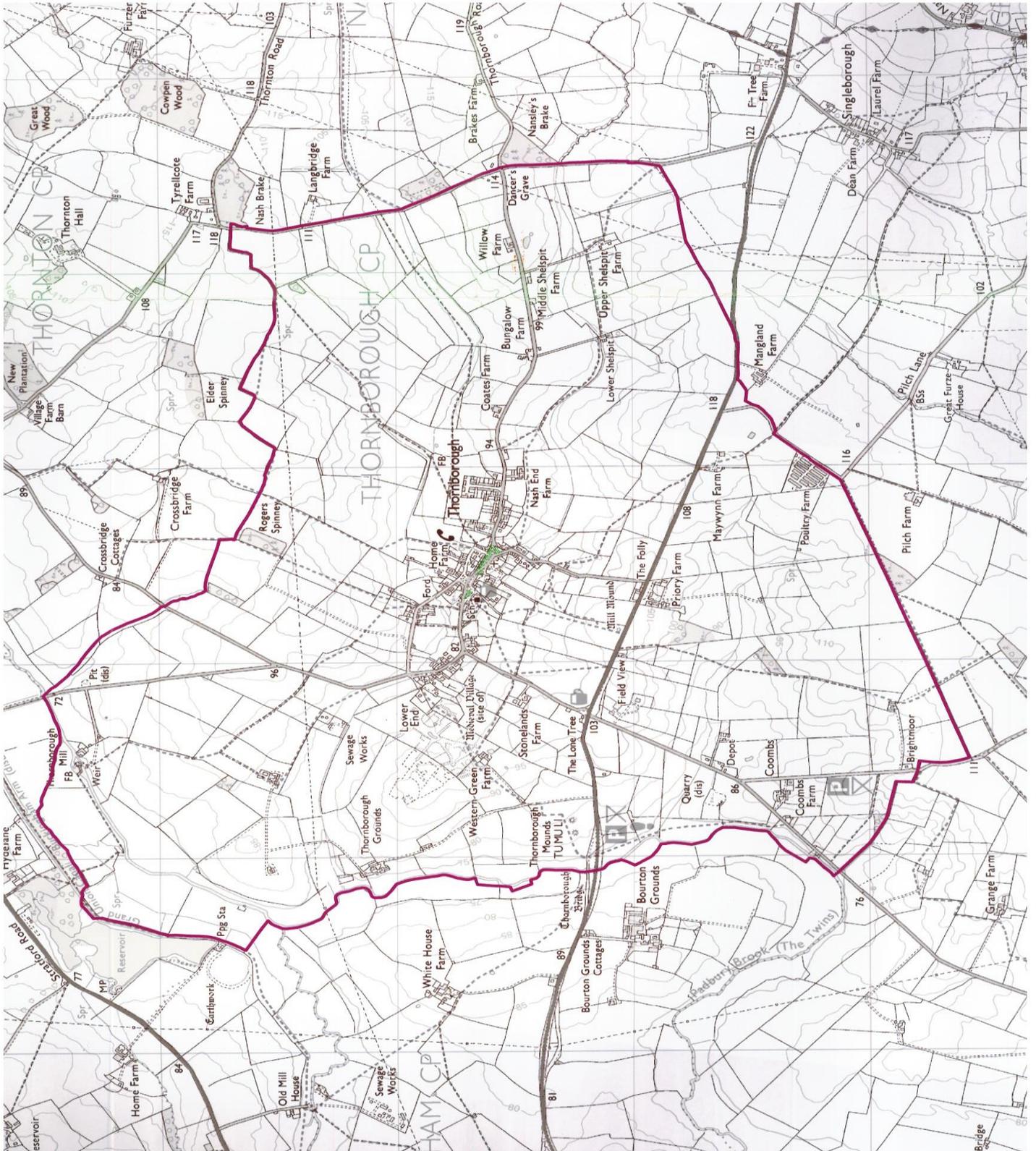


# Thornborough Parish Plan



**May 2008**  
(updated October 2015)



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# 1. Introduction

The Thornborough Parish Plan is a Parish Plan that 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 was in 2008 presenting a plan 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. Thornborough Parish Council hopes that its contents are taken into consideration in any external plans that may affect the Parish in the future.

