

MURSLEY NEIGHBOURHOOD PLAN 2021–2040

SUBMISSION VERSION - MARCH 2022



**'Acting today
for a better
tomorrow'**

Published by Mursley
Parish Council for
examination under
Neighbourhood Planning
(General) Regulations
2012 (as amended)

You said...

We did...

Guide to Reading this Plan

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. The Neighbourhood Area

This section describes the designated area.

3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Buckinghamshire Council.

4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

5. Vision, Objectives & Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword, Introduction and in Section 4. These Policies are listed on page 2. There are Maps related to a number of the policies and additional information in the Appendices to which the policies cross reference.

6. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by S106 funding and a future Community Infrastructure Levy over which the Parish Council will have some influence. Finally, it comments on a number of issues which, although relevant, are outside the scope of a Neighbourhood Plan.

Supporting Documents

There are supporting documents to this Plan, including reports, maps and detailed technical data, all of which can be found under **Key Documents** in the **Documents** section of the Mursley Neighbourhood Plan web site www.npmursley.wordpress.com. Key documents are:

- Mursley Environment: Green Infrastructure
- Mursley Environment: Heritage and Design
- Site Assessment Report
- Strategic Environmental Assessment
- A Selection of Recent Planning Applications
- Consultation Statement
- Basic Conditions Statement

Cover photograph by kind permission of Melinda Cole

Contents

	Page
Foreword	2
List of Policies	2
1. Introduction & Background	3
2. The Neighbourhood Area	6
3. Planning Policy Context	8
4. Community Views on Planning Issues	11
5. Vision, Objectives & Land Use Policies	12
6. Implementation	35
Appendices	36

Acronyms and technical definitions used in this document

Acronym	Description
AVDLP	Aylesbury Vale District Local Plan (2004)
VALP	Vale of Aylesbury Local Plan (2013-2033)
NPP	National Planning Policy
LPP	Local Planning Policy
SEA	Strategic Environmental Assessment
SAC	Special Area of Conservation
NPPF	National Planning Policy Framework
MNP	Mursley Neighbourhood Plan
BREEAM	Building Research Establishment Environmental Assessment Method
POE	Post Occupancy Evaluation
<p>Passivhaus Standard A 1990's German originated <u>housing design standard</u> to construct homes with as low a heat demand as possible, which consequently lowers the heating costs and carbon footprint.</p>	
<p>Section 106 Agreement An agreement made under section 106 of the Town and Country Planning Act 1990 between a local authority and a developer. The agreement will contain a <u>planning obligation</u> to enable the local authority to secure, or the developer to offer, restrictions on the use of the land or the operation of the development or to make contributions towards the local infrastructure and facilities.</p>	
<p>Rural Housing Exception Sites are small patches of agricultural land outside a village boundary that would not otherwise get planning permission for housing. Under the scheme, a landowner provides land at below market value on the basis the land is used to build affordable homes for local people.</p>	
<p>A Community Right to Build Order is a type of neighbourhood planning tool introduced in the Localism Act 2011. It can be used to grant planning permission for community-led developments such as shops, businesses, affordable housing for rent or sale, community facilities or playgrounds.</p>	

Foreword

The Parish of Mursley lies within the former Aylesbury Vale area in the County of Buckinghamshire.

To ensure that continued growth and development is in line with parishioners' expectations, the Parish Council appointed a Steering Group of councillors and residents to investigate and prepare a Neighbourhood Plan.

Neighbourhood Plans offer a great opportunity for parishioners to participate in the shaping of their community.

Our parishioners have responded with both enthusiasm and interest and I would like to thank them for their encouragement and engagement. I would also like to thank all the people who have given hours of their time to researching, gathering, collating, and distributing all the evidence received.

The efforts of all who have participated are embodied in this Mursley Neighbourhood Plan, which is fit to shape our community until 2041.

This process has resulted in identifying two sites for residential development during the period of the Plan as detailed in section MUR2 of this document.

The Neighbourhood Plan process provides an opportunity for the Parish Council to review the Plan after five years to ensure that it is still appropriate to Mursley's needs at that time, an opportunity that the Parish Council will take advantage of.

Ian Hook
Chair, Mursley Parish Council

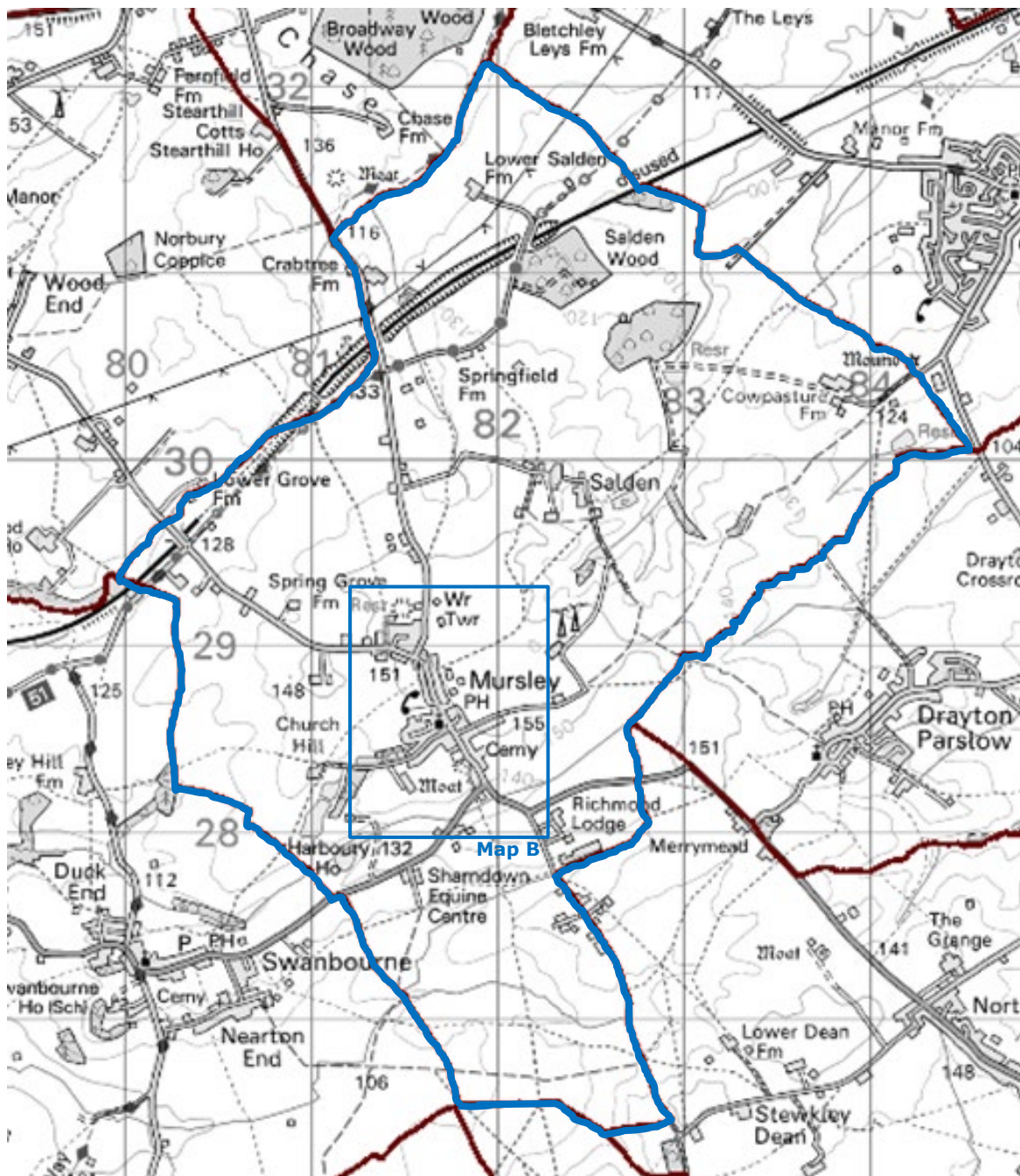
List of policies

Policy no.	Policy title	Page
MUR1	Mursley Village Boundary	13
MUR2	Housing Site Allocations	14
MUR3	Housing Mix	17
MUR4	Design Strategy	19
MUR5	Local Heritage Assets	23
MUR6	Local Green Spaces	25
MUR7	Green Infrastructure Network	26
MUR8	Community Facilities	28
MUR9	Zero Carbon Buildings	31

1. INTRODUCTION & BACKGROUND

1.1 Mursley Parish Council has prepared a Neighbourhood Plan (MNP) for the area designated by the former local planning authority, Aylesbury Vale District Council, on 12 July 2017, and in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended). Since commencing work on the Plan, the District Council has been replaced (in 2020) by Buckinghamshire Council.

1.2 The Neighbourhood area coincides with the parish boundary (see Map A below) and is centred on the village of Mursley.



Map A Neighbourhood Plan Area within Parish boundary (inset is location of Map B)

1.3 The purpose of the MNP is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2040. The Plan will form part of the development plan for the Parish, alongside the adopted Vale of Aylesbury Local Plan 2013-2033 (VALP) adopted in 2021 by the new planning authority.

1.4 Neighbourhood Plans provide local communities, like Mursley, with the chance to manage the quality of development of their areas. Once approved at a referendum, the MNP will become a statutory part of the development plan for the area and will carry full weight in how planning applications are decided for as long as it remains up to date. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all the 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy (NPP)?
- Is the Plan consistent with local planning policy (LPP)?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the obligations of European law that remain incorporated into UK law?

1.6 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing this Plan. If the examiner is satisfied that it has, and considers the MNP meets the above conditions, then it will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the MNP, then Buckinghamshire Council will automatically make the Plan.

The Pre-Submission Plan

1.7 The draft ('Pre-Submission') version of the MNP of March 2021 provided the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the MNP and a number of supporting documents which form its evidence base.

1.8 The Parish Council has considered the representations made on that version of the plan and has sought further comments since on some specific matters. The feedback overall was encouraging though some modifications have been made to this final version. More details are provided in the separate Consultation Statement.

Sustainability Appraisal & the Habitats Regulations

1.9 The District Council confirmed in its screening opinion of September 2019 that the MNP had the potential to give rise to significant environmental effects and a Strategic Environmental Assessment (SEA) has therefore been undertaken in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004.

1.10 A Draft SEA report informed the choice of MNP policies and was consulted on alongside the Pre-Submission MNP. This followed a scoping exercise that involved consultations with the statutory bodies and resulted in a framework of relevant environmental objectives being agreed to measure the attributes of the MNP. The final version of the SEA report has taken account of the modifications of this final version and is published separately alongside the Submission version. It concludes that the MNP policies will not lead to significant environmental effects that cannot be satisfactorily mitigated through compliant planning applications.

1.11 The District Council screening opinion also confirmed that there are no Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) in the Neighbourhood (Parish) Area. The nearest such sites are Ellesborough (Chiltern Beechwoods SAC) 21km away to the south or Ringshall 22km to the southwest (Chiltern Beechwoods SAC) which are far enough away for the MNP to have no impact. The MNP has therefore not needed to be subject to a Habitats Regulations Assessment (as per the Conservation of Habitats and Species Regulations 2017).

2. THE NEIGHBOURHOOD AREA

2.1 The small Parish of Mursley has less than 1,000 residents and is predominantly rural in nature, mostly agricultural with a sprinkling of small, wooded areas. It is situated just a few miles outside and to the south west of Milton Keynes which has a population of over 250,000 (still rapidly growing). Around 80% of the dwellings in the Parish are situated in the village of Mursley, towards the centre of the Parish.

2.2 Many of the residents report that they value the special identity of the village and the rural nature of the Parish as a whole and would not wish to see it fundamentally altered. The expansion planned by Milton Keynes, along with the proposed expressway in the Oxford Cambridge Arc (with associated 1million new homes) and the East/West rail link (currently under construction and passing through the Parish), would see much of the northern half of the Parish become an urban extension to Milton Keynes over coming decades. That process could certainly start within the period covered by this Neighbourhood Plan. Whilst recognising that the preferences expressed by residents in this Neighbourhood Plan would not carry much weight in considering strategic developments such as are envisaged above, it is hoped that Mursley's wishes, as expressed in this Plan, would be recognised, and accommodated as far as possible.

2.3 The following points about Mursley need to be remembered and preserved:

- It has a strong, open, and friendly community spirit.
- It has a long history dating back to before the Domesday book.
- It is a rural community that does not want to see large scale development.
- For a community of its size, it enjoys excellent facilities.
- It has a low crime rate and is a safe place to bring up children with a good choice of secondary education.

2.4 This Neighbourhood Plan recognises that all communities need to accept that some housing development is necessary to avoid stagnation and meet housing needs. However, it still attempts to retain the existing rural feeling that living in the Parish engenders. In preparing this Plan, the wishes of the community have been foremost in deciding the number of new dwellings that would be acceptable and where those properties should be located. The community does not consider any significant further development outside of the village Boundary to be desirable within the Plan period to 2041.

2.4 The development site(s) chosen through this process reflect the community's wishes as much as possible, although it is recognised that none of the available sites could satisfy all views.

2.5 The Parish Council and the community have had to deal with a number of planning issues over recent years. Most of these have related to proposed residential developments of various sizes in and adjacent to the village, but there have also been applications for wind turbines and larger urban sprawl proposals from adjacent Milton Keynes. **A Selection of Recent Planning Applications** can be seen as a supporting document on the website www.npmursley.wordpress.com.

3. PLANNING POLICY CONTEXT

3.1 The parish lies within the Aylesbury Vale area in the county of Buckinghamshire.

National Planning Policy

3.2 The latest National Planning Policy Framework (NPPF) published by the Government in 2021 is an important guide in the preparation of local plans and neighbourhood plans (see www.gov.uk/government/publications/national-planning-policy-framework). The following sections of the NPPF are considered especially relevant:

- Mixed and balanced communities
- Housing needs
- Rural housing
- Local Green Spaces
- High quality design
- Mitigating climate change
- Natural environment
- Biodiversity
- Historic environment

3.3 Another key policy is the protection afforded to made neighbourhood plans in the event that the housing policies of the VALP are deemed out of date. With housing supply and delivery performance in this area being so volatile over the last few years, this specific provision (outlined in NPPF S14) has played a crucial role in the approach taken by the Parish Council in formulating the MNP.

3.4 This states that where a neighbourhood plan has been made within two years and has allocated housing land to meet or exceed its identified housing requirement, then the presumption in favour of sustainable development of NPPF §11 will not be engaged unless the local planning authority cannot demonstrate a three-year supply of housing land or has failed its housing delivery test. Implementation of this is therefore outside of the Parish Council's control.

Strategic Planning Policy

3.5 The MNP must be in general conformity with the strategic policies of the recently adopted VALP. The separate Basic Conditions Statement explains how this has been achieved. In summary, the key strategic policies that have guided the MNP are:

- S2 Spatial Strategy for Growth
- S3 Settlement Hierarchy and Cohesive Development
- D4 Housing Development at Smaller Villages
- H1 Affordable Housing
- H6a Housing Mix
- E9 Agricultural Development
- T5 Delivering transport in New Development
- T7 Footpaths and Cycle Routes
- BE1 Heritage Assets
- BE2 Design of New Development
- NE1 Biodiversity and Geodiversity
- NE4 Landscape Character
- I1 Green Infrastructure
- I3 Community Facilities

3.6 These policies establish Mursley as a 'small village' in the settlement hierarchy of the District (S3), where limited housing growth should come forward through infill schemes and neighbourhood plan allocations. Beyond them the VALP makes clear that development in the countryside should be avoided.

3.7 although not applicable in Parishes with made neighbourhood plans, Policy D4 of the VALP sets out guidance for how housing schemes should be located and designed to fit in smaller villages. The VALP does not itself adopt 'settlement boundaries' on its Policies Map but the policy includes a worded definition that serves the same purpose.

3.8 The remaining development management policies cover a wide range of planning matters. The housing policies set out the general requirements for affordable housing and housing mix and continue to allow for 'rural exception sites'. The design and heritage policies have special relevance to the Mursley Conservation Area and its variety of listed buildings. And its landscape, green infrastructure and transport policies are important in shaping the location and design of site proposals.

3.9 The new Buckinghamshire Council will be obliged to prepare and adopt a new statutory strategic policy framework by 2025. It is currently anticipated that this Plan will cover the period to 2040. As the MNP makes housing proposals that exceed the provisions of the VALP it is justified to extend the MNP to 2040 to cover the same plan period.

3.10 There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in this Neighbourhood Plan. There is one made neighbourhood plan in the vicinity at Stewkley and other adjacent parishes at Newton Longville and Drayton Parslow are also currently preparing plans.

4. COMMUNITY VIEWS ON PLANNING ISSUES

Details of our consultation and engagement activities can be found in the **Consultation and Engagement Strategy Report** on the website.

In the report, specific measurements of outcomes are identified within each section of activity as follows:

7.1	Consultation Programme - Launch Events	pp 26-31
7.2 & 7.3	Parish Questionnaire	pp 32-33
7.4	Consultation Programme - Sites & Policies	pp 33-39
7.4(a)	AECOM/SEA concurrent with 7.4 (above)	pp 39-40

5. VISION, OBJECTIVES & LAND USE POLICIES

Mursley Neighbourhood Plan

Vision 2021 to 2041

To conserve and enhance the long-established integrity and identity of the Parish of Mursley within its rural setting and its specific historic and architectural character, whilst managing change and embracing appropriate local development which meet the social, economic, and environmental needs of the Parish.

Objectives

5.1 The key objectives of this Neighbourhood Plan are:

- Conserving the historic character of the village and its 'sense of place'
- Preserving the essential landscape setting of the village
- 'Stitching in' new development within the village boundary and in suitable location(s) on its edge
- Providing home types and tenures that meet local needs
- Preserving and improving local biodiversity
- Increasing public access to green spaces and the countryside throughout the Parish
- Preserving and enhancing Community Facilities.

Land Use Policies

5.2 The following policies relate to the development and use of land in the designated Neighbourhood Plan Area of Mursley. They focus on specific planning matters that are of greatest interest to the local community.

5.3 Each policy is numbered and titled, and it is shown in bold italics. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other adopted and emerging development plan policies. A map is included where relevant.

Policy MUR1: Mursley Village Boundary

The Neighbourhood Plan defines a Mursley Village Boundary, as shown on Map B.

In addition to the sites allocated and reserved for housing development in Policy MUR2, proposals for housing development within the Settlement Boundary will be supported, provided:

- they comprise of no more than five houses on a site not exceeding 0.20 hectare, unless evidence can be provided to support a larger scheme***
- buildings are no more than two storeys in height, unless special circumstances can be demonstrated to show there will be no adverse impact on the character and appearance of the area.***

Development proposals on land outside the defined Settlement Boundary will not be supported other than for rural housing exception schemes, uses that are suited to a countryside location such as appropriate leisure and recreational uses, or community right to build schemes. Well-designed proposals for employment, agriculture or forestry and tourism that may help the rural economy will be supported. New isolated homes in the countryside will not be supported, but the creation of new homes through the conversion of barns will be acceptable in principle.

5.4 Policy MUR1 establishes and defines the Mursley Village Boundary to distinguish the consideration of planning applications within the settlement from those outside the boundary. In doing so, it refines VALP Policy S3 relating to development within the village and in the countryside and is consistent with the wording of other made neighbourhood plans in this part of rural Buckinghamshire. Together with Policy MUR2, it also builds on VALP Policies D4 and BE2 which set out criteria for managing housing development in smaller villages in the District and the design of new development, respectively.

5.5 The policy sets the spatial strategy for the Parish where objectives are to protect the intrinsic character and beauty of the countryside but to allow for sustainable growth to meet local housing needs over the Plan period. The boundary accommodates the two sites allocated and reserved by Policy MUR2. Together, these allocations will deliver 30 new homes and will therefore meet and exceed the indicative housing requirement figure for the Parish.

