

Rachael Riach

From: peter turner [REDACTED]
Sent: 08 June 2023 14:54
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan
Attachments: Mursley Neighbourhood Plan Final Draft response Peter Turner.docx

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Hi there, please find attached my response to the Neighbourhood Plan for Mursley.

I am a resident and I look forward to hearing how this progresses.

I would also be very keen to hear how the referendum works which I believe is the next stage in this, would you be able to give me information or signpost me to the department who will be managing this?

Many thanks,

Peter Turner

[REDACTED]

Mursley Neighbourhood Plan Response

From resident Peter Turner



I wish to be kept informed of progress on this case.

I would like to object to this Neighbourhood Plan on the following grounds:

SUMMARY

- The plan is out of date. This plan is based on cherry picked information from inaccessible consultations held more than 4 years ago, the last chance the community had to make a comment was July 2021.
- The plan forces through housing developments that weren't ever asked for or needed.
- The plan is environmentally and socially damaging.
- The plan has serious errors within it.
- The plan ignores the key local issues such as traffic calming, road crossings, safe pathways, school parking.
- The process has been deeply suspicious in the opaque way it has been conducted with parish councillors being openly hostile to simple questions.
- Updates and consultations for this plan have been worryingly difficult for our older population to engage with due to lack of IT equipment and understanding.

The plan is out of date.

All of the community consultation and research for this plan was conducted pre pandemic and the world has changed greatly since March 2019.

The plan simply does not reflect the way the community now operate in the village for example there are many more people working from home than before 2019, the population has aged since that time, there are many more people exercising outside now and our ecology and open countryside is much more highly valued now than it was.

The last time the community had a chance to submit comments on this plan was July 2021, 23 months ago in short this is way out of date.

The Process

Having worked in community development for well over 25 years I have never encountered such an inaccessible approach in engaging the community. I appreciate that the bulk of this work has occurred under the shadow of COVID but it honestly feels like the pandemic has been used as cover to force through what appears to be a pre-arranged plan.

Communications have been very poor, it is simply unacceptable to intermittently add a note with a web address in the Parish Pump saying progress is being made but never with any detail. In fact no printed materials have been received by residents, as far as I can tell, with any of the planning detail that appears in the Neighbourhood Plan draft. The Parish Council insist that they have delivered materials to us but none of my neighbours who are all socially active can recall anything being posted through our letter boxes.

Simply providing materials and asking for feedback on-line excludes a large number of our older residents who have simply been excluded from this whole process as they don't have access to the internet. Even this process is inaccessible for those without IT.

The attitude from the steering committee has been one of 'if you didn't know, then it's your fault' and this runs contrary to the basic principles of community engagement, with a large and clearly sensitive development such as this it is incumbent upon the Parish Council to communicate regularly with detail and clarity and that simply has not happened. My neighbours and I are very well connected in the village via the schools, allotment association, pub, church and Women's Institute and yet the first we heard about these plans was in June 2020 from our postman!

A direct quote from one of the steering committee at the Parish Council meeting on 19/07/21 "At each stage in the process community involvement has got less and less", this should be a red flag to the Parish Council, it simply wasn't cutting through and their message was not getting to the community.

The perception among residents is that this was a done deal from the start and has been cooked up and forced through under cover of COVID, ignoring the wishes of the community. It seems that the process has been designed in order to achieve what was wanted by the steering committee from the outset rather than to get to what the community needs, events weren't properly publicised, votes were undertaken without residents being informed, questionnaires were worded in a 'leading' manner, documents were hidden in a labyrinthine website, communications have been sketchy and inconsistent and simple questions met with hostility.

There is now an overwhelming lack of trust in the steering committee and by implication the Parish Council, a wholly unelected body forcing unwanted developments on the community. When simple questions have been asked via email they have been met with rude and dismissive responses and I was personally shouted at by a member of the steering committee at a parish meeting.

The steering committee have never been named in any of the documents, how they were selected was a mystery and none of the minutes from their meetings has ever been published.

It is important to state that the Parish Council is entirely unelected and it appears that the community have no way of voting them out.

The Assumption

This whole process, as I recall from the very first meeting back in 2017 is based upon the principle that if we do not include development in our Neighbourhood Plan then we are vulnerable to developers who can do what they like, in short 'development or death'. There has been no evidence provided in any of the documents on the website to suggest that this is in any way valid. There is additionally no evidence I can find to suggest that this has happened anywhere in England. Simply repeating this mantra over and over does not make it true.

If anything the approach laid out in the Neighbourhood Plan Draft will make Mursley much more vulnerable to unscrupulous developers given our proximity to Milton Keynes and the East West Arc. The more sensible tack would be to stand firm, like the parishes of Drayton Parslow, Wingrave with Rowsham, Pitstone, Wendover, Edlesborough, and Steeple Claydon among others under Bucks CC who are all open to sympathetic development but do not allocate sites for larger scale (above 5 units) development.

If you go into a consultation with this as a guiding principle you will simply be steering the results to what you want rather than what the community wants. This founding principle needs re-examining and evidence must be provided to support it.

The consultation events that were held back in 2018 were held at times which were inaccessible for those of us who were out at work. They were poorly attended and the results cherry picked to fit what appeared to be a pre-destined outcome. Seemingly binding votes were taken at these events without being properly advertised.

Outragously the parish council has used this poorly put together research in its response to a planning application for a site in the north of Mursley, stating, *"This site is contrary to the emerging Neighbourhood Plan (NP). It was robustly rejected by the community during all consultations."* In response to Planning Inspectorate Ref: APP/J0405/W/21/3270325. This response is wholly inappropriate as the plan had not been ratified by the community and there is no evidence to say the site was 'robustly rejected'. Coincidentally the plot for this planning application is directly opposite the home of chair of the steering committee.

The parish council has glossed over the 200 plus responses it received in the last neighbourhood plan feedback (23rd July 2021), this included numerous points raising

concerns in the way the plan was put together, lack of consultation, environmental and social impact and inaccuracies in the documents. In addition to this there was a petition with 84 signatures (representing 95% of the households in Cooks Lane) which was completely ignored. Neither the petition nor any of the concerns I raised as part of this process were referred to at all in the parish council's one size fits all response.

In short this is not a Neighbourhood Plan it is an outline planning application for a housing estate on Cooks Lane, it is based on false assumptions and at every stage goes deliberately against the expressed will of the Mursley community.

Policy MUR1

There is simply no need to expand the village boundary other than to shoe horn in the two proposed sites for development. These are not ideal sites and have not been subject to enough community consultation or scrutiny, specifically with the people who live in Cooks Lane and Station Road whose lives will be most impacted by these developments.

In addition the plot to the north of Cooks Lane has not been correctly surveyed. If you look at figure 5.1 (page 11) of the [AECOM Strategic Environmental Assessment](#) you will see that they only surveyed the horse paddock (plot 12) and not the whole development site, plot 12 only extends to the number 1 on the Carter Jonas illustration in the [Neighbourhood Plan \(page 15\)](#) , and nearly all of the houses planned in the development are to the east of this. This is a serious error and means that the ridge and furrow field, where the bulk of the building will be done has not been surveyed as part of this assessment.

Policy MUR2

A. Cooks Lane Proposal

This is a thoroughly unsuitable area for a housing development of this size for a number of points:

Environmental

This is a piece of pristine farmland comprising not only an actively used horse paddock but also a well farmed sheep pasture. This policy would mean the destruction of a 100metre long, 5 metre wide hedgerow which dates from before 1880. This hedgerow joins two other boundary hedgerows at either end and contains a healthy mixture of hard wood and other flora making it 'important' in the eyes of Natural England.

