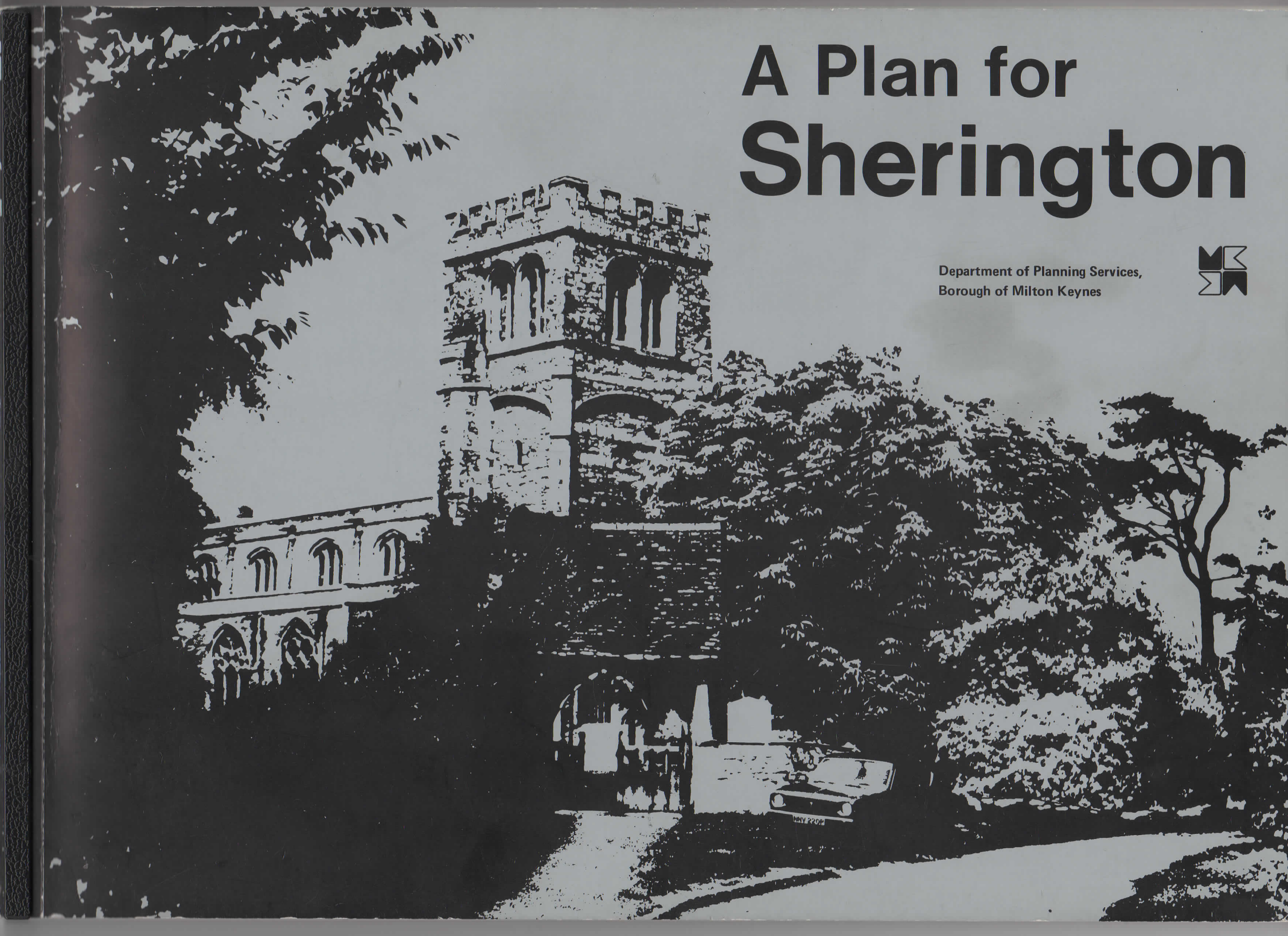


A Plan for Sherington

Department of Planning Services,
Borough of Milton Keynes



A Plan for Sherington

March 1983

This Plan was approved and adopted by the Planning
Committee of the Borough of Milton Keynes on 9th March
1983

Prepared by:
Department of Planning Services
Borough of Milton Keynes
P O Box 112
Civic Offices
1 Saxon Gate East
Milton Keynes MK9 3HQ

Telephone: 0908 679200

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PREFACE

This plan has been adopted by the Borough of Milton Keynes and will be used as the basis for planning in Sherington until 1992. It follows "Sherington, a Draft Plan for Public Discussion", published in November 1982 and incorporates amendments arising from the discussions and consultations on the Draft Plan. The plan has been prepared to review the planning context of Sherington, to appraise planning problems and issues and to put forward policies and proposals in respect of these problems and issues.

The dominant themes throughout the plan are to provide land for local housing and employment needs and to conserve and enhance the physical fabric of the village. The policies put forward in the plan are designed to accommodate, or in some cases resist, the anticipated pressures which will arise during the period of the plan. In addition proposals are set down for environmental improvements which will enhance the appearance of the village.

1.00 INTRODUCTION TO THE PLAN

1.01 In the last 100 years most villages have undergone considerable economic and social change. Whereas in the past, villages offered shelter for local rural industries and their employees, they have increasingly become satellite settlements for surrounding urban areas. The traditional life and culture of rural areas has almost disappeared, to be largely replaced by communities which are an extension of urban society.

1.02 The principal reason for the changing role of the village is the decline in rural employment opportunities. The concentration of employment in urban areas has meant that few villages now contribute significantly to the economy. As many people employed in urban areas seek to live in villages, house prices have increased to a point where it is difficult for local people to buy local houses. Many villages are therefore assuming a residential function, the traditional farming communities being replaced by rural dwellers who work in towns. The consequence of these trends is that the closely knit village community is tending to be fragmented by an outward looking population whose social and economic contacts extend beyond the village.

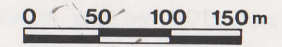
1.03 A key feature which distinguishes rural villages from urban areas is access to services. There are two aspects to this problem. Economies of scale in the provision of services is increasing the level of population necessary to maintain viable services. The result is that rural communities are deprived of public services and other facilities which are more readily available to the town dweller, ie medical services, education, etc. In addition there is the difficulty of access to those places where the service is being provided. The combination of these pressures ensure the rural dweller receives a lesser level of services

than his urban counterpart.

1.04 The village of Sherington shows many of the characteristics identified above. This plan recognises that there is now a high degree of interdependence between settlements and seeks to put forward policies which recognise this fact but will nevertheless allow some development to take place to serve the specific needs of the local community.

No.1 The Plan Area

Scale



SHERINGTON C P

Sherington

Church End

Croft's End

PERRY LANE

Playing Field

Nursery

Park Cottage

Saribook

St Laug's Church

Church Farm

Baker's Farm

Village Farm

Home Farm

Works

Waterlane Farm

Manor House

Mercer's Farm

Sherington Congregational Church

The Rectory

Sherington Church of England Primary School

Farm House

Springfield

Allotment Gardens

Park Cottage

Wool

F. B.

WATER LANE

THE OLD CHURCH

THE KNOFF

THE OLD CHURCH

T.C.B.

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2.00 THE PLANNING CONTEXT

The Status of the Plan

2.01 Under the 1968 Town and Country Planning Act, a new Development Plan system was introduced. The old Town Map and County Development Plan were replaced by Structure Plans and Local Plans. The County Structure Plan contains policies on the main planning issues but in broad terms only. The Structure Plan for Buckinghamshire has been considered and approved by the Secretary of State for the Environment and became operative on 2nd January 1980. The Structure Plan forms the broad context for the formulation of more detailed Local Plans for areas throughout the County. Both Structure and Local Plans may, in addition, be augmented by Supplementary Planning Guidance.

2.02 The planning issues in Sherington are very detailed and the extent of the area covered by the plan is limited. Preparation of a formal Local Plan for Sherington is therefore inappropriate since Local Plans are generally intended to cover larger areas. As a consequence this plan has been prepared as Supplementary Planning Guidance to the Structure Plan. It has the following objectives:

- (a) to supplement, interpret, and apply the strategy of the County Structure Plan at a local level;
- (b) to supplement a future District Local Plan when such a plan is prepared by the Borough of Milton Keynes;
- (c) to provide a detailed basis for the control of development in the area;
- (d) to provide a basis for co-ordinating policies and proposals within Local Authority Departments

and between the Local Authority and other public and private bodies;

- (e) to bring before the public, local and detailed planning issues and to set out the course of development in the area.

2.03 It is intended that this plan will cover a ten year period until 1992. It may be necessary within the ten year period to make amendments to the plan to take account of changing circumstances. Should this become necessary the public will be fully informed and consulted. Any amendments will be issued when required as amendment sheets.

2.04 The Plan examines five aspects of the village as follows:

- (a) Population and Housing;
- (b) Employment;
- (c) Village Facilities;
- (d) Transport;
- (e) Conservation and the Environment.

Each section is dealt with in turn, starting with the existing situation, identifying any problems and putting forward policies and proposals.









2.05 Drawing number 1 shows the area covered by this plan.

The Plan in Context







2.06 The 1947 Town and Country Planning Act had required the County Council to prepare a County Development Plan, and this had formed the basis for controlling develop-

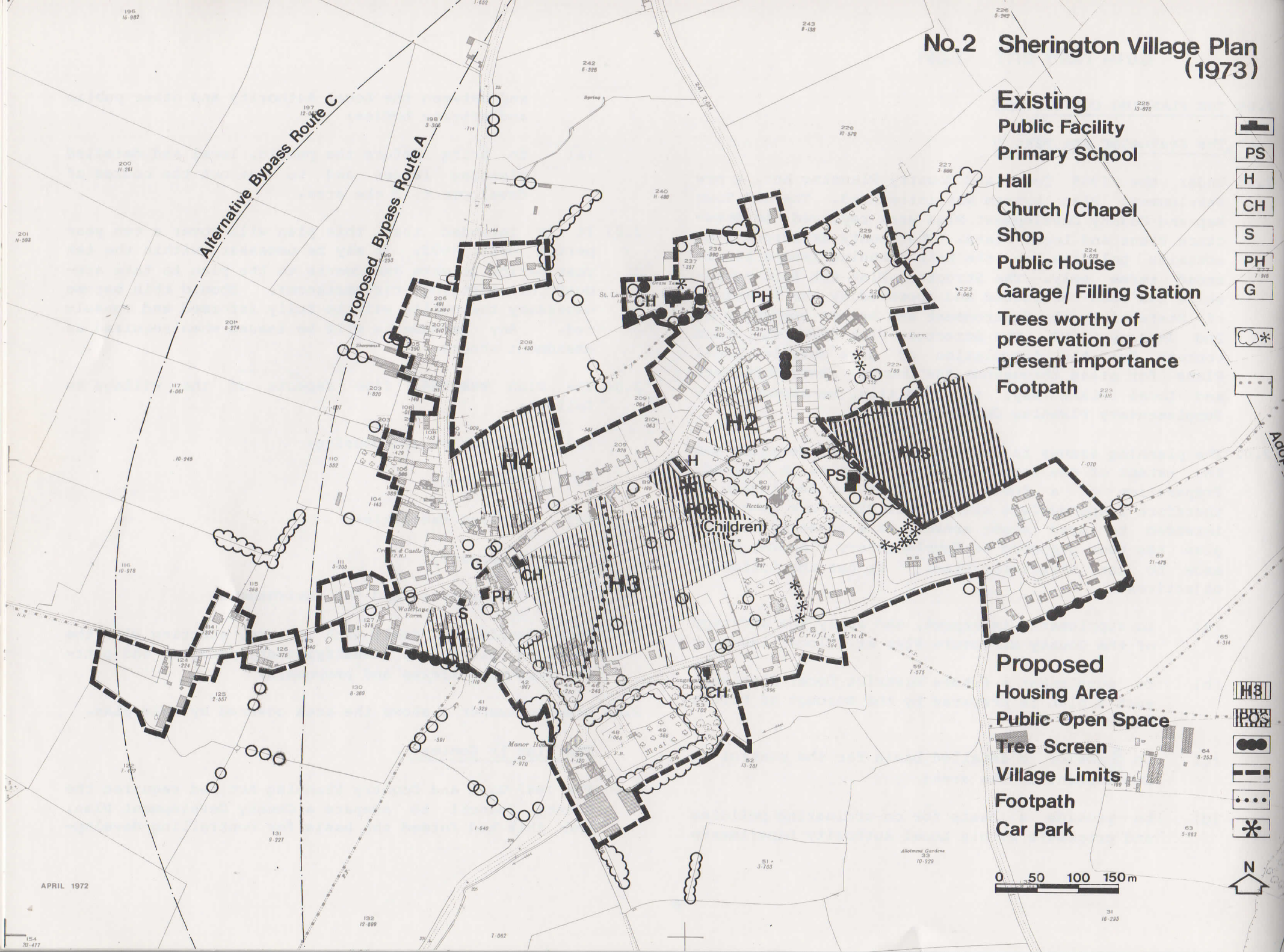
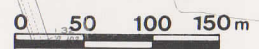
No.2 Sherington Village Plan (1973)

