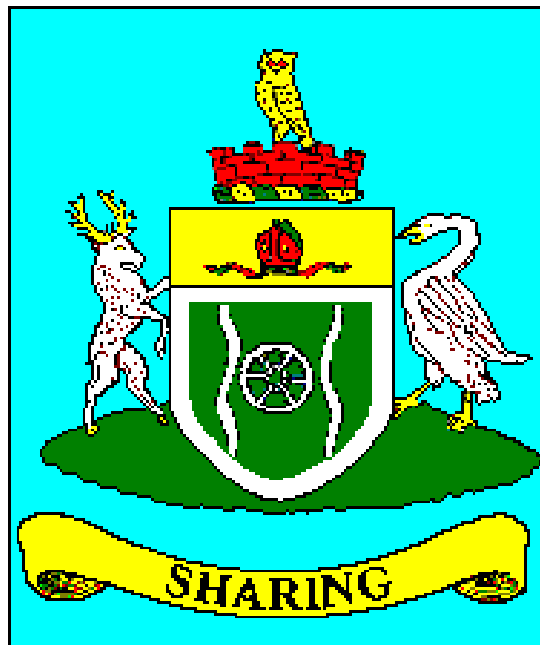


# SHERINGTON VILLAGE APPRAISAL



Issue 1

November 2004

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## 1. Introduction

The Parish Council has undertaken a Sherington Village Appraisal. It organised a number of exercises to engage the community with varying degrees of success. The most recent events took place at the Village Hall on 25<sup>th</sup> October 2003 and a subsequent opportunity in early 2004 for villagers to put forward their view in a written response. We feel that we have undertaken more than adequate general consultation. The time has come to act upon the identified issues and convert these into a programme of actions and priorities that we can share with all members of the community. This first version of the Village Appraisal was published by the Parish Council in September 2004. The Village Appraisal is part of the government's agenda for local government. It is those villages and communities that are seen to be pro-active that will attract additional funding. It will also help Sherington to achieve Quality Parish status, again helping the village to bid effectively for additional funding to be put towards identified projects. The Village Appraisal does not replace the Milton Keynes Local Plan, which is the statutory document controlling development in the village.

The Village Appraisal will be a living document to be updated as events and circumstances change. It will be published in a format so that updating is easy. Our intention is to continually consult with village organisations and employers to gain their specific views. We will take these views on board and then update the Village Appraisal on an annual basis. The Appraisal and Action Programme will then be published and subject to regular review thereafter.

Details of how to make your views heard are set out at the end of this document. The Village Appraisal is being prepared at a time when there is increasing pressure to devolve responsibility for local maintenance.

The Village Appraisal includes supporting information containing appendices including:

- The History of Sherington
- Design Statement
- Extract from the Milton Keynes Local Plan
- Conservation Area Plan
- Aerial Photograph
- Ordnance Survey Extract

We are therefore publishing our take on the key issues affecting the village in 2004.

Please contact us if you have any comments or there are any additions to be made.

## 2. Environment

**The Olney to Milton Keynes Cycleway** – this is now in part a reality and the Parish Council has already organised a meeting where the village commented directly to Milton Keynes Council on the route options through the village.

**The Ouse Valley Way Walk** has recently opened following the route of the River Great Ouse from its source at Syresham near Brackley in Northamptonshire to the sea at King's Lynn passing through Sherington. Further details can be found on [www.ousevalleyway.org.uk](http://www.ousevalleyway.org.uk).

### Aspirations raised by Villagers

- Provision of safe walking and cycling routes through and around the village
- Provision of public footpaths including a walk alongside the River Ouse
- Provision of a community woodland
- Preservation of the special heritage of the village
- Addressing parking problems near the shops and schools
- Improvements to major/dangerous road junctions within the village
- Perry Lane parking
- Improving the quality of village maintenance including:
  - street lighting
  - kerbing
  - fly tipping
- Pressing the utility companies to update the village infrastructure including:
  - foul drainage
  - surface water drainage
  - flood protection
  - the overhead electricity supply network
  - under grounding of overhead cables
  - improving and maintaining footpaths
- Securing the future manageability of Sherington Mound

- Managing the increasing flows of traffic and its speed through village
- Dog Fouling
- Dealing with and managing graffiti

### **3. Economy**

#### **Aspirations raised by Villagers**

- Provision of more local jobs
- Support local businesses:
  - local garages
  - local shops and garden centres
  - local agriculture and horticulture
  - local pubs
  - local kennels
  - local builders and craftsmen
  - local small businesses working from home
- Broadband availability throughout the village
- Encourage/maintain/increase business activities including:
  - company offices
  - small businesses
- Production of a village business directory
- Development of new housing under village control

## **4. Social**

### **Aspirations raised by Villagers**

- More affordable housing
- Better play areas for children
- More focus on teenagers wants/needs
- More focus on older parishioners' needs (we are an ageing society)
- Managing Perry Lane Recreation Ground and providing additional facilities
- More small meeting rooms
- Maintaining close liaison with the Police
- Supporting Sherington School to maintain its role and facilities
- Supporting the local bus service and investigating other innovative public transport modes
- Expansion of village hall to support future village growth
- Public covered areas near the Village Hall and Perry Lane Recreation Ground (specifically Youth Shelters)



## 5. Village Groups

The following are active groups within the village (in no particular order), which need to be supported. The Parish Council would be particularly keen to hear from these groups on their particular requirements and would be pleased to meet with them if required.