This current edition has been reviewed and updated in 2015.



Thornborough is located in Aylesbury Vale, about 2½ 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 in two 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, many listed buildings and a Community Woodland.

A majority of homes are within Thornborough Village with the remainder in Coombs and outlying farms. The idyllic nature of the Village is potentially under threat because of the current situation with Aylesbury Vale District Council's submitted Vale of Aylesbury Plan being rejected by the Minister as inadequate in January 2014 on advice from the Inspector. With no over-arching plan in place until 2017 when the new Vale of Aylesbury Local Plan will be ready, this Parish Plan is important in helping to show any future plans the parish has for its development in a measured and considered manner and to help protect it from random development that could spoil the tranquillity of parish life.

Our aim for Thornborough is for it to be:

- An inclusive community with a strong supportive and open community spirit which encourages mixing through a variety of local activities and events for all residents.
- A community with a culture of self help and a supportive community spirit which embraces newcomers.
- A community which meets the housing requirements of a higher proportion of its existing elderly residents and its existing young people/households.
- A community that looks to maintain its existing services and facilities including the, School, Sports field, Playground and Pub
- A community that will accommodate change and limited developments that benefits its residents
- A community which has a safe environment and where the impact of the road traffic has been lessened
- A community 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.

## 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. In 2010 the Greens were registered to Thornborough Parish Council as owners to protect them for the parish in perpetuity. A 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 both publicly and privately owned 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, although no evidence of water voles has been seen since the removal of part of the pond bank in 2001. 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

It is considered important to maintain open spaces within the centre of the village and its 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. The provision of three dog waste bins throughout the village and the current culture of 'picking up after your dog' has helped reduced this nuisance considerably.



## 2.1. Sports Field & Pavilion

Cricket and football clubs formally used the facilities and both invested in the maintenance and upgrading of the sports field. They rented 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. 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.



## 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 originally raised by a temporary subcommittee which was arranged by the village/Parish Council and funded by a grant. It is now maintained by the Parish Council and subject to regular inspections. It has recently had new equipment installed.



## 2.3. Village Hall

Thornborough village hall is open to all villagers and other people for hire. It is used by many village organisations including the adjacent school and church, children's parties and also by commercial users such as fitness classes, dance and music groups. The hall is owned and funded by the parish council and maintained by a small management committee, including a booking secretary – details on the noticeboard in the hall porch. The hall is licenced for music and dancing and is periodically the venue for Thornborough Players productions. The Parish Council notice boards are located on the outside walls of the 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 and is now rebuilt as a private dwelling.



## 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)
- Sports & Social Club
- Thornborough and Thornton Gardening Society
- Women's Institute
- Friendship Club
- Scramblers (Sunday School)
- Village Hall management committee
- Art Group
- Thornborough Players
- Bingo
- Yoga classes

Former Clubs and Societies include:

- Thornborough Football Club
- Parents & Friends of Thornborough School (PAFOTS)
- Beavers
- Cubs
- Scouts
- Keep Fit
- Thornborough Thunderbolts (cycling)
- Morris dancing

## **2.6. Thornborough Sports & Social Club (TSSC)**

Thornborough Sports & Social Club is a village association organising social events and sports for villagers in Thornborough and Thornton. It was founded in 1960. Regular events include the annual Summer Sports Day, November bonfire and fireworks, Under 5's Xmas Party, Children's pantomime outing, Spring Party for senior citizens, Thornborough-10 mile and 5-mile Fun Run in May. Occasional events include rounders, street parties, fetes, dances, casino nights and barbeques.

The committee consisting of about ten villagers meets in the two Brewers several times a year to discuss and organise events.

## **2.7. Allotments**

The allotments land to the east end of the village next to The Willows on Nash Road is leased to Parish Council by Bucks CC, which charges rent that is passed on to the allotment holders at cost.

There are 10 full size allotments.



## **2.8. Thornborough and Coombs Community Woodlands**

The Thornborough and Coombs Community Woodlands are located between Thornborough and Adstock, just off the A421. There are 168 acres of woodland and an ancient quarry, which are open to all to visit and enjoy. Recently leased from Buckinghamshire County Council, they are to be transferred to Thornborough and Coombs Community Woodlands Enterprise Trust to manage them on a 99 year lease.