The removal of this hedgerow would mean the loss of habitat for a diverse range of insects, birds, mammals and invertebrates as well as the historic species of flora and fungi that comprises it. The hedgerow also provides sustainable drainage for the two fields which large scale hard landscaping notoriously will not.

In addition there will be a significant damage to air quality from double the traffic which will use the lane from this development.

At a time of climate crisis we are not in the position to be destroying the lungs of our village both the fields and the hedgerow are of significant importance in our battle with climate change and a brownfield site would be much more appropriate.

Archaeological

The Land North of Cooks Lane site is listed in [the AECOM Strategic Environmental Assessment](#) (SEA) for the Mursley Neighbourhood Plan as lying:

“entirely within an Archaeological Notification Area and is a short distance and potentially visible from Mursley Conservation Area along Main Street. The adjacent site is also noted to contain a historic ‘ridge and furrow’ example; identified as an archaeological asset which may be disturbed (with a potential for partial loss) in development at the allocation site.”

Part 2 point 9.15 page 19

Please note that the site report refers to the ridge and furrow field as ‘the adjacent site’, clearly AECOM have been incorrectly briefed and no follow up was done on this as the adjacent site will be the main part of the land which is to be built upon. This also adds to my concern as if AECOM were under the impression that the ridge and furrow field was not part of the footprint of the build they would not have reported on the impact of the removal of the hedgerow which one would have thought to be of significance in an Environmental Assessment.

Under ‘Recommendations’ (Non-technical summary) the report states;

“The proposed development site ‘Land at Cooks Lane’ is likely to affect adjacent archaeological assets (including the historic ridge and furrow example) and negative effects are anticipated in this respect.”

Clearly the ridge and furrow is of significant importance to the heritage of the village and one final point on this, ridge and furrow is fundamentally an historic drainage system and with fields as large as this and the change in our climate any change to this effective drainage at the current time could lead to catastrophic knock on effects in the future.

Again here the report refers to the ridge and furrow field as ‘adjacent’ when it is in fact the main location for the proposed new houses.

Social

At no point in the consultation did anyone from the Parish Council, the Steering Committee or the consultants hired in come to formally speak to any of the residents as part of this process. This is extremely disappointing, but if they had it would have given them the chance to understand what a special place Cooks Lane is and learn about the thriving community that spans the ages we have living here.

None of the children I spoke to on Cooks Lane were aware that this proposal was under consideration, I find this disturbing as they use the lane far more than any other group and whatever is decided will have a significant impact on their lives, much more than on us adults. This also suggests that the Parish Council, steering committee and the Consultants used failed to work with the local school in asking their opinions.

Being a no through road the lane has moderate traffic and this enables our young people to play safely in the street, learning to ride their bikes and enjoying their freedom in safety. They respect drivers who use the lane and have a particularly good relationship with the farmers who drive agricultural vehicles along the lane multiple times each day. The idea of children playing in our streets takes us back to the notion of a lost Britain, simpler and more innocent times. We still have that in Cooks Lane and this housing development, doubling the traffic will destroy that freedom.

Since COVID Cooks Lane has become a real resource for the entire village, we enjoy seeing people walking, jogging, cycling and horse riding along the lane, it is a centre of social interaction and public health, I believe these proposals would make the lane less attractive with greater traffic comes greater pollution and a greater risk of danger to all users.

Traffic

Simple really, double the houses, double the traffic. This will endanger the road users and children in Cooks Lane.

The junction with Main Street is already a hazard, it has blind points which are made more dangerous due to the heavy volume and speed of traffic passing through the village. Recently I was informed that not only do we have thousands of vehicles travelling along Main Street the parish council reported that cars were recorded at travelling in excess of 85 mph. Doubling the traffic using Cooks Lane is an accident waiting to happen.

The narrowness of the entry to Cooks Lane from Main Street is also a concern, the construction traffic alone will have difficulty in negotiating it and frankly the width of the road is barely fit for purpose now let alone with double the volume of traffic which will use it if this development comes to fruition.

Nowhere in the Neighbourhood Plan is road safety, traffic calming, school parking or safe road crossings mentioned, these issues are of far greater concern and need to be addressed before we can look at new large scale housing developments.

Need

At no point in any of the documentation supplied has the need for housing been explored. Naturally there is a well known national need for new development but where is the parish need, who is in need of housing and do the proposed units accurately meet a need if there is one at all? If there is a need I would assume it is for the younger people in the village and then I have to ask have you considered the knock on effect in school places when our schools are already over-subscribed? There is no identified parish need so what in effect this is doing is opening up the village to Bucks CC who want to realise their asset and a potentially greedy developer who will try to make as much profit on the plot as possible – this does not match the parish need.

The community did not want this plan, “It is recognised that a scheme of this size was not considered desirable by the community in the original questionnaire”*, and still does not want this plan, only limited development was approved by the community and when they indicated that up to 20 houses be built in the next 15-20 years it was clear that they did not mean all in one estate, much more preference was indicated for controlled piecemeal development.

**“It is recognised that a scheme of this size was not considered desirable by the community in the original questionnaire...”*

Mursley Neighbourhood Plan Draft Site Assessment Report Sept 2020, Page 10 point 5.6

“There is no expectation for housing growth in Mursley set out in the submitted or modified VALP policies, other than small scale development to help maintain existing communities.”

Mursley Neighbourhood Plan pre submission version May 2021, Page 9 point 3.6

The Public Open Space Proposal

This is quite an embarrassing planning sop to soften the blow of the residential development.

In this village we’re not short of green space, we all have gardens and we’re no more than a two minute walk from open countryside.

How do people access this new space? There is no path nor any space for a path along the north side of Cooks Lane from Main Street and nowhere in the Neighbourhood Plan is there any provision for safe road crossings. Bear in mind that Cooks Lane will have double the traffic and people walking from Main Street will have to cross Cooks Lane to walk along the south side up to the open space entrance and then cross back over to the north side.

If people from further afield in the village or beyond want to use this space they will most probably come in a car and there is no provision for parking with the new Open Space and the parking on Cooks Lane with the junction of Main Street is already a hazard.

B. Station Road Proposal

It is difficult to comment on this proposal as there is so little information given, however if I currently lived in Station Road I would not be thrilled by the prospect of a large housing development being plonked outside my back door. There are better and less impactful sites in the list of 10 proposed in the original site selection document, including one brownfield site. Both the Cooks Lane and Station Road sites seem to be callous and unthinking, 'stick the houses where the poor people live' protecting a small cabal of privileged houses in the village.

I strongly suspect (from a recent reaction on Facebook) that the people who live in the affected houses on Station Road were as unaware of this proposal as we were in Cooks Lane.

Policy MUR4

Design Strategy

A - This section seems only to consider those people who live in the Conservation Area, the rest of us are left to go hang. Totally vague and irrelevant.

Map C is either deliberately misleading or inaccurate. The ridge and furrow in the field north of Cooks Lane (shown in red hatching) covers the whole field however the hatching stops on the map at the point where it says 154m. The hatching should continue all the way to the left hand boundary (map below).

That blank section is the main focus of the building plot in the Carter Jonas diagram on page 15 and the implication being that there is no ridge and furrow here so it is possible to build upon it however on page 23 Policy MUR 5 states:

"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."

My assumption is that this map is deliberately inaccurate to fool people into thinking it's permissible building land. I asked for this to be amended at the last consultation but nothing changed.