- Sherington Youth Club
- Sherington Football Club
- Tuesday Coffee Mornings
- The New Thursday Group
- Sherington Indoor Bowls Club
- The Beavers
- Sherington Historical Society
- St Lauds Church Parochial Church Council
- St Lauds Choir
- Village Hall Trustees
- Village Hall Committee
- Sherington CE First School PTFA & Governors
- Sherington Pre-School
- Sherington Twinning Association
- Sherington Luncheon Club
- Scan Kids

## 6. Local Media & Points of Information

Keeping villagers aware of what is happening in Sherington both on a short term monthly basis as well as long term initiatives is key to ensuring that everyone understands and has an opportunity to comment and contribute to activities and changes in the village environment.

The village has two main sources of information:

- SCAN magazine - a monthly publication that is delivered to all houses in the Sherington parish
- Sherington web site - [www.sherington.org.uk](http://www.sherington.org.uk)
- Citizen Newspaper: Village News Section

In addition there are a number of notice boards throughout the village that contain key information and details of forthcoming events, as well as an official Parish Council Notice board that displays agenda for forthcoming meetings and various other notices that have to be made available to the public under current legislation.

Both this document and copies of approved Parish Council Meeting minutes are published on the Sherington web site. A brief summary of key items is also published in the SCAN magazine.

Parish Council Meetings minutes are available at the Village Shop and the Village Post Office.

The Parish Council meets on the first Tuesday of every month (apart from August) at 19:30 in the Village Hall, any member of the village is welcome to attend the meeting and listen to the business of the Council as well as having an opportunity under the Public Questions agenda item to raise any questions that they have.

## 7. Programme & Priorities

The following table represents the current outline Action Plan. This plan will be reviewed and updated by the Parish Council on a Regular basis. If you have a view on any of the activities below, please either use the table to fill in **your priorities** or you can complete the response form in section 8.0 of this document and return to a member of the council so that your views can be taken into consideration.

Alternatively you can contact a member of the Parish Council to discuss any concerns with or any suggestions that you have to improve the Village Appraisal document. Contact details for the Parish Council are detailed in section 8.0 of this document.

<b>Issue</b>	<b>Timescale</b>	<b>Responsibility</b>	<b>Current Status</b>
Multi activity area	Short Term	Parish Council	Complete
Olney – Newport Pagnell Cycleway	Short Term	Milton Keynes Council	Cross Alban Hill – Newport Pagnell to be completed during 2005
More jobs at Manor Farm Courtyard	Short Term	J W Cook & Son	New Offices opening September 2004
Footpath across Village Hall car park	Short Term	Parish Council	Funds have been allocated and the work has been scheduled to commence in 2005
Improvements to Perry Lane Recreation Ground – Replacement of Storage areas	Short Term	Parish Council	Complete

<b>Issue</b>	<b>Timescale</b>	<b>Responsibility</b>	<b>Current Status</b>
Improvements to Perry Lane Recreation Ground – Provision of swings for younger children	Short Term	Parish Council	Requirements and costs have been obtained, to be completed when funds are available
Junior Football Pitch	Short Term	Parish Council	Refurbishment of pitch to make area safe, work started September 2004, due to be completed Spring 2005
Under grounding of overhead cables	Medium Term	Central Networks formally known as East Midlands Electricity	Phase 1 High Street – Water Lane to be commenced in 2005 if central funds available
Improvements to Perry Lane Recreation Ground – Refurbishment of Pavilion	Medium Term	Parish Council	Requirements and costs have been obtained, to be completed when funds are available
Surface Water/Foul Drainage problems Water lane	Medium Term	Anglian Water	This has been raised with Anglian Water and improvements will be considered as part of the budgeting process for 2006
Future use of Stonepits Close	Medium Term	Parish Council	Woodland Trust to be approached, as well as investigating other re-use options
Development of Business Directory	Medium Term	Parish Council	Not yet started

Issue	Timescale	Responsibility	Current Status
Availability of smaller meeting rooms	Medium Term	Parish Council	To be considered as part of the future development of the Perry Lane Pavilion
Improvements to Road Junctions at Cross Alban Hill, Bedford Road and Crofts End/High Street	Long Term	Parish Council Milton Keynes Council Highways Authority Thames Valley Police	

## **8. Sherington Residents Management Group – Perry Lane Sports & Recreation Field**

The Sherington Residents Management Group was established to develop and maintain the Perry Lane Sports & Recreation Field.

### Aims

To develop and maintain the – Perry Lane Sports & Recreation Field through the tasks of:

- Providing best possible spot & leisure facilities for the community
- Improving the current facilities available
- Expanding the available choice of sports and leisure interest in the community
- Developing the differing sporting skills of the community
- Improving and sustaining the environment as a village asset
- Providing a financial structure for the total facility

### How it endeavours to achieve its aims

- Community Support
- Fund raising activities
- Development of proposals to improve current facilities
- Seek specialist advice from outside agencies
- Seek financial assistance from available grants/funding
- Develop a long term method for the administration of the overall facility
- Use of local community skills

### The Management Group

The management group:

- shall consist of a minimum of five members
- will elect its own chairperson, treasurer and secretary

- shall co-opt new members as required for permanent or short term specialist support
- will report to the community at appropriate intervals to both inform and seek support

The group may be asked to expand its remit to undertake related project within the village.