- Existing Public Facility
- Primary School
- Hall
- Church / Chapel
- Shop
- Public House
- Garage / Filling Station
- Trees worthy of preservation or of present importance
- Footpath

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- Proposed Housing Area
- Public Open Space
- Tree Screen
- Village Limits
- Footpath
- Car Park

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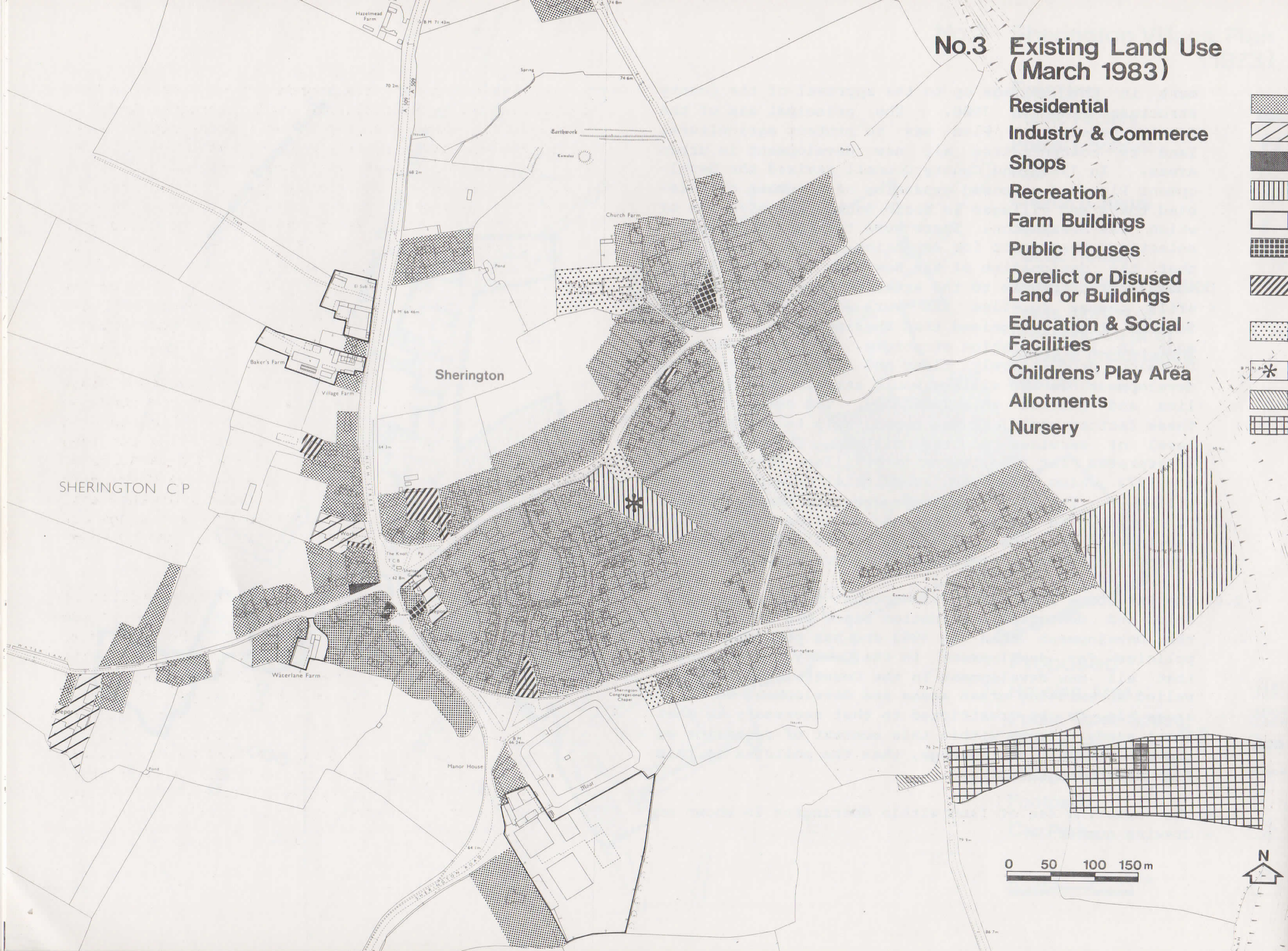
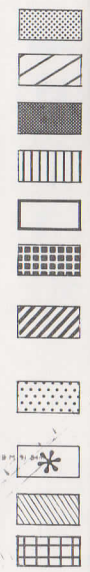
ment in the village up to the approval of the County Structure Plan in 1980. The principal aim of the County Development Plan was to protect agricultural land by concentrating all new development in urban areas. In 1963, the County Council revised the Development Plan and proposed expansion of a number of selected towns and villages in North Buckinghamshire one of which was Sherington. There were two main reasons for selecting Sherington for expansion. First it was felt that the designation of the New City of Milton Keynes would attract people to the area, who would not necessarily choose to live and work within the New City. Second, it was recognised that Sherington had an imbalance in its population structure. Its population was becoming progressively older and it was felt that new development in the village would attract younger families and redress this imbalance. The combination of these factors would, it was hoped, help to maintain the level of services to the village. This policy was interpreted for Sherington in a Village Plan prepared in 1973 which proposed substantial expansion of the village. The 1973 Plan, reproduced as drawing number 2, formed the basis for the detailed control of development in the village up to the preparation and approval of the Structure Plan for Buckinghamshire.

2.07 The Structure Plan takes into account the changed economic and demographic situation since the revisions to the Development Plan in 1963 and has put forward new policies for development in the County. It proposes that all new development in the County is to be channelled to existing urban areas and development in rural areas is to be restricted to that necessary to meet local needs. It is within this context of restraint on growth within the village, that the policies in this Plan have been formulated.

2.08 The existing use of land within Sherington is shown on drawing number 3.

No.3 Existing Land Use (March 1983)

- Residential
- Industry & Commerce
- Shops
- Recreation
- Farm Buildings
- Public Houses
- Derelict or Disused Land or Buildings
- Education & Social Facilities
- Childrens' Play Area
- Allotments
- Nursery



3.00 POPULATION AND HOUSING

Past and Present Population

3.01 In 1847 the population of the parish of Sherington was 856, by 1931 it had decreased to 462 and by 1971 had risen again to 654. Recent new development in the village has increased the population in the parish of Sherington to 864 at April 1981. The population of the built up area of the village of Sherington was estimated to be 859 in February 1983. The Village Plan prepared in 1973 allocated 5.84 hectares (14.6 acres) of land in the village for new residential development and to date 4.14 hectares (10.2 acres) have been developed with a further 0.5 hectares (1.2 acres) under construction.

3.02 This recent influx of population has been predominantly of the younger age groups and this has had the effect of lowering the overall age structure of the village. The planned expansion of Sherington since 1973 has resulted in a rapid population increase over a relatively short period and as a consequence the village now requires time to re-establish its sense of community.

Housing

3.03 At present there are 314 dwellings in Sherington of which 252 are privately owned and 62 are owned by the Local Authority. There are currently two planning permissions outstanding in the village they are, a proposal for four dwellings at The Knoll, Church Road, and a proposal for three bungalows at Griggs Orchard, off Church Road. It is estimated that the population of the built up area of the village will rise to approximately 900 following the completion and occupation of these outstanding planning permissions.

3.04 Information on the physical condition of housing within Sherington is not available and consequently it is difficult to assess the degree of improvements and repairs to older dwellings that are necessary. It is recognised however, that the physical fabric of older properties requires increasingly costly maintenance and a number of grants are available. The Borough Council may under powers granted by the Housing Act 1974 give grants to assist in the cost of providing basic amenities and carrying out improvements to the structures of houses. In addition, where the building is Statutorily Listed (see Section 7.06) or is of exceptional local architectural or historic interest, the local authority may give grants towards the upkeep of the building.

3.05 The majority of the existing dwellings in the village are 3 and 4 bedroom houses and bungalows and consequently the choice of dwelling types is very limited. In particular there is a shortage of small low cost and rented accommodation suitable for young households or elderly people. Public consultation in Sherington prior to the preparation of this Plan indicated that there is both a desire and a need to encourage and provide this type of accommodation to meet the needs of existing village residents.

3.06 Current Government restrictions on the construction of new public housing means that the majority of new housing development within the village will be undertaken by private developers. The Borough Council as the housing authority will however monitor the demand for public housing in the village during the period of this plan and if necessary will make finance available for the construction of new dwellings within the village to meet this need. As landlord, the Borough Council can ensure that the available housing stock goes to those who are in local housing need. However, in private housing the Borough Council has no such control. In

these circumstances the only influence which the Borough Council may use in order to ensure that new housing development meets local housing need is through its power as planning authority to control the use and development of land.

3.07 The Structure Plan provides that new development to serve the needs of the local community may be accommodated within villages. To provide a wider range of choice of housing within the village and in particular to meet the identified local need for smaller dwellings, the planning authority will control the nature of new development in the village towards these ends.

3.08 In a relatively small settlement like Sherington it is not possible to make accurate forecasts regarding the likely formation of new households. Consequently, the amount of land likely to be needed for new development cannot be precisely determined. In this situation the planning authority can only ensure that there is a reasonable amount of land available for development within the village.

3.09 In view of the constraints imposed by the Structure Plan, it is proposed that there should not be any development of Sherington which would encroach into open countryside, and that new housing and other development shall be restricted to within the limits of the existing built up area of the village. Effectively, therefore, this means that further major expansion of the village, as proposed in the 1973 plan, will not now take place. This policy has recently been tested, with success, at the appeal against refusal for residential development on land to the north of the Knoll.

Village Envelope

3.10 In order to define those limits within which develop-

ment may be carried out, a boundary to the existing village has been drawn called the village envelope. The following criteria were used to identify land within this envelope.

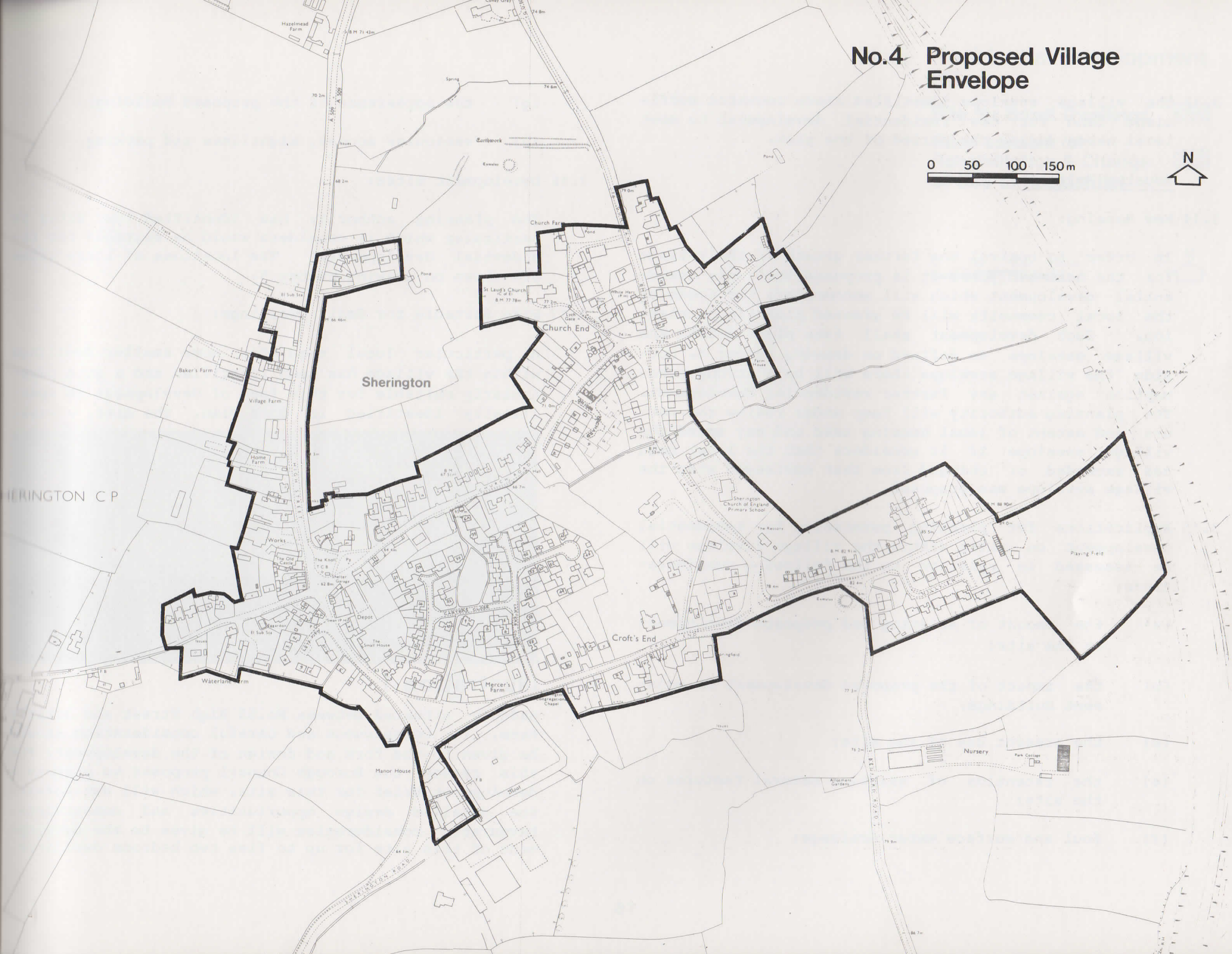
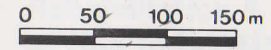
- (a) the gross built up area of the village, but excluding land within the curtilage of an existing building which is in excess of the requirements of that development;
- (b) any area for which planning permission has been granted and has not expired;
- (c) any undeveloped area which is surrounded on all sides by development;
- (d) land used as a sports ground, but excluding informal recreation areas;
- (e) land, development of which would benefit the townscape or amenity of the village.