## 2.9. Tree Management

Thornborough Parish Council continues to monitor a wide variety of trees across the parish.



### **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. Footpaths**

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

#### **3.3. 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.

#### **3.4. Cycle Paths**

It is believed a cycleway to Buckingham would be well supported, an historic Sustrans proposal included plans to take cycleway to Buckingham however this would be problematic in the narrow area by Thornborough Bridge. A continuous path to Bourton Road is required and should be promoted as part of future A421 proposals.

### 3.5. Traffic

#### 3.5.1. Roads excluding A421

- Rat running from A422 to A421.
- Thornborough used to take much diverted traffic from A421 and A422, after closure due to accidents. Thornborough Parish Council have worked with the Police to ensure that diverted traffic is no longer sent through the village and this seems to be working successfully.
- Coombs now has a 50mph speed limit although Thornborough Parish Council would have preferred a 40mph speed limit.
- Back Street Is now restricted and the speed limit extended to the road out of the village towards Thornton.
- The A421/Bridge Street intersection can be a dangerous junction and difficult to enter A421 safely.
- There is now a notice at the top of Bridge Street on the A421 to tell heavy vehicles attempting to come into village by Bridge Street that it is unsuitable for heavy traffic.
- Speeding vehicles from Lone Tree Junction and from A422 into the Village.

#### **Improvements Required:**

- Change of sign post at Dancer's Grave to indicate Buckingham via A421 rather than Thornborough.
- A method of reducing speed throughout the village, although it has to be acknowledged that when the local police monitored the amount of speeding traffic through the village the vast majority of offenders were parishioners.
- 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.

### 3.5.2. A421

The A421 is a dangerous and noisy road with usage 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 Bridge Street /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 Bridge Street.

### 3.5.3. 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 panel's 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.

### **3.6. Road & Pavement Improvement & Maintenance**

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

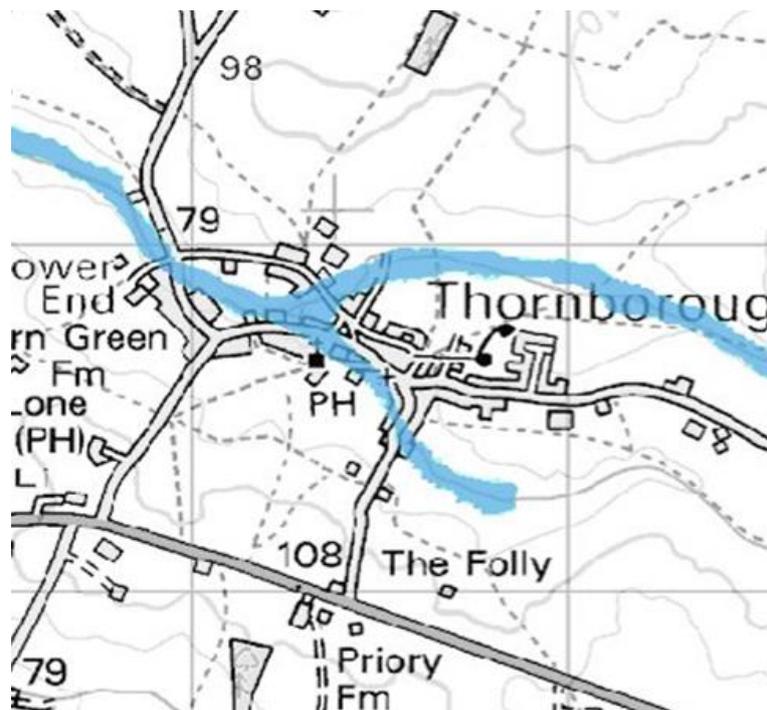
- Potholes continue to be a problem throughout the village.
- The pavement between Nash Farm and the children's playground is in a severe state of disrepair.
- The road on Back St, beside the sports field buckles regularly despite patching..
- Bridge Street is narrow and twisting making vision difficult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

Thornborough Parish Council needs faster and long-lasting responses from Transport for Bucks to road issues.