Why is it desirable to do something?

1. The existing ground and facilities are becoming tired after many years of use, but without much recent investment
2. There has been very little proper maintenance work for some 15 years - village priorities have committed funds elsewhere.
3. The site is regarded as a village asset and should be promoted and developed
4. With proper investment the potential is considerable
5. To encourage more sporting and recreational activities within the village
6. Provide modern and more interesting facilities, to offer wider opportunities and increase choice
7. Be more user friendly to all village groups and residents i.e. young, elderly, disabled, etc.
8. The site has easy access and is away from busy roads
9. Cultivate more local interest in wildlife and environmental issues, build close relationships with the local school
10. Increase awareness and use by promoting involvement of local institutions e.g. Youth Club, School, etc.
11. Attractive for village fetes, national festivals and events
12. Develop opportunities and choice in line with increasing village population forecast
13. Very accommodating rental agreement
14. Promote and provide for a healthy lifestyle

## 9. Contact Sherington Parish Council

You can contact Sherington Parish Council by:

- Speaking or contacting any councillor:

<b>Councillor</b>	<b>Telephone Number</b>
Peter Burton	01908-614034
Peter Cook	01908-615887
Bob Finn	01908-211454
David Hyde	01908-616404
Sarah Jackson	01908-217881
David Keene	01908-218150
Bill Lewis	01908-613171

- Contacting the Clerk – TBA
- Using the Sherington website – [www.sherington.org.uk](http://www.sherington.org.uk).
- Using the attached form that can be returned to any of the above.
- e-mailing the Parish Council – [parishcouncil@sherington.org.uk](mailto:parishcouncil@sherington.org.uk)



## 10. Response Form

### SHERINGTON VILLAGE APPRAISAL

#### ISSUES REPORT– Response Form

I consider that the Village Appraisal should address the following additional issues:

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**Name**

**Contact details**

**(Optional)**.....

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### 11. Table of Responses

Issue	Date Raised	Action
<b>Environment</b>		
<b>Traffic/Parking</b>		
Initiatives to reduce car speeds through village possible reduction of speed limit to 20mph	Feb 2004	Continue to enforce/maintain existing 30mph limit through existing channels. Carry out regular reviews of actual speeds through use of SID's and other means. Request regular monitoring and action by the local Police.
Improvement of road junctions: <ul style="list-style-type: none"> <li>• Crofts End/High Street</li> <li>• Crofts End/Bedford Road</li> <li>• Alban Hill</li> </ul>	Feb 2004	The new Olney - Newport Pagnell Cycle route may well require improvements to various junctions within the village, once the final route through the village is known further reviews will be undertaken. Parish Council will undertake a review of the current position of speed signs and other warning signs as well as investigating the use of more appropriate white lines/markings on the road. Parish Council will also seek advice on appropriate measures from MK Council, the highways authority and Thames Valley Police.
Review & improve areas with poor street lighting	Feb 2004	A review of street lighting requirements will be carried out in conjunction with the under-grounding of electricity and telephone cables within the village.
Resurfacing/repair of key roads in the village. i.e. Bedford Road	Feb 2004	On-going reviews will be continued and action taken as required.
Traffic flows through the village i.e. Gun Lane cut through from Alban Hill	Feb 2004	To be monitored on an on-going basis.
Improvement to parking arrangements in School and shop area	Feb 2004	The Parish Council will ask the school to remind parents of the benefits for their children of walking to from school where possible rather than being driven.

Issue	Date Raised	Action
<b>Footpaths</b>		
A safe walkway/footpath to the Millennium Mound	Feb 2004	Whilst this is desirable, no further action will be taken for the foreseeable future.
Provision of footpath along all village roads/lanes	Feb 2004	Sherington is a rural village, thus not all roads/lanes will have a footpath.
Development of new circular footpaths	Feb 2004	Parish Council will look into producing a directory describing Public Footpaths, Bridleways and Rights of Way around the village. The Ouse Valley Way Walk website address will also be publicised. Missing signs/way markers should be reported to the council to enable repair/replacement and ensure that routes are clearly signed.
<b>Infrastructure</b>		
Additional waste bins in village to reduce litter	Feb 2004	The current number of waste bins is considered adequate. However annual reviews will be undertaken to ensure that litter does not become a problem in the village.
Under-grounding of telephone cables	Feb 2004	The local electricity supplier has a suggested plan for under-grounding some overhead power cables within the village over the next 4-5 years. As part of this project BT will be requested to consider under-grounding their cables.
Protection of the village environment	Feb 2004	The Parish Council will ensure that the village environment is protected as part of any on-going future developments and improvements.
Surface Water/foul drainage improvements	Feb 2004	Anglian Water is being chased as a high priority to provide dates when the Water Lane Sewage System will be upgraded.
<b>General</b>		
Pruning of Trees outside of the Village School	Feb 2004	Parish Council will raise this with MK Council.
Maintaining the fabric of St Laud' Church and churchyard	Feb 2004	Parish Council will help to raise awareness within the village of the needs of the DCC to raise funds and maintain the church for the benefit of all villagers.

