

Thornborough Parish Plan



May 2008

Thornborough Parish Plan

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1 Introduction

The Thornborough Parish Plan is one of well over 1,000 Parish Plans throughout the country and has been prepared by volunteers through a Village Survey, sub-committee meetings and an overall steering group. The Plan is an appraisal of where the Village is and presents a plan on needs to maintain, strengthen or improve the surroundings and way of life. The Parish Plan is an important document that is recognised, and partly funded through Local Government. Its contents are taken into consideration in any external plans that may affect the Parish in the future.



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Thornborough is located in Aylesbury Vale, about 2 miles east of Buckingham, 12 miles from Milton Keynes and 10 miles from Bletchley. The Parish itself covers a square area of 2392 acres. It is bound to the north by the flood plain of the River Great Ouse, and to the west by the flood plain of Padbury brook. To the east it is bounded to the Parishes of Nash & Great Horwood, and to the South, Padbury. The Parish is divided into two halves by the A421 trunk road, Thornborough village to the north, and Coombs hamlet to the south. The rural Parish contains a conservation area, a large network of footpaths, several scheduled monuments, and a Community Woodland.

The idyllic and largely tranquil nature of the Village is potentially under threat from the major housing growth areas, determined by the Government in their South East Plan. At the time of publication the requirement is to build over 70,000 homes in Milton Keynes (with expansion into Aylesbury Vale to the south west of Milton Keynes), and 35,000 homes in Aylesbury Town to the south of the area. At present, Thornborough is classed as a Tier 4 settlement and although not threatened by large housing development could be affected by changes to the road infrastructure, increased traffic and decrease in available facilities. A majority of homes are within Thornborough Village with the remainder in Coombs and outlying farms.

Age	Total
0 – 4	47
5 – 15	95
16 – 24	41
25 – 44	189
45-64	130
65 - 74	33
75+	27
	562

2001 HMSO data

The Parish contains 206 households, with 303 males and 259 females with demographic spread as shown below:

2 Recreation

Thornborough has a range of recreational amenities of which the most important is the village playing field. The facilities that are connected with the playing field need to be updated and in some cases extended. A comprehensive development plan could ensure that any money raised is spent in the best possible way to benefit the whole village community.

The village green was registered as common land in 1965. It falls on the Parish Council to manage and act as custodians for these pieces of land, (5 in all). A mostly mown village green and sports field, are provided for enhancing play and sports activities in the village. It has been a difficult balance between managing for recreation and overflow for access for car parking, etc.

There are a number of recreational spaces in Thornborough which are used for barn dances, the gardening society, sheep racing, sports day, Thornborough 10 mile road race and 5 mile "fun run", under 12's fishing (the recreational spaces incorporate the village pond), and many other ad-hoc activities throughout the year, when required marquees and gazebos are erected.

Thornborough Village has a pond in the centre of the Village. It is populated by ducks and moorhens, and historically water voles. Young children feed the ducks, and older children fish occasionally. The Parish Council ensures that the pond is dredged at intervals.



The village Green in Thornborough village centre

The benefits should be researched of changing the common land to a green and what impact this might have on the local community. It is considered important to maintain open spaces within the centre of the village and it's environs. The Green in the centre of the village must not be degraded through use as a car park. We could, as a community do a lot more to enhance biological diversity. We have been used to urban definition of public spaces being kept tidy, and regularly mown. This is not the best system to encourage biological diversity. We should have a mix of habitats. It is worth noting the growing problems of agricultural run off from intensive farming practices, and the resultant denigration of the size of truly natural habitat left. Increasingly domestic back gardens are becoming an important resource for sustaining bird and wildlife habitat. However many modern garden practices, such as using slug pellets, are in direct conflict with encouraging a healthy wildlife habitat. We should raise the level of environmental awareness about the benefits of biological diversity, in the village in general, and through the school in particular.

The legal repercussions of litter and dog mess fouling of the 'green spaces' in the village should be reinforced.

2.1 Sports Field and Pavilion

Cricket and football clubs formally use the facilities and both invest in the maintenance and upgrading of the sports field. They rent the facilities from the Parish Council. It is also used on an ad-hoc basis by many people in the village playing golf, rounders, family cricket, etc.

It is used by the School and is well used by many of the villagers. Dogs are allowed on the Sports Field providing they are kept on a lead, however this is under review. As well as a cricket square there are facilities for skate boarding, basketball, and a pavilion with changing rooms, showers, toilets and a kitchen. In addition there are storage facilities.

In c2004 a grant was made available to add a disabled toilet into the Sports Pavilion, but this was not taken up, as the Parish Council believed that the space would encroach on existing facilities. At this time a grant was however taken up to improve disabled and pram access into the Sports Field.



Sports Field and pavilion

2.2 Playground

The land that the Children Playground is situated on is loaned by Clarence Hodges to the Parish Council, there is no time limit on this loan. The money for the equipment was raised by a temporary sub committee which was arranged by the village/Parish Council and funded by a grant. It is now maintained by the Parish Council.



Playground

2.3 Village Hall

The Village Hall is open to all villagers and other people for hire. It is used twice a week by the neighbouring school and also by many clubs and societies. The Hall is maintained by a charitable trust and owned by the Parish Council, it also has one of the smaller village greens outside it, which is occasionally used for the Gardening Society, Thornborough Players and other users. The Parish Council notice boards are displayed on the North End of the hall.