Policy MUR2: Housing Sites Allocations

A. The Neighbourhood Plan allocates land at Cooks Lane, as shown on the Policies Map, for a scheme comprising residential development and a public open space. Development proposals will be supported, provided they are in accord with the following site-specific requirements and with other relevant policies in the development plan:

- **The residential scheme comprises approximately 20 homes on the eastern part of the site with a mix of housing types of two and/or three bedrooms, one and two stories high and including affordable homes;**
- **The final definition of the developable area and its layout are informed by an archaeological assessment of the local heritage significance of the nearby ridge and furrow and a mitigation scheme is agreed with the local planning authority;**
- **Unless otherwise determined by the archaeological mitigation scheme, the location and layout principles of the residential scheme should accord with the submitted concept plan;**
- **The public open space scheme is laid out on the western part of the site and comprises areas of wildflower and fruit tree planting, a woodland play area and tree planting around the site periphery;**
- **The public open space will be implemented prior to the occupation of the residential scheme and transferred to the Parish Council with an equivalent 25-year commuted sum for its maintenance for the benefit of the community in perpetuity; and**
- **A transport assessment is submitted to include mitigation measures to minimise and harmful effects of vehicles at the junction with Main Street and along Main Street.**

B. The Neighbourhood Plan reserves land off Station Road, as shown on the Policies Map, for a scheme comprising residential development and a public open space. Once released for development, proposals will be supported, provided they are in accord with the following site-specific requirements and with other relevant policies in the development plan:

- **The residential scheme comprises approximately 10 homes with a mix of housing types of two and/or three bedrooms, one and two stories high and including affordable homes;**
- **The location and layout of the residential scheme is in accord with the submitted and assessed concept plan;**
- **The public open space scheme is laid out in the form of a community orchard;**
- **The public open space will be implemented prior to the occupation of the residential scheme and transferred to the Parish Council with an equivalent 25-year commuted sum for its maintenance for the benefit of the community in perpetuity; and**
- **A transport assessment is submitted to include mitigation measures to minimise and harmful effects of vehicles at the junction with Main Street and along Main Street.**

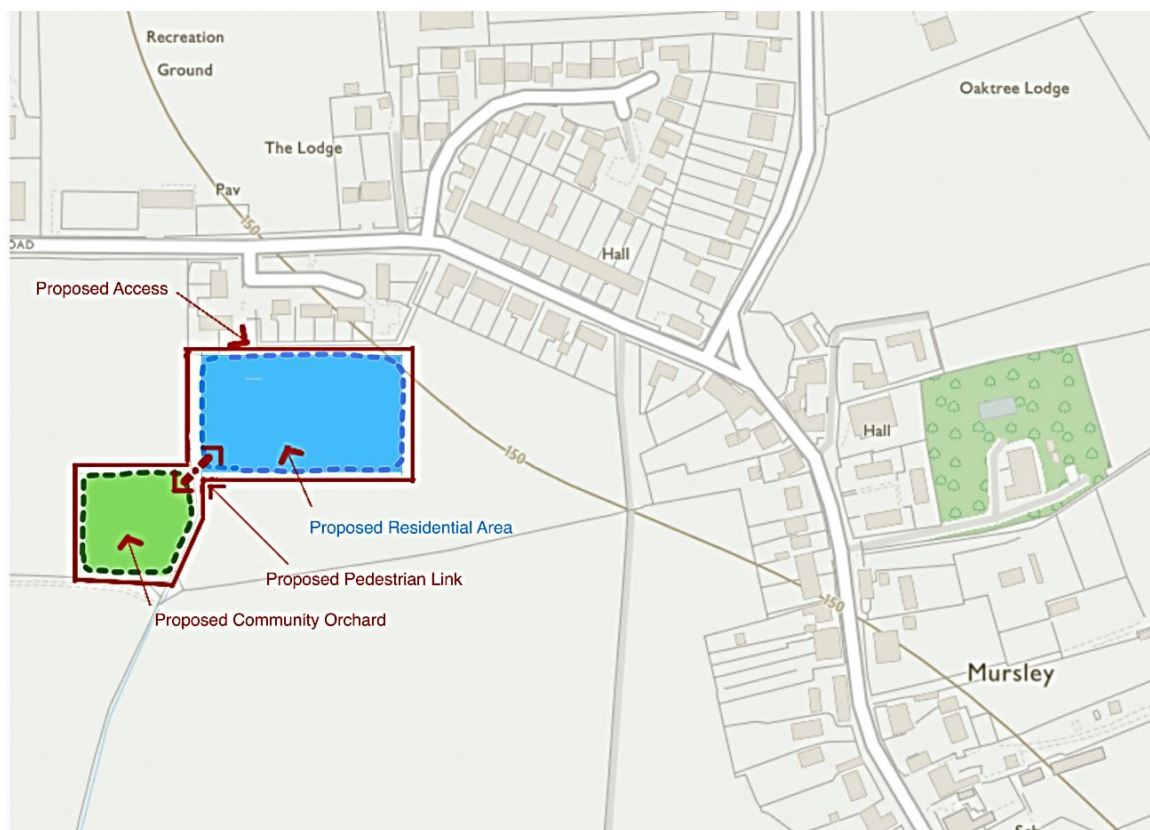
The reserved land will be released for development in the event that the proposals are made after April 2033 for delivery in the period to 2040 and the housing policies of the Vale of Aylesbury Local Plan are deemed out of date or the housing supply policies of the Buckinghamshire Local Plan require the provision of new homes in the Parish.

5.6 Policy MUR2 serves two purposes in planning for the supply of new homes in the village over the Plan period. Firstly, it allocates land at Cooks Lane for a scheme that will also deliver a new public open space for the village. Secondly, it reserves land off Station Road for a scheme in the later part of the plan period, should further housing be required, that will also deliver a new public space.



5.7 The sites were favoured in the site assessment process, comprising the SEA and a community survey (see the separate **Site Assessment Report** for details). Neither site will harm the setting of the Conservation Area, as defined in MUR4, or the landscape character of the land surrounding the village. Both sites will contribute to meeting the community’s needs for additional recreational land and are well located to serve that purpose. The SEA highlighted the proximity of ridge and furrow to the Cooks Lane site, hence the policy requires this to be investigated further and a mitigation scheme agreed as part of a planning application.

5.8 Together, the schemes will enable the village to grow modestly over the Plan period in a way that is compatible with its status as a smaller village in the settlement hierarchy, with few local facilities and being relatively remote from larger centres of population. The new homes will rebalance the existing housing stock by providing generally smaller properties than has been the case over the last few years, including affordable homes.



5.9 Policy MUR2 operates in conjunction with Policy MUR1 to ensure that the future growth of the village is plan led as encouraged by the NPPF. It will deliver a number of homes that exceed the requirement of the VALP in the period to 2033 and provides for a potential requirement in the new Bucks Local Plan for additional homes in the decade beyond that. Should the Local Plan not require additional homes, the Station Road site is only reserved, and the policy will be monitored in subsequent reviews of the Mursley Neighbourhood Plan to determine if its release for development is warranted.

Policy MUR3: Housing Mix

A. In any new residential development scheme of 5 or fewer dwellings only one may have 4 bedrooms, the remainder will comprise dwellings with 2 and 3 bedrooms only. For development schemes of 6 or more dwellings, at least two thirds of the total number of dwellings will be of 2 or 3 bedrooms and remainder will not exceed 4 bedrooms.

B. Proposals for residential development schemes of 10 or more dwellings should comprise at least 25% affordable homes on site.

5.10 Policy MUR3 is intended to give local effect to VALP Policy H6a on housing mix by giving an emphasis to the types of new homes that will help rebalance the current mix of homes to ensure a sustainable community. There are various types of affordable homes, including:

- 'First Homes' for first time buyers at a 30% discount on market sales rates
- 'Rent to Buy' which helps non-homeowners with a total household income of less than £80k to rent properties at 80% of market value
- 'Social Rented Housing' where rents cannot be more than 80% of the local market rent. These schemes are usually delivered by Housing Associations who work with Local Councils to obtain grants and upfront payments from developers to achieve these less than market rate prices for specified eligible households.

5.11 There are 275 homes in the Parish, of which 226 are within the Village Boundary. Table A below compares the types of those homes (by number of bedrooms) with the most recent analysis of what mix of housing types AVDC has planned for to 2033 (targets for later will not be known until the Buckinghamshire Local Plan has been prepared). The data shows a significant imbalance between the number of 4+ bedroom homes (which is almost double the target) and of 3-bedroom homes, which are well below the target (as are 2-bedroom homes to a smaller extent).

	Total no. of existing homes by no. of bedrooms versus target VALP % mix				
	1	2	3	4+	Total
Mursley	10 (4%)	43 (19%)	71 (32%)	102 (45%)	226 (within Village Boundary)
VALP target	5%	22%	49%	24%	-

Table A Comparison of Mursley Housing Stock with VALP New Homes Target Mix
(Sources: MNP Housing Stock Survey 2019 and Bucks HEDNA Addendum, 2016, ORS)

5.12 To an extent, this is to be expected of a small village that has seen little development over the last few years. As is also common, on the few occasions that infill schemes have been consented in that time, they have been primarily for 4 or 5+ bedroom homes through other recent schemes (at Taylors Corner for example) show that 2 or 3 bedroom properties can be delivered viably and are in demand. Without this policy to intervene in shaping the mix of the allocated sites or rare infill schemes, the market will continue this trend. Hence, whilst the policy does not require all new homes to be of this target type, it will correct this imbalance and help build a more sustainable, varied housing stock over the Neighbourhood Plan period.

5.13 In respect of affordable housing, the policy modifies the adopted VALP policy (H1) by lowering the threshold at which the policy applies from schemes of 11 to 10 or more dwellings. This brings the policy up to date with the NPPF (S64) and its definition of 'major development'. This is not considered a change to strategic policy that would be inconsistent nor that requires Parish-specific viability testing.

Policy MUR4: Design Strategy

A. All proposals for development including new buildings, alterations, extensions, changes of use and demolitions, that are located in the Mursley Conservation Area, as shown on the Policies Map, should seek to conserve the Area in a manner appropriate to its significance, including its setting, and seek enhancement wherever possible.

B. In setting out their design proposals, applicants should also have full regard to the following characteristics of the Conservation Area in that each are significant in forming its special character and appearance, where they are relevant to the location of the proposal:

- **The open panoramic view from Cooks Lane eastwards and to the southwards.**
- **Long views to water tower as a defining feature of the village, which is otherwise only revealed at the northern gateway.**
- **Interest created by the variety of spaces along the length of Main Street as a result of sequences of common but slightly different building lines which are generally close to the road but are occasionally set back.**
- **This interest is heightened by the gentle curves in Main Street that result in (often historically significant) buildings terminating a long view.**
- **In the Conservation Area, almost all building plots front on to a main road and almost all are narrow with long rear gardens with little precedent for back land development. There is also a variety of building, fenestration and roof forms but almost all are two storeys in red/orange brick with relatively simple detailing.**
- **Clay tile and some thatch roofs predominate though there are groups of buildings and higher status individual buildings with slate.**
- **Tall brick walls in either Flemish or Raking stretcher bond and with generally segmented coping along Main Street which along with Cooks Lane and Church Lane create a tight sense of enclosure.**
- **The Village Green open space at the junction of Whaddon Road with Main Street affording views of the cluster of buildings in The Lane and Station Road.**
- **Distinctive belt of poplars along Church Lane.**
- **Occasional very tall mature trees and mature hedgerows help frame and punctuate the streets-scene.**
- **A series of driveways/entrances have open design gates giving views of gardens, outbuildings and land to the rear of houses.**

C. In setting out their design proposals, applicants should also have full regard to the following characteristics of the setting of the Conservation Area in that each are significant in forming its special character and appearance, where they are relevant to the location of the proposal:

- ***the views offered to the rear of buildings in Main Street from the public footpaths to the west of the village and from Swanbourne Road and Whaddon Road***
- ***the view of the Church tower and foreground buildings in Church Lane***
- ***the view of Old Timbers, Chase House and Manor Farmhouse around the junction with Cooks Lane.***

D. Proposals for development outside the Conservation Area and its setting should reflect in their building forms, materials and styles the rural vernacular of the Parish.

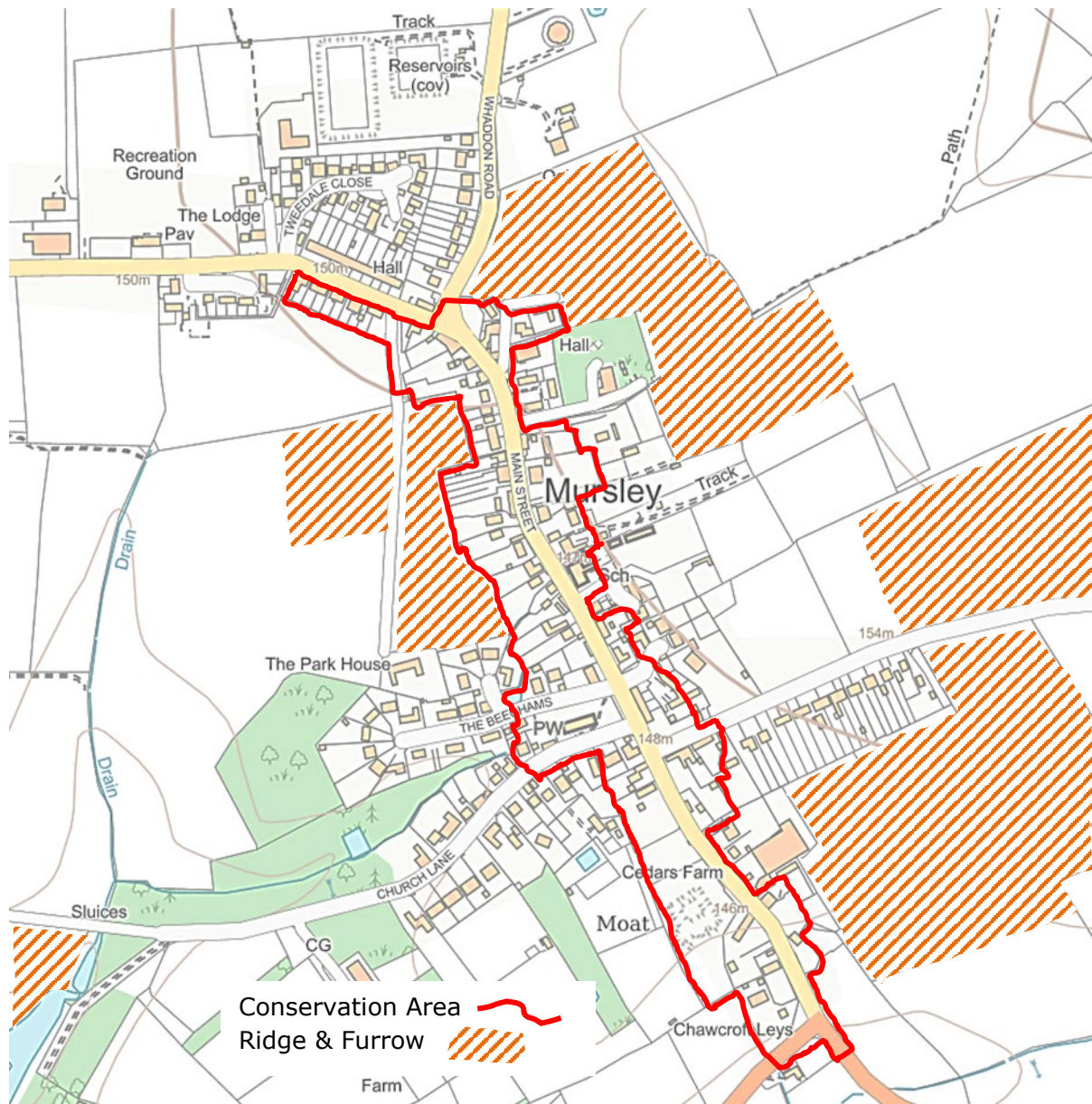
E. Proposals that use sustainable materials and methods of construction, especially the use of timber, are encouraged.

5.14 Policy MUR4 refines VALP Policies BE1 and BE2 by setting out a design strategy for the Parish in line with the approach recommended in the National Design Guide. It acknowledges that the village comprises two character areas: the designated Mursley Conservation Area and the remainder of the village within the Village Boundary (parts of which form part of the setting of the Conservation Area).

5.15 It is not prescriptive in expecting specific architectural styles. Rather, it identifies those essential features of the historic village, designated a Conservation Area, and requires applicants to demonstrate they have both understood the significance of those features and have positively responded to them in their design proposals. This does not preclude modern design solutions but will discourage the type of pattern book, 'estate' development schemes of larger house builders.

5.16 Outside the Conservation Area, Policy MUR4 identifies a small number of views within its setting that play an important part in defining its historic significance. Again, the expectation is that applicants should take care in ensuring the design of their proposals acknowledge these special views. Otherwise, here and beyond the village, the policy simply encourages proposals to reflect the rural character of the Parish and its vernacular (in materials for example). There is, therefore, a greater degree of flexibility in how proposals are designed than will be the case in the Conservation Area.

5.17 In addition, Policy MUR4 encourages all proposals to adopt sustainable methods of construction. Given the benefit of embedding carbon in the use of timber in building construction, it makes a special reference to it. Although high standard buildings are incentivised, not every site will be suited to that method.



Map C Mursley Conservation Area and remaining Ridge and Furrow fields

Policy MUR5: Local Heritage Assets

A. This Neighbourhood Plan identifies the following buildings and structures as Buildings of Local Interest:

- **The Old Forge, 8 Main Street**
- **St Mary's House, 5 Main Street and boundary wall to Main Street**
- **Chase House, 10 Main Street and boundary wall to Main Street**
- **Boundary wall to Main Street and Church Lane at Old Stocks**
- **2 Church Lane**
- **Telegraph House, 6 Church Lane**
- **1 & 9 Manor Close**
- **9 & 11 Main Street**
- **Mursley C of E Primary School and School House, Main Street**
- **The Green Man Public House, Main Street**
- **Setting to 26 Main Street and front garden building and boundary wall to Main Street**
- **27 Main Street**
- **Barn adjoining Sunnyside, 31 Main Street**
- **40-42, 55-59, 63-67 & Baptist Chapel, Main Street and 1, 5-9 & Myrtle Cottage, The Lane**
- **Water Tower, Whaddon Road**
- **Agricultural Buildings at Salden Farm**
- **Windmill Cottages, No.7 (formerly PH) and 2 Swanbourne Road**
- **Beechams Row, Station Road**

Proposals that will result in unnecessary harm to, or loss of, a Building of Local Interest, will be resisted.

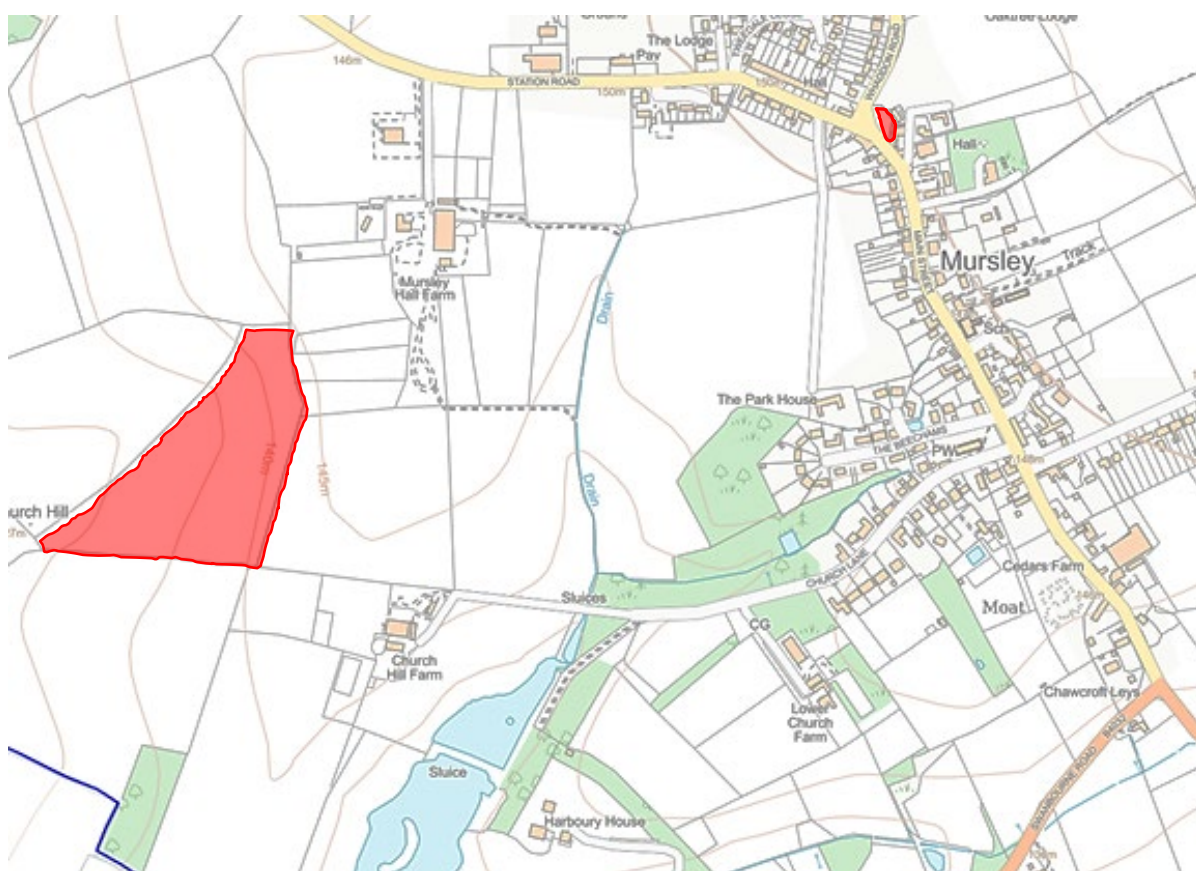
B. This Neighbourhood Plan identifies fields of Ridge and Furrow on the edge of the village, as shown on the Policies Map, as Local Heritage Assets. Proposals that will result in harm to, or unnecessary loss of, these fields will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.

5.16 Policy MUR5 identifies as Buildings of Local Interest a number of buildings and structures in the Parish that have local heritage importance, either because of their architectural or their historical/social and/or their village-scape value. It also identifies those fields that contain the most historically significant examples of Ridge and Furrow in the Parish as local heritage assets.

5.17 In that regard, Policy MUR5 is intended to inform decision makers of the presence of what are technically referred to as 'non-designated heritage assets' when judging the effects of a development proposal in line with S197 of the NPPF. A description of each building on the list is included in Appendix A. 'Listed Buildings' are already subject to protection by the Listed Buildings & Conservation Areas Act 1990 and by national policy as designated heritage assets and are not therefore identified in this policy.

Policy MUR6: Local Green Spaces

This Neighbourhood Plan designates the Village Green at Main Street/Whaddon Road and the field known as The Hangings, on the footpath from Church Hill farm towards Dodley Hill Farm - as Local Green Spaces, as shown on the Policies Map. Proposals for development of these sites will be refused unless very special circumstances can be demonstrated. Proposals adjoining a Local Green Space must be able to demonstrate that they will not compromise their special value to the community.