Issue	Date Raised	Action
Sponsored floodlighting of St Laud's Church all year	Feb 2004	The Parish Council supports St. Laud's District Church Committee in raising awareness of the need to raise funds to maintain the Church and the Church Yard for the benefit of all villagers.
Creation of new community woodlands	Feb 2004	Parish Council will consider establishing community woodland within the Stonepits Close area of the village.
Acting on fly tipping	Feb 2004	This is an ongoing problem and will be monitored and dealt with as any instances occur.
Improvements to the Millennium Mound	Feb 2004	Whilst this is desirable, no further action will be taken for the foreseeable future.
Growing of Oil Seed Rape in fields adjacent to the Village School/housing	Feb 2004	The village is in the centre of a large rural/agricultural area, thus local farms will grow appropriate crops as necessary. However, the type of crop planted is varied on a rota basis of approximately once every six years which reduce the problems.
<b>Economy</b>		
<b>Housing</b>		
Development of new housing under control of the village rather than dictate from Government/local council ensuring expansion of village is done sensibly and at the right scale.	Feb 2004	The Parish Council need obtain more information and a better understanding of the planning process to ensure that the benefits of 'Planning Gain' is maximised for the overall long term future of the village.
Protection of the long term viability of the Village school	Feb 2004	This will be included as part of a long term plan for the village.
<b>Local Businesses</b>		
Facilitation of village businesses with village groups	Feb 2004	The production of a village business guide detailing all the businesses located within the village will be developed as a matter of priority.
Production of a village business guide	Feb 2004	See above
Support of existing and new village businesses	Feb 2004	See above

Issue	Date Raised	Action
<b>Social</b>		
Provision of affordable housing	Feb 2004	This would be included under the long term development plan for the village.
Safe Play Areas for children	Feb 2004	The Parish Council continually review this and have established two areas within the village that will be developed further as requirements are identified and monies become available.
Village group for men	Feb 2004	This is not a Parish Council issue.
Expansion of village hall should village population increase as a result of new development	Feb 2004	Whilst this will be considered as part of any village development plan, it is outside of the remit of the Parish Council and would be managed by the Village Hall Management Committee. However the Parish Council are aware that there is a perceived shortage of suitable small meeting rooms/areas in the village.

## 12. Table of Village Groups/Individuals that responded

The following table details the village Groups and individuals that provided responses to the initial draft of the Village Appraisal in early 2004.

<b>Name</b>	<b>Village Group or Business Represented</b>
Pauline Stanton-Saringer	Sherington School
Alan Sims	Virginia House Stores
Peter Gardner	Sherington Shooting Centre
Peter Cook	J. W. Cook & Son
John Crane	Geoffrey Osborne Ltd.
Nigel Blight	T2D Group
John Cook	Village Hall Management Committee
Ian Collinge	Webmaster - <a href="http://www.sherington.org.uk">www.sherington.org.uk</a>
David Hyde	St. Laud's District Church Committee
Keith Shepherd	The White Hart Public House
Sarah Jackson	Blue Flame Heating & Gas Services

### 13. History of Sherington

**Sherington** dates back to before the Domesday Book in 1086 where it is listed as Serintone. Iron Age and Roman remains have been found in the area and at the corner of Crofts End and Bedford Road there is a tumulus, which was declared an Ancient Monument in 1973.

In the 1640's, Sherington was involved in the Civil War. In 1643 some of the Parliament forces were based in Sherington, before marching north to take part in the Battle of Naseby in 1645. Gun Lane got its name at that time: there are some earthworks west of the lane, which are believed to have formed part of the defences.

In the Middle Ages, farming in Sherington, as in the rest of England, was done on a communal basis in large open fields. A significant change came about as a result of enclosure, i.e. the division of the open fields into separate plots with individual landlords. Early enclosure was by agreement; however, much of the enclosure in Buckinghamshire was accomplished through Acts of Parliament. Commissioners who had considerable power to allocate land and settle claims oversaw enclosure. They recorded the new allotments, the old enclosures and the exchanges on a map of Sherington, which now provides an insight into how Sherington looked 200 years ago.

It is interesting to note that the basic village layout on the 1796 map was very similar to what it is today. Apart from the Swan on the High Street, there was a second public house opposite the Knoll: the Rose and Crown. Carters Close was not the name of a road but a field which had been enclosed before 1796 and which was transferred from the Revd Samuel Greatheed to the London Company of Mercers, who were two of the biggest landlords at the time. At the time of enclosure, most of the adult population were either agricultural workers or lace makers.

Sherington Parish Council was set up in 1895 and celebrated its centenary with various local events during 1995. On 14 February 1935, the universities of Oxford and Cambridge met on the Knoll to 'Bury The Hatchet'. This event symbolised the two universities putting aside their differences in order to work against their 'common enemy', the younger universities. Sherington lies midway between the two towns. The ceremony was re-enacted in 1995 as part of the Parish Council centenary celebrations.