Rachael Riach

From: Robyn Rumball [REDACTED]
Sent: 08 June 2023 11:38
To: Neighbourhood Planning Mailbox
Cc: Kingsley Sibanda
Subject: [EXTERNAL] Mursley Neighbourhood Plan Comments
Attachments: Mursley Village Plan Objection .docx

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Please find attached the comments of my partner and me, both residents of Cooks Lane, Mursley - Kingsley Sibanda and Robyn Rumball.

Please inform us of any future progress with the Neighbourhood plan via this email address.

We object to the Neighbourhood Plan. Please see the attached document for our full objection.

Kind Regards,

Robyn Rumball and Kingsley Sibanda, Residents of 38 Cooks Lane, Mursley, MK170RU

We strongly object to the proposition to extend the Mursley village boundary in order to facilitate additional housing.

The Neighbourhood plan proposes the allocation of land in Cooks Lane for the building of “approximately 20 homes”. This represents a significant development in our small village and along a small, quiet road that is currently utilised by children playing, walkers, horse riders, cyclists, etc.

Cooks Lane is a narrow country lane surrounded by greenfield land. The single track leads down to more land and a fishing lake. We moved to Cooks Lane in February 2023 due to its tranquil setting which is enjoyed by wildlife, residents of Cooks Lane, and the wider village. Development down our road would cause immense disruption and would have detrimental effects on the wildlife and residents surrounding the proposed site. Currently, the road is very quiet and dark in the evenings. Doubling the number of houses would result in considerable noise and light pollution. Doubling the number of houses would also cause the road to be much busier with motor vehicles, making it a less safe area for walkers, children, etc. This also poses a safety issue at the junction of Cooks Lane that joins onto Main Street. Doubling the number of cars down the road will cause enormous disruption with more vehicles needing access down our narrow road.

Mursley is not required to provide an expanse of land for the building of a housing estate, just a small-scale development to help to maintain the community that exists within the village. It is important to point out that last year, the government scrapped the house building target of 300k houses a year, making it an advisory rather than mandatory.

Already in Buckinghamshire and in areas close to Mursley, there is a huge amount of development that has been proposed/agreed within the Council’s boundaries. Salden Chase is providing up to 7,000 houses in the next few years, and Shenley park proposing over 1,200 new houses. To suggest that a small, rural, quiet village like Mursley must accept a new housing estate is ludicrous and disruptive. This goes against all the reasons for us moving to Mursley in February 2023. There is so much disruption and uproar already in local villages due to HS2 and EWR works, and Mursley is one of the few villages that hasn’t been disrupted by large scale building works, which destroy the roads, create a horrible atmosphere while works go on, and generally disrupt the peace of quiet, rural areas.

We object to the proposal of swallowing up our local greenfield land and extending the village boundary and strongly disagree with what has been proposed. We would oppose any future planning applications relating to this to avoid our village being ruined and our greenfield land being destroyed.

Rachael Riach

From: Dandy, Louise <Louise.Dandy@HistoricEngland.org.uk>
Sent: 07 June 2023 16:30
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley NP Reg 16 Consultation
Attachments: 2023 Mursley NP Reg 16 (N) .docx

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Please find attached our comments on the above consultation
Best wishes
Louise

Louise Dandy (she/her) Grad.Dipl. Cons (AA) FRSA
Historic Places Advisor , Historic England , London and South East Region
Working Pattern Monday to Thursdays and alternate Fridays



Historic England

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Historic England

By email only to: Neighbourhoodplanning@buckinghamshire.gov.uk

Our ref: PL00752842
Your ref Mursley Neighbourhood Plan

Main: 020 7973 3700
e-seast@historicengland.org.uk
louise.dandy@historicengland.org.uk

Date: 14/07/2023

Dear Sir or Madam

Mursley Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you to previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Yours sincerely

Louise Dandy
Historic Places Advisor



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 020 7973 3700 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Rachael Riach

From: Andy Epton [REDACTED]
Sent: 07 June 2023 16:13
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan

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To whom it may concern,

We strongly object to the findings and proposals of the Mursley neighbourhood plan, specifically with regards to Cooks Lane.

The findings of the planning committee state the development is “not argued as being necessary to meet local housing needs”.

The plan until 2040 anticipates that the Bucks local plan MAY require or encourage small villages to accommodate proportional housing growth.

There is no mandate, requirement, government directive or need for additional housing in the village of Mursley.

The planning committee say that the proposed development is a “means of maintaining a supply of smaller and lower cost (affordable) homes to attract young people”.

The proposal is for a mix of 2 and 3 bedroom houses, although it doesn't look like this on the artists impression contained in the Mursley neighbourhood plan.

Affordable housing according to the Vale of Aylesbury local plan is social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.

The idea of building a 20 home development in a very rural location to meet the needs of affordable housing is not a practical or efficient solution to housing needs.

This is especially the case when the developments of Salden Chase 1,855 homes with plans for up to 5,500 new homes and Shenley Park, 1,200 new homes are within the Buckinghamshire county boundaries.

These developments are more than adequate to meet housing needs in the local area. The idea of building 20 homes in a rural village is wasteful, expensive and ultimately an extremely poor option for potential residents.

Mursley, being a very rural location has very poor transport links. Driving is all but essential in order to get anywhere, be it places of work, schools, shops etc.

The proposed development would cause significant disruption to the lives of the residents of Mursley, especially Cooks Lane. Increased traffic, noise and light pollution will all damage the local environment.

Wildlife will be disturbed by building on greenfield sites. The proposals do not take into account any increased traffic. Cooks Lane, for example is not wide enough along the vast majority of the roadway for two cars to pass. The increased traffic is a safety concern for many residents, especially those with young children. The junction with

Cooks Lane and Main Street is already hazardous and will become much worse with a doubling of traffic along the lane as a result of any development.

We strongly urge the committee to reject the proposed plan for development on Cooks Lane. Ultimately this development is not needed, provides no tangible benefit for the community or the continuity of village life. All proposals for further development of the village will be met with strong opposition.

Captain Andrew Epton and Captain Rebecca Dolling



Rachael Riach

From: Dilys [REDACTED]
Sent: 06 June 2023 22:45
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan
Attachments: Mursley Neighbourhood Plan - 06.06.23.docx

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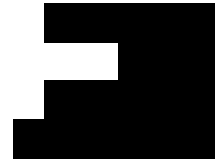
Please find attached our comments regarding the proposed Mursley Neighbourhood plan which we are firmly opposed to.

Regards

Dilys & Steve Roche

Sent from [Mail](#) for Windows

Dilys & Steve Roche



5 June 2023

Mursley Neighbourhood Plan
Buckinghamshire Council
Walton Street
Aylesbury
Bucks HP20 1UA

Dear Sir / Madam

We are writing to raise our concerns regarding The Mursley Neighbourhood Plan.

We are totally opposed to the development being considered in Cooks Lane, and can find very little justification for a development of this size no matter how the proposal has been flowered up. For example, the provision of a nature reserve for the use of the community. The existing paddock and surrounding fields already provide a place for nature to thrive without the need for a designer policy lever. This proposal will inevitably displace the existing wildlife that currently thrives in this area.

We feel the following concerns should be considered:

- Cooks Lane is a narrow no through county lane which is currently used by walkers, horse riders and where children can play safely with their friends in the lane.
- The junction at the end of Cooks Lane onto Main Street is already a safety concern especially when you are trying to pull out of the lane at rush hour times. With the increase of cars from a new development and the construction vehicles whilst it is being built it would become increasingly dangerous not only to drivers but also to pedestrians and horse riders entering the lane.
- Mursley is a small rural village - so much of our countryside across Buckinghamshire has already been swallowed up by housing development or taken over by HS2, surely there are more suitable sites that can be used that will not destroy more of our beautiful county.
- We appreciate the need for additional housing, however there is already a huge proposed or agreed amount of development very close to Mursley, which includes Salden Chase, Shenley Park as well as in the neighbouring villages like Stewkley and the market town of Winslow.

