consideration will be given to all proposals in respect of overhead lines and except in special circumstances all new cables should be laid underground.

4.32 Any proposal to add to or modify the existing system of street lighting in the village will need to be very carefully handled if the character of the area is to be maintained. Well designed and carefully sited lamps, where possible fixed direct to existing buildings, are considered likely to provide the least intrusive form of lighting.

4.33 In dealing with all these matters special care will be taken to ensure that the views looking out of, and into the Conservation Area remain unspoilt.

4.34 See paragraph 3.12 on road improvement lines.



1. Manor farmbuildings and cottage.



2. The Manor House, (grade 3)



3. Mercers Farmhouse (grade 3)



4. Agricultural buildings introduce a discordant note.



5. The Small House. High Street. (grade 3).



6. The Post Office, High Street. (grade 3)



7. The Church from High Street.



8. The High Street.



9. Southern approach from Chicheley Hill.



10. Clutter on the Knoll.



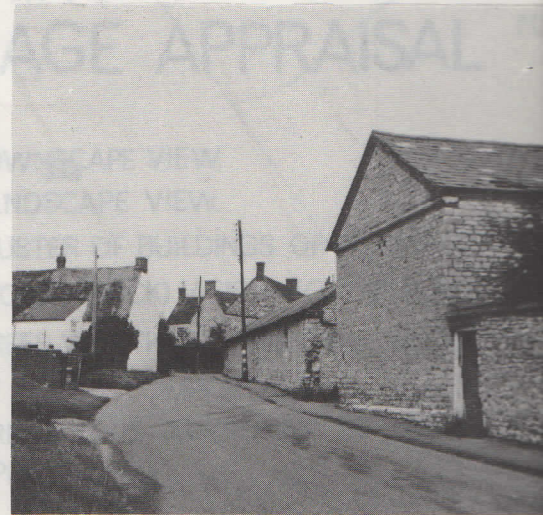
11. View down Water Lane.



12. Water Lane Farmhouse (grade 3)



13. Church Road and May Cottage  
(grade 3)



14. Church Road towards Church End



Late 18C house (grade 2)



16. Late 18C White Hart P.H.  
Gun Lane (grade 2)



Old Rectory, School Lane.  
(grade 2)



18. Old House, Crofts End.  
(grade 2)



18C cottages, Crofts End,  
(grade 3)








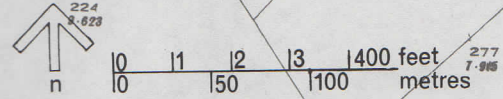
20. Congregational Chapel  
Crofts End. (grade 2)



OPEN VIEW  
TO CHURCH

# SHERINGTON VILLAGE APPRAISAL

-  TOWNSCAPE VIEW.
-  LANDSCAPE VIEW.
-  CLUSTER OF BUILDINGS OF STONE (OR STONE+BRICK) VISIBLE TO THE PUBLIC.
-  TREES WORTHY OF PRESERVATION OR OF PRESENT IMPORTANCE.
-  AREAS IT IS IMPORTANT TO KEEP OPEN.





196  
16-082

# SHERINGTON VILLAGE PLAN

A509

197  
12-053

198  
8-305

242  
6-325

200  
11-261

EXISTING PUBLIC FACILITY  
PRIMARY SCHOOL

240  
11-480

201a  
8-274

196  
7-258

St. Paul's Church  
(Rectory) 1-894

117  
4-061

208  
5-430

10-245

203  
1-820

209  
-084

116  
10-978

110  
1-592

210  
-063

115  
-368

107  
-429

209  
1-828

111  
5-295

Water Lane

The Knoll

Methodist Chapel  
(Weston)

122  
7-422

131  
8-227

Manor House

CROFTS




Congregational Chapel

Plan is based upon the Ordnance Map with the sanction of the Controller of H.M. Stationery Office