On 23 January 1967 22,000 acres of North Buckinghamshire were designated as the site for a new city to house 200,000 people and to be called Milton Keynes. Although Sherington (and Newport Pagnell) lies outside the designated area of the new city, the arrival of a new conurbation nearby has had a major impact on local life. In 1974, local government was re-organised. Newport Pagnell Rural District Council was abolished and its responsibility for local services was split between Buckinghamshire County Council and the newly created Milton Keynes Borough Council. On 1 April 1997, there was a further local government reorganisation when this 'two tier' system was abolished and a new unitary authority, Milton Keynes Council, was created to provide all services in the area. Effectively, in recognition of the new character of the area, Milton Keynes had gained its

independence from the rest of the county, which is still provided for by Buckinghamshire County Council.

The area covered by the new Milton Keynes Council is very similar to that of the old Newport Hundred. The new city itself occupies the southwest third of the area, whilst the remaining area (including Sherington) retains its rural character.



## 14. Design Statement

### Townscape, Archaeology, Buildings, Trees, etc.

**St Laud's Church** - The church has a central tower, which has a height of 62ft. Parts of the church building date back to the 13th Century, e.g.: the north arcade and part of the inside of the tower. Other sections are from the 'Decorated' and 'Perpendicular' periods, i.e.: 1290 -1350 and 1350 -1530. Parts of the nave and aisle roofs retain their late medieval timbering. The font is from the late 14th Century, whilst the pulpit is early 18th Century. George Rose donated the brass chandelier in the nave in 1783. There is a stained glass window in the south aisle by Hardman, 1885. The half-timbered Lych-gate was built in 1870. There are 5 bells in G weighing 12 cwt in the church tower. Two bells are dated 1591; one is dated 1672 whilst a fourth is from 1773.

Apart from the church, there are many other old buildings in the village, including the following:

**The Old Rectory** in School Lane dates from 1607.

The **stone barn** with a traceried window in Water Lane was built in 1774.

**Sherington Place**, which faces the end of School Lane at its junction with Church Road and Gun Lane, is from the 18th Century.

**The Manor House** at the south end of the High Street was built in the 18th and 19th centuries. Next to the house is a moat.

The first bridge over the Ouse was probably built in the 13th Century. The current **Sherington Bridge** was constructed in 1818, although it was widened in 1971.

The building where the **village shop** is located, opposite the Knoll, was originally designed in 1871-2 as the Parish School to accommodate 105 children. It cost £900. In 1899 the average attendance was 75. The **current school building** was opened in 1957.

The **Yew Tree Farmhouse** is dated 1595.

**The White Hart** buildings date from the 18th Century.

**The Royal Oak** public house in Church End opened in the mid 1800s, although beer was brewed on the premises before then. It closed in 1923 and is now **The Brewhouse**.

A **Friend's Meeting House** was built in Water Lane in 1689 and is shown on the 1796 Enclosures map. It was subsequently converted into two cottages. The Congregational Chapel was first established in 1782, and **the Chapel** building in Crofts End was constructed in 1822, but has recently been converted for residential use. There was also a **Wesleyan Methodist Chapel** in the village from 1863 to 1974, but again the buildings have been converted to residential use.

**The Village Hall** deeds are dated 1929. The Village Hall was initially run by a trust, which first set the rates for hiring the Hall at a meeting in 1928. The Village Hall committee now runs the Hall.

Many of these buildings are now Listed Buildings, and much of the village is a Conservation Area to help preserve its character.

### **Trees**

The large London plane tree on the Knoll was planted in 1935 to commemorate the Silver Jubilee of King George and Queen Mary. It was planted by Mrs Florence Wellesley-Taylor of Sherington Manor. Her daughter Mrs Dorothy Clutton planted a second tree in 1937 to celebrate the Coronation, but unfortunately this has not survived.

### **Roads**

In the 18th and 19th Centuries turnpike trusts were set up for many stretches of road in England, in order to levy tolls on road users to pay for their upkeep. The Newport Pagnell to Bedford road had a turnpike trust from 1753 to 1780 and again from 1814 to 1870. The Newport Pagnell to Kettering road also became a turnpike in 1753. A tollhouse was situated by Sherington Bridge for part of this period and is shown on the 1796 Enclosures map. At various times tollbars were also set up at other locations: including Choicely Hill and on the road to Olney, north of the junction with Gun Lane.

Following the advent of the motorcar, the High Street became part of the main A509 road, whilst Choicely Hill was part of the A422. In 1980 a bypass was built to the east of the village, leading to the Newport Pagnell bypass, which was built about the same time. The bypass has been successful in taking nearly all the heavy traffic out of the village.

A cycle path is currently under construction from Olney to Newport Pagnell. The routes are the subject of discussion and review by the Parish Council during December 2003.

## **15. Milton Keynes Local Plan**

The Milton Keynes Local Plan is currently under review and is due to be published later this year (2004).