Village Hall

2.4 Public House

The Two Brewers is the only Public House in the centre of the village and it is used extensively by the villagers. It has an active dominoes and darts group and plays a major part in the life of the village. The Lone Tree is situated on the outskirts of Thornborough on the A421, but this was destroyed by fire in November 2007.



Public House – The Two brewers

2.5 Clubs and Societies

There are a number of recreational activities in Thornborough, many of which are listed below;

- Cricket Club (3 senior teams)
- Football club
- Sports & Social Club
- Thornborough and Thornton Gardening Society
- Women's Institute
- Friendship Club
- Thornborough Infants School
- Parents & Toddlers
- Playgroup
- Scramblers (Sunday School)
- Parents & Friends of Thornborough School (PAFOTS)
- Parish Council
- Village Hall management committee
- Art Group
- Monday School & Lasers
- Thornborough Players
- Bingo

Former Clubs and Societies

- Beavers
- Cubs
- Scouts
- Keep Fit
- Thornborough Thunderbolts (cycling)

2.6 Allotments

The allotments land is leased to Parish Council by Bucks CC, which charges rent that is passed on to the allotment holders at cost.

There are currently 10 full size allotments and 2 smaller, which have been added very recently due to demand.



Allotments

2.7 The Future

Whilst Thornborough is fairly well served by recreational facilities, there is a real desire for these amenities to be upgraded and in certain cases extended. This wish list, shows an approximate development cost for each item and is grouped into two sections in addition to the planning stage;

Planning	£10,000
• Overall plan for the Sports Field	
Refurbishments to existing facilities	£15,000
• Refurbishment of the Pavilion (Changing rooms, disabled toilets, new showers)	
• Signage on the Sports field (no dogs etc)	
New facilities	£100,000
• Parking* for the Sports Field (20 spaces)	
• Training flood lighting** on Sports field	
• Teenage meeting place	
• Tennis Court	
• Extending Pavilion facilities	
• Cinder walking/jogging track around the sports field perimeter	
Total costs	£125,000

* Some parking does exist on both sides of the road by the playing field, but this could be improved by lowering the verges.

** The Parish Council have in the past considered that the Sports Field should not be used outside daylight hours, and any extension of these hours, facilitated by flood lighting must be carefully considered, and the opinions of all neighbours must be sought.

3 Transport

There are no rail links and only a very intermittent bus service, so transport considerations are clearly very important to the village. We have considered these considerations under the following headings;

3.1 Public Transport

There is a bus service from Thornborough to Buckingham (£2.70 return) on Mondays – Fridays allowing 2 hours shopping time. There is also a bus service to Bletchley but the timings are impractical.

What we need is a bus service to Buckingham and Central Milton Keynes that allows 3 hours for shopping on weekdays and Saturdays

Bucks CC Local Transport Plan (LTP2) does not provide public transport proposals that would be of benefit to Thornborough.

3.2 Other forms of transportation

3.2.1 Footpaths

There are a considerable number of popular and well-used footpaths in Thornborough Parish.

3.2.2 Bridleways

There are no bridleways whatsoever, although there are private arrangements in place for parishioners to ride on privately owned land.

Bucks CC at the time of creating woodlands in Coombs indicated the possibility of the introduction of a bridleway, which would be desirable, particularly if there was provision for the parking of horse boxes.

3.2.3 Cycleways

Part of the route already exists to Buckingham, but this is impractical to use and dangerous, therefore of little benefit.

What we need

- It is believed a cycleway to Buckingham would be well supported. Historic Sustrans proposal to take cycleway to Buckingham. Problematic in narrow area by bridge.
- A continuous path to Bourton Road is required and should be promoted as part of future A421 proposals.
- Encourage Rights of Way Team at Bucks CC to include in their budget cycleways, bridleways and footpaths as requested by Buckinghamshire Community Action, the body responsible for enquiries relating to Parish Plans.

3.2.4 Traffic (excluding A421)

The current situation

- Rat running to A422 to avoid Junction of A421.
- Thornborough currently takes all diversion traffic from A421 and A422, normally after closure due to accident (occurs several times per year).
- Coombs will have 40 mph restriction.
- Back Street unrestricted (able to do 60 mph).
- The A421/Cat Lane intersection is a dangerous junction – it is impossible to enter A421 safely.
- Traffic diverted when problems on A421 (Sat Nav leads to heavy vehicles coming into village by Bridge Street).
- Speeding vehicles from Lone Tree Junction and from A422 into Village.

What we need

- Diverted traffic sent via alternative route. E.g. A421 via A413 and Great Horwood.
- Change of sign post at Dancers Grave to indicate Buckingham via A421 rather than Thornborough.
- A method of reducing speed throughout the village.
- Speed restriction at Lower End should be moved towards Thornton (where Thornborough sign located) to cause there to be a speed limit on Back Street.
- A421/Cat Lane junction to become one way from Junction into village with prohibition on HGV's, weight restriction and speed restriction (30 mph) as vehicles enter Cat Lane reducing to 20 mph at point Cat Lane joins Bridge Street.
- A421/Lone Tree Junction – roundabout plus 30 mph speed restriction as you enter Thornborough reducing to 20 mph prior to Lower End junction.
- Monitor which routes are being designated as Strategic Network Hierarchy (SNH) which indicate HGV and traffic routes.
- NB: Bucks CC Area 12 speed limits review (South of A421 including Coombs) public consultation due to be held in Summer 2009 with implementation due Spring 2010.
- Area 14 speed limits review (North of A421 including A421) due to go out to formal consultation Spring 2009, followed by public consultation Autumn 2009 with implementation due Summer 2010.