Map D Proposed Local Green Spaces

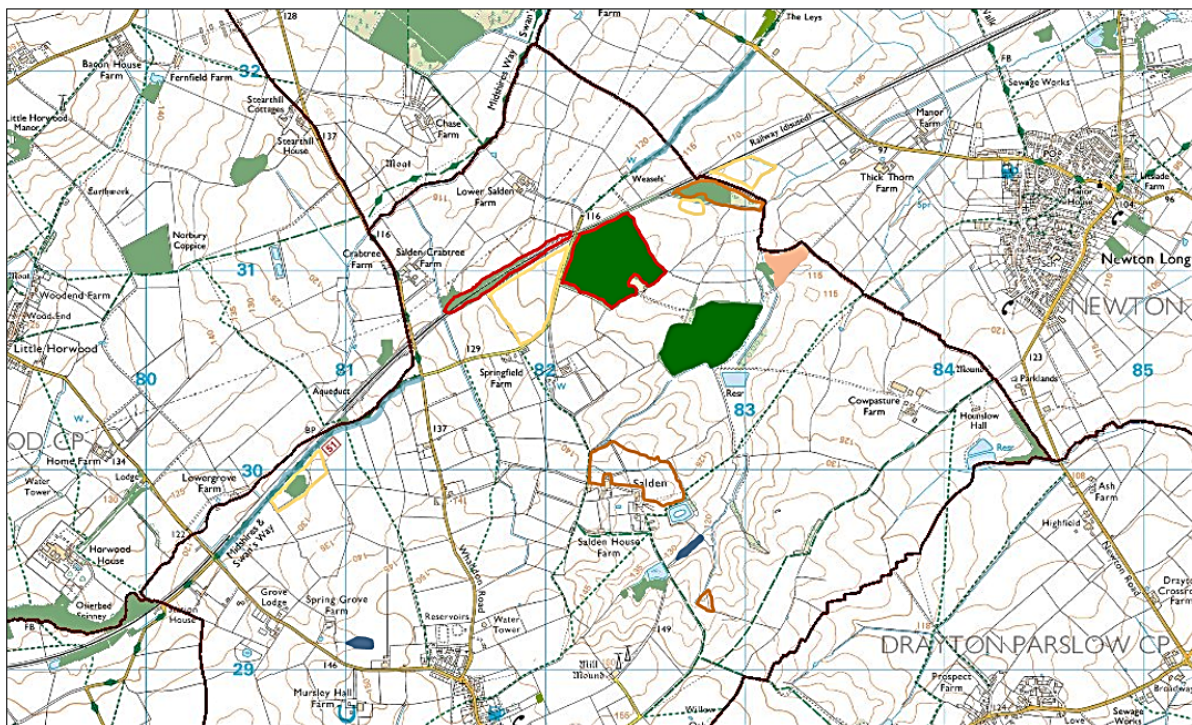
5.18 Policy MUR6 proposes that these two places are protected from development by their designation as Local Green Spaces in accordance with S102 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt. The Village Green has a historic value as a social space and continues to play an integral part in the enjoyment of the village and is therefore special to the community. The Hangings is the last remaining patch of florally diverse semi-improved grassland in the Parish, with a complex intersecting ridge-and-furrow pattern probably dating from a pre-enclosure large field system, and is an easily accessed area where wildflowers, insects and other wildlife can be enjoyed.

Policy MUR7: Green Infrastructure Network

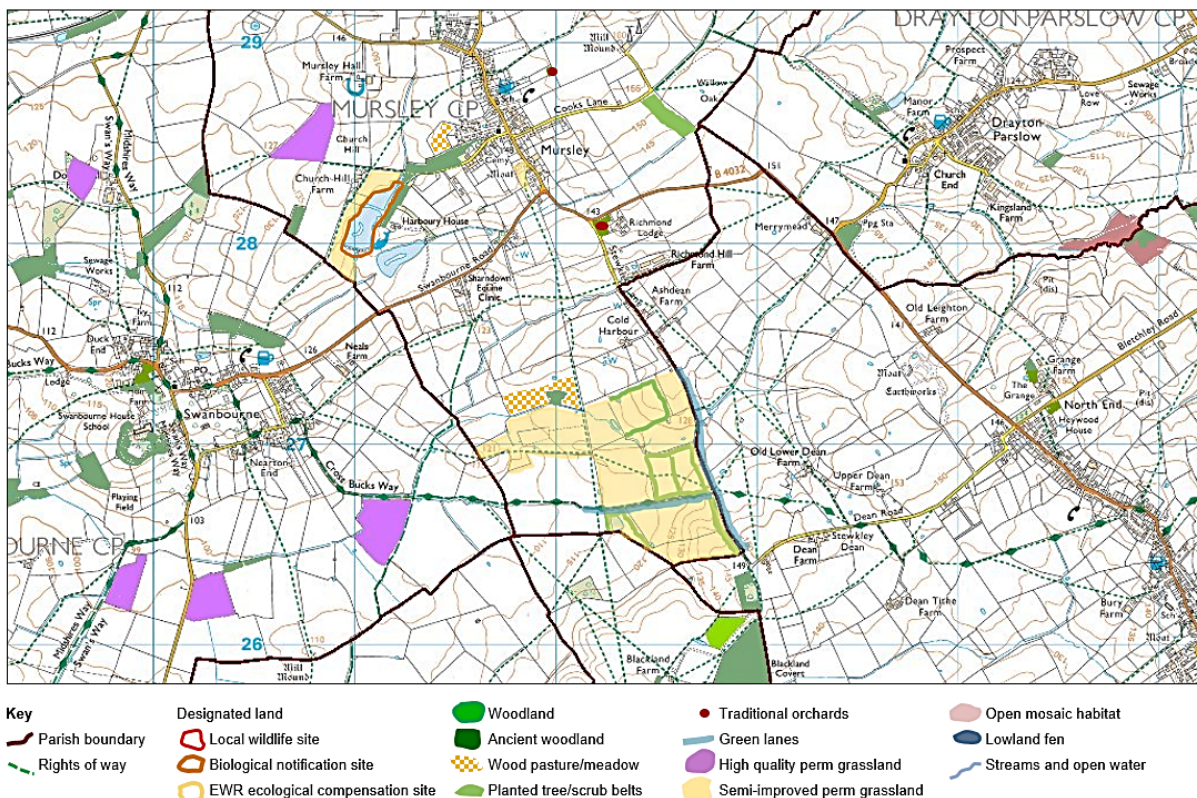
A. The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Policies Map, comprising Local Wildlife Sites, Biological Notification Sites, Priority Habitats, open spaces, woodlands, trees, historic field systems, water bodies, hedgerows, green lanes, footpaths, bridleways and cycle ways.

B. Development proposals on land that lies within or adjoining the Network will be required to demonstrate how they maintain or enhance its visual characteristics and biodiversity; and to ensure their landscape schemes, layouts, public open space provision and other amenity requirements (such as pedestrian and cycle connections) contribute to improving the connectivity and maintenance of the Network.

Mursley Parish Green Infrastructure Map



Map E(a) Mursley Parish (North) Green Infrastructure



Map E(b) Mursley Parish (South) Green Infrastructure

5.19 Policy MUR7 supports VALP Policy I1 on Green Infrastructure by defining a network of green infrastructure assets in Mursley as a means of increasing connection to the countryside and of improving local biodiversity through connecting habitats. It also promotes the Green Infrastructure Strategies that cover Aylesbury Vale at varying levels.

5.20 Policy MUR7 requires that all development proposals that lie within or adjoining the Network should consider how they may improve connectivity, or at the very least not undermine the integrity of connecting spaces and habitats. This may mean that scheme layouts, access points, landscape schemes and amenity spaces are designed to contribute to the effectiveness of the Network where possible and without undermining other planning policy objectives. In some cases, proposals will enable the creation of new green infrastructure assets that extend the benefits of the Network. They will be supported provided they are appropriate in other respects.

5.21 New green infrastructure features are being created by farmers to support wildlife and areas acquired by the East-West Rail Alliance to compensate for the loss of wildlife habitat along the rail line – all additional assets of biodiversity value that provide corridors through the Parish for wildlife.

Policy MUR8: Community Facilities

A. The Neighbourhood Plan identifies the following as Community Facilities:

- ***Mursley C of E Primary School, Main Street***
- ***Mursley Church, St. Mary the Virgin, Main Street***
- ***The Green Man, Public House, Main Street***
- ***The Village Hall, Main Street***
- ***Mursley Sports Association - the Sports Field, the Pavilion and Children's Playground, Station Road***
- ***The Parish Allotments, Station Road***
- ***Rectory Rooms, Main Street***

B. Proposals for the change of use of community buildings and facilities for which there is a demonstrable local need will be resisted, unless, with the exception of the Green Man PH, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Proposals for alternative development or uses must demonstrate that the existing use is no longer viable for a community use by way of the site/use has been marketed for a minimum period of 12 months at a price commensurate with its use together with proof there has been no viable interest, marketing of the building or facility at a price commensurate with its use, the presence of alternative local facilities and the community benefits of the proposed use. Where permission includes converting the use of a building, conditions will be imposed to ensure later resumption of a community use is not excluded.

C. Proposals to expand or alter existing community facilities will be supported where they meet all other relevant plan policies.

5.21 Community facilities are very important in providing opportunities for social cohesion and the wellbeing of the residents of the parish. Both the National Planning Policy Framework and the Vale of Aylesbury Local Plan acknowledge the significant contribution community facilities make to the social and economic life of a community, particularly in a rural area.

5.22 **Mursley C of E Primary School** caters for children from pre-school age to seven years old. The main school is divided into two classes, Foundation Stage and Key Stage 1. Years 1 and 2 are taught separately in the morning for literacy and numeracy. Each class is taught by a class teacher and supported by at least one teaching assistant. The intake number for each year group is fifteen children. Years 3-6 are taught at Swanbourne.

Mursley C of E School is partnered with Drayton Parslow and Swanbourne Church of England Schools.

5.22 **St. Mary the Virgin Church** within Mursley has been active for hundreds of years. The current Christian community meet together on a regular basis and provide a number of opportunities to explore the Christian message and values, and to support each other and the wider community in living this out.

The Christian heritage of the village is reflected in the 14th century St Mary the Virgin Church and the Baptist Chapel, now a private dwelling. St Mary the Virgin Church contains a monument to the Fortescue family, Sir John Fortescue was Chancellor to Queen Elizabeth I. A modern addition to the building is a fine stained-glass window in the chancel to celebrate the 2,000-year Millennium.

5.23 **The Green Man** is a typical village local/pub providing a central location for villagers to have a drink, eat and share stories. It provides a vital contact point for residents to stay in touch with village affairs. With this strong social value, the pub has been registered by the local planning authority as an Asset of Community Value. Policy D7 of VALP resists the loss of local pubs without qualification, hence the provision made in this policy allowing for circumstances where facilities may be lost and/or replaced does not apply to this facility.

5.24 **Mursley Village Hall** is a warm and inviting community facility located in the middle of the village of Mursley. The main hall and committee room were refurbished to a high standard a few years ago, it is a great venue for clubs, parties, receptions, functions, with a large stage.

It is fully kitted out for amateur dramatics, including a large stage with a sophisticated lighting system, and is also suitable for a variety of indoor sports, and activities including Pilates and Yoga. There is a particularly active Table Tennis club.

The large hall can comfortably seat 120 people at tables. The kitchen area in the hall is well equipped, with a large cooker, refrigerators, two sinks and ample preparation space.

There is a small committee room that can be booked separately, capable of seating up to about 20 people. When required, there is a bar serving area adjacent to the kitchen.

5.25 **Mursley Playing Field** (administered by the Mursley Sports Association (MSA) facilities present a range of unique opportunities for the children and residents of Mursley to connect with the concept of playing sport for fun and to enhance their opportunities to participate and learn with and from others.

They aim to promote quality sports and fitness for children and residents through special events and activities by raising public awareness, regular networking with residents, partners and potential fundraisers. The MSA mission is "Helping the children and the residents of Mursley find their place on our playgrounds".

5.26 **The Parish Allotments** is a relatively new feature of village life after many years of requests from Parishioners, 18+ "pitches" were developed in 2019 and

now are fully occupied by residents. The site is managed by a member of the Parish Council.

5.27 The two-proposed new Local Green Spaces (see MUR6) should be recognised as community facilities once approved, as should the new public open spaces associated with proposed housing development schemes (see MUR2).

MUR9: Zero Carbon Buildings

A. All development must be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.

B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the immediate area within which the proposal is located, this will be supported, provided it can be demonstrated that the proposals have had regard to the design principles of Policy MUR4.

C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the 'as built' performance as predicted and will include a planning condition to require the provision of post occupancy evaluation reporting to the Local Planning Authority within a specified period, unless exempted by Clause B. Where this reporting identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.

D. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.

E. An Energy and Climate Statement will be submitted to demonstrate compliance with the policy (except for householder applications). The statement will include a passive design capacity assessment prepared at the earliest stage of site layout design to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the Energy Hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.

5.28 The policy context for the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is complex. Background information has therefore been set out in Appendix B of the Plan. The policy may also appear rather technical, but it is a temporary measure as in due course, it is expected that the new Local Plan, if not national policy itself, will make such provisions across the County. At present, there is no VALP policy on this matter.

5.29 The policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new developments in the Parish and, in doing so, encourage, and incentivise the use of the Passivhaus or equivalent standard of building design. Along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can deliver, and a contribution to wider initiatives at the County level.

5.30 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.31 Its Clause B requires all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. This means that the applicant must demonstrate those factors that make its use unfeasible, for example, the topography and orientation of the site.

5.32 In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus or equivalent standard will diminish to zero well within the period of this Plan, as the Government's Regulatory Impact Assessments, research by the Passivhaus Trust and the viability assessment of various housing typologies published by Cornwall Council now demonstrates. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.

5.33 The clause acknowledges that some innovative design solutions to meet the standards of the policy may not be characteristic of the village in their density, form or orientation. It therefore allows for such designs, provided the Design & Access Statement can show how they will continue to meet the design and heritage provisions of Policy MUR4 as relevant to their nature, scale, and location.

5.34 Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion, a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition. Clause C therefore requires the developer of a consented housing development scheme of any size to carry out post-occupancy evaluation (POE) reporting including actual metered energy use, and to submit this to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement.

5.35 Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity, and disassembly; contributing to resource efficiency (Clause A) and contributing to the 'circular economy'¹. This requirement will be added to the [LPA] Validation Checklist for outline and full planning applications applying to proposals in the neighbourhood area until such a time that there is a borough-wide requirement.

5.36 Clause E requires an Energy and Climate Statement to be submitted to cover the following:

- an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair, and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations

¹ Design for a Circular Economy Primer; Mayor of London. [Link](#)

- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low emission decentralised energy where feasible
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.37 Every new build or redevelopment project in the Neighbourhood Area, however modest, provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the area are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.

6. IMPLEMENTATION

6.1 This Neighbourhood Plan will primarily be implemented by the new Buckinghamshire Council in its consideration and determination of planning applications for development in the Parish. The Parish Council will be active in monitoring how the new Council performs in its decision making.

Development Management

6.2 The Parish Council will use a combination of policies, from the Local Plan and this Neighbourhood Plan, to inform and determine its comments on planning applications. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that this Neighbourhood Plan's policies have been taken into proper account by applicants and have been correctly identified and applied by planning officers in their decision making.

6.3 The Parish Council will also use the Neighbourhood Plan to inform its discussions with applicants in any pre-application consultations. It will expect applicants to acknowledge which policies are engaged by their draft proposals and to make clear which and how other material considerations may justify any conflict with, or deviation from, the policies. It will ensure that its summary comments on pre-application consultation with the applicant are communicated to the planning authority.

Local Infrastructure Improvements

6.4 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan.

Other Non-Planning Matters

6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. Issues include:

- Limiting the speed of traffic through the village
- Better control of parking
- Improving pavements and extending the footpath network.

APPENDIX A: BUILDINGS OF LOCAL INTEREST
--

The policy identifies as 'Buildings of local interest' a number of buildings and structures in the Parish that have local heritage importance, either because of their architectural, their historical/social and/or village-scape value. In that regard, the policy is intended to inform decision makers of the presence of what are technically referred to as 'non-designated heritage assets' when judging the effects of a development proposal in line with S197 of the NPPF.

Building	Description of Local Significance
The Old Forge, 8 Main Street	Street-scene and historical value as a reminder of the village businesses opening directly onto Main Street, in this case the Blacksmiths.
St Mary's House, 5 Main Street and boundary wall to Main Street	A reminder of the grandeur of the Old Rectory and grounds, where the village fete was held for many years. The original house was heavily re-fashioned but retains the proportions of the fine rectory. One iron ring remains in the Rectory wall opposite the Old Forge, where horses were once tied up.
Chase House (10 Main Street) and boundary wall to Main Street	Architectural value as a distinct double-fronted, red/orange brick and low-pitched, slate roof building with unusual window arrangement on front façade and large eaves. It also features an elaborate wirework porch and fencing with an interesting history. Streetscape value in long views along Main Street from the north and along Cooks Lane from the east, and as a group with the listed Old Timbers and Manor Farmhouse.
Boundary wall to Main Street and Church Lane at Old Stocks	Streetscape and architectural group value as the front boundary wall of the former Rectory plot in combination with the listed walls of the Church and Manor Farmhouse opposite and with the wall of No. 5 Main Street and of Chase House opposite.
2 Church Lane	Streetscape value in prominence in Church Lane forward of the building line of modern buildings and in the foreground setting of the listed Church in views from the west along Church Lane and architectural value with distinct white rendered brickwork and vernacular red/orange brick work and clay tile roofs.
Telegraph House, 6 Church Lane	Streetscape value in prominence in Church Lane forward of the building line of modern buildings and architectural value with distinct white rendered brickwork and canted ground floor bays.
1 & 9 Manor Close	Architectural value as a group with the listed Manor Farmhouse and barn (No. 1) as an example of former agricultural use and streetscape value in terminating long

	views across Main Street from The Beechams (together with Nos.1 and 9 Main Street).
9 & 11 Main Street	Street-scene value as a group with listed Candlewyck Cottage opposite. No 11 and the Cottage tighten the Street-scene in this location before it opens out north and south. Both with vernacular red/orange brick and slate roofs. No 11 prominent in punctuating long views along Main Street from the south. No 9 set back from road allowing glimpse views to the Church across the junction with The Beechams and churchyard.
Mursley C of E Primary School, Main Street, including attached schoolhouse	Street-scene and social value as a group with the Green Man PH with vernacular red/orange brick and clay tile roofs. Gable end fronts on to the road serving to punctuate views along Main Street from the north and south.
The Green Man Public House, Main Street	Street-scene and social value as a group with the Primary School with vernacular red/orange brick and clay tile roof. Pub building has no architectural value. The pub sign is prominent in views along Main Street.
Setting to 26 Main Street, front garden building and boundary wall to Main Street	Streetscape value of the front garden space in allowing views from the south on Main Street to the listed 28 Main Street; of the front re/orange brick and segmented coping boundary wall; and of the shed building (former shop). House has no specific architectural value.
27 Main Street	Architectural value with distinct first floor canted bay window and chequerboard brick work and Street-scene value with its position at the back of pavement and gable end on to the road serving to punctuate long views along Main Street from the north.
Barn adjoining Sunnyside, 31 Main Street	Architectural and Street-scene value as a reminder of the agricultural past of the village and in a prominent location in Main Street.
40-42, 55-59, 63-67 & Baptist Chapel, Main Street and 1, 5-9 & Myrtle Cottage, The Lane	Street-scene value as a group with the listed 71 Main Street and the Village Green.
Water Tower, Whaddon Road	Street-scene value as a prominent landmark of the village.
Agricultural Buildings at Salden Farm	Architectural value as a group with the listed buildings of North Salden Farmhouse and Salden House Farm.
Windmill Cottages, No.7 (former PH) and 2 Swanbourne Road	Street-scene value as a group in a prominent location on a main road approaching the village and social value as a former Windmill P.H. (2, Swanbourne Road).

<p>Beechams Row, Station Road</p>	<p>Architectural and historic value as a group. In the late 1800's Thomas Beecham, who produced the famous Beechams Pills, built Mursley Hall to the west of the Church. He employed many local people and to accommodate them ordered the construction of Beechams Row in Station Road, a terrace of cottages with the date of erection and the initials TB depicted in black on red brick.</p>
---------------------------------------	--

APPENDIX B: ZERO CARBON BUILDINGS BACKGROUND NOTE

1. The UK Parliament declared an environment and climate emergency² in May 2019. The Climate Change Act 2008³ is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050. Buckinghamshire Council adopted its own Climate Change Strategy in February 2021.
2. The Government has committed the UK in law to 'net zero' by 2050 as per the Climate Change Act 2008 (as amended)⁴⁵ and emission cuts of 78% by 2035 to bring UK Law in line with the recommendations of the Committee on Climate Change (CCC) Sixth Carbon Budget Report, and the Paris Agreement commitments⁶. The Tyndall Centre for Climate Research Carbon Budget Tool⁷ confirms that for local areas to make their fair contribution to delivering the Paris Agreement's commitment, an immediate and rapid programme of decarbonisation is needed. At 2017 CO₂ emission levels will exceed the recommended carbon budget available until 2050 in 6 years (by 2027).
3. The Energy White Paper published in December 2020 sets out the government's Vision and 10-point transition plan for how the UK will reach the UK target of 'net zero' carbon emissions by 2050. The White Paper confirms the government's intention to ensure significant strides are made to improve building energy performance to meet this target. This means that by 2030 all new buildings must

² 'Emergency' – "a sudden serious and dangerous event or situation which needs immediate action to deal with it"

³ Amended by Climate Change Act 2008 (2050 Target Amendment) Order – SI 2019/1056 - 26 June 2019

⁴ [Insert reference to LP examination and basis on which energy policies examined]

⁵ The Climate Change Act established a long-term legally binding framework to reduce emissions, initially committing the UK to reducing emissions by at least 80% below 1990/95 baselines by 2050. In June 2019, following the IPCC's Special Report on Global Warming of 1.5°C and advice from the independent Committee on Climate Change, the CCA was amended to commit the UK to achieving a 100% reduction in emissions (to net zero) by 2050. 2019 UK Greenhouse Gas Emissions: BEIS Feb 2021([Link](#))

⁶ The Govt communicated to the UN the UK's contribution to the agreement on 12 Dec 2020

⁷ The Tyndall Carbon Budget Tool: Quantifying the Implications of the Paris Agreement for Local Authorities. Dec 2021 ([Link](#))

operate at 'net zero', the means by which this can be achieved is described in the diagram overleaf⁸.

4. Planning plays an important role in minimising our contribution to and increasing resilience to the effects of climate change. It can provide a positive and encouraging framework for change and can resist harmful development. The CCC highlights that we need to build new buildings with 'ultra-low' levels of energy use. The CCC also makes a specific reference to space heating demand and recommends a maximum of 15-20 kWh/m²/yr for new dwellings^{9,10}.