3.11 The following categories of land are not included within the village envelope:

- (a) land in agricultural use (but excluding land in categories 3.10 (c) and 3.10 (e) above);
- (b) land whose inclusion would result in a loss of amenity to the existing village or would detract from the character or appearance of the village.

3.12 The proposed Village Envelope is shown on drawing number 4. The use of a village envelope will assist in protecting agricultural land from new development, arresting the spread of "ribbon development" along the routes leading from Sherington, and help to maintain the appearance of the village as a well defined settlement.

No.4 Proposed Village Envelope



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3.13 The village envelope identified above contains sufficient land for new residential development to meet local needs during the period of the plan.

Housing Policies

3.14 New Housing:

In order to control the further growth of the village for the next ten years it is proposed that only residential development which will accommodate the needs of the local community will be granted planning permission. Such development shall take place within the village envelope as defined on drawing number 4. Outside the village envelope there will be a strong presumption against any further residential development. The planning authority will keep under review the nature and extent of local housing need and may amend the village envelope if it considers that the local need has exceeded or changed from that envisaged when the village envelope was proposed.

3.15 Applications for planning permission for residential development on sites within the village envelope will be assessed in relation to the following considerations:

- (a) the amount of existing and proposed development on the site;
- (b) the impact of the proposed development on adjacent buildings;
- (d) the present use of the site;
- (e) the retention of existing natural features on the site;
- (f) foul and surface water drainage;

- (g) the appearance of the proposed building;
- (h) vehicular access, sightlines and parking.

3.16 Development Sites:

The planning authority has identified four sites in particular which it considers would be suitable for residential development. The locations of these sites are shown on drawing number 5.

3.17 Site Suitable for Small Dwellings:

A particular local need for some smaller dwellings within the village has been identified and a site particularly suitable for this form of development is specifically identified in this Plan. The site, a small

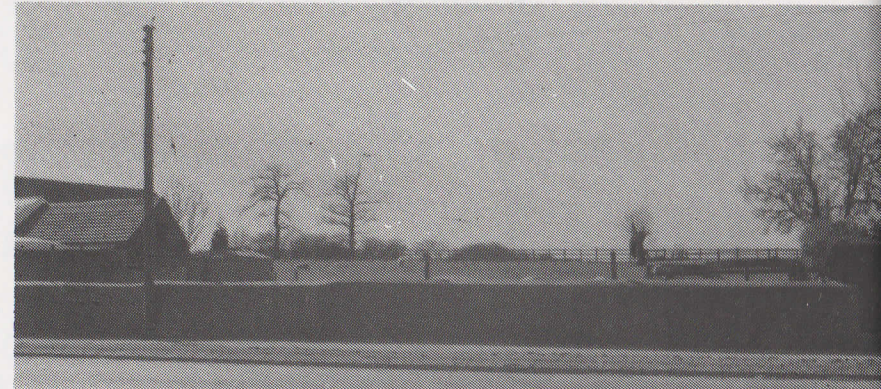


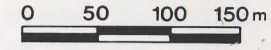


Illustration 1

paddock situated between No.55 High Street and Baker's Farm, is conspicuous and careful consideration should be given to the form and design of the development. For this reason the Borough Council proposed to prepare a development brief for this site, which will set forward the detailed design opportunities and constraints. Favourable consideration will be given to the development of this site for up to five two bedroom dwellings,

No.5 Residential Development Sites

- Site for Small Dwellings 
- Sites suitable for Rehabilitation & Change of Use to Residential 



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the floor area of each dwelling being not more than 60 m sq (excluding garage).

3.18 Rehabilitation and change of use to Residential:

The rehabilitation and change of use of disused and redundant farm buildings to residential use within the confines of the village envelope may be given favourable consideration where it is considered that the change of use would enhance the Conservation Area. Applications for change of use will be assessed using the criteria laid down in paragraph 3.15. Buildings particularly suited to this form of development are identified on drawing No.5. Illustration No 2 shows two barns which are suitable for conversion to residential use.

3.19 Owners of agricultural buildings in current use or suitable for continued agricultural use, wishing to convert them to residential use will be required to enter into a legal agreement with the Local Authority in order that the Local Authority can control the design and location of buildings required to replace those converted. Such an agreement will require the land owner to apply for planning permission for all new agricultural buildings on the applicants holding. Where a farm holding is extensive a smaller area may be agreed by the Local Authority as being appropriate for additional control.

3.20 Improvement of the existing housing stock:

Proposals for the rehabilitation of existing residential properties will be encouraged. Planning applications for extensions or housing improvement will be viewed sympathetically provided they are in character with the existing property, and the surrounding area, would not result in over-development of the site and would not intrude upon adjacent development. Residents

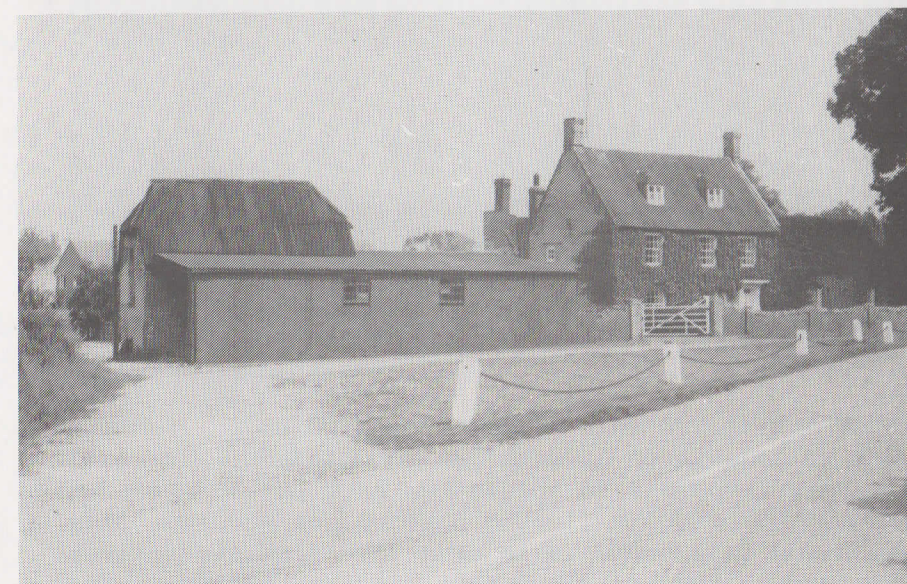


Illustration 2 Barns Suitable for Conversion to Residential Use.

are encouraged to take advantage of Home Improvement Grants and a leaflet outlining the grants available may be obtained free of charge from the Civic Offices.

3.21 Conservation of the Village's character:

Special consideration will be given to development proposals within the Conservation Area to ensure that they are compatible in scale, design and materials with the existing character of the village. This will apply to both new development and alterations to existing development. To give guidance on this the Borough Council have produced three advisory leaflets entitled:

- (a) "Extensions and Alterations";
- (b) "Development in Conservation Areas";
- (c) "Shopfronts and Advertisements in Conservation Areas";

which are available free of charge from the Civic Offices.

3.22 Protecting the Housing Environment:

The provision, expansion or consolidation of uses which would detract from the amenity of residential areas will be opposed.

4.00 EMPLOYMENT

Existing Employment

- 4.01 Unlike most other villages in North Buckinghamshire Sherington has managed, in part, to compensate the decline in agricultural employment experienced over the last 50 years by steadily diversifying its industrial base and now maintains a satisfactory level of local employment opportunities. Local employment in the village includes agriculture, two public houses, the village First School, two repairs garages, two haulage depots, a tyre depot, an agricultural machinery service centre, a horticultural nursery, and a small light engineering firm. The majority of those employed outside the village work in the towns of Bedford, Northampton, Newport Pagnell, and the New City of Milton Keynes.
- 4.02 The number of persons in employment as a percentage of the village population is generally lower in villages than in urban areas. While some of the differences may be explained by a higher percentage of retired people in rural areas, the main reason for this low rate may be explained by the substantially smaller proportion of women in employment in the villages. Although there is no detailed information for Sherington regarding economic activity rates, it is likely that it manifests these characteristics. While the head of the household may have access to employment opportunities in towns by the use of the private car, others in the household may be precluded from finding employment (unless the household own an additional car) by the difficulties of access to towns and the scarcity or unsuitability of employment in the village itself. This suggests therefore that there is a need to encourage some small scale industrial or commercial development within the village to increase local opportunities.
- 4.03 The village of Sherington is a small community and the introduction of large scale employment uses would be likely to have undesirable effects on the amenity of the village. The general policy of the County Structure Plan for employment is for large scale industrial and commercial concerns to be concentrated in existing urban areas and the New City of Milton Keynes. These two factors preclude any substantial new employment in Sherington.
- 4.04 The Structure Plan does however allow for the provision of some employment opportunities to serve the needs of the local community for those who do not wish, or are unable, to commute to work. To this end, the employment policies set out below make provision for the development of small scale industrial or commercial uses, subject to adequate safeguards to ensure that such development does not create environmental problems for the existing village community.
- 4.05 Some of the existing employment uses within the village are "non-conforming", that is, they take place in an area where the main land use is different. Not all non-conforming uses present problems but usually the operational requirements of one use are in conflict with the requirements of the other. As a general policy non-conforming uses should be restricted and directed into an area zoned for that purpose but owing to the small size of Sherington this is not practical.
- 4.06 In some cases the problem of annoyance caused by non-conforming uses can be overcome by a limitation on the use of the building, such as a restriction of working to reasonable hours, or a limitation on the number of vehicles stored, etc, but conditions can only be imposed when an application is made for planning permission.

4.07 It is unlikely that a solution to the problem of non-conforming uses can be found which is acceptable to all parties but the policies detailed below are proposed to resolve some of the problems and to prevent the situation from deteriorating.

Policies for Employment

4.08 The Borough Council wish to encourage the provision of small scale (ie less than 100sq m) industrial and commercial uses within the village either by the conversion of existing buildings or by the provision of new buildings. Such development shall take place within the confines of the village envelope as defined on drawing number 4 (see page 15).

4.09 In particular the Borough Council wish to encourage the development of craft or studio homes and the rehabilitation of redundant farm buildings within the confines of the Conservation Area.

(a) Development of Craft or Studio Homes:

A craft home is a single building used for both residential and light industrial purposes. The workshop may include a small area for retailing. A studio home is a smaller building than a craft home, and may be used for both residential and studio, surgery or office purposes. It may also include a small area for retailing. There are two reasons for requiring associated residential development. Firstly to ensure that the employment is locally based, and secondly, to limit the type of industrial or commercial development envisaged to that compatible with residential accommodation.