Note: Cat Lane is the continuation of Bridge Street beyond the last settlement to the South of the Village.

3.2.4 Contd - Traffic A421

The A421 is a dangerous and noisy road with useage increasing and set to increase as Milton Keynes expands further.

The A421 ensures that Thornborough has excellent linkage with Milton Keynes and Buckingham. However, the road is increasingly used as an East-West link between the M40 and M1, which has resulted in greater congestion and noise pollution as well as heightened risk of accidents.

There are a number of potential measures that could be taken to improve the A421 for the benefit of road users and the parish of Thornborough:

- **Speed reduction**

The levels of speed on the A421 through the Parish are regularly well above the speed limit, resulting in heightened risk of accidents as well as noise pollution. A reduction to a 50MPH speed limit would significantly improve both concerns.

- **Speed cameras**

Combined with a reduction in speed limit, speed cameras would result in greater compliance. The A421 appears to be a safe road given its straightness, however the number of junctions and hidden dips means that drivers do not perceive the level of risk.

- **Roundabout at The Lone Tree junction**

This junction is the principal access route into Thornborough. This is currently a very dangerous junction given the speed of vehicles on the A421. It can also be extremely difficult to access the A421 at busy periods of the day. A roundabout would improve safety at the junction and improve access as well as reduce speed on the A421 and reduce noise pollution.

- **Change Cat Lane/A421 Junction to one way**

This is currently a very dangerous junction, particularly for vehicles turning right onto the A421. This would be resolved by making the junction one way and only allow vehicles to turn-off the A421 into Cat Lane.

These improvements would be fully in accordance with the five priorities as set out in the Second Local Transport Plan (LTP2) (2006 to 2011) for Buckinghamshire, which are:

1. Enhancing accessibility
2. Tackling congestion
3. Improving the environment
4. Improving road safety
5. Maintaining and managing the transport asset

3.2.5 Future plans for A421

The expansion of Milton Keynes has led to suggestions that improvements to A421 will be required which include the potential for online dualling or a new alternative routing.

The future plans for the A421 are of great importance for both the residents of Thornborough Parish as well as road users passing through the parish.

The following issues require serious consideration by Thornborough Parish Council together with all residents of the village who are affected not only now by the increased traffic on the A421 but also in the future by whatever is determined in respect of improvements / re-routing to the A421.

Bucks CC local transport plan Local Transport Plan 2 (B5) states on line dualling between 2007 – 2016 most appropriate solution although Parish Council were not consulted.

Bucks CC have provided Parish Council with following assurances:

- Parish Council will be invited to comment before any scheme is progressed.
- When any scheme is progressed Bucks CC will seek the involvement of Parish Council.
- Bucks CC have stated that is unlikely there will be any further statements from Bucks CC without due consultation.
- Bucks CC have advised at September 22nd 2006 that there are no proposed improvements featured in any Bucks CC programme.

The current Transport Area Action Plan states Bucks CC aspiration to carry out improvements from the Eastern end of the Tingewick By-pass to the Bottledump roundabout with the possibility of creating a high quality dual carriageway on the existing highway.

The Panel Report into the South East Plan submitted to the Secretary of State in August 2007 identifies that the Highways Agency is opposed to dualling of the A421 west of Milton Keynes.

If Bucks CC wish to progress their aspirations for the dualling of the A421 West of Milton Keynes funding would need to be sought from the Government who would require Bucks CC to make the following cases:

- Strategic case
- Value of money case
- Delivery case
- Commercial case
- Financial case

In their report, the Panel commented that it did not consider the absence of the dualling of the A421 undermines the proposed Milton Keynes expansion strategy.

It is reasonable now to conclude unless the panels report is overturned that the dualling of the A421 will not occur between 2007 and 2016 and in reality unless Government can be persuaded otherwise it is unlikely that dualling will occur before 2026.

Parishioners will have many concerns with regard to online dualling and its impact on the Parish

- Urbanisation of a rural parish
- Increased road noise
- Light pollution
- Specific effect (beyond that caused to parish in general) to homes/properties located nearer to A421.
- Flood risk due to increased run off from road
- Negative effect on a conservation area
- Destruction of historical land site (refer to Archeological records supplied)
- A421 follows Roman Road along on ridge line through the middle of Thornborough Parish – dualling to the North will cross the ridge on a down slope
- Access points from A421 into village and Coombs

PFA Reports

Reports dated 28th June 2007 and 25th September 2007 were prepared by PFA and commissioned on behalf of Thornborough village. This concludes that an alternative routing would be more appropriate than online dualling. These reports could form the basis for the village to endeavour to demonstrate that online dualling is undesirable. Consultation on the first report was held with Bucks CC in July 2007. These reports are available from the Parish Council.

3.3 Road & Pavement Improvement / Maintenance

There are a number of problems with road & pavement maintenance at present:

- Potholes continue to be a problem throughout the village.
- The pavement between Nash Farm and the children's playground is in a severe state of disrepair.
- The road on Back St, beside the sports field is severely buckled.
- Bridge St is narrow and twisting making vision difficult due to parked cars.
- An extension of the pavement, to include cycleway, from Lower End junction to the Lone Tree Public House would be desirable.