⁸ LETI Climate Emergency Design Guide ([Link](#))

⁹ The UK housing: Fit for the future? report published by the Committee on Climate Change in February 2019 recommends ultra-low levels of energy use and a space heating demand of less than 15-20 kWh/m²/yr. ([Link](#))

¹⁰ The costs and benefits of tighter standards for new buildings report, produced by Currie & Brown and AECOM for the Committee on Climate Change's UK housing: Fit for the future? Report ([Link](#))

Net Zero Operational Carbon

Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

Low energy use

- 1** Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:

 - **35 kWh/m²/yr** (GIA) for residential¹

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal to or less than:

 - **65 kWh/m²/yr** (GIA) for schools¹
 - **70 kWh/m²/yr** (NLA) or **55 kWh/m²/yr** (GIA) for commercial offices^{1,2}

- 2** Building fabric is very important therefore space heating demand should be less than **15 kWh/m²/yr** for all building types.

Measurement and verification

- 3** Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

Reducing construction impacts

- 4** Embodied carbon should be assessed, reduced and verified post-construction.³



Low carbon energy supply

- 5** Heating and hot water should not be generated using fossil fuels.
- 6** The average annual carbon content of the heat supplied (gCO₂/kWh) should be reported.
- 7** On-site renewable electricity should be maximised.
- 8** Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

Zero carbon balance

- 9** A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10** Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

Notes:

Note 1 – Energy use intensity (EUI) targets
The above targets include all energy uses in the building (regulated and unregulated) as measured at the meter and exclude on-site generation. They have been derived from predicted energy use modelling for best practice: a review of the best performing buildings in the UK and a preliminary assessment of the renewable energy supply for UK buildings. They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, this assumes an all electric building until other zero carbon fuels exist. (kWh targets are the same as kWh_{thermal}). Once other zero carbon heating fuels are available this metric will be adapted.

Note 2 – Commercial offices
With a typical net to gross ratio, 70 kWh/m² NLA/yr is equivalent to 55 kWh/m² GIA/yr. Building owners and developers are recommended to target a base building rating of 6 stars using the BBP's Design for Performance process based on HABERS.

Note 3 – Whole life carbon
It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is crucial and will be covered in separate guidance.

Note 4 – Adaptation to climate change
Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

Developed in collaboration with:



Supported by:



5. A 'net zero' carbon building is therefore first and foremost an energy efficient building in which the amount and cost of energy used for heating or cooling is minimised, as is the demand on the energy supply network.
6. This approach unequivocally focuses on the Energy Hierarchy – [BE LEAN](#), [BE CLEAN](#), [BE GREEN](#), [BE SEEN](#) – the latter requiring comprehensive post occupancy monitoring, verification and rectification (if necessary) to ensure buildings perform in the way approved at design stage, ensure planning commitments are delivered and any 'performance gap' issues are resolved.
7. There is a significant weight of evidence that buildings rarely live up to their designers' expectations when completed and occupied and depart significantly from the standards against which they were certified at design stage. This is known as the 'performance gap' and is a widely acknowledged problem¹¹. Research indicates this gap in in-use energy consumption can be anything from 2 to 5 times higher than designed for¹².
8. The consultation on the 'Future Buildings Standard' announced in January 2021 aims to 'radically improve' the energy performance of new homes ensuring they are 'zero carbon ready' by 2025. This means having high levels of energy efficiency and fabric performance that produce 75 to 80 per cent lower carbon emissions than houses built to current standards.
9. By 'Zero Carbon Ready' the Government has confirmed this means that no further retrofit work for energy efficiency will be necessary to enable them to become zero carbon homes¹³. To do otherwise, as the Consultation Impact Assessment (CIA)¹⁴ confirms, would create homes which are not fit for purpose and would pass on a significant financial liability to future building occupiers or homeowners, many of whom may be struggling to meet the purchase price or rental costs of their new home in the first place. It could also unnecessarily push householders into fuel poverty. A Climate Change Committee Report in 2019¹⁵ confirmed the costs of achieving higher energy performance standards via retrofit can be five times the cost (about £25000 per home) compared to designing these requirements into new buildings from the outset.

¹¹ Section 3.3. The Future Buildings Standard consultation, Jan 2021 ([Link](#))

¹² UK Green Building Council response to Future Buildings Standards consultation, April 2021 ([Link](#))

¹³ Government response to Recommendation 4 of HCLG Select Committee, 13 January 2022 ([Link](#))

¹⁴ Paragraph 1.7 The Future Buildings Standard consultation impact assessment, Jan 2021 ([Link](#))

¹⁵ The Costs and Benefits of tighter standards for new buildings; Final Report for Climate Change Committee 2019 ([Link](#))

10. The lack of a current VALP policy will mean that retrofitting of new buildings will be necessary which will result in disturbance to future occupiers and may contribute to pushing householders into fuel poverty. A recent appeal decision¹⁶ notes *"It seems to me folly to build new houses now that will commit owners to potentially expensive and disruptive alterations as the UK moves to decarbonise heating of its housing stock"*. East Hampshire District Council have also confirmed that it will demand zero-carbon homes in its new Local Plan with the Leader of the Council echoing the Planning Inspector's position: *"It is ridiculous that homes being built now will need to be retro-fitted with energy-saving measures in 10 or 15 years' time. Today's homes should be built to meet tomorrow's challenges"*¹⁷.
11. In January 2021, the Government in their response to the Future Homes Standard (FHS) consultation¹⁸, acknowledged the legislative framework had moved on since the publication of the Written Ministerial Statement (WMS) in March 2015 (HCWS488). The response confirmed that to provide certainty in the immediate term, the Government would allow local energy efficiency standards for new homes to be set locally. This is further supported by the legal opinion supplied by the Environmental Law Foundation in relation to the North Hinksey Neighbourhood Plan which confirms that the WMS from March 2015 appears to have been superseded by subsequent events and should not be read in isolation¹⁹. To all intents and purposes, the WMS is no longer relevant to plan making.
12. The NPPF states at paragraph 148 that:
*"The planning system should support the transition to a low carbon future in a changing climate...it should help to shape places in ways that contribute to **radical** reductions in greenhouse gas emissions..." (Plan emphasis)*
13. The NPPF also makes clear that 'landform, layout, building orientation, massing and landscaping' all contribute to well-designed places which are both efficient and resilient to climate change. The Government's Net Zero Strategy: Build Back Greener - October 2021 confirms a commitment to review the NPPF to make sure it contributes to climate change mitigation and adaptation as fully as possible.
14. There are therefore a number of ways in which climate change may be mitigated in a local area using land use and development management policies. Neighbourhood plans are well suited to providing this policy

¹⁶ APP/K1128/W/20/3252623 paragraphs 59 and 60: 15 November 2021 [Link](#)

¹⁷ Council calls for zero-carbon homes, November 2021 ([Link](#))

¹⁸ The Future Homes Standard : 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings. Summary of response received and Government response; MHCLG. Exec Summary Page 4. ([Link](#))

¹⁹ Appendix 1 Evidence and arguments for binding Energy Efficiency policies in neighbourhood plans ([Link](#))

framework in the interim, where there is an absence of up to date strategic policies at the Local Plan level. Aside from ensuring sustainable patterns of land uses in settlements, policies can be used to minimise the energy demand of buildings, to store carbon and to generate renewable energy. National planning policy encourages each of them but does not specify precisely how a local area should go about realising opportunities.

15. There are practical ways that each can be delivered in a local area. The Passivhaus standard has been shown to be an effective means of designing for significantly improved energy performance of new and existing buildings. The more buildings, of all uses, that meet this standard, the better. And storing emitted carbon in plant life can reduce atmospheric carbon dioxide that is increasing global temperatures. The more that storage capacity in the local area is increased, the greater the contribution to reducing the pace of temperature increases.
16. The Government's Heat and Building's Strategy highlights the need for a local, as well as national, response to achieve 'Net Zero' and refers specifically to the 'Local Climate Action' chapter in the Net Zero Strategy. A key commitment of that Strategy being to promote best practice...and share successful net zero system solutions. Policy MUR9 is therefore intended as an interim measure until the new Buckinghamshire Local Plan is adopted, assuming it has such a policy.
17. Policy MUR9 will ensure the updated legal framework will apply in the Parish, whereas in the intervening period since its adoption, the VALP has become inconsistent with this framework and hence falls short of the Local Planning Authority's duty to act under Section 19(1A) of the Planning and Compulsory Purchase Act 2004, and reflected in NPPF (2021) paragraphs 152 and 153 and footnote 53 ("Plans should take a proactive approach to mitigating and adapting to climate change", "in line with the objectives and provisions of the Climate Change Act 2008"). As such, the Parish Council will willingly offer this policy to Buckinghamshire Council to help frame a County-wide policy in the new Local Plan.
18. Furthermore, Policy MUR9 also applies the 'precautionary principle' which provides the basis to anticipate, avoid and mitigate threats to the environment. Hence, the policy acknowledges the CCC's Sixth Carbon Budget recommendation that delaying action or a failure to follow the critical dates in the 'balanced pathway'²⁰ will require costly corrective action in the future²¹.

²⁰ The Sixth Carbon Budget: The UK's Path to Net Zero; Committee on Climate Change, December 2020. Table 3.2a page 112. ([Link](#))

²¹ *ibid* (vi): Paragraph 5.3 'Retrofit Costs'.

19. The Government addressed the CCC's recommendation head on in their response to the Future Homes Standard consultation²². Confirming that 'it is significantly cheaper and easier to install energy efficiency and low carbon heating measures when homes are built, rather than retrofitting them afterwards'. Failure to implement Policy [no.] on new development will add to the existing and costly retrofit burden that will be required of the existing housing stock in the Parish; only adding to the costs across the area as a whole.
20. In respect of the impact of Policy MUR9 on scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus or similar Standard is becoming marginal as skills and supply chains begin to mature. Recent viability evidence for residential development prepared for Cornwall Council by Three Dragons²³ concludes that the additional costs associated with building new dwellings to the standards required in their Sustainable Energy and Construction policy (SEC1) which sets stretching energy use targets very similar to Policy MUR9 can be met without jeopardising viability in most cases. This compares favourably with earlier evidence which indicated that costs associated with building to Passivhaus levels are already less than 5% and will fall to zero well within the period of this Neighbourhood Plan, as per both the Government's and CCC's impact assessments and research by the Passivhaus Trust. The policy will ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal development costs to accommodate.
21. Policy MUR9 only applies to Mursley Parish and is therefore, by definition, non-strategic (*NPPF §28*), and with no VALP policy with which to be in general conformity (*NPPF §29*). The NPPF confirms "all plans should" mitigate climate change (*NPPF §11a*). The policy has both 'regard to' the NPPF and advice issued by the Secretary of State, including the Government's response to the FHS consultation, while also supporting and upholding the general principles of development management of the VALP, while providing "a distinct local approach" (*PPG ID:41-074*)²⁴. It supports the [Local Plan] 'as a whole' including its vision and objectives which require the delivery of high environmental standards and mitigating climate change.

²² Ibid (vii): Paragraph 1.4 'Net zero emissions and climate change.

²³ Cornwall Council Climate Emergency Development Plan Viability Assessment Update: Three Dragons November 2021 ([Link](#))

²⁴ Ibid Footnote 17

Mursley Neighbourhood Plan

Mursley Environment: GREEN INFRASTRUCTURE



This report has been produced as part of the process of preparing a Mursley Neighbourhood Plan and provides supporting evidence for Policies MUR6 and MUR7 in the Plan.

1 Landscape character and sensitivity

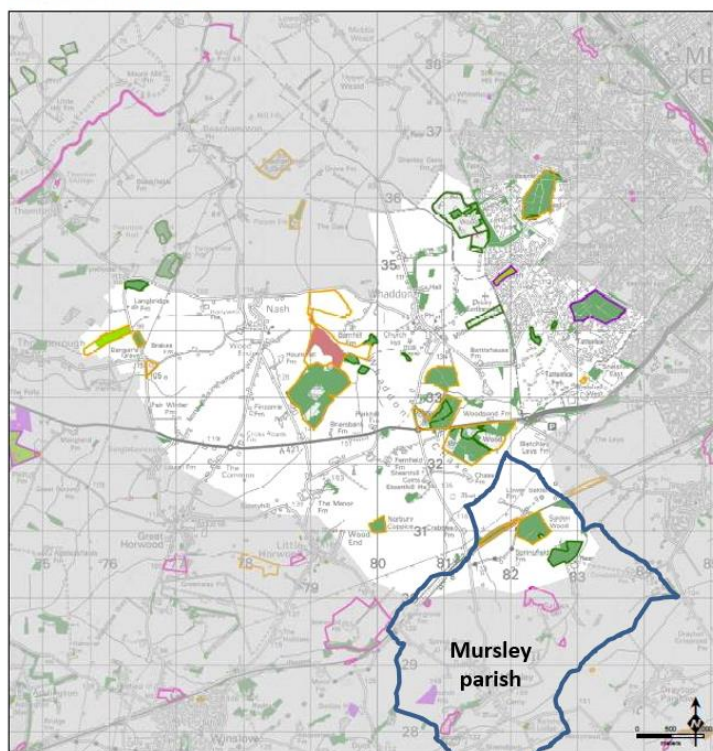
A Landscape Character Assessment was produced for Aylesbury Vale District Council area in 2008 and revised in 2014. It groups landscape into 13 landscape character types (LCTs) and 79 landscape character areas (LCAs) covering landscape, geology, visual, historic and ecological considerations.

Mursley parish falls mainly into Landscape Character Area LCA 4.11 Mursley-Soulbury Claylands, with small areas falling within the adjacent LCAs 4.8 and 4.9. All belong to the Landscape Character Type LCT4 Undulating Clay Plateau. The essential character is a shallow ridge running NW to SE that sits higher than much of

the Vale of Aylesbury with the village occupying a flat area at around 150m and Mill Mound, next to the two radio masts, reaching 160m above sea level. A series of springs and streams draining off this ridge have created gently rolling ridges formed across the main ridge, very noticeable on the road between Mursley and Stewkley.

The main ridge thus forms a major watershed with streams draining into the Ouzel valley to the east, the River Thame to the south-west and the Great Ouse to the north-west. These streams resulted in the past in wet valley bottoms with willow copses, now almost all lost, and a number of lakes and ponds. There are two significant patches of woodland in the north of the parish that originate from the southern reaches of the ancient hunting forest of Whaddon Chase (now recognised as an important Biodiversity Opportunity Area – see below). Otherwise, there is just a scattering of small copses and planted shelterbelts.

Whaddon Chase



Legend	Priority Habitats	Lowland fens
SSSI	Delicious woodland	Lowland meadows
EBOWT Nature Reserve	Good quality semi-improved grassland	Traditional orchard
LWS		
Ancient Woodland		
BNG		

There is a mixture of Parliamentary enclosure and pre 18th century irregular field patterns with mixed species hedgerows with regular mature hedgerow trees, many of them ash. Many of the hedges are now very tightly flailed and spreading, overgrown hedgerows are becoming very scarce. Soils in the parish are mostly classified as grade 3 'Good to moderate' agricultural land with small patches of grade 2 land and two sizable areas of grade 4 'Poor' land to the north of the village and in the far south of the parish.

There is roughly an even balance between arable land and grassland, but a great deal of the grazing is now carried out on grass leys, which are ploughed and newly seeded on a regular basis. Quite a lot of old 'ridge and furrow' fields survive but have been heavily 'improved' and very little unimproved or semi-improved grassland survives. Use of the grassland is roughly evenly split between sheep grazing and equestrian enterprises.

There are open distant panoramic views from the highest parts of the parish, along Cooks Lane and in the area of the radio masts. To the east the view includes the historical setting of Salden House and takes in both Milton Keynes and the Brickhill ridge. To the south-west the view takes in the hills around Oving and Quainton and looks over the Upper Ray catchment towards Waddesden. In contrast, there are hardly any significant views of the village itself from the surrounding countryside.



The water tower seen from the top of Cooks Lane



Arable fields in the north-western part of the parish

The village 'gateways' on the four roads entering the village constitute important views that contribute greatly to the character of the village. Approaching from the south (Stewkley) and west (Swanbourne Road) the landscape features of permanent grassland with undulating topography, small fields with hedges and scattered mature trees and the stream, flowing through fields (not hidden along boundaries) and through culverts under both roads, create a very strong image of the village in its rural setting. Parts of this area have suffered insensitive hedge 'management', including complete grubbing out without restoration, affecting the quality of landscape views.

The entrance to the village along Station Road, from Little Horwood, has less character, with industrial buildings preceding views of the sports ground and new development of Taylors Corner. The development of allotments and associated parking area opposite the sports ground might provide an opportunity to develop a more attractive gateway through tree planting. The entrance along Whaddon Road from the north is dominated by the iconic water tower, but the high hedges and wire mesh fencing, narrowing road and messiness of the reservoirs and associated infrastructure create a visual confusion about the place being entered. Work might be possible with the water company here to improve hedge/boundary management on both sides of the road to provide a more interesting and attractive gateway to the village.

2 Development pressure

The main development threat for some years has been the onward march, to the west and south-west, of Milton Keynes. The proposed 'Salden Chase' development,

extending Bletchley westwards between the A421 and the East-West Rail line has threatened to push into the parish close to Lower Salden Farm. The most recent plans show this development extending only to the road between the Bottle Dump roundabout and Newton Longville. However, it is believed that farmland to the west of this road, extending roughly to Weasel's Lodge has been acquired by developers and further development into the northern tip of the parish is almost inevitable.

Recently (January 2020) MK Council ambitions, revealed in their 'Milton Keynes Strategy for 2050', have been shown to include significant further incursions into AVDC and Mursley Parish countryside to a point roughly 0.8km north of the village, around the turning to The Devil's Horseman.

A proposal in 2013 for a wind farm with four turbines at Cowpasture Farm, Salden was defeated after widespread local opposition.

The East-West Rail project re-opening of the mothballed 'Varsity line' will cause temporary traffic disruption and a significant increase in heavy goods vehicles passing through the parish over the next few years. It will also have serious impact on key biodiversity sites across the northern part of the parish and this has been under scrutiny as part of a public inquiry. At the same time, there are opportunities for environmental improvements through a series of ecological compensation sites that will be created as part of a commitment to achieving a net gain of biodiversity.

At the end of January 2020, the Government has given the go-ahead for the EWR Bicester to Bedford section following the long-awaited report from the Inquiry Inspector. A Transport & Works Act Order has been issued which makes hardly any changes to Network Rail's plans. It seems there are some concerning statements about commitment to biodiversity net gain and further detailed designs will still be subject to local planning authority approval.

The proposed Oxford-Cambridge Expressway project is currently cancelled (March 2021), although background work can be used later or for the road improvements now planned. The associated Growth Arc, which has not been cancelled, still poses a major threat because of increased traffic from employment and housing as The National Infrastructure Commission plans for substantial housing and business developments in a belt between Bicester and Bletchley. NIC documents have indicated their interest in seeing new 'green town' developments brought about by linking up village clusters such as Mursley, Swanbourne and Little Horwood. Such new settlements are envisaged as being connected to Milton Keynes by a new Rapid Transit System in the above-mentioned Milton Keynes long-term plan.

Modern farming and land-use practices are already changing the village environment. Among these are the conversion of permanent grassland to regularly re-seeded grass leys and/or arable fields, fertilising semi-improved grassland to optimise conditions for livestock grazing, draining remaining wet fields and over-tidying hedgerows and other boundary features. Without compensatory measures

such as 'wildlife strips' and 'beetle banks', this is leading to a very limited range of wildflowers and associated insects and birds in the parish and a steady increase in nutrient-hungry coarse vegetation. A new post-Brexit farming and agriculture payments system and national environment strategy should force some level of turnaround to restore wildlife-friendly farmland, but before that is fully in place there should be opportunities from any new developments around the edge of the village to create wildlife habitat as compensation.

3 Notable features

The countryside close to Mursley includes features that should be recognised and protected in any plans for further development of the village. In particular, corridors which provide visual and wildlife links with these features should receive a high level of protection and be enhanced wherever possible.

- **Semi-improved ridge and furrow permanent grassland** has both historical and wildlife interest. Much has now been heavily fertilised and subjected to intensive grazing pressure, but there are edges and corners where wildflowers and fungi just about hang on. Ironically, some of the best surviving fragments of grassland with wildflowers exists as exemplary wide 'wildlife strips' around the edges of arable fields on the footpath to the north of the Sports Field.



Sheep graze ancient ridge-and-furrow fields with dew covered spiders' webs showing up on a cold morning



Wide field margin with a ditch and old hedgerow left to support wildlife around an arable field

- **Springs, streams, and lakes** formed from damming them are a major feature, providing wildlife havens for birds and insect life. Inevitably, streams have been culverted in places, but where they are still surface flowing consideration should be given to enhancing them, creating buffer strips to protect from agricultural pollution and opening them to view.
- **Scattered ponds** may be undervalued as they are generally small features and often out of sight. However, they constitute an extraordinarily rich biodiversity resource and are an important part of rural history and culture.

Where possible they should be restored or newly created to add to the network of freshwater habitat. Good examples can be found near the footpath north of the Sports Field.

- **Salden Woods** are ancient woodland remnants of historic Whaddon Chase and support rich wildlife communities that only form where there has been continuous woodland cover and management. Consideration should be given to new woodland belts that would connect this area of the parish with the village.



Salden Lane approaching the railway bridge and Weasels Lane with Salden Wood on the right



Middle Salden Wood – mature trees recently harvested but much of the ground flora doing well

- **Copses and shelterbelts** already form important wildlife corridors and visual features connecting the village with its countryside. The belt of poplars down Church Lane with the stream running through is of special significance.
- **Green lanes and ancient hedgerows** are a feature of this part of North Bucks and have their own special wildlife, including relict woodland plants and, most notably, the nationally rare Black Hairstreak butterfly, which depends on dense belts of blackthorn. They are important foraging networks for bats as well as nesting sites for birds, provide refuges for vanishing wildflowers and constitute the most significant wildlife corridors through the landscape.
- **Mature hedgerow trees** are an associated feature, contributing greatly to the landscape and wildlife character of North Bucks. They have not received as much attention as ancient woodland, but probably are just as important in a landscape like ours. A scattering of old oak trees is likely to be a relic of a southern extension to the historic protected open woodland of Whaddon Chase, especially in fields near the rail line and northern parish boundary. Many hedgerow trees are 100 plus years old ash trees, some much older, and we need to anticipate their loss over the next few years as Ash Dieback disease takes hold. This will have a major impact on both wildlife and landscape views, though where possible dead and dying trees should be left in place for the specialised invertebrates that need them. Plans need to be

made urgently for a programme of planting replacement trees, following the latest advice on resistant ash varieties or other species that will be suitable.