(b) The rehabilitation of redundant farm buildings:

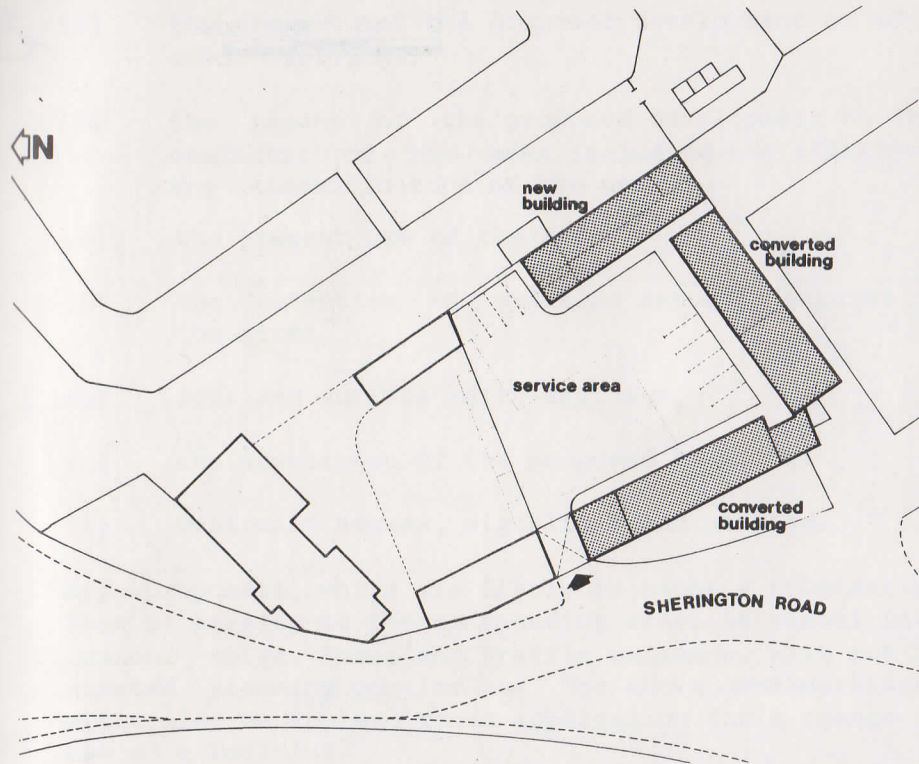
Changes in agricultural methods and technology

have in recent years led to the amalgamation of farm units and the consequent demand for larger more versatile farm buildings. This factor, together with the increasing cost of building and repairs using traditional methods and materials, has encouraged the abandonment of old farm buildings and their replacement with modern pre-fabricated buildings outside the heart of the village. As a consequence of this trend many old farm buildings have become redundant resulting in dereliction and general disrepair. In Sherington many examples of this trend can be seen.

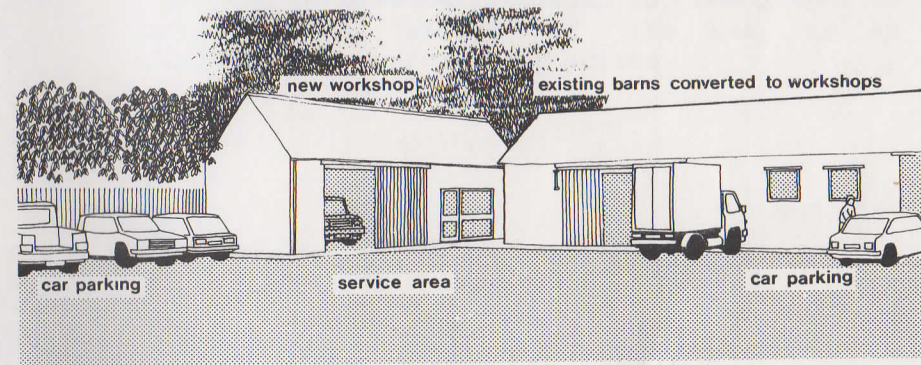
The farm buildings in the village form an important part of the Conservation Area, the loss of which would seriously detract from the village's character. Sympathetic rehabilitation of such buildings for industrial use will therefore be encouraged in appropriate locations. Owners of agricultural buildings in current use or suitable for continued agricultural use wishing to convert them to industrial use will be required to enter into a legal agreement with the Local Authority in order that the Local Authority can control the design and location of buildings required to replace those converted. Such an agreement will require the land owner to apply for planning permission for all new agricultural buildings on the applicants holding. Where a farm holding is extensive a smaller area may be agreed by the Local Authority as being that appropriate for additional control.

Drawing number 6 shows two groups of buildings which the planning authority consider would be suitable for industrial use. Illustration number 3 shows how this form of development could be achieved at Manor Farm, Sherington Road.

Illustration 3 Possible Form of Development, Conversion of Barns to Employment Use, Manor Farm, Sherington Road.



Before



After

4.10 In both cases it is proposed that the use as industrial and commercial premises will be restricted to Class II (Office) or Class III (Light Industrial Buildings) of the Town and Country Planning (Use Classes) Order 1972. The Planning Authority reserve the right to issue a planning permission which is personal to the user. such a permission would lapse on the vacation of the site by that user and a new planning application would be required to establish a new use for the site. Conditions may also be applied restricting the use within the Use Class to prevent undesirable changes not subject to planning control.

4.11 The planning authority may be prepared to allow a retail element to operate from such premises, subject to the limitations outlined in 4.10 above.

4.12 Planning applications for small scale industrial or commercial enterprises within the village envelope will be assessed in relation to the following considerations:

- (a) the type of development proposed and the land use classification;
- (b) the amount of existing and proposed development

on the site;

- (c) the impact of the proposed development on adjacent buildings;
- (d) the impact of the proposed development on the character of the area including the effect of any intensification of the use;
- (e) the present use of the site;
- (f) the retention of existing natural features on the site;
- (g) foul and surface water drainage;
- (h) the appearance of the proposed building;
- (i) vehicular access, sightlines and parking.

Any proposals which are likely to cause a substantial loss of amenity to the surrounding area, ie visual intrusion, noise, fumes and traffic nuisance, will not be granted planning permission. The above considerations will also be applied to an application for a change of use of a building.

4.13 Non-Conforming Uses:

- (a) the Borough Council will take no action where a non-conforming user has a valid full planning permission or a Certificate of Established Use, and is operating within the terms of those consents;
- (b) applications for the expansion or consolidation of non-conforming industrial or commercial premises will be refused where it is likely to give rise to a loss of amenity to the surrounding area;

- (c) the Borough Council will not require the discontinuance of an existing non-conforming use unless such use presents a health, traffic or amenity problem, or gives rise to substantial public objection. This is without prejudice to the Borough Council exercising powers of compulsory acquisition of land or enforcement action in the event of unauthorised uses;
- (d) in the event of the Borough Council deciding enforcement action must be taken the user is still entitled to apply for planning permission. In certain cases the Borough Council may grant planning permission subject to conditions to mitigate the effect of the use, as an alternative to enforcement action.

5.00 VILLAGE FACILITIES

5.01 Shopping

There are currently three shops in the village, a small general store/newsagent, a post office and an antique shop. A number of mobile traders also visit the village.

5.02 A declining level of shopping facilities in rural areas is not restricted to Sherington, it is a national phenomenon caused by changing shopping trends. Increased use of the car has allowed shopping at larger centres, which can offer a wider range of goods at more competitive prices. Whereas food previously had to be bought daily, and therefore locally, it can now be bought more economically in bulk at less frequent intervals. Such buying techniques favour the larger centres. In addition, the increasing cost of labour and transportation, has also resulted in goods being retailed from fewer centres serving larger catchment areas.

5.03 These factors have combined to make local shops in villages less viable and in consequence many have closed down or been forced to increase their prices which in turn has made them even less attractive than the larger centres. A reduction in the number of village shops is unfortunate as its effects can be serious on certain sections of the population. Those with no access to a car find it difficult to travel to the larger shopping centres and people with smaller incomes find it more difficult to buy in bulk and thus offset the transport costs of travelling to the centre against the lower prices found at larger centres.

5.04 Planning policies can do nothing to ensure that the existing shops in Sherington continue trading, as this will largely depend on local people using the shops on a regular basis. The planning authority will however, take a flexible attitude to the provision of shopping

facilities within the village and will favourably consider proposals for the partial use of a building as a shop, ie operations from one room or garage, providing the service is primarily intended to serve the local needs of the community. Planning permission will not be granted where such a use is likely to substantially reduce the amenity enjoyed by adjacent properties.

5.05 Recreation and Open Spaces

At present the village contains a football/cricket/general playing field which is administered by the Parish Council and is located to the east of the village off Perry Lane. Childrens' play facilities and a kick-about area have recently been provided in the centre of the village adjacent to the Carters Close development providing a pleasant and safe area in which children can play. Apart from these facilities the village has a well used Village Hall located in Church Road. Larger and more specialised recreation facilities are available in the towns of Bedford, Northampton, Olney, Newport Pagnell and the new city of Milton Keynes.

5.06 Allotments

The Borough Council recognise that the provision of allotments in the village falls well below their current standards but considers, owing to the apparent lack of demand for plots, that it is not necessary to allocate land for this purpose in this plan. The Parish Council, as the allotment authority, will keep the situation under review during the period of this plan. Should the need arise a site suitable for this use will be identified.

5.07 With the exception of allotment provision, the present amount of land for recreation within the village satisfies the Borough Council's current standards and conse-

quently it is not proposed to allocate any additional land for recreational purposes.

5.08 Education

There is one school in the village, Sherington Church of England First School, which provides education for children up to the age of 8 years. At the age of 8 most children go to Cedars County Middle School in Newport Pagnell. At present the village school has an attendance of approximately 40 children in a building with a design capacity of 60. It is anticipated that the school will be able to cope with the demands of the village over the Plan period and consequently Buckinghamshire County Council have no proposals to expand the school.

5.09 Schools and Colleges to serve other age groups are located in Newport Pagnell, Northampton, Bedford and the new city of Milton Keynes. In addition, youth and adult education activities exist in the village or in nearby Newport Pagnell and Olney, these activities are organised by Ousedale Adult Education Centre and Olney Youth Club.

5.10 The Borough of Milton Keynes recognise that the provision of schools and education is the responsibility of the Education Committee of Buckinghamshire County Council, but regards the provision of a village school as central to the life of the community. No proposals for education in the village are made by the Borough of Milton Keynes.

5.11 Library Facilities

A mobile library currently visits Sherington every two weeks. There are no proposals by Buckinghamshire County Council to change the existing service.

5.12 Social Facilities

Sherington has a Church, a chapel, two public houses and a village hall. Other facilities are situated in Newport Pagnell, Olney, Bedford, Northampton and the new city of Milton Keynes.

5.13 Given the small population of the village the existing social facilities are reasonable. Favourable consideration will be given to the expansion of existing facilities or the provision of new facilities within the village envelope except where they are likely to lead to a loss of amenity to the surrounding area, give rise to traffic or parking problems or are incompatible with Conservation Area policies.

5.14 Health Care

Medical and dental practitioners serving Sherington are situated in Olney and Newport Pagnell. Hospitals to serve Sherington are located in Northampton, Aylesbury, Newport Pagnell and Stone.

5.15 A new District General Hospital is currently being constructed in the new city of Milton Keynes and is programmed to be completed by 1984/85. This hospital will serve Milton Keynes and the surrounding area.

5.16 The provision of health care is the responsibility of Milton Keynes District Health Authority and consequently no specific policies are proposed by the Borough of Milton Keynes.

6.00 TRANSPORT

6.01 From the 1950s the importance of accessibility from rural areas to surrounding towns has increased as a consequence of the declining level of services located in villages. Despite this, the demand for public transport in rural areas has declined, mainly because the private car is more convenient. The decreasing demand for public transport created strong financial motives to reduce the number and frequency of services to villages, which in turn increased the attraction of the private car as a means of transport. This trend does however leave a large part of the population in difficulty if they have limited or no access to the private car. As a result, groups like the young, the elderly and housewives of single car families are dependent upon a declining level of rural bus services.

6.02 Bus Services

Sherington is currently served by a combination of bus and coach services, the basic weekday service consisting of approximately 15 departures from the village in each direction providing journeys to Olney or Newport Pagnell with eventual destinations in Milton Keynes City Centre (11 per day), Wellingborough/ Kettering/ Corby (10), Northampton (2) and London (5). There are single outward morning and return evening services providing work journeys to Wolverton and Bletchley and a bus for children at school in Bedford. The basic service also operates on Saturdays whilst on Sundays a reduced service is provided by the diverted Bedford to Oxford route which serves Olney, Newport Pagnell and Milton Keynes City Centre (3 each way) and on the Corby to London coach route serving Olney and Newport Pagnell (3 each way).

6.03 The lack of higher level schools, social and recreational facilities and employment opportunities in

Sherington means that public transport is an essential link to these facilities for those who do not have the use of a private car.

6.04 The County Council propose in the Structure Plan that bus services should in general focus on town centres, and to this end they will maintain basic urban, inter-urban and market day rural bus services. As the management of bus services is a joint responsibility between the bus companies and the County Council the retention and development of bus services is a matter for these two bodies. The County Council have stated in the Structure Plan however that they will only subsidise bus services where an essential social need exists and it is proved that the costs of meeting that need cannot be fully met by fares or improvements in efficiency. It is likely therefore that public transport in rural areas will continue to be a problem for many years.

6.05 The local community may wish to consider the possibility of arranging a minibus service with paid or voluntary drivers or alternatively cars with volunteer drivers. Such 'self help' schemes may be organised as fixed timetable operations or on a casual basis as the needs of the community dictate.

6.06 As the provision of bus services in the area is a matter to be determined by the County Council and Bus Operators no specific policies are proposed by the Borough of Milton Keynes.