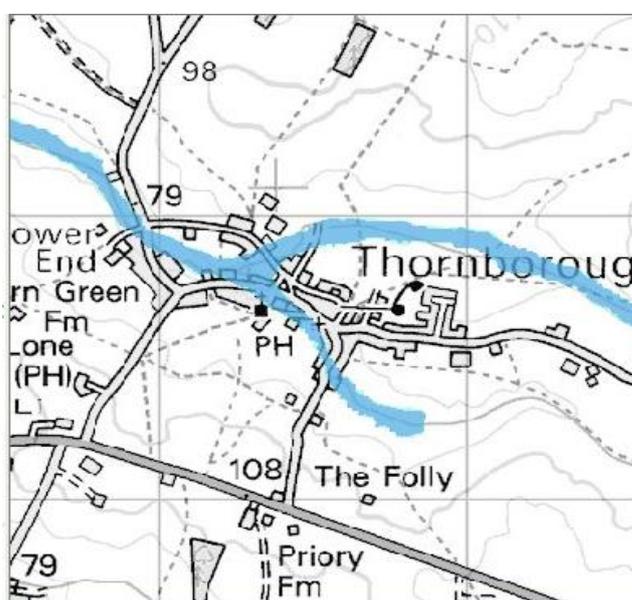
What we need

The Parish Council aims to achieve quality status that will give powers for local road maintenance without the current delays associated with the Highways Department of Bucks CC.

4 Environmental and Community

4.1 Flooding

Flooding continues to be a major concern for householders in Thornborough. A substantial improvement has been made this year with the dredging of the pond and surrounding areas involving Parishioners in stream clearing throughout the length in the Village. Despite this severe flooding continues to occur as shown in the July 20th 2007 photographs of Thornborough Mill, and High Street shown below. Floods have caused insurance loss and displacement of several households.



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- We must not build on the flood plain as identified in this map.
- Monitor the water flow with the assistance of the Environmental Agency or other appropriate body.
- A regular review needs to be undertaken by a Committee at least yearly to remind Parishioners of their Riparian Ownership duties and to continually monitor the situation.

4.2 Lighting

- A majority of sodium street lights in a poor state of repair. The lights are randomly placed around the village, with only the section in Thornhill being spaced in a regular manner.
- Overhead electricity cables. Work is commencing to put all electricity cables underground. This is likely to be a two-year project and will involve removal of some of the poles carrying street lights.
- A village survey has been carried out with regard to lighting the village. The results show that the village is equally split with some wanting more/less lighting.

What we need

- Efficient footpath lighting, which meets the needs of targeted pedestrian lighting on public pathways. They should aesthetically blend into a rural environment.
- White street lights are designed for road vehicles and replacement lights needs to focus downwards and so not contribute to light pollution of the night skies. It is likely therefore that these type of street lights should be removed (alongside the removal of the overhead cables to which poles they share).

4.3 Environmental Standards

Currently Aylesbury Vale DC provides Thornborough with:

- Weekly collections for domestic rubbish
- Bi-weekly collections for paper/tins etc.,
- Four weekly collection of glass
- Bi-annual collection made by refuse lorry for normal 'tip' rubbish.

What we need

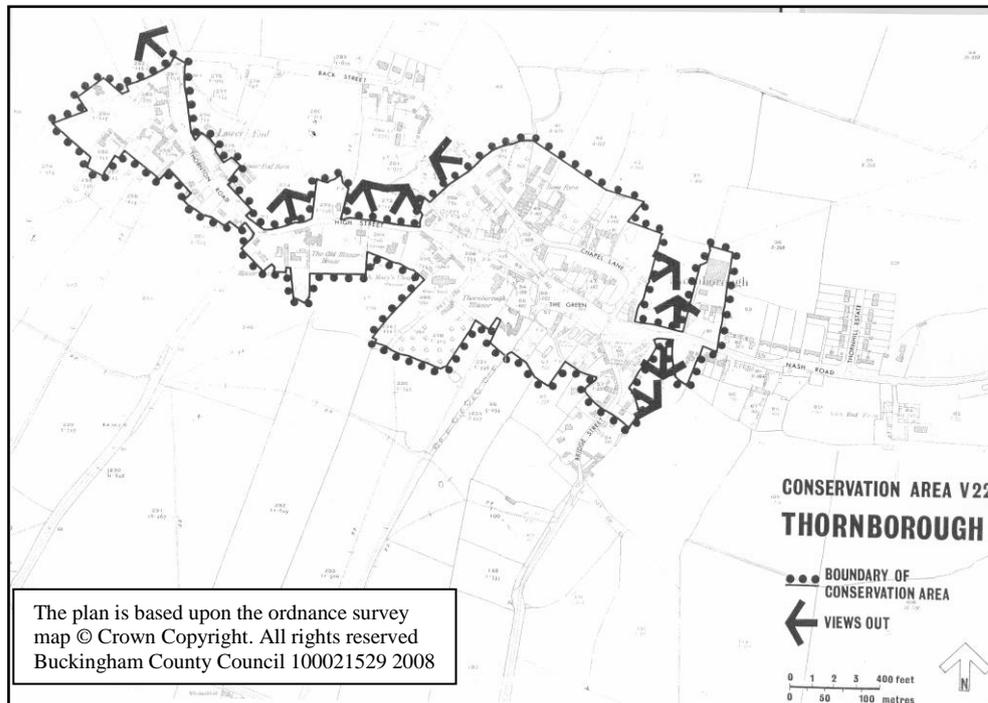
- Continue with weekly collection
- Include cardboard in re-cycling collections.
- Accessible information for the whole village with regard to re-cycling/composting facilities.
- Dog waste bins, one at the Thornhill end, one in the centre of the village & one at the Sports Field (currently under implementation).
- Prevention of fly tipping within the village and outskirts.