- **Wide grass verges** along some of our roads in the parish are another feature of this part of North Bucks, in some cases remnants of a network of drovers' roads heading towards local markets and onwards to Dunstable and London. In such places, wildflowers lost to increasingly intensive farming of the surrounding fields have sometimes found a refuge. Verges may be bounded by old spreading hedgerows, increasing the wildlife habitat if not allowed to advance completely unchecked. Verges are now almost certainly floristically less diverse due to a complex mixture of management neglect, excessive nutrient enrichment (from traffic and atmospheric pollution and mowing arisings not being removed) and mowing at the wrong times. Adjacent hedges should be managed more sympathetically and restored where possible using native and locally appropriate species.

4 Biodiversity and priority habitats

Mursley parish as a whole is relatively impoverished in terms of biodiversity and priority habitats, but there are significant areas for wildlife on the northern, western and southern fringes. There are no statutorily designated sites (SSSI or LNR), but there are three Local Wildlife Sites (LWS) designated by Bucks County Council, detailed below. See Map A (page 17) provided by the Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC).

LWS83A01 Railway Cutting by Salden Wood

This is an extremely important wildlife site, comprising a deep cutting through calcareous soils, a rarity in the North of the county, and featuring a south-facing steep slope with a mosaic of grass and scrub, a north-facing strip of woodland and a track bed covered in nutrient-poor ballast. There is considerable floral interest with a number of flowers that are scarce in our area and it is a notable site for invertebrate species. Once the railway line was closed to passenger services in 1967, then completely 'mothballed' in 1992, the cutting developed to be one of the most important butterfly sites in the county with a colony of the rare and endangered Wood White as well as scarce species like Dingy and Grizzled Skippers and an impressive list of moths. Amongst the other interesting invertebrates are Glow Worms.

Almost all this wildlife habitat is due to be lost with East-West Rail due to reopen the line and undertake associated construction work. A series of measures have been discussed with Network Rail to minimise the destruction in some parts and to mitigate through a series of Ecological Compensation Sites along the route between Bicester and Bletchley. Currently there is serious concern from conservation groups and local authority ecologists that the mitigation measures being planned are under-

funded and poorly conceived and will still result in biodiversity net loss for the scheme.



Salden Cutting before work to reopen the East-West Railway line – a perfect linear nature reserve



Nutrient poor calcareous soils gave rise to a very rich assemblage of plants and insects, which will be lost

All along the rail line as it runs through the parish there are rich pockets of biodiversity that will be seriously degraded or completely lost as the new line is constructed. It is hoped that the series of Ecological Compensation Sites that Network Rail have secured close to the line will provide similar habitat in the medium term and there will be opportunities with some of them for enhancements and improved management in the longer term that will result in replacement sites for some of the more important plants and animals.



Work underway on the East-West Railway line adjacent to Salden Wood



An Ecological Compensation Site next to Salden Cutting where wildlife habitats are being created

LWS83F01 Salden Wood

This is a 14ha block of wet ancient woodland with ash, field maple and some oak and a number of notable wildflowers, including carpets of bluebells, interesting fungi and scarce birds and insects. The current owner is very keen to maintain and improve the wood for wildlife and is carrying out a programme of sensitive thinning.

There is no public access, but the owner is happy to give permission for interested people to walk round.

Nearby is Middle Salden Wood, which is also thought to be ancient woodland (evidence of continuous woodland cover from 1600) but appears never to have been thoroughly surveyed and has no protection. It is owned by the timber company Linnell Bothers Ltd, who have recently harvested many of the mature trees. It has a striking display of bluebells in April, but generally a less diverse ground flora than Salden Wood, except for the SW section. However, newly opened rides and clearings offer improved conditions for insects, bats and birds.

LWS82139 Green lane extension to Stewkley Lane and spur leading to Swanbourne (known locally as Oxford Lane)

This 'T'-shaped arrangement of green lanes with thick species-rich hedges and adjoining belts of trees constitutes an especially important wildlife area and key connecting feature for other wildlife sites. The count of woody species in the hedgerows is exceptional for the clay vale, suggesting an age of 700-800 years. There are patches of relict woodland ground flora and wet sections with marsh species. The sections of thick blackthorn support a thriving colony of Black Hairstreak, a rare butterfly which has its UK headquarters in North Bucks, scattered wych elms support its cousin the White-letter Hairstreak and a series of old oak trees provide habitat for another cousin, the Purple Hairstreak. The fields alongside belonging to Primrose/Blackland Farm form an extensive private nature reserve featuring a network of thick spreading hedgerows, a number of old and newly created ponds and excavated scrapes alongside the stream providing wet grassland habitat. It is hoped that these areas can be surveyed for possible additional LWS status.



Oxford Lane, the ancient green lane near the southern boundary of the parish, home to rare butterflies like the Black hairstreak



One of a series of restored ponds and excavated wet scrapes at Primrose Farm, surrounded by rough grazing, hay meadows and spreading ancient hedges

There are a further three sites which have the earlier designation of Biological Notification Sites (BNS), now no longer used, and would need to be re-surveyed to

be considered whether they meet the criteria for Local Wildlife Sites. These sites are detailed below.

BNS82E04 Church Hill Farm/Harboury House Lakes

Artificial fishing lakes created by damming two streams with good water quality and some rich edge habitat and a wooded island, making the area very attractive to birds. Small inlet and outlet ponds/marsh areas have great potential for a rich invertebrate fauna.



A winter scene at the lake between Church Hill Farm and Harboury House – the island is a haven for breeding birds



Collection of ponds, overgrown woodland, fields and hedges east of Lower Grove Farm will be managed as an EWR environmental compensation site

BNS82E06 Ponds east of Lower Grove Farm

A complex of two permanent ponds and some smaller seasonal ones that are now heavily overshadowed and choked with vegetation and affected by adjacent arable farming with no buffer belt. As well as the ponds, with their interesting aquatic flora, that would benefit from being opened up, there are mature oak and ash trees, relict woodland flowers and an outer belt of mixed scrub supporting many insects. This site, along with the surrounding field, is currently planned to be one of the ecological compensation sites associated with the East-West Rail construction work and could be rescued and enhanced as an area for wildlife.

BNS82J08 Meadows at North Salden Farm

An area of permanent grassland and associated hedgerows that is part of the Devil's Horseman equestrian business and hasn't been surveyed for some years.

A further old BNS site that appears to have been dropped from lists is a fragment of woodland bordering a stream on the far NE boundary of the parish. Recent surveying has shown that it has an interesting flora, including orchids and polypody fern, as well some old oak trees. This has now been selected to be part of another ecological compensation area for East-West Rail and thus should receive greater protection.

In addition to these sites, which are recorded as being significant for biodiversity by the Bucks & Milton Keynes Environmental Records Centre (BMERC), there are fragments of priority wildlife habitat that have survived the intensification of agriculture. A triangular ridge-and-furrow field, known historically as part of The Hangings, along the footpath to the west of Church Hill Farm is the only surviving area of **good quality semi-improved grassland** in the parish with a variety of native wild flowers and insects that would have been more widespread across grazing land in the parish in earlier centuries.



Sheep graze the old ridge-and-furrow grassland that used to be known as The Hangings, preserving some of the wildflowers and insects that used to cloak such fields



Salden fishing lake with its fringe of woodland – the outlet to the east has a small fragment of fen habitat, important for scarce wildflowers and other wildlife

Tiny fragments of wet grassland associated with the spring line created by the geology of the ridges, known as the **North Bucks fens**, are precious relicts of the former countryside. Important examples are found in neighbouring parishes and just survive in Mursley near Spring Grove Farm and the shallow valley associated with the outflow from the Salden fishing lake, where an attempt to destroy this rare habitat with landfill was stopped in 2017. An important project to re-wet fields, restore ponds and excavate new ponds has been carried out at Primrose/Blackland Farm at the southern tip of the parish and now constitutes a significant area where wetland birds and insects are once again flourishing. In 2017 a visit by the Bucks Invertebrate Group recorded 12 different species of dragonflies and damselflies, over 150 species of moths and a number of nationally scarce beetles. The area is bordered on two sides by the green lanes which are designated Local Wildlife Sites and is well served by footpaths. It is clearly a significant green asset for the parish but may be threatened by the proposed Expressway.

Wildlife corridors, comprising hedgerows, verges, streams, and lines of mature trees, that provide connections between the surviving biodiversity sites are key to conserving the wildlife of the parish. They permit movement of animals and to some extent plants, providing steppingstones to new habitat and resources, interaction between otherwise isolated colonies and a general increase in natural dynamism.

Such corridors are key to maintaining connections between the village and its surrounding countryside and can enrich the environment within the village.

The importance of the few remaining ponds, orchard fragments and mature gardens within the village itself cannot be over-stated. Such features should be protected from further infill development and their importance for both wildlife and village character made clear to owners.

5 A Green Infrastructure Network

As part of the Mursley Neighbourhood Plan process a Green Infrastructure (GI) Network has been mapped for the parish. This work has been informed by Green Infrastructure strategies produced in recent years by Buckinghamshire County Council and Aylesbury Vale District Council, which in turn were guided by initiatives like the South East Green Infrastructure Framework (2009) and Natural England's Natural Greenspace Guidance (2010).

The aim is to identify significant areas of natural greenspace in our parish in order to:

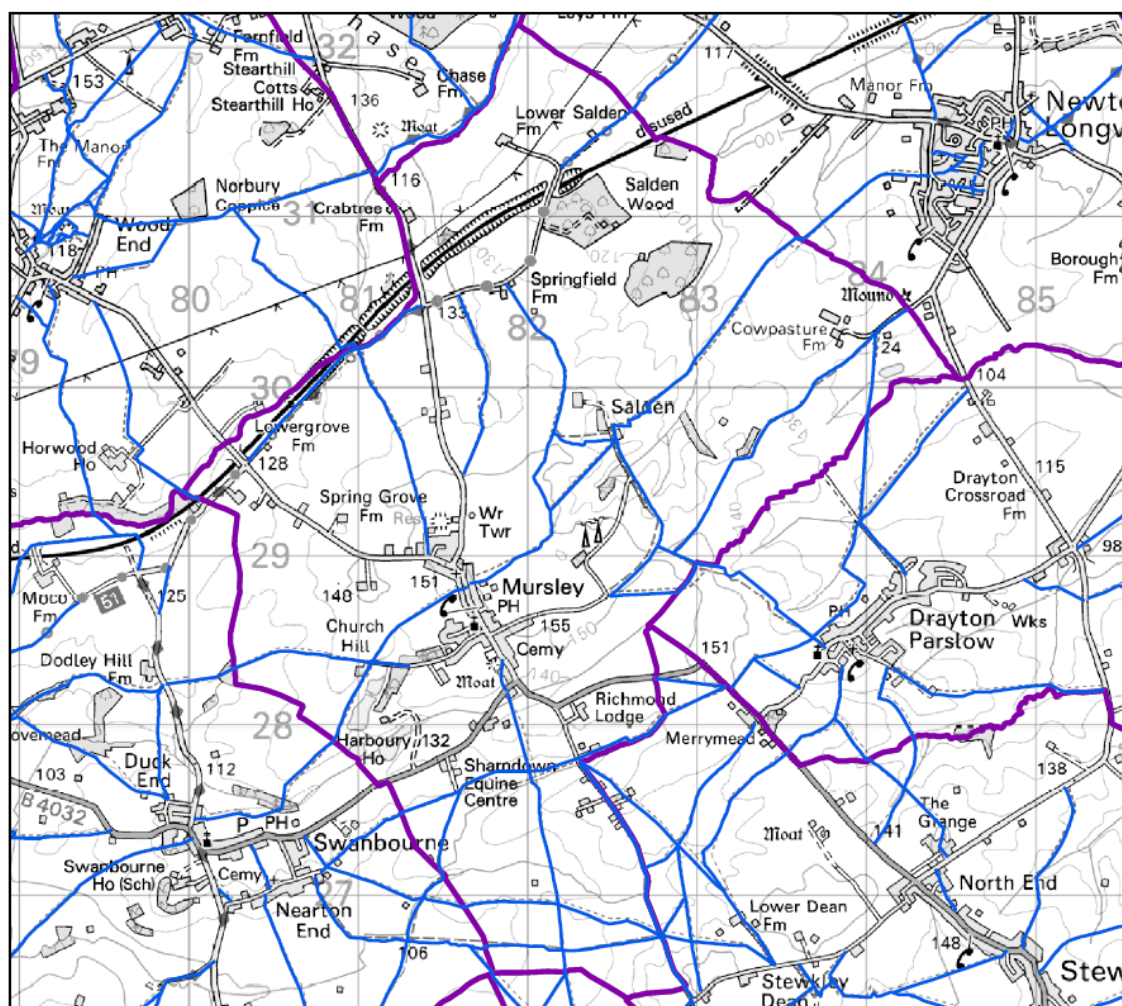
- Raise the profile of GI and highlight its value for both biodiversity and public enjoyment and health
- Protect and influence the long-term management of these spaces
- Reveal opportunities to extend, enhance and connect up such spaces (in line with the Government's 2010 Lawton Report 'Making Space for Nature')
- Increase public access where possible.

The Mursley Green Infrastructure Network Map should be used to apply constraints and/or highlight opportunities for any development proposals outside the settlement boundary and to identify GI opportunities within any developments around the settlement edge. See Map B (North of the Parish) and Map C (South of the Parish) on pages 18 and 19.

6 Public footpath and bridleway network

There is an extensive network of public footpaths radiating from the village into the surrounding countryside and providing pedestrian connection with, in particular, Swanbourne, Drayton Parslow and Newton Longville. However, there is really only one short circular walking route from the village centre, going west to Church Hill Farm and back along Church Lane. To the east a longer circuit is possible via Cooks Lane and Salden hamlet. Both these routes are well used

To the north and south of the village the footpath network is less well used and, in both cases, there is the need to negotiate busy roads with no pavements. There is a crying need for a safe footpath separated from Whaddon Road going north from the Water Tower towards Salden Lane, in particular offering safer walking to the newly established Mursley Farm Shop.



Rights of way in Mursley parish

There are few (none?) off-road circular walks that are easily manageable by parents with young children or older people, and none that take in areas with safe, enjoyable green space, with seats or picnic tables.

There are three limited bridleway networks, to the south and east of the village and some distance to the north. However, they are not interconnected without the use of busy roads. There is no bridleway network to the west of the village.

Running across the north of the parish is a bridleway/green lane which is also part of the National Sustrans Cycle Network (Route 51) and as such would provide safe, largely off-road cycling connection into Milton Keynes and Winslow/Buckingham, but there is no connecting cycleway from the village without using very busy roads.

7 Publicly accessible green spaces

The Government's Accessible Natural Greenspace Standard (ANGSt) (Natural England, 2003) emphasises the importance of communities having easy access to natural and semi-natural greenspaces close to where they live. Aylesbury Vale Green Infrastructure Strategy aims to ensure that high quality green infrastructure is

provided which is accessible, attractive and conserves and enhances the Vale's special natural and historic environment, its wildlife and landscape.

69% of households in Aylesbury Vale meet none of the ANGSt requirements and only three settlements – Aston Clinton, Buckingham, and Wendover – meet the minimum ANGSt requirements. There is a general deficiency of accessible green infrastructure across the Vale and this is most prominent in North Aylesbury Vale with the Winslow area particularly noted for poor provision.

The only local publicly accessible green spaces for Mursley residents are at the sports ground, church yard, the strip of land by the war memorial and (theoretically!) the small village green alongside the road intersection north of Main Street. Only one area, the sports field, makes any provision for children's play and there are just four benches dotted through the village, none in particularly attractive locations.

Ideas for more new green spaces easily accessible from the village has to be a priority for the Neighbourhood Plan. These should be places where people could walk to easily and enjoy; where it might be possible to add amenity features – easy-access gates, benches, picnic tables – alongside the existing land-use; and even be possible to incorporate more ambitious community projects – a community orchard, a wildlife area, a safe family play area.

During early stages of developing the plan the following possibilities emerged:

- Finding an extra area for community use associated with the plans for allotments and extra parking opposite the sports ground.
- Negotiating an area in the fields along Cooks Lane (owned by Bucks CC) for a community wildlife area/orchard with paths, seats, and safe playing area for children.
- Investigating suitable areas alongside public footpaths and negotiating with landowners for permission to add features. A series of possible sites were evaluated, with thoughts of possible use for exercise, relaxation, play, picnics, wildlife enjoyment and holding village events, but all (apart from the two sites above) were deemed to have poor access from the village as well as other disadvantages.

Designating Local Green Space

Neighbourhood Plan projects are encouraged to designate Local Green Space, where possible, which is close to the community, demonstrably special in a local context and local in character. Making such designations will give extra protection to such sites if development is ever proposed.

Two sites are deemed sufficiently special to be under consideration for designation:

- The **Village Green** alongside the intersection of Main Street and Whaddon Road. Whilst small and difficult of access, given the busy traffic and lack of

pavement, this area is an important remnant feature of the old village, once having a pond to provide water for passing animals. It also helps to provide part of 'the stage' for one of the most characterful views into the conservation area.

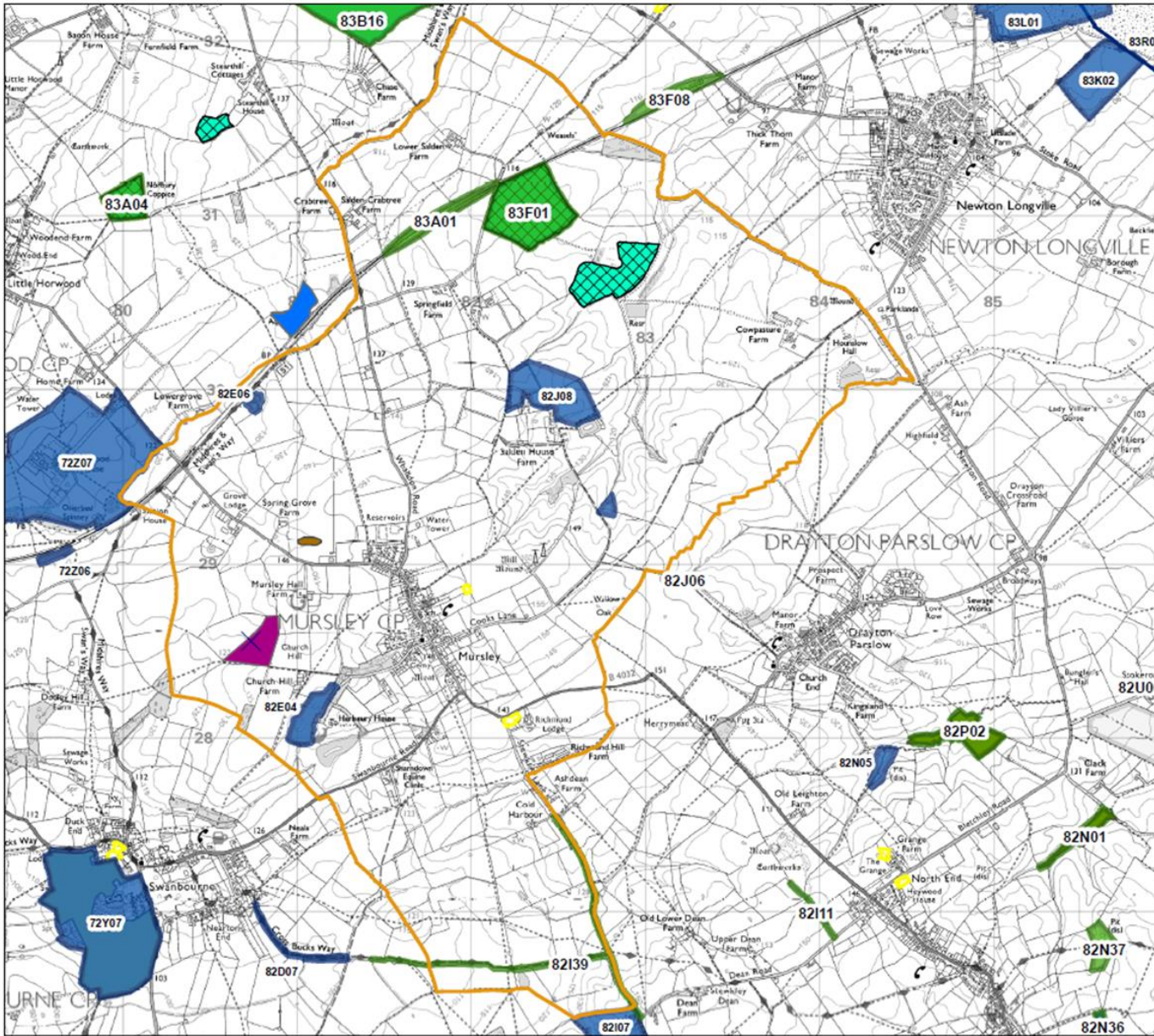


- The triangular field, historically known as **The Hangings**, through which the footpath between Church Hill Farm and Dodley Hill Farm runs (mentioned earlier). This field is not only the last remaining patch of good quality semi-improved grassland in the parish, with a moderately diverse range of native wildflowers and insects; it also shows a complex intersecting ridge-and-furrow pattern dating from a pre-enclosure large field system. It is sympathetically managed by the Swanbourne Estate, with low level sheep grazing allowing sheets of cowslips to flourish in the Spring. Other plants like bird's-foot trefoil and pignut mean it is a great place to spot Summer butterflies like the common blue and the chimney-sweeper moth. Mature hedges with old oak and ash trees and a large crab apple add to both its value for biodiversity and its attractiveness as a place to walk to and linger.