The draft plan, various enquires and reports into the feasibility of the final plan are available on the following web-site:

[www.mkweb.co.uk/local\\_plan\\_review/home.asp](http://www.mkweb.co.uk/local_plan_review/home.asp)

## 16. Conservation Area Plan



### CONSERVATION AREA CHARACTER STATEMENT

## SHERINGTON

Draft: March 1996

Planning Department  
Milton Keynes Borough Council  
Civic Offices  
Central Milton Keynes  
MK9 3HQ

Tel: (01908) 682613

## **SHERINGTON CONSERVATION AREA: CHARACTER STATEMENT**

### **1.0 INTRODUCTION**

Sherington is situated 3 kilometres north east of Newport Pagnell and 4.5 kilometres south of Olney; both of these towns being medieval boroughs. There is a significant variation in height between the eastern extremity of the village (90.0 metres AOD at Perry Lane) and the western extremity (at Water Lane, 60.0 metres AOD). Drainage is westward toward the River Great Ouse. The underlying geology is of the Jurassic series, being formed of oolitic limestone, with Oxford Clay overlying east of the village.

The Conservation Area was designated by Buckinghamshire County Council on 8th January 1973.

### **2.0 HISTORIC EVOLUTION**

It is generally considered that by 2000BC the Upper Ouse Valley must have been well populated, and it is likely that some kind of habitation had been established at Sherington in pre-Roman times, having been cleared from the primeval forest. The Domesday reference to Sciringtun is derived from Scira's Farm and is evidence of Saxon origins. The Domesday Book also refers to a mill and holdings of 10 hides. The Church is thirteenth century; the surviving maps of 1300 and 1580 indicate settlement to the north and west of the church. According to Chibnall there were reputedly 4 manors at Sherington at the end of the 16th century in the names of Cave, Fitzjohn, Linford and Mercers. In the early 17th century these were dispersed among local farmers, although the Mercers' Company did not withdraw entirely until 1919. Sherington Bridge played a role in the Civil War defence of Newport Pagnell, and Gun Lane implies either the transit or deployment of artillery. The Sherington Enclosure Award was made in 1797.

### **3.0 TOWNSCAPE QUALITY**

The importance of the High Street to through traffic was much reduced in 1980 by the opening of the A509 Newport Pagnell Bypass, which passes the village about 200 metres from its eastern edges. High Street (the former A509) is the principal village road upon which stand two of the three main nodes of the village at the junctions of Crofts End and Church Road/Water Lane. The third node is about 500 metres to the east of the High Street, where five minor village roads meet close to the parish church.

The village has previously been described as having an open structure with most houses adjacent, or near, to either the surrounding fields or areas of open space within the village. This description has been somewhat prejudiced by subsequent housing developments, partly initiated in the 1973 Village Plan. Nevertheless, the pattern remains recognisable on account of the generally unobtrusive nature of those developments. The Conservation Area forms almost a complete ring on the plan, including a significant area of open fields lying between the parish church and the northern end of the High Street. Parts of School Lane and Church Road were omitted from the Conservation Area at designation, these sections comprising 20th century ribbons of development.

The area between the High Street (north of the Knoll) and St Laud's Church was considered inviolate as an essential feature of the open structure of the village, and part is included in the Conservation Area. This part of the Conservation Area, land to the north and land up to the rear of properties in

Church Road, is included in two Article 4 Directions which enable control over the erection of agricultural buildings.

The wider setting of Sherington Conservation Area is determined by its situation, on slopes overlooking the valley of the River Great Ouse. This provides long landscape views out from, and into, the village from the south and west in particular. The parish church is the focus of longer townscape views, particularly from the westerly direction. The whole area west of the bypass is included in the Ouse Valley Area of Attractive Landscape. The effect of groups of trees and hedges is to provide a generally secluded feel to the principal approaches to Sherington. Only glimpses of the church tower and nearby buildings are available from the bypass.

The southern approach to the village from Newport Pagnell is along a curving route between low hedges. The distinct edge of the village is at Manor Farm, where a strong line of stone and red tiled buildings have been converted to further residential uses. These buildings signify an entrance into a predominantly stone village, reinforced by the Manor House and Mercers Farm.

A twist in the road at Manor Farm announces arrival at the node where Crofts End joins High Street from the east. This is a significant open space with many trees toward its western side. Large numbers of trees in the grounds of the Manor House, The Lodge, and a large sycamore tree at Mercers Farm provide enclosure to this area. The northern side is weakened by the views of the rear of modern houses in Carters Close. These houses mostly replaced unsightly agricultural buildings, the remnants of which offer scope for improvement. A former long townscape view of the parish church from this area is masked by the Carters Close development. The route out of Sherington is dominated by the Manor House which provides a superb visual stop to the progression along the High Street. A neat hedge softens the effect of the three storey buildings. Open countryside forms the western boundary to the nodal point and provides open views out of the Conservation Area toward the river.

The south side of Crofts End has a good continuous townscape initially marked by the high brick boundary wall and trees to the Manor House grounds. The central and eastern parts comprise predominantly brick and slate cottages, flanked by the Grade 2 listed former Congregational Chapel of 1822 and the Grade 2 listed simple stone and slate cottages at Nos.22 and 24. There are important townscape views along Crofts End in both directions.

On the north side of Crofts End, the grounds of No.23 (The Laurels) are contiguous with those of No.16 School Lane (The Old Rectory), both listed Grade 2, and No.25 Crofts End. Together, these three properties form a well wooded low density enclave, providing a foil to the modern developments close to them. On the School Lane frontage of The Old Rectory are weathered stone and brick walls and trimmed hedges, providing a distinctive private character.