4.4 Protected Views

Two areas that have been designated as protected views (see Map). The area of the field between the High St and Back St and bounded by the sports field is a protected view. The area on either side of the top of The Green, on Nash Rd also has been designated as a protected view (see photos).

The two pictures below are of the protected views on Nash Rd, at the top of the Green. This view is protected on both sides of the road. Below these is the protected view from the High St looking northwards towards Back St.

We need views that are protected by Planning and Conservation Policies.



The top two pictures are of the protected views on either side of the road, at the top of 'The Green' on Nash Rd. The third view is from the High St looking northwards towards Back St

4.5 Protected Areas

- Roman Burial Ground adjacent to Thornborough Bridge
- Medieval Village, to the north of Hatchet Leys Lane
- Community Woodland, Coombs including the quarry at Coombs
- Nature reserve and rare Orchid SSSI off Pilch Lane
- Nature reserve, Buckingham arm of Grand Union Canal
- Numerous listed buildings

4.6 Thornborough News and Web Site

Thornborough News is a useful newsletter delivered to the doorstep, 10 times a year, containing all the local information about community events and items about the various groups in the village. The printing of the newsletter is under threat. A village website has also been set up <http://www.thornboroughvillage.co.uk>

What we need

- Continue with the printing of the Thornborough News and provide funding were necessary.
- Expand items and information covered in the publication. Wider use of the website.

4.7 Churches

4.7.1 *The Methodist Chapel*



The Methodist Chapel is situated on the village green and was built in 1894. The Chapel is in regular use by the village and is also part of a wider circuit of worship. It provides ecumenical work with young children via Monday School (5-7 years) and Laser (8-12 years). Also Scramblers (Sunday School) held at the Methodist Church every other week. The Chapel is about to be extended with a new kitchen and disabled toilet, and improved seating area. This will be completed early 2008 and will increase the facilities available to the community.

We need to ensure that fund raising occurs in the wider community. More joint working with St Mary's Church in the future as well as developing the church's own specific work.

4.7.2 St Marys Church

There has been a Christian presence in Thornborough and area for at least 1200 years. Part of the wall behind the cremation plot just down from the main door is Anglo-Saxon herringbone in design. The Church has naturally been added to and adapted over the centuries. St.Mary's itself has some very fine, interesting and even eccentric features. The triptych behind the altar is most unusual, depicting a former Vicar's son killed in WWII. The Bell Tower, which has a very powerful ring of steel bells- one of only a dozen in the world. The Church offers a variety of worship from traditional Communion to All Age Worship (shared with the Methodist Chapel in the village). The Chancel roof and the Bell Tower are in need of repair. It provides ecumenical work with young Children via Monday School, (5-7 years) and Lasers (8-12). St Marys Church has a small congregation.



St Mary's Church

We need to ensure:

- Ongoing debate about the appropriateness of the triptych.
- Repair work to the roof and in the Bell Tower.
- Fund raising in the wider community in the near future.
- More joint working in the community in the future as well as developing the church's own specific work. Proactive role in preserving its future.

4.8 Thornborough Infant School



The Village school caters for children aged 4-7 years. The pre-school caters for children aged 2-4 years on five mornings a week. Both school and pre-school are well supported. The school is consistently above the national average for performance. Roll numbers are fairly healthy with approx. 60% from out of the village catchment area.

What we need

- Increased numbers of pupils attending the school.
- Better advertising of the school locally.

4.9 Community and Health

There are no doctors or dentists practising in the village. Thornborough has an active community which can be evidenced by the number of various clubs and societies in the village. A sub Post Office opens three mornings a week. There are no facilities for teenagers.

What we need

- Retain and regenerate a rural community.
- Solid evidence of what the community wants balanced with practicalities.
- The two churches are hoping in 2008 to start a youth drop-in at the Methodist Church. Funding for this will be sought once the extension has begun.

4.10 Police

There is no police presence in the village. There is a community police officer responsible for Thornborough (and 27 other villages) who can be contacted via a call centre number. A Neighbourhood Watch scheme is run in the village liaising with the local community police officer. There are currently 5 co-ordinators.

Crime levels are very low with a single reported burglary in Lower End in 2005. There have been some isolated incidences of vandalism.

What we need

- More Neighbourhood watch area wardens.
- We also need more accessible public information, using a variety of media considering the demographics of the community.

5 Planning



5.1 Planning Policy

Aylesbury Vale District Council (AVDC) planning policy for rural areas confirms the following:

The general strategy for the Rural Areas is to apply more restrictive policies and controlling housing development than has been the case in the past. This is to ensure that most development is in the most sustainable locations. Therefore, in smaller settlements, development will be severely restricted, and in the open countryside, development will only be permitted in exceptional circumstances.

Subject to other policies of the Plan, permission will only be granted for infilling of small gaps in developed frontages with one or two dwellings and up to 5 units on sites not exceeding 0.2 hectares in keeping with the scale and spacing of nearby dwellings, and for the replacement of existing dwellings in their original curtilage, where there would be no adverse effect on the character of the countryside or other planning interests.

Outside the curtilage of villages such as Thornborough permission for the construction of new dwellings will be granted only in the exceptional circumstances of providing affordable housing to meet a local need, or housing necessary for the purposes of agriculture or forestry.