A further special site is the field opposite Cedars Farm which features a medieval moat and what is possibly the oldest oak tree in the parish. As this is already a scheduled ancient monument, it is not thought necessary to add this as a third designated Local Green Space.









*Mick Jones on behalf of MNP Environment Task Group
September 2020*



**Local, Non-Statutory Sites,
UK Priority Habitats &
Ancient Semi-Natural
Woodland
Mursley Parish**



Legend

-  Mursleyparish
-  Local_Wildlife_Sites
-  Biological_Notification_Sites
-  Good_quality_semi-improved_grassland
-  Lowland Fens
-  Wet Woodland
-  Traditional_Orchards
-  Ancient & Semi-Natural Woodland

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
© Copyright Buckinghamshire County Council
Licence No. 100021529 2010

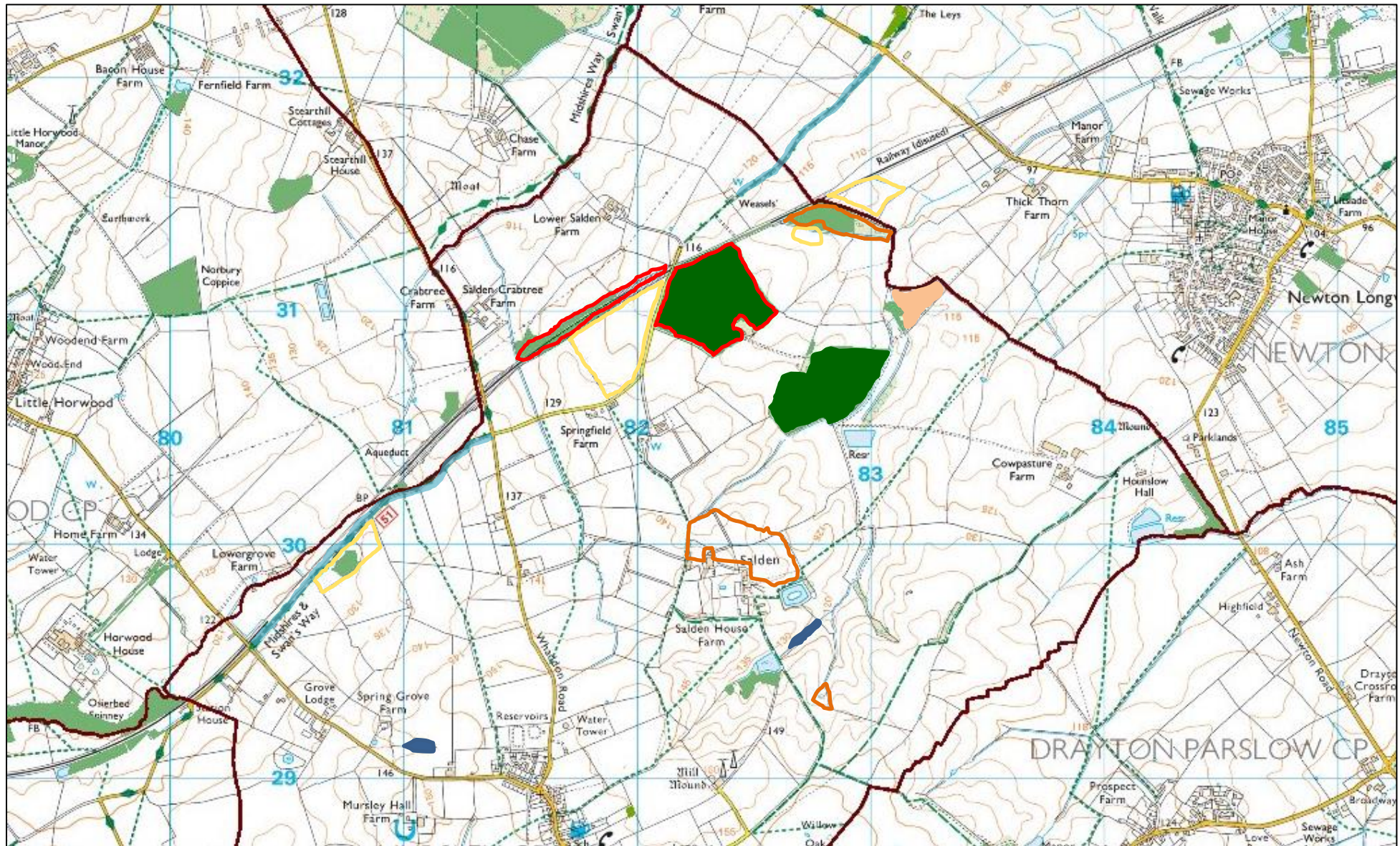


Date created 15/10/2018 1:30,217

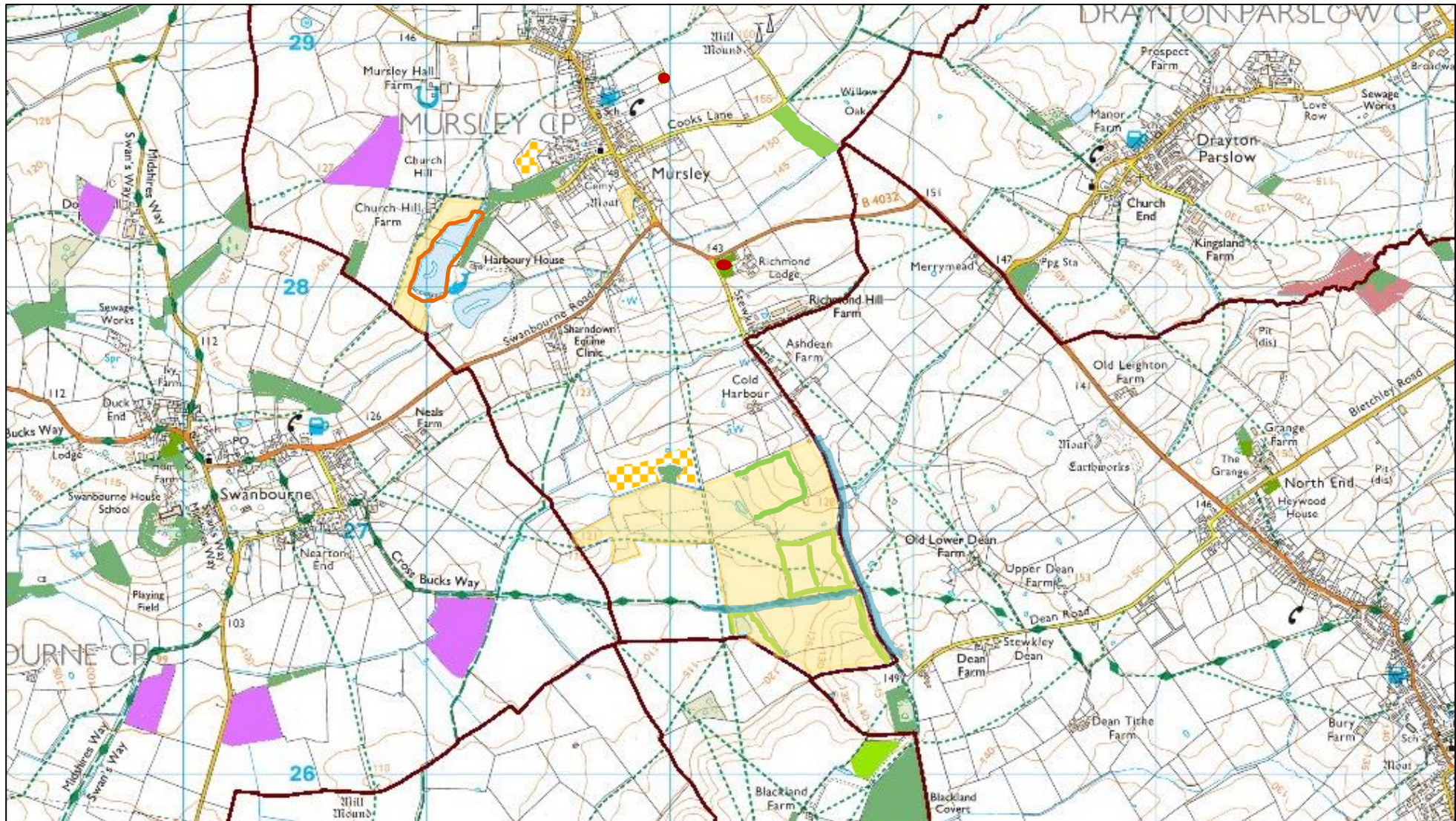
Please note that the layers held by the Environmental Records Centre are compiled from data that has been received from a variety of sources, including volunteers and professionals.

Map A

MNP Mursley Environment: Green Infrastructure
Mursley Parish Green Infrastructure Map



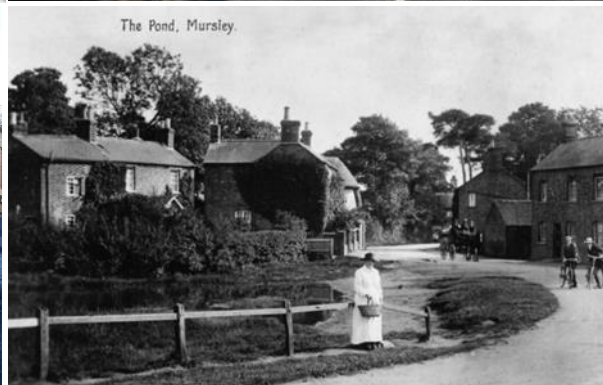
Map B



- | | | | | |
|-----------------|----------------------------------|--------------------------|------------------------------|------------------------|
| Key | Designated land | Woodland | Traditional orchards | Open mosaic habitat |
| Parish boundary | Local wildlife site | Ancient woodland | Green lanes | Lowland fen |
| Rights of way | Biological notification site | Wood pasture/meadow | High quality perm grassland | Streams and open water |
| Map C | EWR ecological compensation site | Planted tree/scrub belts | Semi-improved perm grassland | |

Mursley Neighbourhood Plan

Mursley Environment: HERITAGE AND DESIGN



This report has been produced as part of the process of preparing a Mursley Neighbourhood Plan and provides supporting evidence for Policies MUR4, MUR5 and MUR9 in the Plan.

1 Introduction

Mursley village dates to Late Saxon (Early Medieval) period, and by Domesday it was a substantial settlement. There is nothing visible from this early period, but the current village still displays aspects of its layout and a good collection of buildings dating from the late medieval period. For example, the twelfth century church was rebuilt in the fourteenth century and many of the earliest extant buildings often date to around 1500. The late medieval and subsequent buildings line Main Street in linear fashion and now play a significant role in forming the character of the village and its appeal as a place to live.

One of the more recent features of the Parish and village is its Water Tower, now not as pristine as in the past. The Water Tower dominates certain long and short views. It is used as a beacon by residents returning from journeys and, as a war memorial, is a poignant reminder of the past. It is even recognised by non-residents of the Parish as belonging to Mursley and is therefore part of its essential character.



The Water Tower can be seen from almost any footpath near the village (MJ)

Visually appealing because of its green backdrop, Mursley is viewed as a desirable place to live. It is one of those villages which is seen as aspirational from the outside. Unfortunately, the village suffers from high-cost housing which is not affordable to those who desire to live here. The housing stock currently does not align with the previous requirements of Aylesbury Vale with a lack of two- and three-bedroom houses.

20th century developments in and around the village have resulted in deficiencies and challenges as a place to live. There is an issue of pedestrian movement in and around the village. In sections, the existing footway is narrow, poor, and/or badly maintained. At points within the 30 mph zone the footway does not even exist and this is a frequent concern expressed by the residents. This concern is intensified for a resident who has mobility issues, or is attempting to push a wheelchair, or pushchair, around their own neighbourhood. Together with the close presence of traffic, including heavy goods vehicles and farm machinery, it means that footfall is

not a first choice. As with most villages these days, amenities are often located away from the village, requiring motorised transport which adds to the overall problem. Safety around the village and indeed the Parish, for pedestrians, cyclist and even those using other methods of transport has been noted as a priority in consultations.

Mursley sits on a routeway between the south of the County and the Aylesbury area and the north around Buckingham and latterly Milton Keynes. In the medieval period this access, from Buckingham to Dunstable, and on to London, was a source of wealth generation and helps to explain the importance of the village. However, this has become a burden for residents of the village from the later twentieth century when the route has become increasingly motorised. Both the number and weight of vehicles proliferates annually. It is a cut-through route from north to south, from Milton Keynes to Aylesbury and places farther afield. As Milton Keynes and Aylesbury expands this weight of traffic will only increase. Furthermore, pressure will also grow following the construction of the East West Rail project with new builds at Winslow. Should the Government's proposed development of the Growth Arc between Oxford and Cambridge go ahead with the intensity that has been suggested, more housing will mean more traffic. In addition, current and future development at Aylesbury, seemingly at a distance from Mursley, will undoubtedly also have an effect. Not only from the usual increase in traffic coming through the village, but potentially because it may not be linked to major east-west road improvements, thereby causing traffic to move along other routes.

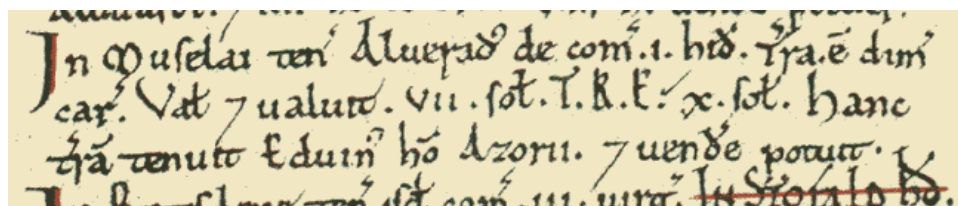
2 Historical background

Mursley first appears in the Domesday Book (1086) where it is recorded as *Muselai*. This placename is Late Anglo-Saxon in origin. Currently, this is thought to mean '*Myrsa's woodland*'. The Old English provides a personal name, the second element the general character of the site. Historically, such definitions would be used to argue for woodland regeneration following the Roman period. Typically, the earliest evidence for a village of this nature occurs in the Late Saxon period where nucleated settlements often developed from the more dispersed farmsteads. Often these new foci were centred on a church, which usually develops into the first stone building.

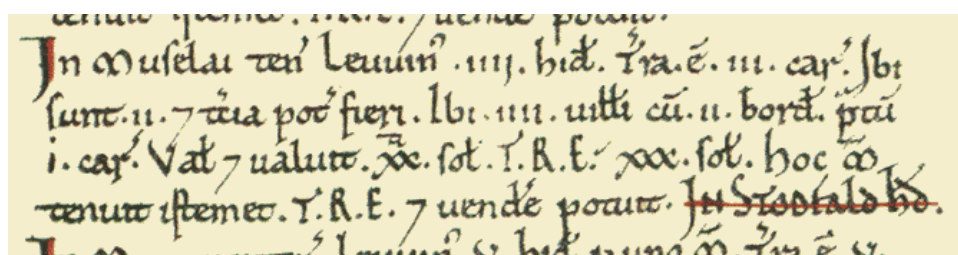
At the time of Domesday, Mursley was a substantial place. It had a population of 15 households (medium) and was assessed for tax at 10 geld units (very large). There is a total of three entries for Mursley in the Domesday Book. Each household usually comprised multiple persons, which at a minimum of 4.5 to 5 persons per household would give a total population of between 67 and 75 not including slaves. Slaves could be individuals, or even heads of households.

Entry 1: Taxable units: Taxable value 1 geld units. Value: Value to lord in 1066 £0.5. Value to lord in 1086 £0.4. Value to lord c. 1070 £0.4. Ploughland: 0.5 ploughlands (land for). Lord in 1066: Edwin. Overlord in 1066: Azur (son of Toti). Lord in 1086:

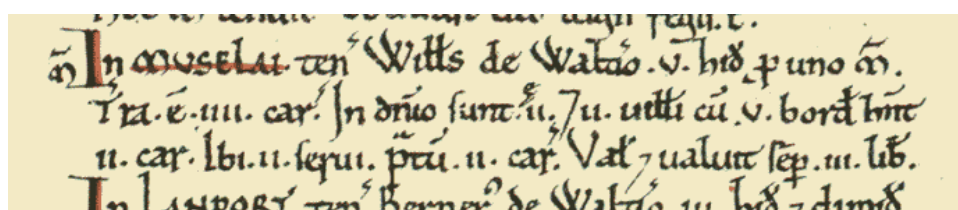
Alfred (the butler). Tenant-in-chief in 1086: Count Robert of Mortain. Phillimore reference: 12, 26.



Entry 2: Taxable units: Taxable value 4 geld units. Value: Value to lord in 1066 £1.5. Value to lord in 1086 £1. Value to lord c. 1070 £1. Households: 4 villagers. 2 smallholders. Ploughland: 3 ploughlands (land for). Other resources: Meadow 1 ploughs. Lord in 1066: Leofwin (of Nuneham). Lord in 1086: Leofwin (of Nuneham). Tenant-in-chief in 1086: Leofwin (of Nuneham). Phillimore reference: 57, 2.



Entry 3: Taxable units: Taxable value 5 geld units. Value: Value to lord in 1066 £3. Value to lord in 1086 £3. Value to lord c. 1070 £3. Households: 2 villagers. 5 smallholders. 2 slaves. Ploughland: 4 ploughlands (land for). 2 lord's plough teams. 2 men's plough teams. Other resources: Meadow 2 ploughs. Lord in 1086: William. Tenant-in-chief in 1086: Walter Giffard. Phillimore reference: 14, 24.



Although there is some loss in taxation following the Norman invasion, it is still a comparatively prosperous place. Of the other ten villages in the Mursley hundred, 5 were single manors (Dunton, Winslow, Horwood, Singleborough and Whaddon), 4 were double manors (Stewkley, Drayton Parslow, Salden, Shenley Brook End) and one had three manors (Mursley). The Earl of Moretain held land in Mursley and Salden as well as Swanbourne. Walter Giffard also held in Horwood, Singleborough and Whaddon (all single manors). Winslow was held by St. Alban's Abbey, (along with Granborough and Aston in Cottesloe).

The village of Mursley was at one time a more important place; it was once a market town, by virtue of a royal charter granted in 1230, and the centre of the local deanery. The village was granted a Fayre and Market Charter by Henry III in perpetuity. The village was on the direct route from Buckingham to Dunstable for the

drovers, driving sheep and cattle between these major markets. The drovers would halt in Mursley and rest with their flocks for the night. The wide part of the road in the centre of the village, with its village inn, was the chief resting place hence its width. This would have been the marketplace and once a year would be the centre of a large three-day Charter Fayre. These fayres were revived in 1987 and the last one, a millennium event, was held in 1999.

The hamlet of Salden to the north-east of Mursley village may have been an earlier settlement. It certainly over-shadowed Mursley towards the end of the 16th century when a large, extravagant mansion was built by Sir John Fortescue who was Chancellor of the Exchequer (1589-1603) and owned land around Salden and Drayton Parslow. The fine house, which cost £33,000 to build in 1590, also featured terraced gardens, a bowling green and fishponds. It was large enough to maintain sixty servants and was said to have been visited by Queen Elizabeth and, later, King James I. Later Fortescues reverted to the Catholic faith and in 1729 the direct male line came to an end, leading to the end of the title and the properties being divided and sold. Most of the house was pulled down in 1738 and 1743, and the small remaining part became a rather grand farmhouse.



Salden House (MJ) and the Church of St Mary the Virgin (PW)

The Church, built of limestone, is dedicated to St Mary the Virgin. It was originally granted by Richard Fitzniel to the Prioress of Nuneaton before the year 1166. Confirmation of this grant was later made by the Lords of the Manor of Mursley and Salden, Warren Fitzgerald and his wife Agnes. The church was held by Nuneaton Priory until the Dissolution (c.1540). The current building dates to the fourteenth century with a fifteenth century tower. The earliest part includes the arcades of the nave and the two side aisles with the tower being added later. The clerestory and south porch were added when the church was restored by Charles Buckeridge of Oxford between 1865-70. He gave it new buttresses and renewed many windows (some retain fragments of the original Decorated tracery), the furnishings and floorings. (E. Godwin's tiles).

Archaeological background

The archaeological background of Mursley extends farther back in time than the known historical background. There are several sources of information often at varying degrees of public access. There is the OASIS Project (Archaeology Data Service), the Buckinghamshire Historic Environment Record (HER), the list of Scheduled sites and potentially the Portable Antiquities Scheme (records or metal detector finds).

Archaeologically, the Parish has seen little in the way of formal archaeological work. However, in the village a trial trenching evaluation did uncover a Late Saxon pit (Monument record 0845800000 - 18 Main Street, Mursley). Furthermore, the Parish contains Roman remains, including a villa (Monument record 0165100000 – Cowpasture Farm). The Roman activity, including iron working evidence, is centred around Salden and Salden Wood. Associated with this activity there is a possible road as defined by the Viatores (Monument record 0299102000 - Viatores Road 169A). Earlier prehistoric remains, date back from the Iron Age and include a possible site (Monument record 0684900000 - E of Richmond Lodge, Mursley) and even earlier prehistoric flintwork (Monument record 0412500000 – Mursley, By Footpath). Although none of this earlier material is necessarily directly connected with the later village, at least until the Mid- to Late Saxon period, there is an argument that the siting of the Roman villa may be significant for the development of the later Parish system.

The Portable Antiquities Scheme has produced six entries for the Parish of Mursley.

Record ID:	Object type:	Broad period	Detail
PUBLIC-A15598	Pilgrim Badge	Medieval	A medieval lead alloy pilgrims' souvenir of St John of Amiens.
BUC-76D456	Flake	Neolithic	A triangular Neolithic flint flake
BUC-761B65	Coin	Medieval	Short cross penny minted in London by the moneyer Walter. This is probably class 6b1, so Henry III 1216-1272.
BH-8F0081	Coin	Post-Medieval	Hammered silver coin of post-medieval date. Third issue Sixpence of Elizabeth I.
NARC655	Lamp Hanger	Medieval	Three branched lamp hanger with very sturdy suspension rod and integrally cast hanging loop which is incomplete.
NARC657	Coin	Roman	Constantine the Great as Augustus

These finds illustrate the varied landscape around Mursley. There is good evidence for the landscape being opened for the first time on a large-scale during the Neolithic (4,000-2,000BC). The Roman coin may be associated with known activity in the area including a villa and the later artefacts reflect the importance of Mursley in the medieval and early modern periods.