We are strongly opposed to the proposed development in Cooks Lane Mursley along with the Neighbourhood plan and ask that you reject this ill-thought-out scheme.

Yours Faithfully

Dilys & Steve Roche

Rachael Riach

From: Nick Sirett [REDACTED]
Sent: 06 June 2023 18:16
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan

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To: Planning Policy Team

Please find below the comments from Miss Beryl Dickens resident at 32 Cooks Lane, Mursley, Milton Keynes, MK17 ORU

I would like to be notified of future progress with the Neighbourhood Plan via this email address. This email belongs to my Niece as I do not have access to email but give my permission to be notified this way.

I object to the Neighbourhood Plan as below.

Neighbourhood Plan

Cooks Lane, Mursley is a narrow country lane in the heart of the village. Residents can look out to open fields, children can play and residents and visitors to the village can walk, cycle and ride their horses in the knowledge they will be safe.

Over the years Mursley has seen many housing developments, ie, The Beecham, Tweedale, Manor Close, Maids Close and Taylor's Corner. There has also been infill houses built, sometimes one, two or three on the same plot. All the time the sewage system has aged. The Beechams and Tweedale developments have mulching installations to assist with the disposal of sewage. At the time of Manor Close being built only one exit was allowed onto Cooks Lane as it was felt dangerous to have more vehicles exiting from here. After the development a gated entrance was allowed for agricultural purposes.

There is concern over the number of houses proposed in Cooks Lane as a figure of approximately 20 homes has been suggested, surely a definite figure should be given not an approximation. Regardless of numbers there will still be an impact on the number of vehicles entering and exiting Cooks Lane. Each property will have at least two vehicles and therefore an additional 40 vehicles will be using the lane daily. This of course doesn't include visiting traffic, delivery vans and the initial building lorries. Concern is also raised for the pollution and disturbance to our clean country air.

If this development is allowed to go ahead there are houses in Main Street, Mursley who have land extending to the line of the development. Therefore will there be more infilling allowed?

There is already a huge amount of development agreed in Buckinghamshire in close proximity to Mursley including Salden Chase, Shenley Park and Winslow. Why therefore are we using land in Mursley when we already have these alternatives in place.

I look forward to hearing back from you.

Yours sincerely

Miss B Dickens

Rachael Riach

From: peter Bramall [REDACTED]
Sent: 05 June 2023 16:35
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood plan

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs

I live [REDACTED]

5.8 Policy MUR2

I strongly object to the site to the rear of Taylor's corner.

This is prime agricultural land and should be used to grow crops to feed people.

The application by the greedy farmer to sell off agricultural land, is in addition to them selling off good growing land, which is now the Taylor's corner development.

The gift of a proposed Community orchard is far too outside of the village to be of much use to most residents and is a carrot and stick approach which I object to.

Please notify me of any future progress.

Kind regards

Peter Bramall
[REDACTED]

Date: 02 June 2023
Our ref: 431855
Your ref: Mursley Neighbourhood Plan



Ms Rachael Riach
Buckinghamshire Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

neighbourhoodplanning@buckinghamshire.gov.uk

T 0300 060 3900

Dear Ms Riach

Mursley Neighbourhood Plan – Regulation 16 Consultation

Thank you for your consultation on the above dated 28 April 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on the Mursley Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Sally Wintle
Consultations Team

Rachael Riach

From: Elizabeth Jones [REDACTED]
Sent: 01 June 2023 17:11
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] MURSLEY NEIGHBOURHOOD PLAN.

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Good Afternoon Planning Team

I am finding it very difficult to find the correct email address to comment about the MURSLEY NEIGHBOURHOOD PLAN.

I would like to make a few comments and OBJECTIONS in general about the proposals.

1. Mursley Parish has taken more than its fair share of inappropriate housing as infill and extension to the village already.
2. What the village needs now is accessible, eco-friendly bungalows, suitable for the ageing or disabled and accessible from the centre of the village.
3. Cooks Lane proposed development is none of the above and is sited on ancient ridge and furrow land.
4. The middle of the Village already floods after heavy rain and is getting worse as the surface water can not escape due to a very aged and broken sewage system. (The system goes down Church Lane, at the entrance to Church Hill Farm the stench is very noticeable)
5. The light pollution from the encroaching developments from 3 sides has already made the area's "dark skies" bright, I have a robin that sings in the middle of the night!!!!
6. The mention of giving us open green spaces with the proposed development is counter productive, we already have open green spaces and open views that the residence come to Mursley to appreciate and Cooks Lane is one of them where the children play and residence walk their dogs.

I wish to be notified of the future progress of the Plan via of this email address please,
Thanking you,

Yours Sincerely,
Elizabeth Jones

[REDACTED]

--

Rachael Riach

From: Alison Agnew [REDACTED]
Sent: 01 June 2023 10:17
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan

Follow Up Flag: Follow up
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Good Morning,

I notice the deadline for comments is approaching, and would just like to say I am fully in support of the Neighbourhood Plan and its findings. The whole process was properly carried out, including the full consultation process, and the choices made were democratically voted on. Congratulations to all concerned, especially the steering group.

Rachael Riach

From: N&P Torr [REDACTED]
Sent: 30 May 2023 18:51
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] MURSLEY NEIGHBOURHOOD PLAN
Attachments: Mursley Neighbourhood Plan - Comments .docx

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[Please note this has been sent from an **external source** - treat with caution and **do not open attachments** / use links until you are sure this is a trusted communication see intranet/IT for advice.]

Please find attached the joint comments of three adult residents of Mursley as follows: -

Pauline, Neil and Matthew Torr
[REDACTED]

We would like to be notified of future progress with the Neighbourhood Plan via this email address.

We **object** to the Neighbourhood Plan as per the attached.

We acknowledge that the Strategic Environmental Analysis does allow for sites adjoining a current village boundary to be considered for development. However, we feel very strongly that it is incomprehensible and unacceptable to extend the Mursley village boundary specifically in order to facilitate the use of current greenfield sites for additional housing.

The proposal to allocate land in Cooks Lane for the building of “approximately 20 homes” (initially!) represents significant development in a small rural village. This will urbanise and irrevocably change the very nature of the location.

Cooks Lane is a quite narrow, no-through country lane, surrounded by greenfield land (both to the front and rear of most existing properties). It narrows further to single track just beyond the houses and leads down to a fishing lake. At night the area is very quiet and dark – just as you would expect in such a location. In its essence it is a very rural, beautiful and tranquil setting enjoyed by both residents and wildlife. Further development here would be totally out of character with the surrounding landscape. It would have numerous negative effects on amenity. It is ridiculous to believe that doubling the number of houses in such a rural location would not result in **considerable** noise and light pollution. This, together with the “comings and goings” of such an increased population, would cause huge, ongoing disturbance and nuisance to existing residents. Furthermore, whilst the lane is a public road, it is also a no-through road in a rural area. As such, traffic is very limited. This makes it both relatively safe and peaceful for its residents and it is also widely used by horse riders and walkers alike.

An additional 20 houses could bring at least 40 additional cars into Cooks Lane, together with all the additional service vehicles and visitors etc. This would have a huge impact in the form of noise, disturbance, pollution and safety. There is also a safety issue at the junction of Cooks Lane with Main Street.