The progression northward from the Crofts End junction toward the second node at The Knoll has many separate elements, but is held together by the predominantly rubble stone construction. Former agricultural elements of the village show in the converted outbuildings on the west side and retained stone farmyard walls on the east side. No.1 (The Lodge) and No.6 (The Small House) are two good stone houses, both listed Grade 2, which mark this sub-area. New two-storey development of the 1970s on the west side at Leys View replaced three-storey stone cottages. The painted buildings on the north side of the Leys View junction limit views ahead to The Knoll and create a grouping with The Swan P.H. and the adjacent thatched cottage (No.12 High Street).

Thereafter, the High Street emerges into the open area at The Knoll, probably the most important of the three nodal points in the village. At the present time this is the main commercial focus of the village, accommodating a shop and a garage/haulage business. The Knoll area serves as a parking facility for these uses and The Swan Public House, and consequently, there is a need to continue to manage the area to avoid harm to the Conservation Area.

The Knoll marks the meeting of High Street with Church Road and Water Lane and has an informal feel on account of the small triangular village green and variety of buildings gathered around it. Haynes and Company's two-storey garage building dominates the scene, especially so in emerging from the narrow Water Lane. The west and north side of The Knoll are much more characteristic of Sherington as a whole, comprised mostly of stone and brick houses roofed in slate, thatch and tile. The redevelopment of the Rogers Engineers Limited site (excluded from the Conservation Area) will assist the continuity of character along the western side of The Knoll, bridging the gap between existing clusters of frontage buildings.

Church Road forms a link between The Knoll and Church End, but its former visual character has been severely eroded by intensive infilling. The Conservation Area boundary is drawn tightly to within the influence of The Knoll, which omits a good group of buildings on the south side where a pedestrian link to Carter's Close is made.

The village end of Water Lane retains a rural character as the outbuildings on the northern edge mask modern infilling. Water Lane Farmhouse, listed Grade 2, and its associated sycamore tree form a closure to the outward view from The Knoll.

The northern end of the High Street exhibits a marked character change once clear of the influence of The Knoll open space. Here the High Street development is one-sided, with open fields leading eastwards up to the parish church, some 300 metres away. The western side is a splendid mixture of stone, brick and whitewashed houses and former barns. Recent development in this area has avoided interference with the overall grain of the street scene, mostly set with gables to the street and linking garden walls in brick and stone. The townscape is equally impressive entering Sherington High Street from the north, where converted farmbuildings in stone, brick and tile again mark a distinct edge to the village.

The eastern side of the High Street is marred by an isolated group of houses which disrupt the open setting of the church. The Conservation Area boundary excludes these properties whilst including adjacent fields leading up to the church. Open views of the church from the High Street are presently rather limited by bulky hedges.

The third node of the village is at Church End, which until the 1960s was separated from the remainder of the village by field breaks along School Lane and Church Road. Present day School Lane is initially flanked by characterless bungalow forms, but its wide verges provide a fine approach to the open area presided over by the stone dressed Sherington Place, listed Grade 2. Four other roads meet here creating a significant sense of arrival at a focal point. Tree planting has improved the contribution of the open spaces here to the Conservation Area.

The Church Road approach passes a pinch-point between the gable end of thatched cottages in Church End and a group of rubble stone cottages at the corner of School Lane and Church Road, all listed Grade 2.

Gun Lane leads out of the Conservation Area and proves a pleasant composition of stone, red brick, slate and tile leading along to the white-painted White Hart public house. This imposing building, like its outbuildings and Sherington Place, stands gable ended to Gun Lane.

The roadway, Church End, leads up to St Land's Church, listed Grade 1, and Church Farmhouse, listed Grade 2. The church tower is pleasantly framed by No.5 Church End, listed Grade 2, and the Brewhouse. A recent development to the east of the church, Field Close, has carefully preserved a view of the church tower from Gun Lane. The churchyard west of the church provides fine long distant views across the Ouse Valley and down on to the High Street's west frontage.

Park Road leads slightly uphill between a group of stone cottages haphazardly arranged around the entrance to Home Farmhouse. The view back into Church End is important in this approach to the village.

#### 4.0 ELEMENTS OF TOWNSCAPE

**Archaeology:** The tumulus located at the junction between Crofts End and Bedford Road was scheduled as an ancient monument in 1973, but is located beyond the eastern edge of the Conservation Area. Other notable archaeological sites are located at Moat Farmhouse and west and north of the parish church.

**Trees:** There are two particularly important tree groups in Sherington Conservation Area, each making a major contribution to amenities. These are at Manor House, surrounding the moated site, and at The Rectory and The Laurels. These trees provide an attractive setting to Sherington in longer distant views, particularly from Chicheley Hill. In many cases, individual trees help to provide an attractive setting for the more important buildings, e.g. Mercer's Farm and Water Lane Farm. All trees within the Conservation Area are given a measure of statutory protection. A series of Tree Preservation Orders give protection to the most important trees, but a measure of statutory protection is afforded to all the other trees in the Conservation Area by a procedure for written notification to the Council. It would be appropriate for a full survey of trees within the village to be carried out, followed by proposals for management to provide effective continuity, without which the character of the Conservation Area will inevitably be prejudiced.

**Buildings:** There is a rather more varied selection of building forms in Sherington than in neighbouring villages. There are many fine old houses, including farmhouses, and accompanying farmyards mostly now converted to alternative uses. There are examples of workers' cottages of the 17th to 19th centuries.