## 4. Environment & Community

### 4.1. Flooding

Flooding continues to be a major concern for householders in Thornborough. A substantial improvement was made in 2007 with the dredging of the pond and surrounding areas involving Parishioners in stream clearing throughout the length in the Village. Improvements and mechanisation along the length of the Great Ouse have also helped reduce flooding. 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**

Lights that are not needed have been switched off and only lights in strategic places where it is important to light potential hazards have been left on. Five extra lights have been commissioned and are now in place and in use. The lights currently in use have all been upgraded to a more environmentally sound and cheaper white light with timed switch offs between midnight and five a.m.

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 and some wanting less lighting.

We still need efficient footpath lighting, which meets the needs of targeted pedestrian lighting on public pathways. They should aesthetically blend into a rural environment.

## **4.3. Environmental Standards**

Currently Aylesbury Vale District Council provides Thornborough with:

- Fortnightly collections for non-organic domestic rubbish
- Fortnightly collections for recyclables alternating with the domestic rubbish collections.,
- Weekly collections of organic kitchen waste.
- Collections of green waste at the householders request. These have to be paid for and a contract of collections is maintained on a yearly basis.

We now have Dog waste bins, one at the Thornhill end, one in the centre of the village & one at the Sports Field.

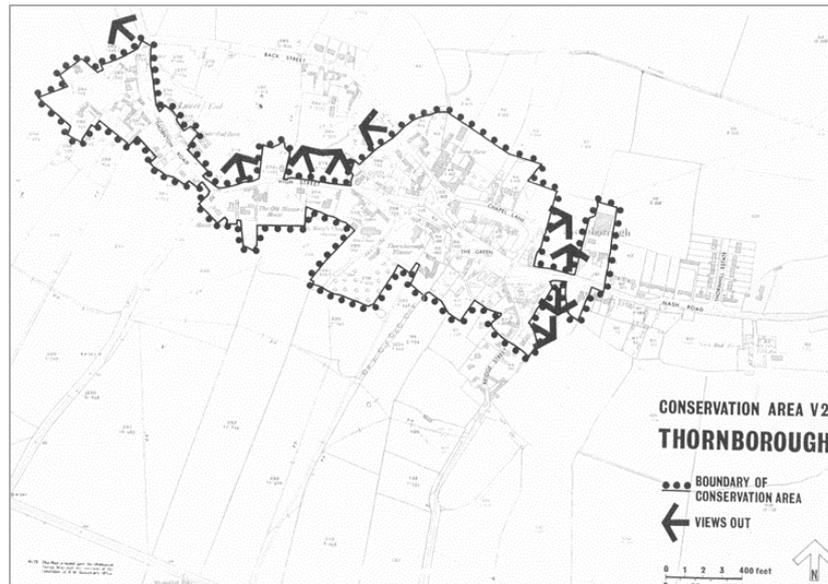
We need effective measures to prevent fly tipping within the village and outskirts.

#### 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 Street

## 4.5. Protected Areas

The following sites are protected areas in the Parish:

- 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

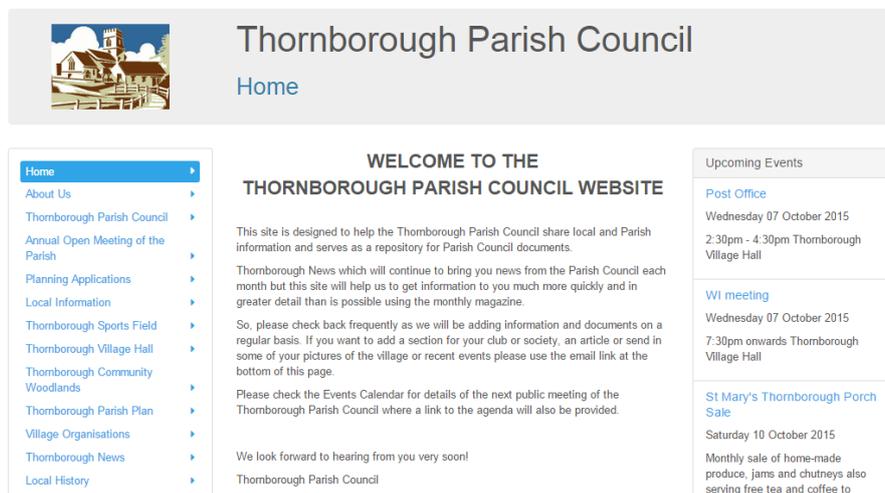
Thornborough News is a useful magazine delivered to the doorstep monthly containing local information about community events and items about the various groups in the village. Despite being a paid-for publication, printing of the newsletter is under financial threat.