Mursley is not currently required to provide an expanse of land for the building of a housing estate – merely small scale development to help maintain the existing community. We feel that we have been subjected to scaremongering in that we have been pressured into identifying a site for development now because that **could possibly** (no guarantees here!) help us to avoid having undesirable future development inflicted upon us – and being powerless to prevent it. Last year, the Government scrapped its house building target of 300,000 houses a year, making it advisory rather than mandatory. That, in effect, took some pressure off local authorities to approve new development. Governments and policies change regularly and, in the light of that, we feel it would be very unwise to offer up greenfield land for development at this point in time.

There is a huge amount of development that has been proposed or agreed within very close proximity to Mursley and also within Buckinghamshire Council’s boundaries. This includes Salden Chase (providing 1,855 houses initially, with ultimately more than 5,500 new houses being built) and Shenley Park (proposing over 1,200 new houses). Such developments include affordable housing and public open spaces. To suggest that a small, rural village like Mursley **must** accept a new housing estate on greenfield land in order to **possibly** protect itself from future

development is ridiculous. Furthermore, surely it is irrelevant to throw in planning levers such as affordable housing (when, there is plenty of affordable housing nearby - either already built or proposed) and green public spaces (when Mursley residents already enjoy their own gardens, the sports field and the numerous footpaths across the beautiful surrounding countryside).

There is a vast difference between small scale development to maintain an existing community and doubling the number of houses in a quiet village lane by swallowing up greenfield land (including ridge and furrow), extending the village boundary and plonking a housing estate there.

We strongly disagree with the proposed development in Cooks Lane and, therefore, the Neighbourhood Plan. Furthermore, we would obviously oppose any future planning application for this and fight to avoid the destruction of a small rural village and the very reason residents chose to live there.

Rachael Riach

From: Robin Francis [REDACTED]
Sent: 26 May 2023 18:10
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan

Follow Up Flag: Follow up
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Good afternoon

My name is Rob Francis of [REDACTED]. The below supersedes my previous email.

I have concerns about the Neighbourhood plan, because of the issue of housing sites. I will be voting against it, if it is in its current form, and I know significant numbers of others will too.

POLICY MUR1: The village limit

The reference in this policy to the village boundary on Map B. There is no Map B in the version in the document being consulted on that shows the boundary.

I had seen a previous version of that plan. As a minor point, I am surprised about the way the boundary has been on Whaddon Road in that version. There is a residential property on the East of Whaddon Road (Oaktree Lodge) which is within the 30mph zone. It is clearly part of the village. It is hard to see a justification for the boundary to exclude it, save to stop development on the field on East of Whaddon Road, behind the village green. (Which I recall was put forward as a proposal some time ago and I have no strong views on either way.) The obvious location for development is in the infill site to the East of Whaddon Road.

POLICY MUR2: Housing sites

My main objection is that I object to the site at the rear of Station Road on the following grounds:

1. It is contrary to the village Design Statement (which many villagers spent a great deal of time producing) which stated linear development should be promoted. The proposed site is building behind other properties, when there are sites available that continue the linear development along existing roads.

2. It is contrary to the Parish Council's views. In the 2017 meeting relating to the building the four further houses in Taylor's Corner, the Parish Council's view was that the gate at the rear of the development (which would now form the access to Site 3) should not be used for further development but farm access only. This was included in the Parish Council's submissions during the planning permission process for the 2017 development. When this was raised previously in consultation, no satisfactory response was given.

3. There is no support for this in the village.

a. The consultation process for sites was insufficiently advertised. I appreciate the Steering Group may not agree with this, but the reality is that the numerous people in the village I have spoken to were, almost without exception, unaware of it. The impact of this is that a properly advertised consultation process may well have had a different result. A petition was completed and submitted opposing this site. The number of people who signed it, had they been made aware of the consultation process, would turn the site's low score of 12 into a negative score.

b. However, even looking at the scores, the Station Road site received a low score (of only 12) when compared with the score for the Cooks Lane site of 55. Further, there is only an incredibly small difference between the Station Road and the other sites. In terms of reflecting the villagers' views, I cannot understand the basis for including the Station Road site.

4. The Steering Group has indicated that this Station Road site would only be used in 2030 onwards and this was stated in previous consultations. That point appears to have been dropped, with no consultation.

5. The number of sites is excessive. The VALP does not set any prescriptive requirements for the number of sites for smaller villages (which includes Mursley). Nor do I consider there is an expectation for Mursley to include in its plan anywhere near 30 houses. The table at page 36 of the VALP states the total development in smaller developments it is factoring in (until 2033) is 496 and that has been met by existing neighbourhood plans elsewhere in the Vale. Proposing two sites comprising 30 houses does not reflect the views of the village. This figure of 30 also ignores the likelihood of smaller, organic developments occurring throughout the village in the next 30 years (which are preferable to these larger developments). The village clearly voted in favour of the 20 house site on Cooks Lane (as mentioned above), but the same cannot be said for the Station Road site.

Kind regards
Rob

Rachael Riach

From: Paul Tye [REDACTED]
Sent: 23 May 2023 09:03
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Sirs

I am writing regarding the the plan for 20 house in cook lane.

Building more houses on green field sites is totally unnecessary an would open up the back of the village to further planning applications. This area should not be developed, cooks lane is used daily by many residents for walking, riding, dog waking and jogging. It is a vital part of the community and during covid proved a god send. It is a safe place for most , as the traffic is extremely light and children can play safely.

We have very few amenities in the village so introducing another 20 homes just means more traffic through the village.

Kind regards

Sarah Tye

[REDACTED]

Rachael Riach

From: stella hitner [REDACTED]
Sent: 01 June 2023 16:03
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Mursley Neighbourhood Plan Submission Document

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon

I would much appreciate your help as myself and other residents of Mursley have until 8 June 2023 to submit comments to Buckinghamshire Council regarding the draft Mursley Neighbourhood Plan Submission Document. I have read thoroughly all the consultation documents as below at length but nowhere can I find the transport assessment which states in the first document (PDF 10.16MB) under

Policy MUR2: Housing Site Allocations

'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'

I would really appreciate if you can help with this please as we live virtually on this junction and so is of real importance to us.

Thank you for your help.

Yours sincerely

Stella Hitner, [REDACTED]
[REDACTED]

Draft Mursley Neighbourhood Plan (PDF 10.16MB)
Mursley Neighbourhood Plan Basic Conditions Statement (PDF 0.32MB)
Mursley Neighbourhood Plan Consultation Statement (PDF 2.23MB)
Mursley Neighbourhood Plan SEA environmental report (PDF 3.01MB)