Impact on Thornborough

It would appear that development opportunities will be limited and probably in the main will be infill only for 1 or 2 properties or the replacement of existing dwellings. This raises a number of issues including:

- The school in the village currently attracts a high proportion of pupils (believed to be 65%) from outside of the village and the effect of minimal development could affect the future viability of the school.
- Similarly, maintaining the Village Post Office or Pub is very important to the Villagers and whose viability will be improved by an increased population.
- On the surface it would appear that AVDC planning policy would limit potential for increasing the affordable housing in the village. However, following meetings between Thornborough Parish Council and Jean Fox, Rural Housing Enabler the potential for exception sites on the edge of the village to meet local needs affordable housing could comply with AVDC planning policy. This is discussed further in section 5.3.

Employment

AVDC propose to apply more flexible policies for employment in the Rural Areas at the most sustainable locations. This is to provide a wider employment base and reduce the overall need for travel within the Rural Areas.

Impact on Thornborough

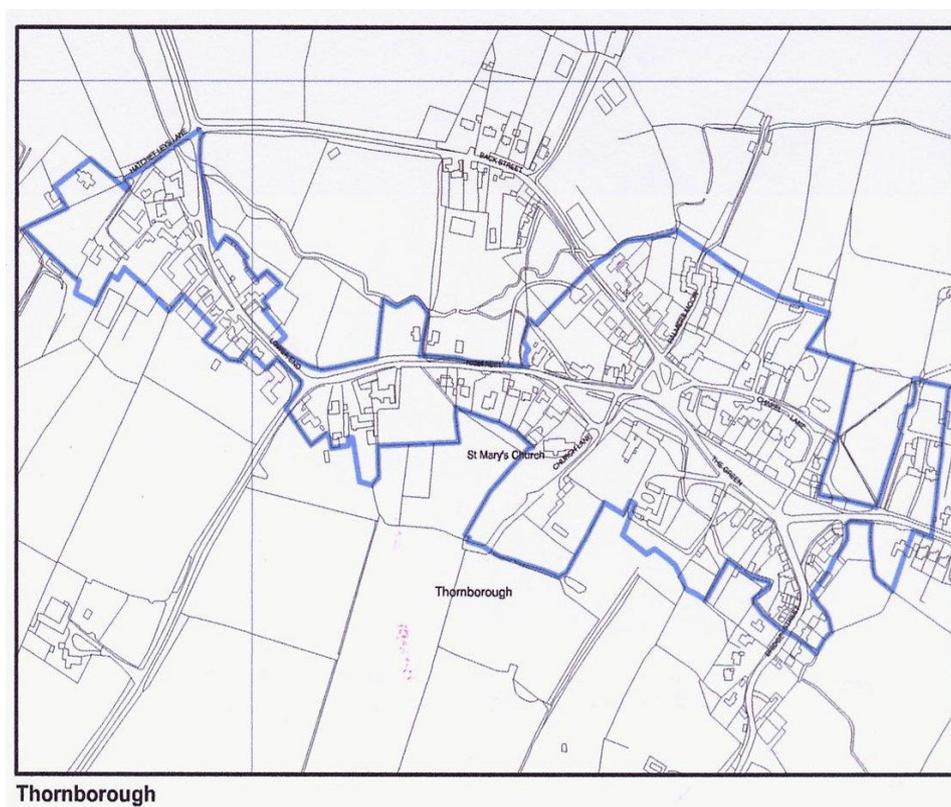
The opportunities to create sites or buildings for employment use in Thornborough are limited and, therefore, it is considered unlikely that there will be development of any significant scale taking place in the foreseeable future. However, with advances in technology, working from home has become a more realistic option for many people. These activities, which can be environmentally beneficial, (reducing the need to travel) are to be encouraged. Normally home working activities if not the principal use within an existing dwelling will not need a planning permission).

Village Development Limits

New development other than in exceptional circumstances (eg affordable housing) will be contained within the settlement framework principally occupied by permanent buildings.

Village Conservation Area

The conservation area for Thornborough is shown on the map below and it is felt that this boundary should be maintained and not altered



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Thornborough is essentially a compact and linear village characterised by a wide main street with limestone houses and a variety of plot sizes. Within the Conservation area are 35 listed buildings along with other examples of high quality buildings. In places the boundary of the conservation area is bounded by fingers of open and informal spaces which add to the quality and setting of the buildings within the Area. These green spaces are very important and the maintenance and enhancement of these green spaces is an overriding objective unless exceptional circumstances can be demonstrated.

Detailed guidance on development within this area is contained within the Thornborough Conservation Plan (AVDC). The policies within this plan are intended to maintain the quality and the environment of the area and are supported. The key messages in this policy document are that:

- Any proposed development within or adjacent to this area must respect the layout, form and scale of the existing buildings and open spaces and retain the natural features of the Conservation Area.
- Any proposals for the alteration, extension or change of use of any buildings must respect the character, materials and design details of adjacent buildings and their setting.

Village Design Statement and Residential Design

Both within and outside the Conservation Area, Thornborough has a high quality built environment which should be maintained and the design of any new building, including Extensions, should add to the overall quality of the Village. To maintain the built quality of the Village it is proposed to develop a Village Design Statement, which will be submitted to AVDC. The Preparation of this Statement will be guided by the following Principles:

- That any new development does not dominate any important views either into or from inside the Village.
- That the design of new development or alterations must respect the character of the surrounding buildings
- That new development must be to the highest standard of design, with the external materials of the highest quality and complement the surrounding buildings.
- To consider contemporary where appropriate as well as more traditional design.
- That new development should be of a similar scale and character to its surroundings and not compromise the environmental quality of the village
- That the materials used should be of the highest quality and where possible utilise local materials which characterise the Village.
- Houses should be designed to the highest levels of energy conservation.
- A complete prohibition against any construction being undertaken on the flood plain.