The development of the village

Mursley village is characterised by late medieval and subsequent linear development along Main Street with later linear development along Station Road, Whaddon Road and Cooks Lane with largely twentieth century and later development. The village, lying nearly in the middle of the parish, is built on either side of a road running from north to south through Mursley.



The pattern of the built village shown on an inclosure, roads and public footways map dated May 1815. Source Centre for Buckinghamshire Studies (MC)

There is evidence that the village once extended farther to the northeast and to the east and south of the junction with Swanbourne Road. Here earthworks in the fields are typical of a shrunken medieval village showing tenement plots, roadways and house platforms, along with associated ridge and furrow agriculture. After this time, however, the town seems to have decayed, and about the middle of the 18th century Mursley is described as having 'dwindled into a neglected village,' being 'small and depopulated,' the parish having about 66 families and 258 souls. This account says further that neither market nor fairs were any longer held, the site of the marketplace being, indeed, only known by tradition, and that no signs were now remaining of Mursley's 'ancient greatness.'

The known length of the medieval village ran from the junction of the Swanbourne and Stewkley Road in the south, potentially to the junction with Main Street and Whaddon Road in the north, close to the location of the village pond. The linear form remained the defining characteristic of the village until the later twentieth and early twenty-first centuries, and although not necessarily along Main Road, it largely utilises pre-existing routes. This form, although extended (Beechams Row, Whaddon Road, Station Road, Cooks Lane, Church Lane), remained until more modern housing was constructed in small enclaves (e.g. Manor Close, Maids Close, Tweedale Close, St Marys Close off The Beechams). This modern development is either in the back areas of medieval tenements (Manor Close and Maids Close phase 2) or on greenfield sites (Taylors Corner). These enclaves are linked to the road network by their own roadway. The former changed the form of the medieval core of the village, as the pre-existing layout and essential character of the village is eroded and lost through planning decisions in the recent past.



Linear development along Main Street and Station Road (PW)

Along with this, is the incremental loss of the village form from infill development, where plots are subdivided and no longer bear any resemblance to the historic form. This type of development, as well as other modern forms, also puts pressure on other issues. For example, expanses of non-porous surfacing create localised flooding and run-off, which does not penetrate and replenish the water table. There is also the ecological issue of a lack of garden space, which is becoming essential

for the well-being of our flora and fauna, particularly in an area of high intensity agricultural practices.



Chase House and Old Timbers, Cooks Lane, and Cedars Farmhouse (PW)

The built village

A scattering of important old buildings, many originating around 1500, line Main Street. Constructed first of timber with wattle and daub panelling, later with brick infilling, and even later constructed entirely of brick. This is the medieval core of the village and is the predominant part of the Conservation Area. The structures along Main Street are diverse in appearance, originally with thatch or wooden shingles to the roofs, followed by handmade peg tiles. The panelling would have been painted/limewashed to add weatherproofing, with a general modern interpretation of white panels in a black timber framework. Later roofing materials now include slate and concrete tiles. The building curtilages are regularly constructed in brick, and they, or the building itself, are often close to the footway, emphasising the linear form of the village by way of focussing the view.



The Thatch and The Grange, Main street (PW)

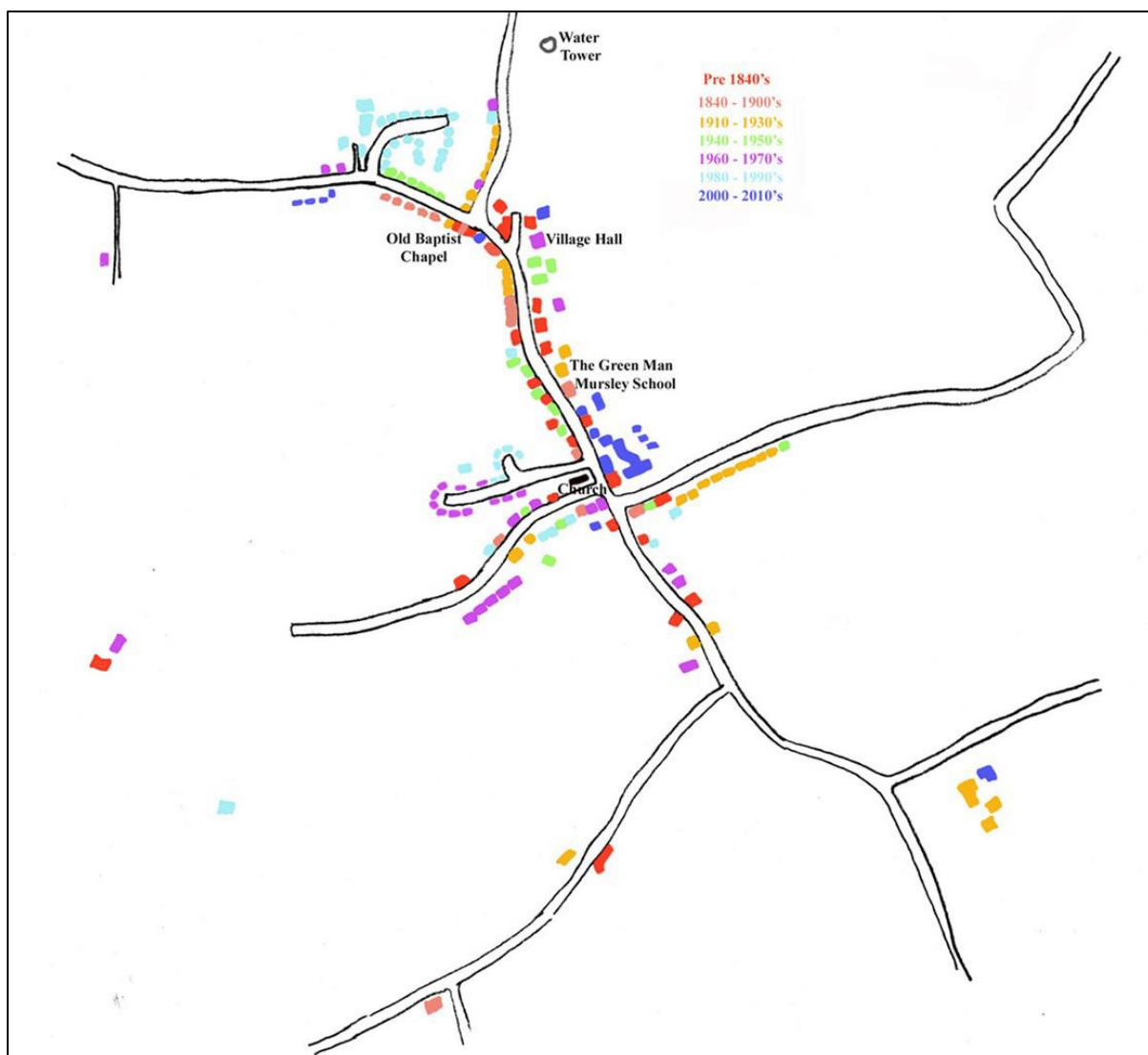
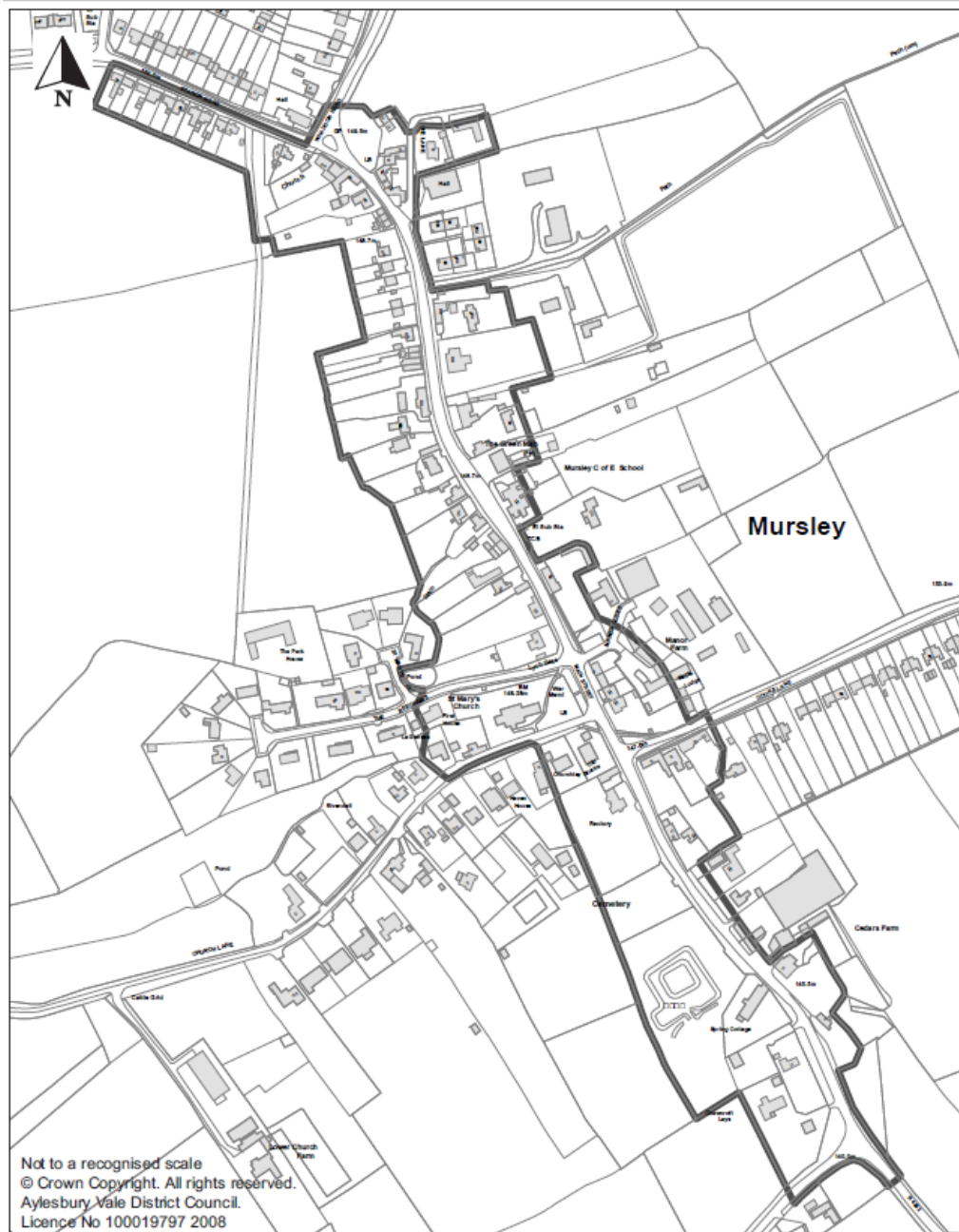


Diagram showing the approximate ages of buildings in Mursley (MC)

3 Mursley Conservation Area

A Conservation Area for the village of Mursley was designated in 1991. Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Every local authority in England has at least one conservation area and there are now over 10,000. Most conservation areas are designated by the Council as the local planning authority. In conservation areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special. The current legislation in England and Wales, the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70), defines the quality of a conservation area as being: "the character or appearance of which it is desirable to preserve or enhance".



Mursley Conservation Area

The picturesque village of Mursley is situated on a ridge top site four miles east of Winslow and amidst attractive rolling countryside. Its high position affords fine views, particularly from Cooks Lane, across fields which still show evidence of ancient ridge and furrow farming systems prevalent in the area. The high position of the village also allows views of the splendid white painted water tower in Whaddon Road from a distance as well as within the Conservation Area.

The village is primarily linear in form, extending north/south along the B4032 Main Street. Development which extends off the Main Street, along Swanbourne Road, Church Lane, Cooks Lane, The Beechams or Station

Road tends to be relatively short in depth and, for the most part, featuring twentieth Century dwelling houses.

Approaches to the village either from Stewkley or Swanbourne to the south or Little Horwood and Whaddon to the north are along attractive tree and hedgerow lined lanes. Mursley is an ancient, formerly manorial, settlement which was recorded in the Norman Domesday Book as 'Murselei' and owned by one Walter Giffard. Later, in the thirteenth and fourteenth Centuries, the village, which lay on the main droving routes, was granted a licence to hold a market. Later still, in the late sixteenth and early seventeenth Century, the village was owned by Queen Elizabeth I's Chancellor Sir John Fortesque, who built a magnificent house at Salden, one-mile northeast of Mursley. The remains of that house were used extensively in the construction of the Grade II* Listed Salden House Farmhouse, and in several of the other houses in Mursley.

In the late 1800's Thomas Beecham, who produced the famous Beechams Pills, built Mursley Hall to the west of the Church. He employed many local people and to accommodate them ordered the construction of Beechams Row in Station Road, a terrace of cottages with the date of erection and the initials TB depicted in black on red brick. Later the conductor Sir Thomas Beecham lived at the Hall. Unfortunately, the Hall was demolished in the 1940's.

Within Mursley village there are a significant number of period buildings, chief of which is the Grade II* Listed Church of St. Mary at the junction of Main Street and Church Lane. This fourteenth/fifteenth Century stone church with brick frontage wall dominates the centre of the village. Elsewhere in the village there are a further eleven properties all Listed Grade II. Most are timber framed and six of them have thatched roofs, whilst the remainder, with the exception of the steeply pitched slate roof of Cedars Farmhouse, have clay tiled roofs.

A characteristic feature of the village is the predominant use of brickwork in the construction of the buildings and walls around the southern end of Main Street and along the initial parts of Church Lane and Cooks Lane. These walls, together with the hedgerows and buildings which abut the roadside, afford a very tight sense of enclosure along Main Street.

Source: Mursley Conservation Area 2008

The Conservation Area defines the characteristics of Mursley. Dominating the centre is the Church and surrounding buildings with their brick wall frontages and a mixture of clay and thatch roofs. One of the characteristics listed is the use of brickwork as a building medium both for dwellings and enclosure walls. On Main Street in particular, this creates a sense of enclosure although this has created issues in the modern period with narrow footpaths in sections and weight of traffic causing conflict and health and safety issues of the pedestrian.

Character areas

Character areas within the Conservation area can be identified as follows:

1. The area around the War Memorial and the junctions with Church Lane and Cooks Lane. This includes a series of significant historic buildings from different periods and architectural styles, from the half-timber and thatch of Old Timbers and Candlewyck Cottage, to the ancient brickwork and ornate chimneys of Manor Farmhouse, the grand Georgian dwellings of Chase House and the Old Rectory (now St. Mary's House), and the more modest and functional Old Forge.
2. The central sweep of Main Street where the road widens near the Green Man and the School was the historical village centre and marketplace. It features a great variety of building ages and types, representing different periods and aspects of village life. Many of the buildings fronting the road have their own histories serving as business premises, shops and community facilities.
3. The area around the junction with Whaddon Road with the village green is a reminder of a second village centre, almost a hamlet in its own right created originally around a large pond and the meeting of routes into the village. A fine collection of cottages can be viewed with some distance created by the small village green before Main Street is pinched in by a series larger houses and the old chapel, built right on the road.
4. Beechams Row. This is a designed row of uniform cottages with decorative brickwork in the form of coloured bricks and common architectural elements.
5. Manor Close Phase 1: A modern cluster of barn-style dwellings clad in black woodcrete planks, red brick and clay tiles, constructed around the old farmyard on the footings of original farm buildings.

Outside the Conservation area are smaller well-defined areas of buildings. The following additional Character Areas are proposed:

6. North Side of Station Road: Uniform 'Brutalist' Architecture forming a short but coherent design form associated with well-built, if not aesthetically pleasing Council housing. This line of houses on the north side has a uniform appearance with little ornamentation.
7. Tweedale Close: Modern housing development characteristic of small enclaves behind the street frontage. These are relatively substantial modern houses in individual plots.
8. Maids Close: Modern housing development characteristic of small enclaves behind the street frontage. However, this development dominates the Listed Building on the Street frontage, arguably to its detriment.

9. Church Lane: Modern housing development characteristic of small enclaves behind the street frontage. These are relatively substantial modern houses in individual plots.

10. The Beechams: Modern housing development characteristic of small enclaves behind the street frontage. These are relatively substantial modern houses in individual plots.

11. Taylors Corner: Modern housing development characteristic of small enclaves behind the street frontage

4 Heritage assets



The moat opposite Cedars Farm, a Scheduled Monument, and Manor Farmhouse (MJ)

Apart from the designated Conservation Area, there are other nationally designated heritage Assets. These are the Scheduled Monument site on the south side of Main Street in the south of the village and a total of 17 listed buildings or structures. The latter are designated Grade 1, Grade II* and Grade II. The majority of Mursley's listed buildings are Grade II and predate c.1840. There are also non-designated heritage assets as well as locally recorded finds monuments and finds.

Listed buildings in Mursley			
Address	Grade	Entry Number	Date
23 Main Street	II	1288746	House. C17
28 Main Street	II	1214309	House. C16-C17 altered C18
30 Main Street	II	1214310	House. C16 T-plan house with later extensions in angles, remodelled early C20
33 Main Street		1214253	House and shop. C17, altered C18 and later with altered shop extension to right, extended C20

71 Main Street	II	1214084	House. Circa 1830
Candlewyck Cottage	II	1288665	House. Late C16-C17 of 2 bays to left, with small C17 bay and C19 extension to right
Cedars Farmhouse	II	1214290	House. C17, altered and extended to rear C19
Church of St Mary	II*	1288706	C14, C15 tower, restored and partly rebuilt 1867
Lower Salden Farmhouse	II	1288667	House. Mid-late C18
Manor Farmhouse and barn	II	1288747	Late C16, altered C18 and C19
Moated site 80m west of Cedars Farm	Scheduled	1018667	Medieval
Mursley war Memorial	II	1436495	Unveiled on 22 April 1920
North Salden Farmhouse	II	1288666	House. Early C18, extended early C19
Old Timbers	II	1214082	House. C17, altered
Salden House Farmhouse	II	1214311	Late C16
Spring Cottage	II	1288745	House. C17, extended and part rebuilt C19
Wall to South of Number 12	II	1214308	Late C16, partly rebuilt

Most of the Listed building date from the sixteenth century, or later. This is not an uncommon pattern and appears to reflect changes that were happening, whether forced because of the deterioration of older structures, or economic where new buildings were desired.

There is the Buckinghamshire Historic Environment Record which is a record of all heritage assets (Monuments and Buildings). There are 98 records for Mursley – see Appendix 1.

Proposed additional local heritage assets

Mursley has seen development that has eroded its heritage features through modern agricultural practices or development. The full scale of the original area covered by ridge and furrow has diminished as fields were ploughed and reseeded, thereby also creating a poorer ecological landscape. In addition, development has been allowed that has appreciably diminished the significance of nationally designated heritage assets. Two areas have been identified as significant areas of survival, representing the heritage of Mursley Parish and relating to the historical built-up area of the village.

1. Field on the east side of Whaddon Road between the Water Tower and village green. Local views in and out of the Conservation Area and to the Water Tower. Most northerly and best survival of ridge and furrow with possible house platforms

indicating extent of north end of village. Close to the site of the village pond, potential house platforms. The is the last remaining, largely intact ridge and furrow on the north side of the village. There is evidence that the ridge and furrow continued northwards, but these areas have been severely compromised by the Water Tower and more recent development north of that structure. The ridge and furrow features have been specifically mentioned as being worthy of protection through the Countryside Stewardship scheme of designated fields (Reference 487450: Middle Tier).



LiDAR map of North Mursley showing surviving ridge and furrow fields. Source: houseprices.io

2. Field on east side of the junction with main Street/Stewkley road and the B4032 Swanbourne Road. Local views in and out of the Conservation Area. Most southerly and best survival of ridge and furrow with house platforms indicating extent of southern end of village. This is the best survival of a layout of the medieval or early modern village.

Both these proposed sites are currently green fields and are on the edge of the built area. There is an aerial photograph of the surviving ridge and furrow around the south side of Mursley from the 1970's (?). This illustrates the continued loss of this finite resource. In addition, this archaeological asset has not been assessed as to its date. The most likely dates are the middle of the fourteenth century or the later seventeenth century, two periods when Mursley would have suffered decline. The first would have been catastrophic and associated with plague, commonly called the Black Death, although the contemporary evidence also suggests strains of

pneumonic and septicaemic plague as well. The population of England was devastated between 1348 and 1349 losing between a third and half its number. However, there is also evidence that the countryside was already under stress leading to a movement of the population to towns and cities as well as a lowering of immunity possibly due to climatic changes. The second period follows the enclosure of the land.

Other buildings of local architectural significance

In addition to the fine listed buildings in the village there are buildings that have strong architectural features and/or settings within the village landscape. The following are to be noted and their significance should also be considered when looking at any further development.

- The Old Forge, 8 Main Street
- St. Mary's House, 5 Main Street and boundary wall to Main Street
- Chase House, 10 Main Street and boundary wall to Main Street
- Boundary wall to Main Street and Church Lane at Old Stocks
- 2 Church Lane
- Telegraph House, 6 Church Lane
- 1 & 9 Manor Close
- 9 & 11 Main Street
- Mursley CofE Primary School, Main Street
- The Green Man Public House, Main Street
- Setting to 26 Main Street and front garden building and boundary wall to Main Street
- 27 Main Street
- Barn adjoining Sunnyside, 31 Main Street
- 40-42, 55-59, 63-67 & Baptist Chapel, Main Street and 1, 5-9 & Myrtle Cottage, The Lane
- Water Tower, Whaddon Road
- Agricultural Buildings at Salden Farm
- Windmill Cottages and 2 Swanbourne Road
- Beechams Row, Station Road



(PW)

5 Village design

The Mursley Village Design Statement, drawn up in 2010, established some principles and expectations which are still relevant.

The Key Criteria for development and anything requiring planning permission were seen as:

- Be sensitive to the setting of the village
- Relate to the context of the village and its surroundings
- Respect the natural, built and historic environment
- Good quality design is a pre-requisite for success.