It is important to continue with the printing of the Thornborough News and provide funding were necessary.

## 4.7. Parish Website

The Thornborough Parish Council website has also been established to be a public record of Council meetings and provide an online record of forthcoming events and useful links etc. It is available from <http://www.thornboroughparish.co.uk>

The web site has been continually developed and improved through the last four years. Wider publicity concerning the website to encourage wider use.



The screenshot shows the homepage of the Thornborough Parish Council website. At the top left is a small image of a village scene. To its right, the text reads "Thornborough Parish Council" and "Home" with a blue link. Below this is a navigation menu with links: Home, About Us, Thornborough Parish Council, Annual Open Meeting of the Parish, Planning Applications, Local Information, Thornborough Sports Field, Thornborough Village Hall, Thornborough Community Woodlands, Thornborough Parish Plan, Village Organisations, Thornborough News, and Local History. The main content area is titled "WELCOME TO THE THORNBOROUGH PARISH COUNCIL WEBSITE" and contains three paragraphs of introductory text. On the right side, there is a section titled "Upcoming Events" with three entries: "Post Office" (Wednesday 07 October 2015, 2:30pm - 4:30pm), "WI meeting" (Wednesday 07 October 2015, 7:30pm onwards), and "St Mary's Thornborough Porch Sale" (Saturday 10 October 2015, Monthly sale of home-made produce).

## 4.8. Churches

### 4.8.1. Thornborough Methodist Church

Christians have been worshipping in the chapel since it was built in 1903 and continue to serve God in this community. The Chapel has a small, but thriving and expanding congregation with a broad set of activities for both adults and children.

There are a regular Sunday service and on the second Sunday of the month a joint family service with St Mary's Church, alternating venues. There is also a Sunday school every other week. Once a month there is a knitting & crocheting group and a Meet & Eat lunch. Every week there is a drop-in (for free coffee and a chat), art class and bible study.

The Chapel has a meeting room at the rear of the chapel (which can be hired out) complete with modern kitchen and toilet facilities, including wheelchair access to one of the toilets. In the main chapel there is an Induction Loop system for the hard of hearing. There is also a garden behind the chapel where parishioners are free to come and sit and enjoy the peace and quiet.



### 4.8.2. St Mary the Virgin 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. It 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. There are also important historical brasses in the church. 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. The aim is to secure long term support for the survival of this Church in order that present and future generations can continue to benefit from its beauty, its Christian presence and all that St Mary's offers the community. St Mary's Church has a small but growing congregation. The festival services are in particular, very well supported and there are good links with the school and preschool.



The church needs to ensure that:

- The church remains a well-used asset at the heart of the community
- Repair work to the roof and in the Bell Tower.
- Fund raising in the wider community for repairs, especially to the Chancel roof and for maintenance in 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.

## 4.9. Preschool & School

### 4.9.1. Thornborough & Coombs Preschool

Thornborough Pre-School is a small, friendly village pre-school where children aged between two and four years are encouraged to develop, thrive and learn in a nurturing, supportive and fun environment. Through child initiated and adult led play we encourage children to make choices, get involved and really enjoy their early learning. We welcome families from Thornborough and the surrounding towns and villages including Buckingham, Padbury, Nash, Thornton, Akeley and Adstock.



### 4.9.2. Thornborough 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. The last Ofsted rated the school as 'Excellent'. Roll numbers are fairly healthy with approx. 60% from out of the village catchment area.

We need to ensure increased numbers of pupils attend the school and better advertising of the school locally.



#### **4.10. Community & 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 mobile post office visits the village for two hours, 2.30 till 4.30 once a week on Wednesdays and operates from the village hall. There are no facilities for teenagers.

We need to retain and regenerate a rural community and acquire solid evidence of what the community wants balanced with practicalities.