5.2 Residential

What we have now

The Village is characterised by an eclectic mix of housing styles as demonstrated in the photographic evidence below comprising a mix of modern housing set amongst numerous examples of period buildings of brick timber and stone construction.



Any new residential development should be designed so as to blend harmoniously with the character of the village to enable new buildings to relate to their setting making use where possible of local materials including stone slate and wood.

In addition there may be circumstances where more contemporary architecture depending on location should be carefully considered as demonstrated by the application to re-develop Willow Farm on Nash Road or Palmers Moor.

An example of how new development may relate to its setting is demonstrated by the scheme in Westbury (shown below).



5.3 Affordable Housing

The opportunities for Thornborough residents, both young and old, to rent or purchase on a shared ownership basis in Thornborough are severely limited and restricted to minimal supply in Thornhill and small amount of privately rented accommodation.

A survey has recently been conducted by Jean Fox the Rural Housing Enabler from Bucks Community Action to confirm the requirement for affordable housing in Thornborough and also villagers to identify any suitable sites.

The report dated July 2007 confirmed the requirement for a scheme of 8 units in Thornborough comprising a mix of 1, 2 and 3 bedroom properties with half available for rent and half available for shared ownership.

What we need

The Parish Council to identify suitable sites and to work with Buckingham Community Action to assist in the planning process.

As detailed in Section 5.1, current AVDC planning policy allows for small sites which would not normally be acceptable (in planning policy terms) for housing development to be exceptionally developed for affordable schemes of rental and shared ownership units to meet a proven local need. Any Housing Association development that blended in design terms with the village on an exception site could assist the perceived demand for both rental and shared ownership homes. This site could be located on land adjacent to the built up area of Thornborough or any other suitable sites within the Village, if the development can demonstrate that it will be in keeping with the character of its immediate surroundings and not detrimentally affect the current character of the Village.

6 Vision Statement

The Vision Statement of Thornborough is as follows:

- An inclusive village with a strong supportive and open community spirit which encourages mixing through a variety of local activities and events for all residents.
- A Village with a culture of self help and a supportive community spirit which embraces newcomers.
- A Village which meets the housing requirements of a higher proportion of its existing elderly residents and its existing young people/households.
- A Village that looks to maintain its existing services and facilities including the Village Shop, School, Sports field, Playground and Pub
- A Village that will accommodate change and limited developments that benefits its residents
- A Village which has a safe environment and where the impact of the road traffic has been lessened
- A Village that has maintained its quality built environment and distinctive buildings and where its formal and informal green area such as the Village green or green fingers are retained and well maintained.

7 Consultation process

Questionnaires were made available in the Chapel, Church, Post Office, “Two Brewers” Public House and the Village Hall. In addition two announcements were made in the village Newsletter and copies of the questionnaire were included with the Newsletter on each occasion. The consultation document itself was available on the website and was emailed to all interested parties.

Of the 206 households in the parish, 38 Questionnaires were returned, which together with opinions taken into account in the document itself from 17 members represents a 27% response rate. Finally a public meeting was held in the village hall – this was well attended.

Recreational	Y	N	Not sure
1. Have any important recreational amenities been missed?	6	26	6
2. Are these facilities well managed?	25	4	9
3. Should dogs be allowed on a lead on the Sports Field?	28	10	0
4. Are the recreational facilities well maintained?	24	5	9
5. Should any of the recreational projects be prioritised?	6	17	15
Transportation	Y	N	Not sure
6. Is the Village Bus Service to Buckingham and Milton Keynes satisfactory?	7	22	9
7. Are there sufficient footpaths available?	31	7	0
8. Are the footpaths sufficiently well lit at night?	12	25	1
9. Is there support for making Cat Lane one way with only access from the A421?	22	14	2
10. Is there support for controlling speeding through the village using for example chicanes or rumble strips?	19	19	0
11. Should the A421 through the parish be a 50mph limit with no overtaking along the Thornborough level?	26	11	1
12. Is the level of road and footpath maintenance satisfactory?	1	36	1
13. Should street lighting in the village be improved?	26	11	1
14. Does the parish support the Highways Agency current opposition to the on line dualling of the A421?	26	7	5
15. Do you agree that the proposed Sustrans cycle route to Buckingham be implemented?	31	3	4

Environmental and Community	Y	N	Not Sure
16. Are we doing enough to deal with the flooding issue faced in the village? e.g riparian rights.	16	16	6
17. Should the village promote environmental & energy efficient practices in the Plan?	30	4	4
18. Should we maintain the current waste collection and recycling arrangements?	35	0	3
19. Have all the protected views being correctly identified?	16	5	17
20. Should we improve the usage of key buildings including the Village Hall and the places of worship?	24	7	7
21. Should we improve facilities and activities for the young, elderly and less mobile?	30	4	4
Planning	Y	N	Not Sure
22. Do you agree with the overall Vision presented for the Village?	24	4	10
23. Should the opportunities for home working be encouraged?	30	4	4
24. Is it correct that the Conservation Area boundary is maintained as currently delineated?	29	2	7
25. Have the correct design principles been identified for design?	13	4	21
26. Should the village encourage more residential development?	17	17	4
27. Should we identify sites for affordable housing?	16	19	3