6.07 Roads

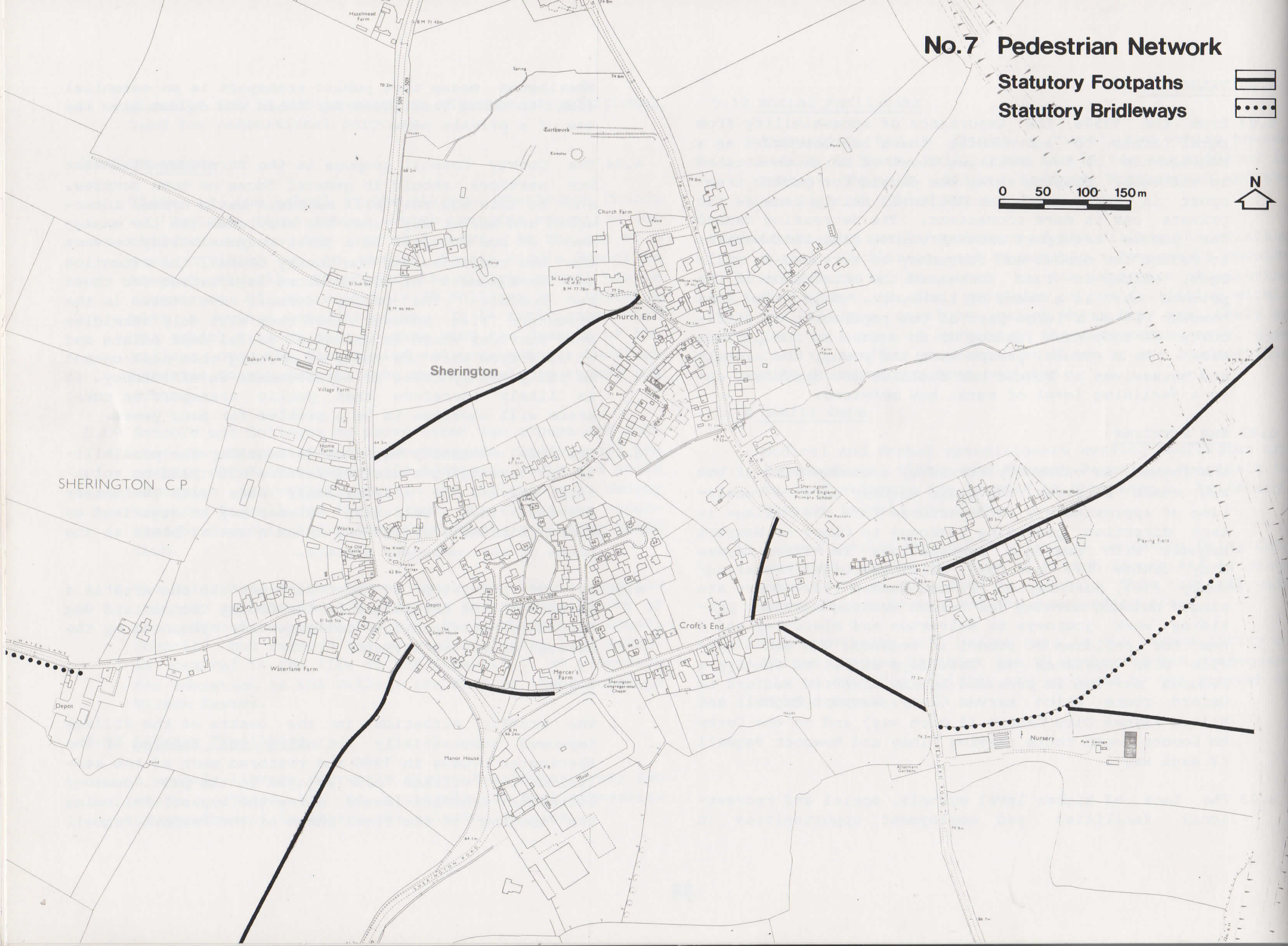
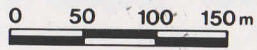
The traffic situation in the centre of the village improved substantially following the opening of the Sherington bypass in 1980 and restored much of the seclusion the village had enjoyed in the past. However increased traffic levels using the bypass, following the opening of the final phase of the Newport Pagnell

No.7 Pedestrian Network

Statutory Footpaths



Statutory Bridleways



bypass in May 1981, has resulted in the old A509 (now C139) through Sherington being used as a shortcut by locally generated traffic. Public consultation in Sherington prior to the preparation of this Plan has confirmed that there is concern at the increasing amount of through traffic using this route.

6.08 The Borough Council recognises that a continuation of this trend would impose undesirable environmental effects on the village and considers that positive measures should be taken to ameliorate the problem. The problem is currently being monitored by the Buckinghamshire County Council.

6.09 Footpaths and Bridleways

Sherington is currently served by a number of Statutory Footpaths and Bridleways, These are shown on drawing number 7. There are no proposals to change the existing network of Statutory Footpaths and Bridleways.

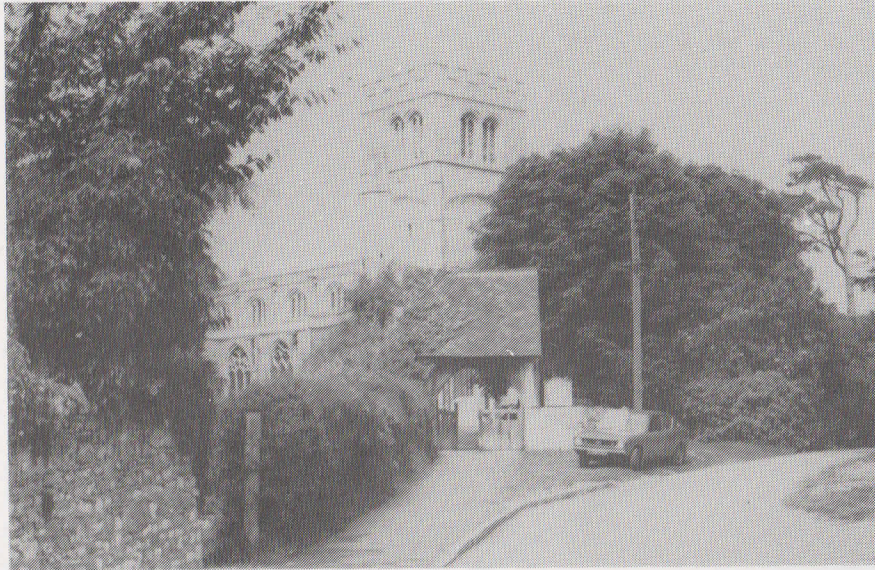


Illustration 4 Village Character

7.00 CONSERVATION AND THE ENVIRONMENT

7.01 Sherington enjoys a situation in agricultural landscape of considerable visual quality. The general form of the village is that of a nucleated settlement built on four roads originally around a central paddock which now accommodates the recently built Carters Close development. The surrounding countryside flows into the heart of the village at numerous points and affords many fine views outward over the gently rolling landscape of the Ouse valley. The church is visible from most parts of the village and in conjunction with the space formed at Church End and School Lane forms one of two focal points of the village, the other being at the Knoll. Fine trees and groups of trees, particularly around the Old Rectory and Manor House, contribute greatly to the overall appearance of the village. These features are shown in illustration number 4. The overall appearance of the village is that of a well-maintained and pleasant character.

7.02 The village contains many fine old buildings which in their form and detailed design give Sherington an identifiable character. These buildings are predominantly two storey in height, some with dormer windows to the roof forming a third floor. The majority of the buildings are constructed from limestone which has weathered to a creamy grey colour, or red brick with tile, slate or thatched roofs and the restricted range of materials found gives a consistent and pleasing appearance. Local design features such as the use of brick detailing on stone buildings, the sympathetic use of dormer windows, restricted use of barge boards and fascia boards and small window openings with small pane windows assist in establishing the character of the village. These are shown in illustration number 5.

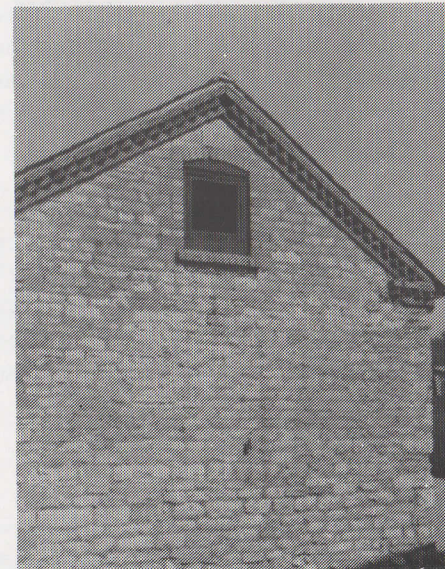


Illustration 5 Typical Local Building Features

7.03 Conservation Area

In 1973 it was recognised that the central part of the village had special character and it was therefore designated a Conservation Area under the powers of the Town and Country Planning Act 1971. Designation of this Conservation Area had the following objectives:

- (a) to protect and enhance the appearance and character of the area;
- (b) to avoid neglect or despoliation due to unsympathetic development.

The boundary of the Conservation Area is shown on drawing number 8 opposite.

7.04 The designation of only part of the village as a Conservation Area does not mean that the environment in the remainder of Sherington is unimportant. The Conservation Area boundary merely indicates the extent of the area of special character in which the resources of the planning authority are concentrated in order to protect and enhance the environment.

7.05 The Borough Council have produced a document "Conservation Areas in the Borough of Milton Keynes" which sets out the powers and policies which the planning authority will exercise in respect of Conservation Areas. Copies are available in reference libraries and may be purchased from the Civic Offices in Central Milton Keynes.

7.06 Listed Buildings

Under the Town and Country Planning Act 1971, the Secretary of State is required to compile a list of "buildings of special architectural or historic interest." Ten such "listed buildings" exist in Sherington

and their locations are shown on drawing number 8. These buildings are situated within the Conservation Area and their appearance and construction give character to the village.

7.07 When a building is "listed" it becomes subject to special protection and control; alterations, extensions and other works including internal works require the consent of the local planning authority if they alter the appearance of the building or affect its character. In addition, damage or neglect of a "listed building" can result in a fine, and in some cases the local authority may carry out repair work and recover the cost from the owner.

7.08 In addition to the Statutory List a Provisional List of buildings was also prepared which indicates buildings of local interest or merit but which did not merit inclusion on the Statutory List. The location of buildings on the Provisional List in Sherington are indicated on drawing number 8.

7.09 The last survey of buildings in Sherington was conducted in 1958 and since that time standards for inclusion on the Statutory List have changed, particularly in relation to the group value of buildings. A resurvey of buildings can be carried out in order to establish a new list of buildings of special architectural or historic interest. Any new buildings added to the list then also gain special protection. Buildings which appeared on the Provisional List would be the most likely buildings to be included on a new Statutory List.

7.10 Advertisement Control

Under the Town and Country Planning (Control of Advertisement) Regulations 1969, Sherington and the surrounding countryside falls within an Area of Special Control of Advertisements. The object of designation as