Name	Support or object?	Comments
Alan Knowles	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	The plan is critical to protecting the village from development that is planned in neighbouring areas. It should provide housing that is affordable, well located with a forward thinking specification. It should be acceptable to Bucks CC as being a positive contribution from a small community to the housing targets they are faced with.
Janet Ives	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	Lived in the village for 43yrs , when we moved, we were a self sufficient village, supported by our shop /post office , butchers, and a pub (this will be opening its doors again shortly) Our school was full of village children , we had a Sunday school , and a play group. If this plan goes ahead , how will the village support it ? Will the roads hold up to the extra traffic , cars , lorries ,?
Stella Hitner	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	My reasons for objecting: Section 5. VISION, OBJECTIVES & LAND USE POLICIES Policy MUR2: Housing Sites Allocations A. The Plan allocates land at Cooks Lane, and the residential scheme comprises approximately 20 homes. Cooks Lane is a quiet country lane where local children for generations have played happily and residents of the village walk safely on a daily basis. According to the 2021 Government’s National Travel Survey, 80% of families in the UK have 2 cars or more. Given that there is limited public transport in Mursley, car ownership is likely to be higher than the average. So based on these statistics traffic in Cooks Lane is likely to increase by up to 40 cars and according to 2021 statistics will use the Lane approximately twice a day. So not only does the planned development drastically alter the essential landscape setting and appearance of the Lane but more worryingly poses a very real threat to safety and life itself in the Lane itself and by dramatically increasing the risk of serious accidents at the junction with Main Street and along Main Street. This junction is already dangerous given the limited visibility but increasingly more so because of the speed of vehicles travelling along Main Street, According to the final sentence in this section, “A transport assessment is submitted to include mitigation measures to minimise any harmful effects of vehicles at the junction with Main Street and along Main Street.” This document has not been submitted with the Plan and I have not seen it. If new houses are to be built in the village then B. - the land off Station Road as shown on the Policies Map - is the more appropriate site in every respect.
Robert Hitner	I object to the submitted Neighbourhood Plan and will	Section 5. VISION, OBJECTIVES & LAND USE POLICIES Policy MUR2: Housing Sites Allocations

	<p>provide comments to explain my reasons</p>	<p>A. The Plan allocates land at Cooks Lane, and the residential scheme comprises approximately 20 homes.</p> <p>Cooks Lane is a quiet and rural country lane where local children for generations have played happily and residents of the village walk safely on a daily basis.</p> <p>The 2021 Government’s National Travel Survey indicated that, 80% of families in the UK have 2 cars or more. With limited public transport in Mursley, car ownership is likely to be even higher than the average. So based on these statistics the traffic in Cooks Lane is likely to increase substantially with the development of 20 houses. This planned development will drastically alter the essential landscape setting and appearance of the Lane but more worryingly it will pose a very real threat to safety and life itself in the Lane itself and by dramatically increasing the risk of serious accidents at the junction with Main Street and along Main Street. This junction is already dangerous, especially when turning right onto Main Street, given the limited visibility, but increasingly because of the speed of vehicles travelling along Main Street. Sadly Mursley is a rat run for drivers travelling from the Aylesbury area to Milton Keynes and the traffic is dramatically increased in the mornings and at the end of the day with returning vehicles. I'm sure that our Parish Council will be able to confirm this.</p> <p>According to the final sentence in this section, “A transport assessment is submitted to include mitigation measures to minimise any harmful effects of vehicles at the junction with Main Street and along Main Street.” Whilst this document may have been submitted with the Plan, sadly it is not included in this survey.</p> <p>If new houses are to be built in the village then B. - the land off Station Road as shown on the Policies Map - is the more appropriate site in every respect and it is not part of the daily rat run for drivers travelling from Aylesbury to Milton Keynes each day.</p>
<p>Brodie Gardias</p>	<p>I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons</p>	<p>The Mursley village plan established an agreed village boundary with no development planned outside of this boundary. The current plan goes on to propose extending the boundary to include a portion of land owned by AVDC with a further plan for erection of 20 properties on Cooks Lane as part of MUR2. The end result here is not in line with the pre-agreed proposal to keep development within the established village boundary.</p>

		<p>The proposed MUR2 site sits directly between the Mursley conservation area and protected ridge and furrow farm land replacing a significant portion of ecologically diverse farmland and hedgerow with hard surfaces. It cannot be believed that this site will not impact either protected area. The proposal also irreversibly damages the visual character of the area.</p> <p>The proposed housing is basic and not environmentally considered by design and is not in keeping with the adjacent housing on Cooks Lane nor any other part of Mursley. Housing proposed could go further with environmental design elements to better serve the governments net zero target timeline. Specifics on environmental are missing from the proposal, the content that is included is mostly generalist and not specific to the Cooks Lane development. This section makes up only 2.5 pages of the 95 page village plan document.</p> <p>Several properties on Cooks Lane suffer from occasional flooding down driveways & paving during heavy rain due to run off down and across Cooks Lane and poor drainage on what is a very old road with mostly pre-war housing construction. Given the proposed site's increased elevation compared to the existing properties, hard standing surfaces as part of the proposed site will increase surface run off and therefore the frequency and magnitude of this problem putting unnecessary strain on resident's drainage systems (as well as the few that exist on Cooks Lane itself) and potential damage to existing property.</p> <p>Cooks Lane is a single track road, an additional 20 houses will add at least 24 vehicles according to the National Travel Survey averages. In reality this could be as many as 40 vehicles given the nature of proposed properties for Cooks Lane. The proposed site entrance is passed by just 9 vehicles belonging to residents of Cooks Lane currently, this is an increase of as much as 440%. This additional traffic on what is already a congested road will cause an increase in local air pollution and noise pollution as well as a road safety hazard for residents and children from the whole village, many of whom use Cooks Lane to access public rights of way in the countryside beyond.</p>
Alison Agnew	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Barry Agnew	I support the submitted Neighbourhood Plan and	An excellent plan completed following extensive consultation. I fully support the plan as currently proposed as it fairly represents the views of the majority of residents.

	would like to provide comments or suggest changes	
Michael Jones	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Christine Louise Wild	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I dispute the necessity of producing a Neighbourhood Plan and specifically the requirement to identify specific sites for development. Other local neighbourhood plans say they are happy for their village to expand organically, and I believe this to be the preferable approach for Mursley.</p> <ul style="list-style-type: none"> • Out of date – Two years since the village was asked to provide feedback on the initial draft NP (July 2021) • Does not account for the impact of COVID and the changes to how we use space in the village – i.e. more of us working from home, more of us using Cooks Lane for daily exercise and wellbeing • The use of email and printed html links to communicate the drafting and consultation process has discriminated against a number of residents/villagers particularly the elderly do not have access to computers, mobile phones or wifi etc... so they have been excluded from opportunities to review the draft NP and Buckinghamshire Councils provide feedback. • Unsure that statements made by PC and NP steering group about community engagement are robust e.g. Head of WI who lives next door to us knew nothing about NP specifically identifying land for development until informed by the postman; similarly the village school which potentially backs onto land identified for development in the NP was only made aware of this through pupils and parents • Concern that the PC may have already used the unratified, draft NP to oppose planning applications in the village, • Concern about the lack of transparency and conflicts of interest on the PC and among the volunteers on the NP Steering group when identifying land for development. • Concern about lack of transparency and conflicts of interest involved with the recruitment of Consultants to work on NP. This is involved public/parish funds so it is important to know who these consultants are and why and how they were chosen. • Looking at the land identified for development in Cooks Lane the NP steering group seems to have only surveyed the paddock next to the ridge and furrow field identified for building not the proposed building location itself.