#### **4.11. 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 no burglaries or reported anti-social behaviour in the first 6 months of 2014 and only one speeding offence. We need more Neighbourhood watch area wardens and more accessible public information, using a variety of media considering the demographics of the community.

## 5. Planning



### 5.1. Planning Policy

Our local Planning Authority is Aylesbury Vale District Council. AVDC have been developing a local plan for several years. A Local Plan will provide a framework for development across the Vale of Aylesbury.

The Planning Inspectorate dismissed the initial Vale of Aylesbury Plan (VAP) submitted by Aylesbury Vale District Council at the end of 2013 on two main grounds:

- a. Insufficient co-operation and collaboration with neighbouring councils
- b. Insufficient housing growth to accommodate the districts own requirements or a share of housing needs that neighbouring councils may not be able to supply

They concluded that it was “not justified or effective and it is not consistent with national policy”. AVDC was forced to withdraw the plan.

The VAP had provided for significant less housing growth than that previously specified within the original plan to central government targets. The VAP required the villages to accommodate an additional 50 properties each. In light of the Planning Inspectorate report, AVDC are expected to increase the housing requirement when they produce the revised version of the Vale of Aylesbury Plan.

The official planning position from AVDC is that it will continue to use the saved Local Plan as a basis for deciding planning applications.

Paragraph 14 of the National Planning Policy Framework accepts the presumption of sustainable development. All Neighbourhood Plans are immediately out of date because Aylesbury Vale District Council as the local planning authority has no 5 year housing plan at present. However the Secretary of State is taking any NPs into account.

The current expectation to meet housing growth in the Vale of Aylesbury is that all settlements should expect an increase in housing of 15% over the next 5 years.

Aylesbury Vale District Council are now communicating with neighbouring planning authorities as required by the duty to co-operate but as of these authorities' expectation is to publish at a later date than AVDC it is difficult to see how AVDC will meet their publication date of 2017.

## **Impact on Thornborough**

Thornborough Parish Council will continue to monitor very carefully and either support or oppose planning applications where appropriate being fully aware that there is no current local planning policy to guide the planning authority or protect the locality from indiscriminate development AVDC will continue to use the saved Local Plan but this does have less authority than previously. Thornborough Parish Council considers that development opportunities could only be limited and probably in the main will be infill only for 1 or 2 properties or the replacement of existing dwellings. However your council are aware that several large developers are viewing the lack of a current Local Plan as an opportunity to make planning applications for developments.

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.

## **Employment**

Although AVDC originally proposed to apply more flexible policies for employment in the Rural Areas at the most sustainable locations to provide a wider employment base and reduce the overall need for travel within rural areas, until the new VALP is agreed, this, like all planning policies, is under review.