No.8 Conservation

Conservation Area Boundary



Statutory Listed Building



Provisionally Listed Building



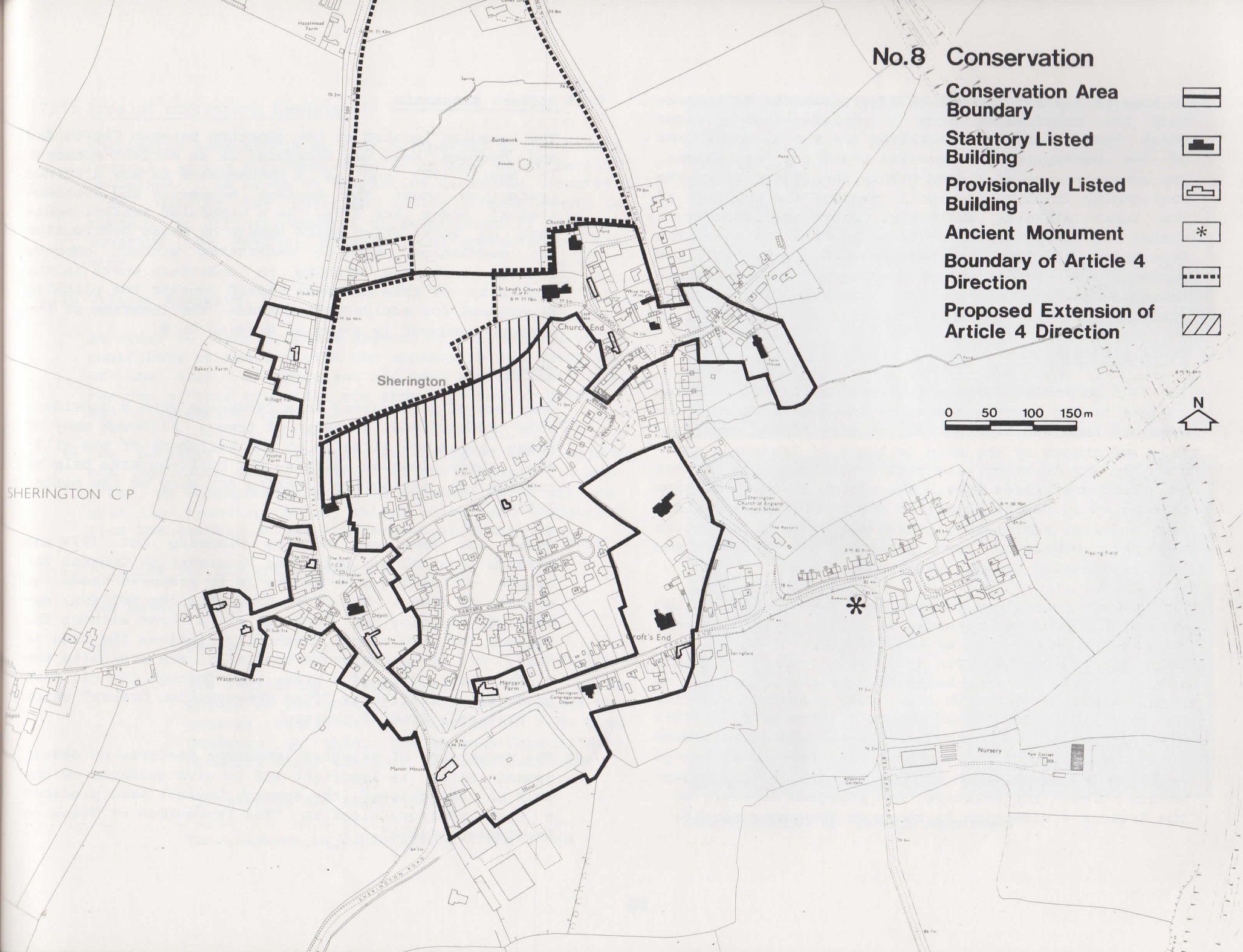
Ancient Monument



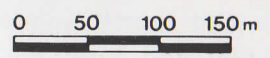
Boundary of Article 4 Direction



Proposed Extension of Article 4 Direction



SHERINGTON C P



an Area of Special Control of Advertisements is to protect the countryside from a proliferation of signs which would tend to detract from the visual appearance of the countryside. In general under the Regulations, any advertisement displayed within Sherington or in the surrounding countryside will require the approval of the local planning authority. There are, however, a number of exceptions to this general rule and the Department of Planning Services, Borough of Milton Keynes, will advise anyone wishing to display advertisements whether or not the consent of the local planning authority is required.

7.11 Article 4 Direction

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. The effect of the Direction is that it is now necessary to obtain planning permission to erect agricultural buildings on this land which may have otherwise been permitted by the Town and Country Planning General Development Order.

7.12 The Borough Council in reappraising the planning policies for the area now consider it appropriate to extend, subject to the approval of the Secretary of State, the boundary of the Article 4 direction south to include all land up to the rear boundaries of the properties on the north side of Church Road. The planning authority consider that additional powers are necessary in this area in order to control or prevent the encroachment into the area of development associated with fringe agricultural uses in an area which adjoins the Conservation Area. The existing and proposed boundary of the Article 4 Direction is shown on Drawing number 8.

7.13 Ancient Monuments

The tumulus located at the junction between Crofts End and Bedford Road was scheduled as an ancient monument in April 1973 and as a consequence is now afforded protection under The Ancient Monuments and Archaeological Areas Act 1979. As a scheduled ancient monument no works which would damage or cause destruction or demolition may be undertaken without express consent. Anyone wishing to undertake works in the proximity of this monument should contact the planning department for advice before hand. The location of the ancient monument is shown on drawing No 8.

7.14 Trees

Sherington is situated in a landscape with a considerable number and variety of trees. Although many of these trees are situated on the periphery of the village, those located within the built-up area help to provide an attractive setting for many of the buildings.

7.15 Under the Town and Country Planning Act 1971 the Borough Council may make Tree Preservation Orders. The object of making such orders is to preserve trees, or groups of trees. The order prohibits the felling, uprooting, lopping or topping of a tree without the consent of the local authority (unless the tree is dead, or in a dangerous condition) and prohibits the wilful destruction of a tree. The Borough Council have produced a leaflet on "Tree Preservation Orders" which is available free of charge.

7.16 The retention of existing landscape features on development sites is important and to give guidance on how this may be achieved, the Borough Council have produced a free advisory leaflet "The Protection of Trees on Development Sites".

7.17 Area of Attractive Landscape

Sherington lies within an area designated by the County Council in the Structure Plan as an Area of Attractive Landscape. In Areas of Attractive Landscape, countryside, outside the built-up limits of settlements is subject to stricter control of development in order to conserve the special character and appearance of the area.

7.18 Village Appraisal

In order to identify those aspects of the village which contribute or detract from the appearance and character of the area, an appraisal has been carried out. The results of this appraisal are shown on drawing number 9 and illustration number 6.

7.19 The policies set out below are designed to reinforce the desirable characteristics of the village. In addition, an enhancement scheme is proposed which will assist in removing those things which tend to detract from the quality of the environment in Sherington.

7.20 Policies for the Environment

New Development:

(a) Design:

(i) New Buildings, extensions or other works should be designed to reflect and enhance the general character of Sherington. To give guidance on this, the Borough Council have produced three advisory leaflets entitled:

"Extensions and Alterations"

"Development in Conservation Areas", and

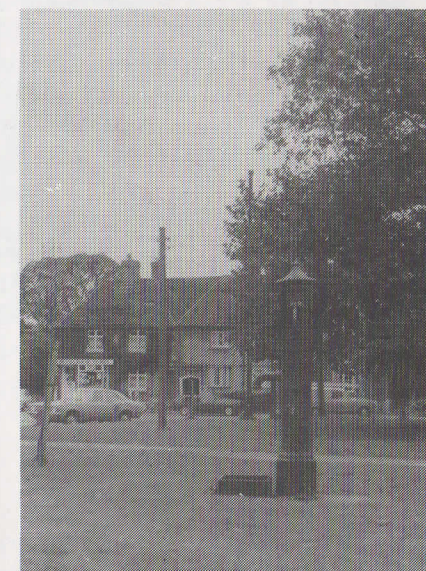











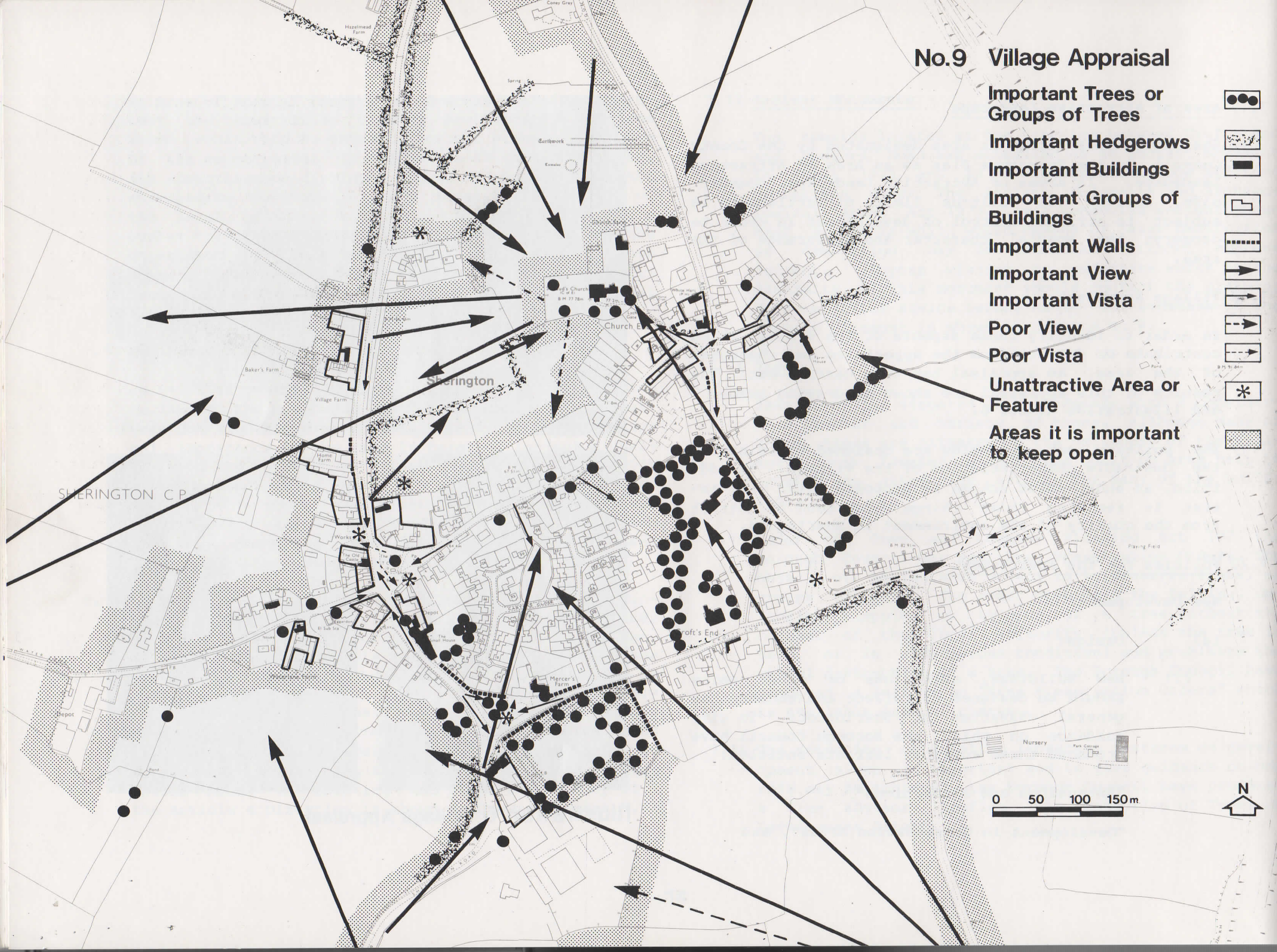


Illustration 6 Village Appraisal

No.9 Village Appraisal

- Important Trees or Groups of Trees 
- Important Hedgerows 
- Important Buildings 
- Important Groups of Buildings 
- Important Walls 
- Important View 
- Important Vista 
- Poor View 
- Poor Vista 
- Unattractive Area or Feature 
- Areas it is important to keep open 



"Shopfronts and Advertisements in Conservation Areas"

These are available free of charge.

- (ii) Form of buildings: The majority of the older buildings in the village are two storey, with a roof pitch ranging from 30 - 50 . Window openings tend to be small in relation to the elevation of the building. New building shall be of a scale and design to blend in with these characteristics.
- (iii) Detailing of Buildings: The detailing of new buildings should reflect the local design features characteristic of Sherington as described in Section 7.02.

(b) Materials:

- (i) Development within the Conservation Area.

The predominant building materials in the Conservation Area are limestone which has weathered to a creamy grey colour, and red brick. New buildings and other works within the Conservation Area will be required to be constructed from stone or red brick similar in form, colour and texture to the materials found on the older buildings in the village. Extensions or other building works to existing buildings will be required to be constructed from materials matching the existing buildings.

The predominant roofing materials in the Conservation Area are red plain tiles and slate; a few of the older buildings are that-

ched. New buildings in the Conservation Area will be required to have small red plain tiles or natural or artificial slate roofs of between 35 - 50 in the case of tiles and 30 - 35 for slate roofs. Alternatively new buildings may be thatched where the situation of the buildings is such that the provisions of the Fire Regulations can be met. Extensions or other building works to existing buildings within the Conservation Area will in general be required to be roofed in materials matching the existing building.

- (ii) Development outside the Conservation Area.

The materials found outside the Conservation Area are predominantly facing bricks and concrete roof tiles. New buildings will be required to be constructed from materials similar in colour and texture to the materials found on adjacent buildings. Extensions and other building work to existing buildings will be required to be constructed from materials matching the existing building.

- (iii) Salvage of Materials.

When demolition of old structures occurs, traditional materials such as stone, handmade bricks and tiles, slates and timber should be conserved for re-use in repair and new infill site schemes.

7.21 Conservation Area:

Detailed policies in respect of the Conservation Area can be found in the document "Conservation Areas in the Borough of Milton Keynes."

7.22 Revision of List of Buildings of Special Architectural or Historic Interest:

In association with the Historic Buildings Officer of the County Council, The Borough Council will request the Department of the Environment to carry out a re-survey of the Parish of Sherington in order to establish a new List of Buildings of Architectural or Historic Interest.