**Styles:** Vernacular styles predominate, although amongst these are a number of more elaborate buildings including the former Sherington Chapel of 1822, which has a gothic influence. The more important houses are Sherington Place (dressed limestone facade), 47-49 High Street (rare 17th century timber framing), 53 High Street (ashlar elevations, coped gables with kneelers), and The Old Rectory (17th century house). Cottages at 16 and 18 Water Lane were built as the Friends Meeting House, with gothic style casements.

**Materials:** The majority of the older buildings in Sherington are constructed of limestone, which has weathered to a creamy grey colour. Local red brick is more common on the 19th century buildings. Some buildings have been whitewashed or rendered, the overall effect being of a consistent and pleasing character. Roofs are a mixture of red tile or slate, together with some surviving thatch. Some



of the modern infill developments have attempted to use yellow brick to imitate the stone character of the village, but this is rarely a successful ploy.

**Listed/Unlisted Buildings:** The parish church is the building of greatest architectural and historic interest, and this is reflected in its Grade 1 listing. No.23 Crofts End (The Laurels) and No. 16 Park Road (Yew Tree Farmhouse) are survivals of the 16th century. Nos. 16, 47-49, 53 and 59 High Street, No.1 Park Road, and The Old Rectory are all from the 17th century. In total there are 37 listed buildings in the village, the most modern being the K6 telephone kiosk located on The Knoll.

Various unlisted buildings also make specific contributions to the character of the Conservation Area, particularly in the case of the two main village nodes at The Knoll and Church End, e.g. Nos. 25-31 (odds) High Street, Nos.2-4 Gun Lane, Nos.4-10 Park Road.

**Activity:** Agricultural activity is now largely carried out from beyond the edges of the village and former farmyards have been converted to residential usage. Sherington has been more successful than other nearby villages in retaining a local employment base. Although the predominant activity is residential, the village retains two public houses, a first school, church, chapel, shop, hall and sports pavilion/field. These activities are spread around the village rather than creating a nucleus of community activity.

**Patterns of Movement:** The residential expansion of the village, although considerable, has been distributed in such a way as to avoid traffic concentration. This is probably helped by the open network of routes dispersing traffic to the three main approach routes. High Street remains the focus for local traffic, also carrying some traffic between Newport Pagnell and the Olney area as an alternative to the bypass route.

**Room for Improvement:** The Knoll was recognised at the time of designation of the Conservation Area as an area requiring considerable attention to defects. The grassed area was regarded as "generally marred by a random collection of electricity/telephone poles, telephone kiosk, vent pipe, notice boards and bus shelter." The Parish Council has initiated many improvements in this area, whilst changing attitudes to conservation resulted in the telephone box being listed in 1988. The removal of overhead lines remains a priority in this area and is awaiting implementation by the statutory authorities in conjunction with the Council.

The majority of the Conservation Area is well cared for and there are no significantly neglected buildings or areas. The maintenance of old stone and brick walls may be a priority for the coming years if the Conservation Area is to retain its character. The desirability of undertaking a tree survey in the village, and planning a management programme to ensure a continuation of mature trees in the Conservation Area, has been mentioned previously.

## 5.0 POLICY FRAMEWORK

The Borough Council's policy statement in respect of Conservation Areas is set out in the Borough of Milton Keynes Local Plan (1995). The key policy for Conservation Areas states:

"POLICY DC15

DEVELOPMENT PROPOSALS AFFECTING A CONSERVATION AREA WILL BE REQUIRED TO PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE AREA. THE

CRITERIA WHICH THE BOROUGH COUNCIL WILL USE IN ASSESSING SUCH PROPOSALS ARE SET OUT IN THE BOOKLET "CONSERVATION AREAS IN THE BOROUGH OF MILTON KEYNES". TO ENABLE AN ACCURATE ASSESSMENT TO BE MADE OF THE IMPACT OF DEVELOPMENT PROPOSALS, OUTLINE PLANNING APPLICATIONS WILL NOT NORMALLY BE ACCEPTABLE IN CONSERVATION AREAS."

And the supporting policy in respect of Development Adjacent to Conservation Areas states:

"POLICY DC16

PLANNING PERMISSION WILL BE REFUSED FOR DEVELOPMENT PROPOSALS WHICH WOULD ADVERSELY AFFECT THE SPECIAL INTEREST OF AN ADJACENT CONSERVATION AREA."

Other policies of direct relevance to Conservation Area management are:

Policy DC12: Protection and Maintenance of Listed Buildings  
Policy DC13: Alterations to Listed Buildings  
Policy DC14: Protection of the Setting of Listed Buildings  
Policy DC17: Conservation Area Consent  
Policy DC18: Scheduled Ancient Monuments  
Policy DC19: Archaeological Sites and Areas  
Policy DC24: Tree Preservation Orders

This Conservation Area Character Statement has the status of Supplementary Planning Guidance and will be used to assist the application of the Local Plan policies.

October 1995  
updated 14 February 1996

mb21402.sam

**17. Aerial Photograph**



### 18. Ordnance Survey Extract



**19. Sherington Parish Council Boundaries and adjoining Parishes**