## **Impact on Thornborough**

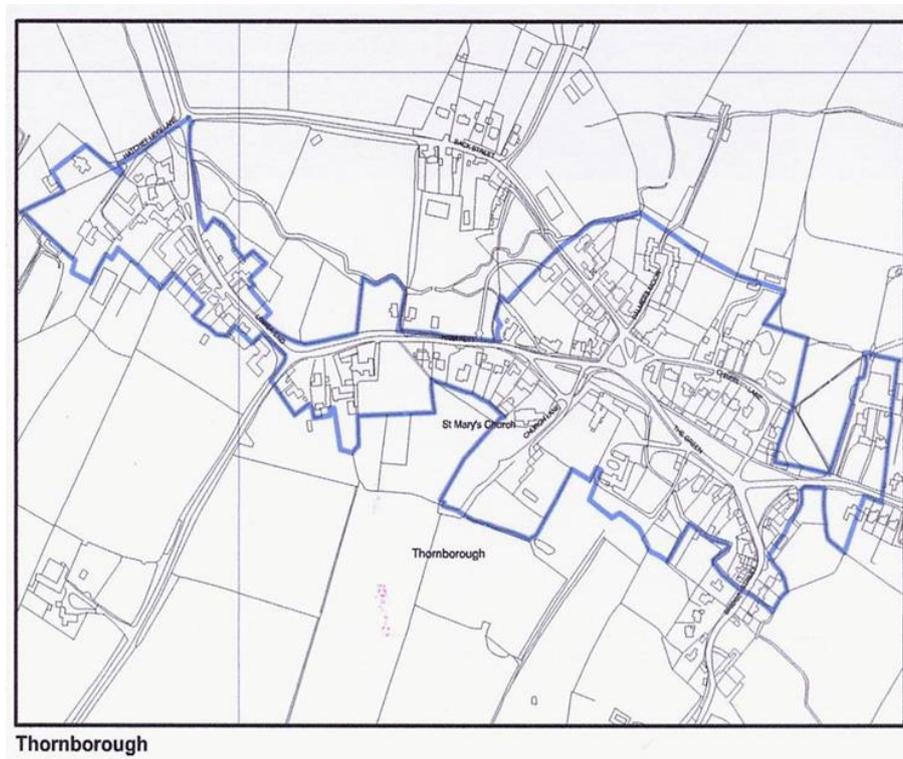
Local farms close to the village provide very limited employment opportunities but within the village employment opportunities are restricted to occasional work such as housekeeping, gardening and bar tending. The 168 acre Thornborough Community Woodland might provide some seasonal work in managing the woodland and possibly craft lessons or displays. Local employment is often lower paid and part time but gives work to people who can't leave the village, encourages villagers to start new businesses and enhances the village economy. Fast internet access has allowed successful business parks to spring up in and around many local villages, often starting with redundant farm buildings. Such a venture could give Thornborough a real local economy and retain the village as a community.

## **Village Development Limits**

Thornborough Parish Council will work to ensure that any 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



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.

## 5.2. Residential

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.



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.

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



### 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 conducted by Jean Fox, the Rural Housing Enabler from Bucks Community Action, confirmed the requirement for affordable housing in Thornborough. 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. An affordable housing development of 5 houses of varying sizes has been built at Orchard Close off Nash Road opposite Thornhill.



We currently need three more Affordable houses to accommodate the 2007 identified need but this need should be reviewed as it may have changed in the last few years. It is more likely to have increased. 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.

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.

## 6. Useful Links

Thornborough Parish Council	<a href="http://www.thornboroughparish.co.uk">http://www.thornboroughparish.co.uk</a>
Buckinghamshire County Council	<a href="http://www.buckscc.gov.uk">http://www.buckscc.gov.uk</a>
Aylesbury Vale District Council	<a href="http://www.aylesburyvaledc.gov.uk">http://www.aylesburyvaledc.gov.uk</a>
Transport for Buckinghamshire	<a href="http://www.transportforbucks.net">http://www.transportforbucks.net</a>
Thames Valley Police	<a href="http://www.thamesvalley.police.uk">http://www.thamesvalley.police.uk</a>
UK Government Planning Portal	<a href="http://www.planningportal.gov.uk">http://www.planningportal.gov.uk</a>
Thornborough Sports & Social Club	<a href="http://www.bucksinfo.net/tssc/">http://www.bucksinfo.net/tssc/</a>
Thornborough & Coombs Woodlands Enterprise Trust	<a href="http://www.thornboroughwoods.org.uk/">http://www.thornboroughwoods.org.uk/</a>
Thornborough Methodist Chapel	<a href="http://www.wellstreetchurch.org.uk/our-chapels/thornborough-methodist-chapel/">http://www.wellstreetchurch.org.uk/our-chapels/thornborough-methodist-chapel/</a>
St Mary the Virgin Church, Thornborough	<a href="http://www.bucksvoice.net/stmarys/">http://www.bucksvoice.net/stmarys/</a>
Thornborough Pre-School	<a href="http://www.thornboroughpreschool.co.uk/">http://www.thornboroughpreschool.co.uk/</a>
Thornborough Infant School	<a href="http://www.thornborough.bucks.sch.uk/">http://www.thornborough.bucks.sch.uk/</a>

## 7. Acknowledgements

<b>Steering Group Committee:</b>	John Bailey, Tam Dougan, Bernard Garbe, Charles Hall, Tim Nichols, Andy Spurr, Harry Thuillier, John Williams
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References: Thornborough – Past and Present, Betty Bunce (2003); Thornborough Parish Paths

Updated by Thornborough Parish Council 2015