		<p>I don't feel that the Parish Council or the volunteers on the Steering Group have provided adequate evidence to support the claim that the NP is an important tool. This claim seems to be based on hearsay and personal prejudice. For example, I have not seen any independent examples and case studies where lack of a plan has resulted in undesirable development and where having a NP in place has headed off undesirable development.</p> <p>Many other parishes for example Drayton Parslow, set aside no land for development in their neighbourhood plan and say they are happy for the village to expand organically. I believe this to be the preferable approach for Mursley.</p> <p>The PC and Steering Group volunteers are convinced that they followed robust process however I am aware from my own experience and anecdotally from fellow Mursley residents that the consultation process has not been felt to be transparent or fit for purpose process and that this should be of concern to the Buckinghamshire Council. For example, it is not clear when or where the decision about sites was made was it at a meeting in the village hall in 2019? and/or was it the 28 page questionnaire posted through letter boxes which many villagers say they did not receive?</p> <p>At a Parish Council Meeting (19-7-2021) around the time villagers were asked to provide feedback on the draft NP the NP Steering Group volunteers spoke about a lack of engagement among villagers which increasingly dwindled as the process moved forwards. I would suggest that this should have been a red flag that something was wrong with the way they were consulting residents and that it would be inappropriate to equate lack of engagement with consent. It is also unclear as to if and how the Steering Group consulted with village children many of whom will be directly affected by development and will not have the opportunity to contribute to the final Referendum.</p> <p>POLICY 1 MUR1 Mursley Village Boundary Although AVDC is now defunct at the time the PC Steering group were developing the NP they did not appear to have set any building targets for Mursley however these conflict with the draft NP section 5.5 which stated 'Together these allocations will deliver 30 new homes and will therefore meet and exceed the indicative housing requirement figure for the Parish'. I understand that the Cooks Lane site belongs to Bucks CC and that they may decide to sell at some point but the revenue they achieve will depend on the likelihood of any development potential.</p>
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		<p>Developers will snap it up if they believe there will be limited opposition to building. We should be demonstrating with PC support that we are opposed to extending the village boundary to build on 'green field' sites.</p> <p>POLICY 2 MUR2 Housing Site Allocations The proposal to dump 20 new houses in one site, in one go conveniently outside the conservation zone and I suspect away from the homes of PCs members and Steering Group volunteers is unfair and undesirable.</p> <p>If the PC is committed to identifying one site outside of the conservation area for this sort of development, then land down Whaddon Road would seem the most appropriate with better and safer access for site traffic.</p> <p>Small scattered development limited to small infills and brownfield WITHIN the current village boundary would be perfect. It would encourage a more organic sense of belonging and inclusion in the individuals and families moving into the village rather than shunting them all into a bolted-on ghetto on the edge.</p> <p>The proposal to destroy the existing habitat to create a public open space of wildflowers, fruit tree planting and woodland play area is undesirable and misleading. There are plenty of valued and accessible walks and woodland around the parish.</p> <p>As a resident of Cooks Lane, I think it worth considering how it's use by the whole village has changed during the pandemic. I've become aware of more villagers using and appreciating it as a valuable and safe green space. This 'no-through' road has provide a safe environment where after school and in all weathers local children play together, learning to ride their bikes, creating dens etc... Our less mobile villagers, including those who rely on mobility scooters, wheelchairs or walking aids, and people riding their horses have access without fear of being run off the road and groups of villagers who have been stuck in their houses have met up with friends to share some socially distant gossip.</p> <p>The hedgerows down Cooks Lane are established habitats for bats, badgers, deer, hedgehogs, hares, insects, and wild birds, and are regularly visited by the foragers of the village harvesting elderflower and sloe berries. Lockdown has changed the lives and priorities of all of us in Mursley in ways we</p>
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		<p>couldn't have imagined 16 months ago. Cooks lane isn't just a collection of empty fields conveniently sat outside the village conservation zone.</p> <p>Further if this development goes ahead it will have serious ramifications for the safety and wellbeing of a significant number of residents. The new proposed development on Cooks Lane would see a significant increase in traffic trying to enter and exit Cooks Lane, causing backlogs and, inevitably, an accident will occur when someone inadvertently pulls out into oncoming traffic or hits a cyclist. With many more of us moving to permanent working from following the 2020/21 COVID lockdown the ensuing traffic and noise associated with construction and new housing would be disasterous.</p> <p>POLICY 3 MUR3 Housing Mix This is somewhat misleading. Once the council has sold this land to a property developer there is no guarantee that they would be interested in producing affordable housing or the proposed community greenspace/wildlife area. We could be opening ourselves up for anything. The statement in section 5.12 of the NP that the village 'has seen little development over the last few years' should be challenged. In the time that I've lived in the village we have seen significant developments in Church Lane, Manor Close, the former Baptist Hall site, and Taylors Corner etc...</p> <p>POLICY 4 MUR4 Design Strategy I would dispute the statement in section 5.14 of the NP that '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' which does not seem to value the view across fields from Cooks Lane which would be obscured by development on this site includes the view of the water tower elsewhere considered a defining feature of the village.</p> <p>POLICY 5 MUR5 Local Heritage Assets Many of the buildings listed as Buildings of Local Interest are privately owned and maintenance and development should be the concern of individual owners and planning applications and although I appreciate the historic architecture which makes up the existing village-scape we cannot be expected live in a Museum.</p> <p>The NP identifies Ridge and Furrow as a Local Heritage Asset and the NP states that 'Proposals that will result in harm to, or unnecessary loss of, these fields will be resisted'. The Cooks Lane site itself is</p>
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		<p>on Ridge and Furrow and development of this land would involve removal of the long hedge which would be a disaster for the ecology it supports.</p> <p>Additionally, I do not understand how the Village Green at Main Street/Whaddon Road can be considered 'a social space' which 'continues to play an integral part in the enjoyment of the village and is therefore special to the community'. Very little of it remains after the expansion of the junction and the removal of the village pond. I would be interested to know how it is currently used by the village as a social space in the absence of seating and access.</p> <p>POLICY 6 MUR6 Local Green Spaces The proposed public space would involve disturbing and/destroying an existing greenspace along with its diverse flora and fauna (see comments on POLICY 6).</p> <p>POLICY 7 MUR7 Green Infrastructure Network Again ... somewhat misleading. Once the council has sold this land to a property developer there is no guarantee that they would be interested in producing the proposed community greenspace/wildlife area. Planned development on the Cooks Lane site including the creation of an artificial 'greenspace' would destroy existing biodiversity.</p> <p>POLICY 8 MUR8 Community Facilities Referring to my comment in POLICY 2 about how I have witnessed Cooks Lane developing as a valuable community resource for the village particularly for children who choose the lane for imaginative play and socialization over the play area at the sports field which is a challenge to access given that it is on the edge of the village on a busy road with limited pathway access. Similarly, the asset of a no through road to villagers with accessibility issues should also be valued.</p> <p>A NP offers the opportunity include proposals for additional community facilities such as the development of better pathways, parking facilities, traffic calming (bumps and chicanes), safe crossing places within the village, safe access to the Mursley Farm shop and a cycle lane down Whaddon Road. These are all assets which would improve village life for many residents.</p> <p>POLICY 9 MUR9 Climate Change Mitigation - New Buildings</p>
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		Again ... somewhat misleading. Once the council has sold this land to a property developer there is no guarantee that they would be interested in producing the proposed 'zero carbon' Passivhaus housing.
Karen Francis	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I object to the plan due to the lack of support from the local community. The plan states that the Council has the support of the majority of the community. However, I am unclear how this can be factually correct due to the objections made; for example, a petition was submitted in objection to the houses behind Station Road.</p> <p>I am also concerned that this development would set a precedent to infill behind Station Road and Main Street. This will have significant implications for the wildlife that populates these fields. Also, there is a right of way through, which is utilised extensively by the local community that would be effected by this development.</p>
Lydia Jones	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered

Buckinghamshire Council Response to Mursley Neighbourhood Plan Regulation 16 Consultation