A509

132  
12-690

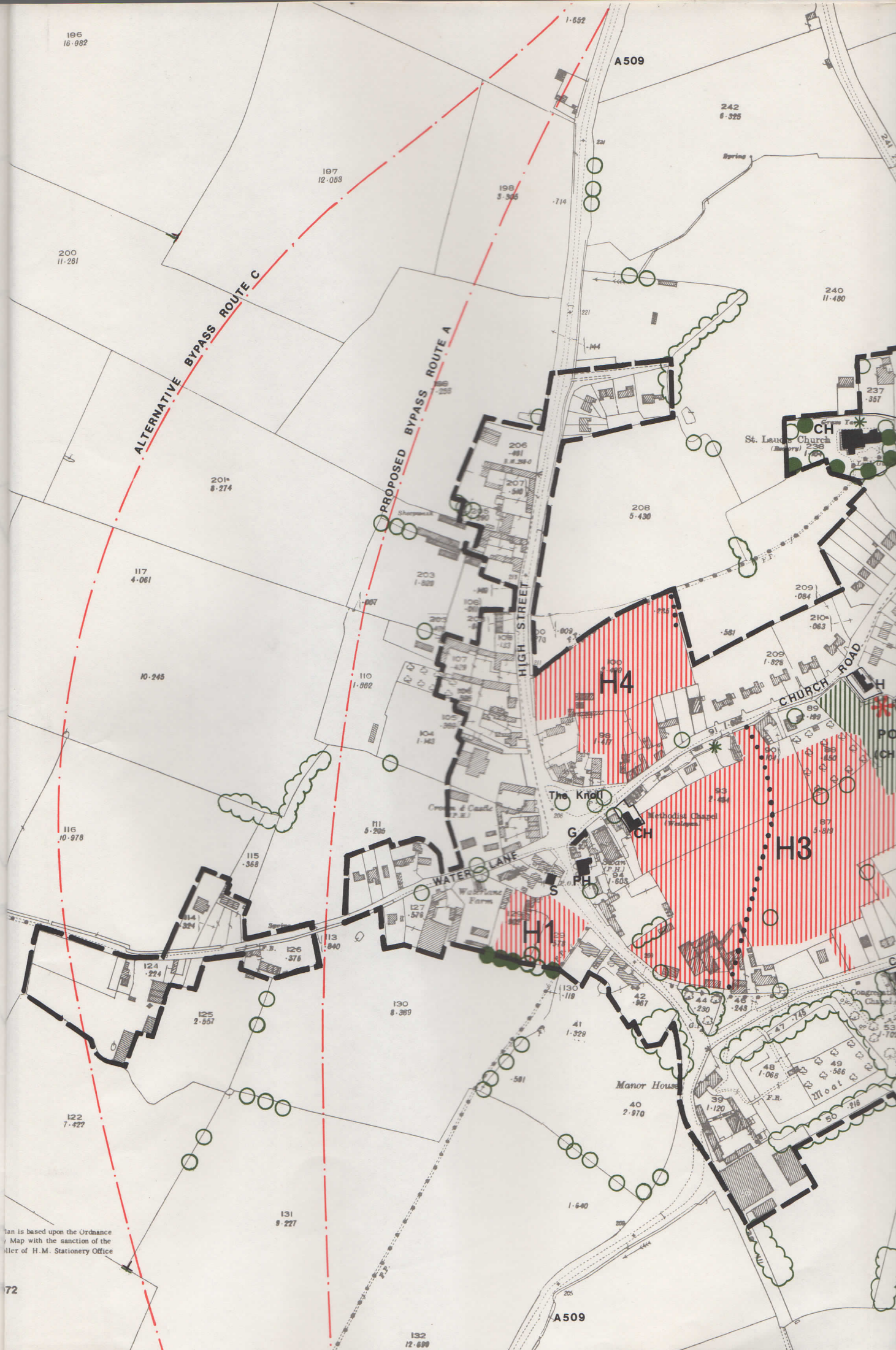
# SHERINGTON CONSERVATION AREA

-  BOUNDARY OF CONSERVATION AREA
-  STATUTORY LISTED BUILDING
-  SUPPLEMENTARY LISTED BUILDING



0 1 2 3 400 feet  
0 50 100 metres





196  
16-982

197  
12-083

198  
3-366

200  
11-261

ALTERNATIVE BYPASS ROUTE C

PROPOSED BYPASS ROUTE A

A509

242  
6-325

240  
11-480

201  
8-274

117  
4-061

10-245

116  
10-978

115  
-368

111  
5-206

113  
8-840

130  
8-369

131  
9-227

1-652

221

714

221

144

HIGH STREET

H4

CHURCH ROAD

H3

WATER LANE

H1

The Knoll

Methodist Chapel

Manor House

St. Luke's Church



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office

A509

132  
12-690

# SHERINGTON VILLAGE PLAN

## EXISTING

-  PUBLIC FACILITY
- PS PRIMARY SCHOOL
- H HALL
- CH CHURCH/CHAPEL
- S SHOP
- PH PUBLIC HOUSE
- G GARAGE/FILLING STATION
-  TREES WORTHY OF PRESERVATION OR OF PRESENT IMPORTANCE
- ..... FOOTPATH

## PROPOSED

-  HOUSING AREA
-  PUBLIC OPEN SPACE
-  TREE SCREEN
-  VILLAGE LIMITS
- ..... FOOTPATH
-  CAR PARK