7.23 Protection of trees:

Trees within the Conservation Area already have some protection and it is proposed to extend protection to some trees outside the Conservation Area. Under Section 60 of the Town and Country Planning Act 1971 the Local Authority is given powers to make provision for the protection of trees, in the interest of amenity by making a Tree Preservation Order. The planning authority will make a number of such orders in order to protect trees which add significantly to the amenity of the village.

7.24 Control of Advertisements:

There will be a general presumption against any advertisement in the open countryside. Advertisements may be permitted within the village envelope of Sherington providing they are related to a local business or function and do not detract from the appearance of the village. Existing premises with advertisements that detract from the amenity of the village will be encouraged to remove or resite signs. The Borough Council may serve a Discontinuance Notice where an advertisement gives rise to a substantial loss of public amenity.

7.25 Areas of Attractive Landscape.

It is proposed that in the Area of Attractive Landscape outside the built up limits of Sherington, as defined by the village envelope, there will be a strong presumption against development, in order to conserve the special character and appearance of the area.

7.26 Village Enhancement

In order to enhance the appearance of the village and in particular remove the undesirable features noted on the Village Appraisal Plan (drawing number 9) a Village Improvement Scheme will be prepared which can be implemented by a number of bodies throughout the period of the plan. The detailed scheme for village improvements will be drawn up when this plan has been approved. This scheme will not be confined to the Conservation Area alone, but will include important areas which significantly contribute to the character of the village.

7.27 Although public and private bodies may do their best to improve various aspects of the village, their efforts are often unco-ordinated and can in some cases be mutually conflicting. The scheme will therefore set out overall proposals within which each body can work towards reinforcing the character of the village. A range of measures will be identified, from those which can be done by private bodies, through to small but equally significant things that can be done by individual residents. No timetable will be specified because of the uncertainty of availability of funds, but it is hoped that the measures can be carried out during the period of the plan.

7.28 The Enhancement Scheme

The proposals for enhancement will be broken down into a number of aspects as follows:

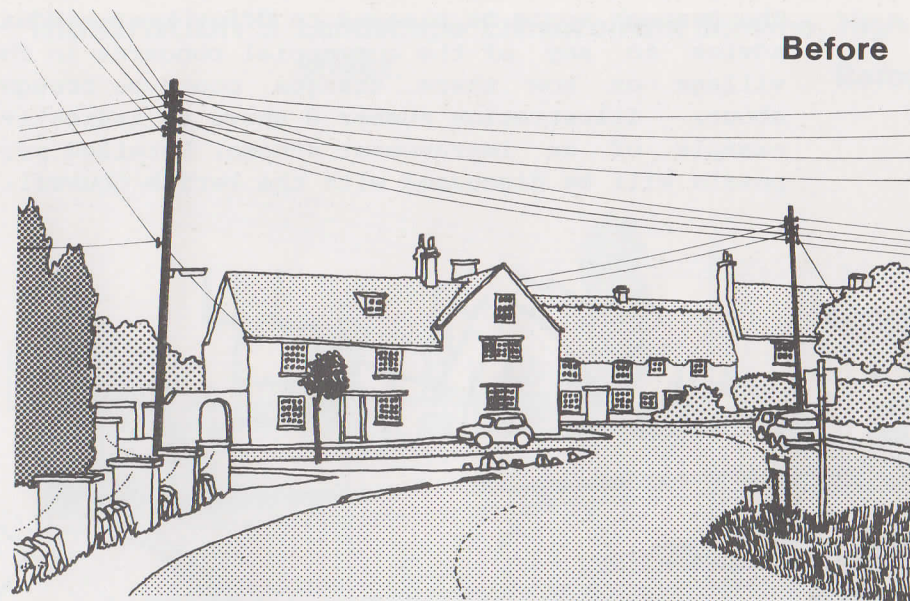
(a) The Removal of Overhead Services:

The most conspicuous feature which detracts from the appearance of the village as a whole, is the proliferation of overhead electrical and telephone lines which dominate the skyline. Placing these services underground is a very costly operation, but the Borough Council, in conjunction with the Parish Council, will negotiate with the Electricity Board and British Telecom to try to bring this about within the period of the plan. The effect of removing overhead lines is shown in illustration number 7.

(b) Integration of Commercial Concerns:

Villages have traditionally had commercial and industrial activities intermixed with housing. The local farms, the blacksmiths, the village store, and a host of small scale craft industries once existed side by side with housing. Today commercial and industrial activities have grown in scale, and residents aspirations have changed to the extent that there is sometimes conflict between the needs of each. In Sherington there are a number of commercial enterprises such as the haulage depots, the Agricultural Service Centre, and the garages, the commercial requirements of which can be incompatible with the desire to conserve the village's character. The natural desire to be conspicuous with large bright signs and the paraphernalia of modern marketing, is often difficult to reconcile with the normal aims of conservation, which stress harmony and conformity with the surrounding environment. It is however, possible to reconcile these conflicts by the use of subtle and sensitive design, using traditional signs and details which integrate the enterprise with the village.

Before



After



Illustration 7 Removal of Overhead Lines

The Borough would be pleased to offer professional advice to any of the commercial concerns in the village on how these changes could be brought about. Illustration number 8 shows an indicative example of an improvement scheme. Detailed proposals will be discussed with the Parish Council.

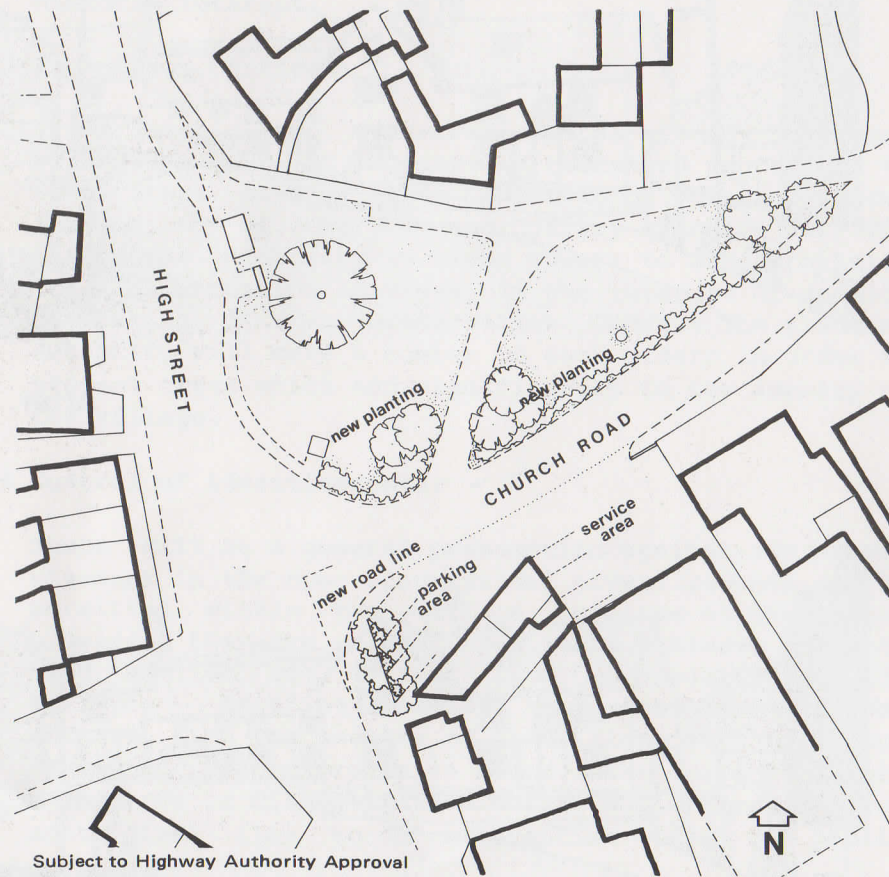
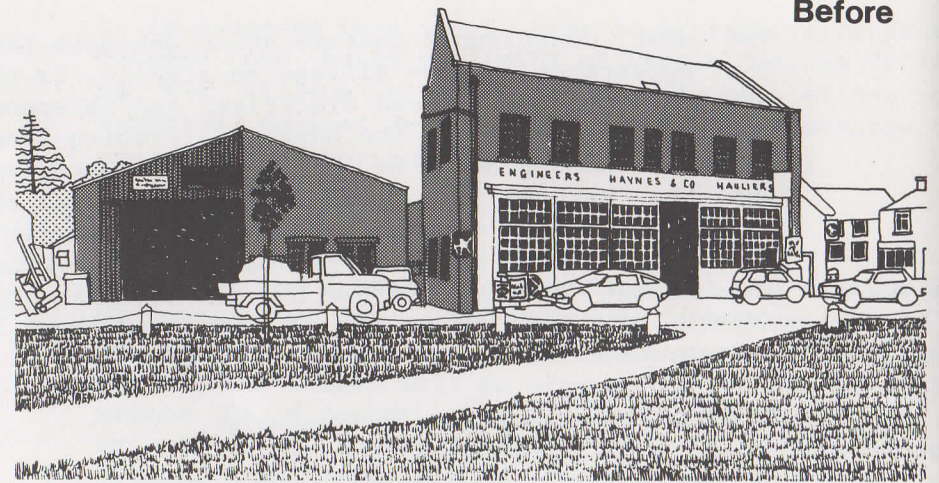
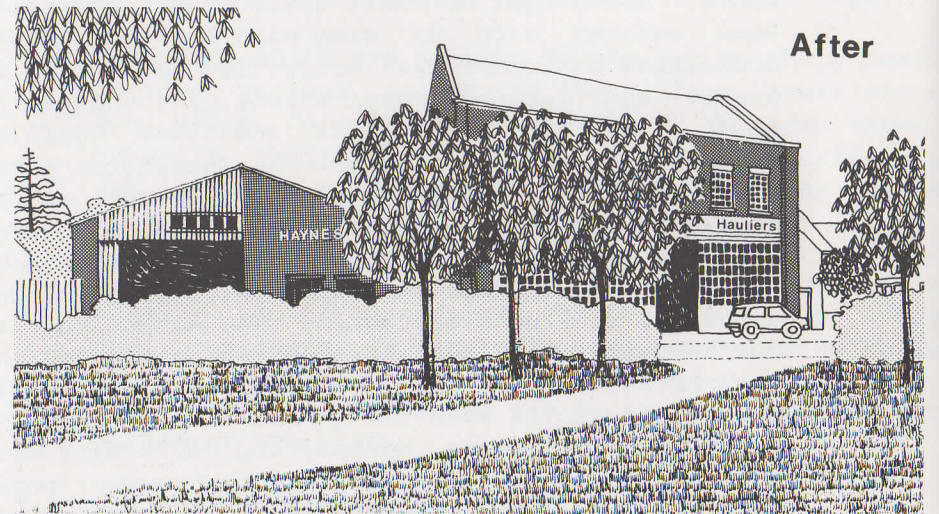


Illustration 8 Improvement Scheme ,The Knoll.

Before



After



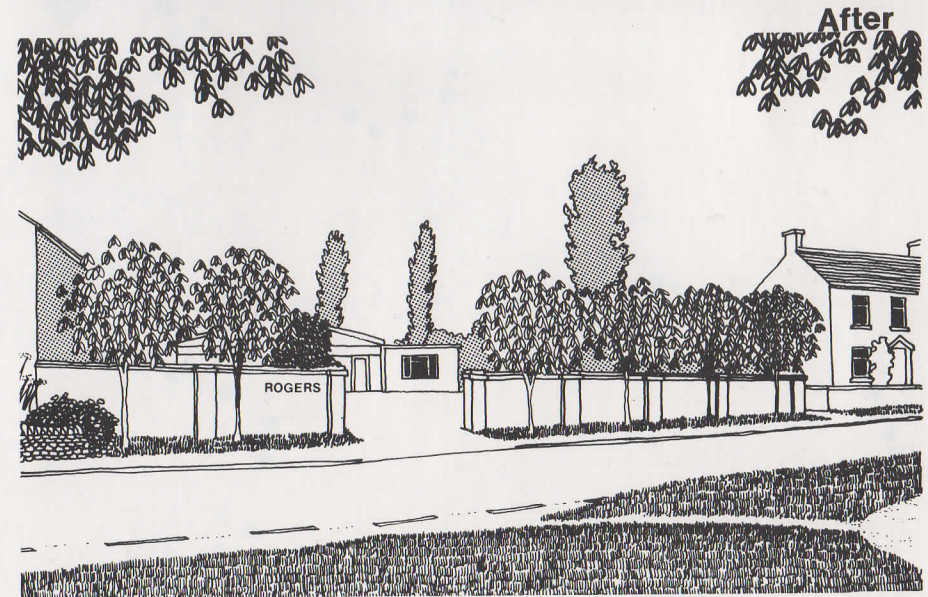
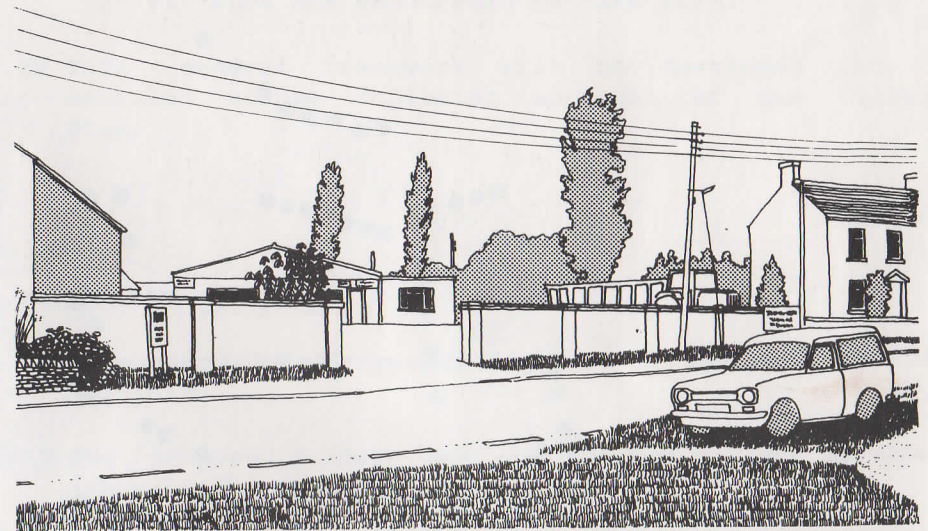
(c) Planting Schemes:

Tree and shrub planting can be used not only to provide a pleasant landscape setting for the buildings in the village, but also to screen some of the less attractive areas, such as gaps in the street frontage, car parking or outbuildings. Residents are encouraged to plant indigenous species of trees and shrubs in the village and to give guidance on this, the Borough Council have produced an advisory leaflet entitled "Tree and Shrub Planting on Development sites," which is available free of charge. Owners and tenants of agricultural land are encouraged to plant trees, and incentives in the form of grants may be available from the County Council. In addition, the Borough Council will carry out a number of planting schemes within the village. An example of a proposed planting scheme is shown in illustration number 9, and proposed planting areas are shown on drawing number 10.

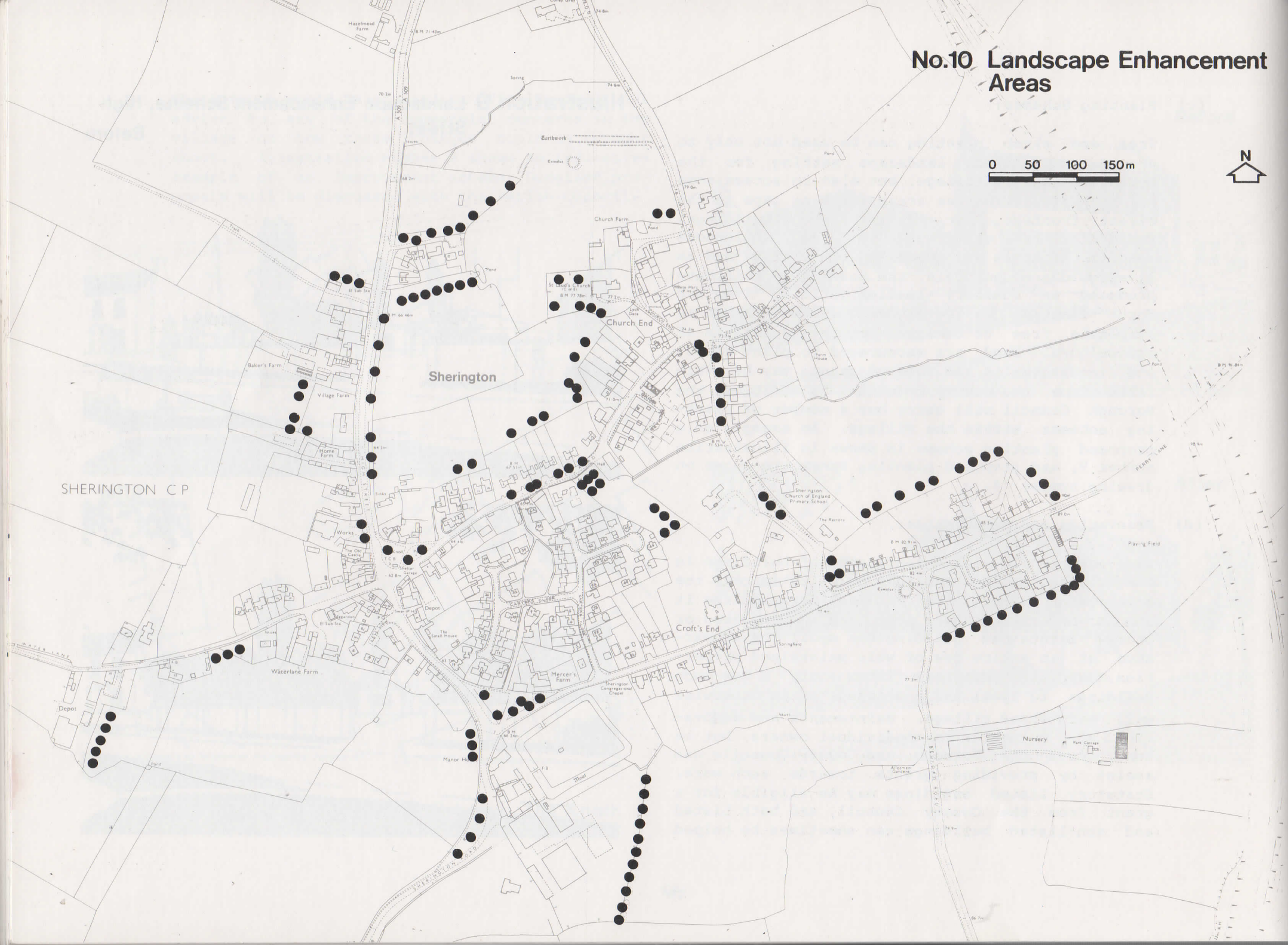
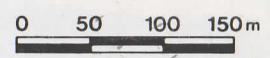
(d) Renovation and Maintenance:

The general level of maintenance of buildings in the village is high and this helps to improve the environment within the village. Nevertheless it should be appreciated that one dilapidated or poorly maintained building can spoil the appearance of an entire row of well maintained properties, and it therefore takes only a few such buildings to spoil the appearance of an otherwise well maintained village. Maintenance and renovation are a matter for individual owners, but in some cases the Borough and County Councils can assist by providing grants towards such work. Statutory Listed buildings may be eligible for a grant from the County Council, and both Listed and non-listed buildings can sometimes be helped

Illustration 9 Landscape Enhancement Scheme, High Street. Before



No.10 Landscape Enhancement Areas



with a grant from the Borough Council. The Borough Council can under certain circumstances, also make Home Improvement Grants under the Housing Act. Information on grants can be obtained from the Civic Offices, Central Milton Keynes.

(e) Street Furniture:

Over the years the village has acquired a number of road signs, posts, notices, seats, litter bins and other miscellaneous street furniture, each, often provided by a different agency and sited without regard to each other. The scheme will propose the rationalisation of these, in some cases removing signs and in others resiting them. Where these occur on private land, the Borough Council will negotiate with the owner to bring about improvements.

The adoption of an overall painting scheme for items of street furniture can add considerably to strengthening the identity of a village. Very often street furniture is painted without regard for the effect which it has in the village, or in its relationship to other items of street furniture. In addition to rationalising the street furniture therefore, the improvement scheme will put forward a co-ordinated painting schedule to relate all these items.

(f) General Tidying Up:

Many minor improvements can be made by local organisations or even individual residents, which although small, can in total add considerably to the enhancement of the village. Repairing broken fences, re-hanging gates, removing old posters and notices, weeding verges, repairing walls and a host of other minor works, all add to the appearance of a village. The annual competition for the

'Best Kept Village' organised by the Bucks. Association of Local Councils, can provide the incentive for a concentrated effort each year, and villages are encouraged to take part.

7.29 This general framework will be developed into a detailed scheme following approval of the Village Plan.

8.00 SUMMARY OF PROPOSALS

8.01 A summary of proposals is shown on drawing number 11 overleaf.

8.02 The proposed primary land use for the village is shown on drawing number 12 overleaf.


No.11 Summary of Proposals

Proposed Village Envelope 

See Paragraph 3.10

Site for Small Dwellings 

See Paragraph 3.17

Sites suitable for Rehabilitation & Change of Use to Residential 

See Paragraph 3.18

Site suitable for Employment Use 

See Paragraph 4.09

Proposed Extension of Article 4 Direction 

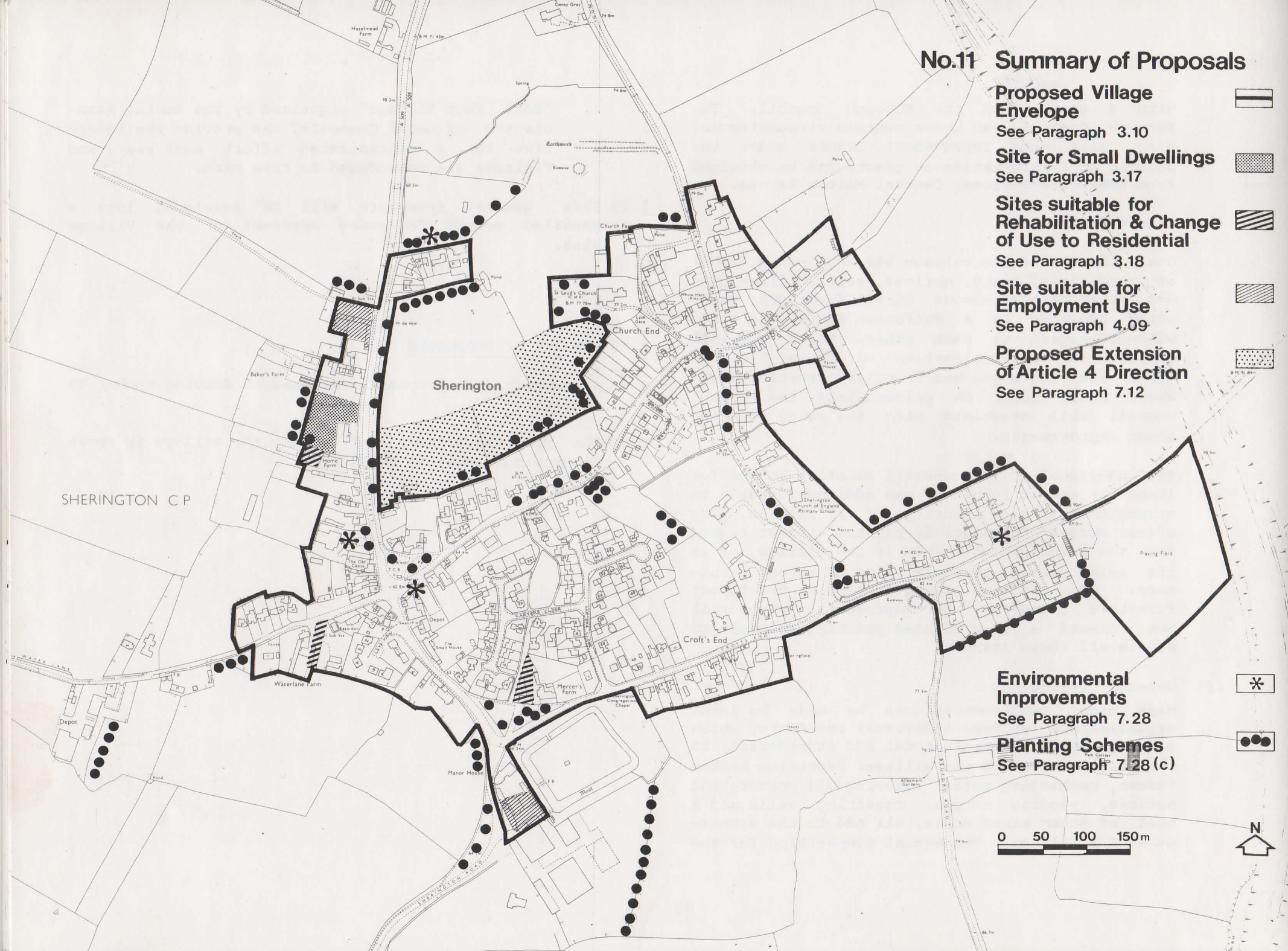
See Paragraph 7.12

Environmental Improvements 

See Paragraph 7.28

Planting Schemes 

See Paragraph 7.28 (c)



SHERINGTON C P

Sherington

Church End

Croft's End

0 50 100 150m



Prepared by:
Department of Planning Services
Borough of Milton Keynes
P O Box 112
Civic Offices
1 Saxon Gate East
Milton Keynes MK9 3HQ

Telephone: 0908 679200