		The Action	How it will be tackled	Priority	Timescales	Responsibility (Lead and partners)	Resource Implications	Monitoring Responsibility
8	Recreation	Change of Use of Common Land to a Green with the aim of protecting these recreational spaces	Obtaining statements from long term residents as to its use	Medium	Initial contacts started in summer 2007	Lead: Parish Council Partners: Bucks Biodiversity Partnership	Funding through Parish Council	Parish Council
		Cleaning of Pond	Dredging	Low	Last done 2007, recommend every 5 years	Lead: Parish Council	Funding through Parish Council	Parish Council
		Increase allocation of Allotments	Discuss with Bucks CC regarding obtaining more land adjacent	Medium	Start 2008	Lead: Parish Council	Unknown	Bucks CC
		Improved facilities at Pavilion and Sports Field	Clarify exact needs and priorities amongst users	Medium	Discussions in 2008, likely to be a longer term project due to costs involved	Lead: Football & Cricket Clubs with assistance through Parish Council. Partners: Bucks Playing Field Association	Significant funding required. Seek possibility of grants. Fund-raising through Village Activities	Standing items at club meetings & at Parish Council
	Transport	Improved bus service	Identifying viable options with Bucks CC in their LTP2	High	Short to medium	Lead: Parish Council – Partners: Bucks CC. Rural Transport Partnership Officer, BCA	Dependent on discussions with Bucks CC	Bucks CC
		Establishment of bridleway in Coombs	Discussions needed with Bucks CC over possible use of Community Woodland	Medium	Medium	Lead: Parish Council – Partners: Bucks CC Rights of Way team	Unknown	Parish Council
		Create Sustrans cycleway to Buckingham	Agreement with landowners on route	High	Medium	Lead: Parish Council – Partners: Sustrans & Bucks CC. Rights of Way team	Costs are high, funding unknown	Parish Council with regular review with Bucks CC Highways
		Parish Speed Review	Inform Bucks CC Highways of sites identified within Plan	High	Being undertaken Spring 2009 with implementation 2010	Lead: Parish Council – Partners: Bucks CC Highways	Nil known	Bucks CC
		Traffic diversion routes	Inform Police & Bucks CC Highways	High	Current dialogue Spring 2008 with Bucks CC	Lead: Parish Council – Partners: Bucks CC Highways	Unknown	Bucks CC
		A421 improvements as identified in the Plan	Regular dialogue with Bucks CC Highways.	High	Discussions on-going.	Lead: Parish Council – Partners: Bucks CC Highways	Unknown	Parish Council with regular review with Bucks CC Highways
		Road & Footpath Maintenance	Regular footpath use will identify areas with access problems. Regular dialogue with Bucks CC Highways. Parish Council to get quality status	High	Discussions on-going. Likely timescale for Quality Status is 2 to 3 years	Lead: Parish Council – Partners: Bucks CC Highways. Rights of Way team	Need to identify costs when these will fall in Parish precept	Parish Council

		The Action	How it will be tackled	Priority	Timescales	Responsibility (Lead and partners)	Resource Implications	Monitoring Responsibility	
8	Action Plan Contd.	Environment & Community	Flood mitigation	Ensuring that homes are not built on the flood plain. Regular review of riparian duties. Establish flood committee	High	Discussions on-going.	Lead: Flood committee. Partners Parish Council, AVDC, Internal Drainage Board, Environment Agency, Riparian Owners	Unknown	Flood Committee
			Footpath Lighting	Sites have been identified and grants being sought. To coincide with removal of electricity poles	High	Timescale unlikely to be before 2010 due to cost	Lead: Parish Council Partners: Central Networks, BT	Costs are significant. Funds to come from grants and precept once Village Hall loan has been repaid	Parish Council
			Look at measures to reduce the carbon footprint and make use of renewable sources	Review of grants available and possible measures that can be adopted	Medium	Unknown and to be determined	Lead: Parish Council Partners: AVDC. BCC Environment team, Community Chest	Unknown costs at present	Parish Council
			Preservation of Conservation Area & protected views	Constant monitoring of planning applications	High	On-going review	Lead: Parish Council Partners: AVDC	Nil known	Parish Council
			Maintenance of Church	As identified in plan	Medium	Unknown and to be determined	Lead: Diocese Partners: Local church groups	Funding unknown but likely to be substantial	Diocese
			Recruitment of Neighbourhood Watch Wardens	As identified in plan	Medium	Start review summer 2008	Lead: Parish Council Partners: Neighbour Action Group. Thames Valley Police	Nil known	Neighbourhood Action Group
	Planning	Undertaking of full review of Affordable Housing	Sites to be reviewed and the appropriate architecture to be in keeping with the village	Medium	Between 18 months & 5 years dependent on land availability & funding	Lead: Parish Council Partners Bucks Community Action, AVDC, Housing Association	Unknown	Parish Council	
		Ensure that Thornborough remains as a low growth settlement	Consultation with Bucks CC and AVDC with regards to rural strategy	High	On-going in phase with Government South East Plan	Lead: Parish Council Partners: Bucks CC, North Bucks PPC, AVDC	Nil known	Parish Council	
		Preparation of a Design Statement	Liaise with Local Planning Authority (AVDC) with respect to determining guidelines in accordance	Medium	Medium. Work yet to start	Lead: Parish Council Partners, AVDC. BCA, Planning Aid	Nil known	Parish Council	
		Ensure no building on flood plain	Liaison with AVDC	High	On-going	Lead: Parish Council Partners: Flooding committee	Nil known	Flooding Committee	
		Speculative developments	Monitor and review with AVDC in line with current planning policies	Medium	On-going	Lead: Parish Council	Unknown	Parish Council	

Acknowledgements

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References: Thornborough – Past and Present, Betty Bunce (2003); Thornborough Parish Paths