Development within the village boundary should:

- Preserve residents' views from their houses of open countryside
- Not block existing views of key village features like the Church and the Water Tower.

The following design expectations were spelled out:

- New rooflines should reflect the form, design and materials of the surrounding area. Vary the height of rooflines and punctuate with chimneys to reflect the immediate local environment.
- Cottages – terraced or free standing – should be included in designs for new development.
- Development plans should show how any development will merge into the existing landscape.
- Avoid large-scale new developments in size, volume, number or uniformity.
- Plan the new planting of native trees and shrubs (to predominate) and hard and soft landscaping. Maintain and enhance existing trees and landscape so that the green spaces (including single specimen trees) continue to contribute towards the character of the village and dominate the built form next to the village edge.
- Site analysis and proposals for landscape design must be considered at the outset of any development proposal.
- Major house builders should not attempt to impose solutions insensitive to the character of the village. New developments should be designed to last, to become a seamless part of the village in the future.
- Preserve, maintain and enhance the existing environment of the village and its surroundings, including the natural, built and historic environment. Review the Conservation Area and Listed Buildings, both national and local listings.
- Wherever possible use local good quality natural materials, forms and finishes that match the local context of the village and that will weather with age.

- The surface treatment of pavements, footways, drives, lanes and roadways should complement and be sympathetic to the variety of textures and tone shown in the surrounding historic environment and landscape. They should be environmentally sustainable and not create large sterile areas.
- The scale of each scheme should be dictated by its location in relation to the historic and natural environment.
- Boundary enclosures should reflect traditional design and materials. High close boarded fencing is not appropriate in the local setting.
- Use existing features and vistas to enhance the setting of any new development. Site analysis and proposals for development should clearly include all detailing on the appropriate drawing. Historical styles should not be mixed within the same building.
- Traditional natural materials and forms should replace modern intrusive features. Replacement windows, including glazing patterns, should be in keeping with the original building.
- With traditional builds, avoid uniformity in the balance of window to wall to mirror the rural character of the village. Where possible, encourage redevelopment of past errors.
- All names given to roadways and pathways should be chosen to reflect the traditions of the locality, i.e. using old field names.

Mursley Village Design Statement March 2010

6 Sustainable future housing design

As well as to some extent looking backwards and trying to ensure new developments preserve and enhance the character and appearance of Mursley village, there must now be an imperative to build new houses that have low energy use and contribute to environmental sustainability in other ways. New-build housing also presents an opportunity to design homes that can be more suitable for people with disabilities or other special needs.

Introduction

Scientific evidence shows that human activities are overloading the planet and impacting negatively on the environment. Furthermore, it shows that global warming is one of the most critical environmental issues.

The population of the United Kingdom is growing, and demographic changes are pushing planners to consider sanctioning the building of thousands of new homes.

These will further increase the use of energy and other resources. It is therefore of paramount importance that any new development in the Parish is built in a sustainable manner.

Highly energy efficient dwellings using sustainably produced materials are to be encouraged. They should incorporate the latest sustainable technologies as far as possible. See Appendix 2 for a commentary on the costs and benefits of designing in this way.

Harnessing the natural resources of a site, creating an appropriate layout and having a suitable orientation can help save energy and create more sustainable homes. It is possible to reduce energy to heat a house just by homes orientating north/south where possible, with living areas to the south and circulation areas to the north. Evidence proves that adding a porch with a door, while retaining the original front door, will save 11% of the energy required to heat the home.

Home design must be developed in a manner that is inclusive and of sufficient dimensions to be flexible to accommodate mobility issues. The ability to change homes cheaply and easily when residents' circumstances change is particularly important in an ageing society where most residents want to maintain their quality of life, maximise independence and stay in their own home for as long as possible.

Any proposal should be designed sensitively to deliver a high-quality dwelling that responds positively to its setting. Subject to the special character of the specific area of the Parish, applications for new homes that meet the following standards will be viewed favourably:

Environmental design features

1. Orientation and layout to minimise need for heating.
2. Photovoltaics at roof level where practical.
3. High thermal mass dwellings and the creation of sun spaces with high thermal mass floors.
4. Fabric with high thermal performance and made of non-combustible materials.
5. Provision of an enclosed porch or weather-protected main entrance.
6. Large areas of glazing to maximise natural light.
7. Triple-glazed coated glass used throughout any new development.
8. The civil provision of a neighbour's 'right to light' and site layout to maximise daylight and sunlight.
9. Provision of a clothes drying area.
10. Natural ventilation with cross and stack ventilation to be prioritised.
11. Incorporation of water saving measures and provision for grey water recycling.
12. Ground and air source heat pumps.
13. A battery store where practical.

14. Charging points for electric vehicles.
15. Reduced area of hard surfacing outside.
16. Incorporation of native plant species to benefit biodiversity.

Climate change and building standards

The UK Parliament declared an environment and climate emergency in May 2019. The Climate Change Act 2008 is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050.

The Energy White Paper published in December 2020 sets out the government's Vision and 10-point transition plan for how the UK will reach the UK target of 'net zero' carbon emissions by 2050. The White Paper confirms the government's intention to ensure significant strides are made to improve building energy performance to meet this target. This means that by 2030 all new buildings must operate at 'net zero', the means by which this can be achieved is described in the diagram overleaf. This approach unequivocally focuses on the energy hierarchy and the role of post occupancy monitoring and verification to ensure buildings perform in the way they are designed.

There is a significant weight of evidence that buildings rarely live up to their designers' expectations when completed and occupied and depart significantly from the standards against which they were certified at design stage. This is known as the 'performance gap' and is a widely acknowledged problem. Research indicates this gap can be anything from 50% increase in energy use than designed for, to 500%.

The consultation on the 'Future Buildings Standard' announced in January 2021 aims to 'radically improve' the energy performance of new homes ensuring they are 'zero carbon ready' by 2025. This means having high levels of energy efficiency and fabric performance that produce 75 to 80 per cent lower carbon emissions than houses built to current standards.

By 'Zero Carbon Ready' the government has confirmed this means that no further retrofit work will be necessary to enable them to become zero carbon homes. To do otherwise, as the Consultation Impact Assessment (CIA) confirms, would create homes which are not fit for purpose and would pass on a significant financial liability to future homeowners, many of whom may be struggling to meet the purchase price or rental costs of their new home in the first place. It could also unnecessarily push householders into fuel poverty. A Climate Change Committee Report in 2019 confirmed the costs of achieving higher energy performance standards via retrofit

can be five times the cost (about £25000 per home) compared to designing these requirements into new buildings from the outset.

The Government has also confirmed in its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and that as a result the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is permissible. The NPPF states at paragraph 148 that:

*“The planning system should support the transition to a low carbon future in a changing climate...it should help to shape places in ways that contribute to **radical** reductions in greenhouse gas emissions...” (Plan Review emphasis)*

The NPPF also makes clear that ‘landform, layout, building orientation, massing and landscaping’ all contribute to well-designed places which are both efficient and resilient to climate change.

There are a number of ways in which climate change may be mitigated in a local area using land use and development management policies. Neighbourhood plans are well suited to providing this policy framework in the interim, where there is an absence of up-to-date strategic policies at the Local Plan level. Aside from ensuring sustainable patterns of land uses in settlements, policies can be used to minimise the energy demand of buildings, to store carbon and to generate renewable energy. National planning policy encourages each of them but does not specify precisely how a local area should go about realising opportunities. In due course, it is expected that the next iteration of Local Plans, if not national policy itself, will make these provisions across their areas.

Passivhaus building construction standard

Passivhaus is an international energy performance standard for building construction now being deployed in many countries to achieve highly energy-efficient buildings. The Passivhaus Standard has been shown to be the most effective means of improving the energy performance of new and existing buildings. Encouraging its use for new housing developments is a ready-made solution for environmental sustainability. In the UK this Standard is promoted by the independent building research, testing and training organisation BRE. Their Passivhaus website can be found at <http://www.passivhaus.org.uk/>.

Inclusivity design features

New housing developments in the village will provide an opportunity to design in features that make these dwellings more accessible to and comfortably usable by older people and those with disabilities.

1. A shower (and, ideally, a bath) provided downstairs.
2. Level thresholds or ramps at the main entrance door and back doors where practical.

3. Dimensions of living rooms to allow for arrangement of furniture rather than corridor arrangement as set out in 'Technical housing standards – nationally described space standard', otherwise known as DCLG standards.
4. Subject to local character, sill heights of windows in living rooms low enough to see outside while sitting or lying down.
5. Provision of special needs facilities (access to homes, parking, road and pavement adaptations etc) and that these are suitably integrated with other aspects of the environment and buildings.

*Simon West on behalf of MNP Environment Task Group
March 2021*

Acknowledgements

Cover photographs by kind permission of Melinda Cole and Pete Weight. Elsewhere photo and illustration credits are shown as MC (Melinda Cole), MJ (Mick Jones) and (PW) Pete Weight

Appendix 1 Buckinghamshire Historic Environment Record

BCC record ID	Type of record	Summary
0153200000	Monument	Great House (16th Century to 18th Century - 1500 AD to 1799 AD)
0106900000	Building	Pair of houses, formerly one. Late C16, altered C18 and C19
0403600000	Building	Medieval and post-medieval parish church of St Mary, Mursley, restored and partly rebuilt in 1867.
0165100000	Monument	Trial trenching revealed evidence of a Roman villa with tessellated floors and many Roman finds Villa (2nd Century to 4th Century)
0153201000	Building	House (16th Century - 1500 AD to 1599 AD) Remains of a late sixteenth century mansion, mostly demolished in 1738-1743
0107500000	Monument	Windmill Mound (Medieval to Post-Medieval - 1066 AD to 1798 AD) Possible medieval to post-medieval windmill mound recorded in field survey
0153202000	Landscape	Nineteenth century garden, possibly on site of Tudor gardens
0173000000	Find Spot	Pottery and tile found on ground surface after deep ploughing. C2 & C3 sherds, Roof & Floor Tile (also Quern fragments and Building Stone)
0545900000	Find Spot	Roman pottery and metalwork, and medieval metalwork found in association with an area of dark soil
0188000000	Find Spot	Various sherds of Roman pottery, tegula and roof riles found on ground surface. Approximately 16 Romano-British sherds, C1-C4
0153200100	Monument	Historical records of thirteenth to sixteenth century chantry chapel
0299102000	Monument	Possible route of Roman road
0173001000	Find Spot	Fragment of Roman quern stone found in plough soil
0053000000	Monument	Medieval moat recorded in field survey
0189900000	Monument	Seventeenth century metalwork found in the nineteenth century
0165401000	Find Spot	Twelfth to thirteenth century pottery found on the surface of a ploughed field
0106901000	Building	Late sixteenth century garden wall at Manor Farmhouse, partly rebuilt.
0153301000	Monument	A small waterfilled hollow is shown in the centre of the field on early OS maps and is possibly the origin of the clay used for brickmaking in the 1540s
0273100000	Place	General background information about Mursley parish.
0153300000	Monument	A series of sixteenth century brick kilns were found in 1967 and one excavated in 1968 and found to contain bricks of the type used to build Salden House
0476300000	Find Spot	Medieval metalwork and pottery found in metal-detecting survey
0153200001	Find Spot	Seventeenth to eighteenth century coarse-ware pottery and porcelain found in excavations
0412500000	Monument	Neolithic flint axe found on ground surface next to footpath
0525600000	Monument	Oral testimony of eighteenth to nineteenth century post-mill and field survey of remaining windmill mound
0525601000	Monument	Post-medieval windmill known from historical records and located in field visit
0189901000	Find Spot	Seventeenth century metalwork was found in the nineteenth century
0165000000	Monument	Excavation for a gas pipeline is reported to have revealed a pit or ditch with associated Roman pottery
0429400000	Monument	Historical records of windmill here in the nineteenth century
0165400000	Monument	Possible medieval house platforms recorded in field survey west of Salden farm and is named 'Warren Ground'
0189902000	Find Spot	Seventeenth century metalwork was found in the nineteenth century
0945100000	Monument	World War II aircraft crash site at Mursley Water Tower.
0153200100	Monument	Historical record and field name evidence of possible medieval watermill
0187900000	Monument	Probable site of medieval manor and village of Hyde
0173002000	Find Spot	Possible Roman building stone found after deep ploughing
0498300000	Find Spot	Late Saxon metalwork found in metal-detecting survey
0107201000	Find Spot	Late medieval pottery found on ground surface
0510600000	Find Spot	Neolithic polished flint axe found on ground surface
0107200000	Monument	Possible medieval to post-medieval settlement suggested by area of cobbling and finds of building material on the surface of a ploughed field

0107100000	Find Spot	Roman pottery found on the ground surface
0570000000	Find Spot	Roman pottery recorded on surface of ploughed field
0165200000	Monument	Oral testimony suggests that this depression was a fishpond dug in the nineteenth century
0684900000	Monument	Probable Iron Age boundary ditches, pits and a cremation burial found during excavation and watching brief
0403600001	Monument	Unlocated remains of a medieval churchyard cross, recorded in the 19th cent
0542500000	Find Spot	Coin Follis of Constantine II,337-341
0165300000	Monument	Possible medieval house platforms seen near Salden House Farm
0073200000	Monument	Early Roman iron-smelting site recorded in field survey and excavation
0690100000	Monument	Documentary history of granting of medieval markets and fairs at Mursley.
1007400000	Building	Early eighteenth century farmhouse with early nineteenth century extensions
0684800000	Monument	Prehistoric pottery and possible ditched enclosures and round-house gully found during a watching brief
1006800000	Building	Seventeenth century timber-framed thatched house with later alterations and.
0107501000	Monument	Possible medieval motte recorded in field survey
0073204000	Find Spot	Roman pottery found in excavation
0107502000	Monument	Possible spoil-heap from post-medieval to modern gravel pit recorded in field survey
1006600000	Building	Seventeenth century thatched house, probably timber-framed, extended and partly rebuilt in the nineteenth century
1007300000	Building	Sixteenth century timber-framed house with later extensions.
0073207000	Find Spot	Mesolithic worked flints found in excavation of a Roman site
0107500002	Find Spot	Thirteenth to eighteenth century pottery found on the surface of a mound
0073201000	Monument	Evidence for Roman iron-smelting recorded in excavation
0845800000	Monument	Late Saxon pit and pottery found during evaluation trial trenching
0107500001	Find Spot	Medieval to post-medieval millstone found in excavation of mound
1007100000	Building	Late sixteenth to seventeenth century timber-framed thatched house, refronted in the nineteenth century.
0073206000	Find Spot	Roman metalwork found on ground surface
1006500000	Building	Seventeenth century timber-framed thatched house with later alteration and extension
1006700000	Building	Seventeenth century timber-framed thatched house with nineteenth century extensions.
1006900000	Building	Nineteenth century house, built about 1830
0073203000	Monument	Roman ditches and pits recorded in excavation
0934300000	Monument	Medieval and post-medieval settlement of Mursley
1007200000	Building	Sixteenth to seventeenth century timber-framed thatched house, refronted in the eighteenth century.
1007000000	Building	Seventeenth century timber-framed farmhouse with nineteenth century alterations and extensions.
1007500000	Building	Mid-late eighteenth century farmhouse with nineteenth and twentieth century...
0073201001	Find Spot	Roman metal-working slag found in excavation
0990000000	Monument	Possible settlement enclosures found by geophysical survey
0073202000	Monument	Two Roman houses found in excavation
0801200000	Monument	Possible post-medieval enclosure and pre-medieval settlement features seen on aerial photographs
0690400000	Monument	Medieval settlement of Salden
0699200000	Monument	Site of two field barns and adjacent field boundary shown on nineteenth century maps
0699100000	m	Nineteenth century map shows field barn with rectangular enclosure in association with a tree-lined field boundary now removed
0989900000	m	Possible ditched enclosure found during geophysical survey.
0694800000	Monument	Large sand/gravel pit shown on the nineteenth century map
0694100000	Monument	A pond or extraction pit shown on 19th century map
0658400000	Find Spot	Roman tiles found whilst metal detecting
0801300000	Monument	Possible medieval house platforms recorded on aerial photographs
0694700000	Monument	Two large, water-filled old gravel pits are shown on nineteenth century map

0694400000	Monument	Small gravel or sand pit shown to the west of Salden House Farm on nineteenth century map.
0073205000	Find Spot	Roman burial found in excavation
0699300000	Monument	A small field barn associated with an E-W field boundary is noted on nineteenth century map.
0694900000	Monument	A gravel pit is shown on nineteenth century map surveyed in 1878-80
0694300000	Monument	Small possible extractive pit noted on nineteenth century map
0694600000	Monument	Large, waterfilled old gravel pit shown depicted on nineteenth century map
0699000000	Monument	Nineteenth century map shows a field barn with tree-line rectangular enclosure.
0698700000	Monument	Nineteenth century map shows a small field barn within a rectangular enclosure
0697700000	Monument	Small field barn shown on nineteenth century map
0694500000	Monument	Site of former gravel pit shown on late 19th century maps.
0640100000	Landscape	Possible nineteenth century garden area to the north of the rectory seen
0698800000	Monument	A house and garden at the end of a lane are shown on a map surveyed in 1878-80
0694200000	Monument	A hollow, possibly an extractive pit, is shown on OS mapping from 1930s. The shape now appears to have been incorporated into the field boundary
0698900000	Monument	Site of a field barn shown on late 19th century maps
0987900000	Monument	Small area of fen noted in survey

Appendix 2 The Costs and Benefits of Tighter Standards for New Buildings (Currie & Brown and Aecom)

Source: <https://www.theccc.org.uk/publication/the-costs-and-benefits-of-tighter-standards-for-new-buildings-currie-brown-and-aecom/>

- Low-carbon heat supply (air source heat pumps) is a priority (via an ASHP). The regulated operational carbon emissions over 60 years of a home built in 2020 are more than 90% lower than an otherwise equivalent gas-heated home.
- Photovoltaics are not a substitute for low-carbon heat.
- Fabric efficiency is not a substitute for low-carbon heat. In homes, the lifetime carbon savings achievable from the use of low-carbon heat are substantially greater than even the most energy efficient fabric standards when paired with a gas boiler. This is in part because of the ongoing use of gas to supply domestic hot water, which would become the most significant contributor to the building's carbon emissions as the space heating demand is reduced and the carbon associated with electricity declines.
- Low-carbon heat is cost-effective when built into new homes from 2021 alongside other energy efficiency measures, and by 2025 for the limited selection of non-domestic archetypes examined (air-conditioned offices and naturally ventilated offices).
- In housing, lifetime carbon savings of over 90% are achieved at a capital cost uplift of around 1-2%
- Low-carbon heat need not increase running costs. If buildings perform as designed, ASHP should reduce the running costs of a home. However, running costs could be higher if the system is poorly designed, installed or commissioned, or if the occupier does not use the system correctly. In ultra-high efficiency buildings, the risk of increased running costs is substantially reduced, with potential for annualised savings of around £85-100 per year for a semi-detached house.
- The carbon penalty for delayed action is significant. A semi-detached home built in 2020 with gas heating and retrofitted with an ASHP in 2030 can be expected to emit more than 3x more (9-10 tonnes) carbon over 60 years than if a heat pump was installed when the house was built. If 300,000 homes are built annually by the mid-2020s, each year of delay in adopting lower-carbon heat technologies could result in several million tonnes of avoidable carbon emissions, even if the technology were to be retrofitted after only 10 year
- Alongside low-carbon heat, ultra-high fabric efficiency standards offer opportunities for cost-effective savings across most house types by 2025 - improving the quality of the internal environment, Reducing energy consumption, reducing the quantity of low-carbon energy required, potential for fewer radiators and reduced heating distribution system, freeing up internal

wall space, saving associated capital and maintenance costs while also reducing the risk of water damage over the building's life.

- Ultra-high energy efficiency standards, installed alongside an ASHP, represent a 1-4% uplift on build costs relative to a home built to current regulations. Costs are highest for the least efficient building forms such as detached houses.
- For naturally ventilated and air-conditioned offices, the greatest carbon savings are from low-carbon heat, but energy efficiency (lighting and building services efficiencies) reduces running costs.
- Reduced carbon emissions are cost effective in 2020. A 15% reduction in carbon emissions compared to Part L is cost-effective against central carbon values in 2020 with savings of 20-25% cost-effective by 2020 or 2025 depending on the heating system and archetype.
- Achieving higher standards via retrofit is expensive compared to designing them into new buildings from the outset. Costs of achieving higher standards via retrofit are 3-5 times higher than for new buildings. The costs of installing low-carbon heat as a retrofit to an existing gas heated semi-detached home is around £9,000, over 3x the cost than if installed in a new build.
- To improve fabric standards and install low-carbon heat via retrofit, costs range from over £16,000 to more than £25,000 per home - up to 5x the costs of achieving the same standards when first constructing the home. For non-domestic buildings, achieving higher standards via retrofit is between approximately 3-10 times the costs of delivering them in the new building.
- Targeted preparatory measures in new buildings can significantly reduce retrofit costs. The installation of radiators and hot water stores (where used) that are compatible with low temperature heating can reduce the costs of retrofitting an ASHP by £1,500-£5,500, depending on house type, at a capital cost of £150-£500 per home. For a semi-detached house, the nominal cost of retrofitting an ASHP into a Part L 2013 compliant home in 2030 is around £9,000 in 2018 prices. This includes for the heat pump and sundries, a hot water cylinder and new radiators with associated adjustments to pipework. If the home were 'low temperature ready' the cost would be c.£6,300, a saving of £2,700 due to the ability to retain existing radiators and pipework.
- Performance is more important for low-carbon heat. The introduction of low carbon / low temperature heating systems increases the importance of systems performing as intended to deliver the affordable comfort. This is because if a building's heat losses are substantially higher than estimated there will be a risk of the heating system being run at higher operating temperatures to meet the additional demand. This would result in substantial increases in energy use, to replace the additional heat losses, and because the system is less efficient at higher temperatures. With traditional (gas) heating the efficiency losses associated with higher-than-expected heat losses is far smaller.