Planning Policy

Policy or Para	Page	Comment
cover, 1.3 and 2.4, 3.9	1,4,6,9, 12	The cover page, 1.6 and 3.9 say the plan period is to 2040 but para 2.4 says it is to 2041. The vision on p.12 also says 2041.
MUR1	13	<p>What is the basis for restricting development to 5 homes or 0.2hectares - why not 3/7 homes or 0.1./0.3 hectares? How has that threshold been arrived at.</p> <p>The plan needs to set out what the 'evidence' is our Development Management colleagues need to seek from developers should they come in with a development proposal in the settlement boundary above the threshold.</p> <p>The final sentence in the policy supports barn conversions 'in principle' but where is the policy position to be found to judge whether or not planning applications for conversions are acceptable in other more detailed matters?</p>
MUR2	13	<p>the policy should set out the minimum size of the public open space for both sites allocated and also confirm the size of the sites being allocated as its not clear from the plans on pp15-16 and if the community orchard relates to an existing field boundary for example.</p> <p>Where is the concept plan for the station road site? The plan on p.16 is only red edges not a concept for what could take place within the site. Can only see one concept plan for the Cooks Lane site but that plan isnt then referred to in MUR (A) so it has no bearing as to its status</p>
5.13	18	<p>Need to specify the version of the NPPF where the paragraph reference (s64) has come from.</p> <p>What is the evidence in viability terms that affordable housing can be secured at the 10 homes threshold rather than the 11 homes or more in the VALP? The neighbourhood plan can have an alternative it does need to be justified though.</p>
MUR4 (E)	20	To be sustainable, the timber used should be responsibly sourced and not sourced from trees in not well-managed forests. Bodies such as the Forestry Stewardship Council carry out certification of timber the confirm it has been responsibly sourced.
MUR6	25	<p>The LGS sites should be named on Map D and their size in hectares confirmed. One LGS site on Map D is so small it is difficult to be sure of its boundaries.</p> <p>In the policy, it should confirm the uses that would be consistent with the policy designation as Local Green Space as it just stays 'development will be refused'.</p> <p>A plan policy should not say 'development will be refused' as that is a</p>

		matter for the planning decision taker. The plan should be written as 'will not be supported' or 'will only be supported if (a) and (b) are met'.
Map E	26-27	It isnt clear for the purposes of carrying out Policy MUR7 what exactly constitutes the 'Green Infrastructure Network'. Is it everything that is labelled under Map E (b)? If so lots of the Network on the Map E two parts is outside the parish boundary/neighbourhood area so should only be there for context of how GI networks continue.
MUR8 (B)	28	What would be a 'Suitable Location' for a replacement facility? To ensure a consistent approach to applying the policy it needs defining. What is a 'local facility' is it village, parish etc. needs clarifying to be consistent in policy approach.
MUR9		How will feasibility in (B) be assessed? The policy should set out what is required. In para 5.28 - it is incorrect to say the VALP has no policy on energy efficiency - Policy C3 covers this matter. MUR9 (D) needs to a Carbon Emission Assessment but the policy needs to set out how this should inform the proposals in the planning application being assessed. MUR9 (E) needs to set out what the Energy Hierarchy actually is
General		There is reference in the plan policies to the 'Policies Map' but there are several maps in the plan that may or may not form the 'Policies Map'. Can it be set out somewhere for clarity which maps in the plan constitute the 'policies map' and which just show constraints or background information.

Property Team

Policy or Para	Page	Comment
<u>Proposed Policy MUR2: Housing Site Allocations</u>		<p>BC very much supports the draft allocation of its land at Cooks Lane, under proposed Policy MUR2. BC is also very pleased to see that its detailed comments, made at regulation 14, have been considered by the Parish Council. BC does, however, have some comments and observations about the content of the proposed policy, and for ease of reference has grouped these comments in 'themes' which are presented in the proposed policy.</p> <p>Approximate capacity BC is content to support a development capacity of approximately 20 dwellings on the Site. It should be acknowledged that through the development management process detailed assessments – including of archaeology – could present reasons to increase or decrease the number of homes, so it is very important not to be too specific and exacting in the number of new homes expected.</p> <p>Indicative masterplan</p>

		<p>BC wishes to highlight that the masterplan scheme which it submitted at the previous regulation 14 stage of consultation is only intended to be indicative of what could be achieved on site. It should not be seen as a finalised scheme, and some flexibility should be retained in proposed Policy MUR2 to allow the development management process to run its course and for necessary amendments to be made.</p> <p>References to the where development should be placed on the Site should be removed from proposed Policy MUR2. Whilst the indicative masterplan demonstrates that development could be deliverable in the “eastern part” of the site, it has not been fully tested, nor is it fully evidenced as necessary in the Plan. This level of specificity risks undermining the spatial strategy of the Local Plan and its housing land supply, if it turns out that for some very good reason development cannot be delivered as shown on the indicative plan. Therefore, references to <i>requiring</i> the ‘east / west’ split on the site are contrary to Basic Condition (e) and should be removed and replaced with a preference for the indicative layout shown in the accompanying site layout shown at paragraph 5.6 of the submitted Plan.</p> <p><i>Public open space</i></p> <p>BC supports the inclusion of public open space in the draft allocation and has demonstrated in its indicative masterplan that it could be deliverable, however the exact nature of the open space should be negotiated through the development management process to allow for all the detailed surveys of the site, and all the requirements of the whole development plan to have been given full and proper consideration.</p> <p>It is inappropriate to require the public open space to be completed prior to first occupation of dwellings on the site, because elements of it might need to be completed once all development activities and movements have been completed (it would be very dissatisfactory if the public open space was completed, and then final scheme layouts required plant to be driven across that space for some reason). Moreover, the completion of development might not coincide with the relevant planning seasons to complete the open space, and it would be disproportionate to require sale and occupation of properties to wait to the following springtime.</p> <p>It is also not clear if the Parish Council has tested the viability effects of requiring a 25-year commuted sum alongside the open space and what it might mean for the provision of affordable housing, for example.</p> <p>Framing the public open space, and the masterplan, as indicative will ensure that proposed Policy MUR2 supports the delivery of</p>
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	<p>sustainable development and as such it remains fully compliant with the Basic Condition, especially condition (d).</p> <p><i>Transport assessment</i></p> <p>BC supports the need for a transport assessment to accompany any development application for the site. This is a general requirement of a development of this scale, and as such does not necessarily require reference in the site allocation policy. However, BC notes that there is some local concern about the effects of additional transport movements at, and on to, Main Street. It would be helpful if the effects suggested in the proposed policy could be set out in the supporting text so any prospective applicant – and the decision maker - could be clear about what might require mitigation.</p>
<p>Proposed Policy MUR3: Housing Mix</p>	<p>BC has some concerns about proposed Policy MUR3. The proposed housing mix is not supported by robust ‘needs’ evidence, nor has it been tested for its viability effects.</p> <p>Policy H6a states that:</p> <p><i>New residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities. The housing mix will be negotiated having regard to the council’s most up-to-date evidence on housing need, available evidence on local market conditions and shall be in general conformity with the council’s latest evidence and Neighbourhood Development Plan evidence where applicable for the relevant area.</i></p> <p>H6a provides for Neighbourhood Development Plan evidence to be introduced into housing mix negotiations, but that evidence needs to be adequately robust. It is not sufficient to count the number of housing types in an area and then assume that the any new development should be at a level to balance the overall figure. This approach does not consider the <i>need</i> for additional larger family homes or the viability of site delivery. Viability considerations are particularly important where the proposed site allocation policy requires a significant amount of open space, contributions to the maintenance of that open space, and the delivery of affordable houses.</p> <p>For proposed Policy MUR3 to conform with Basic Condition (e) and be in general conformity with the VALP, and specifically policy H6a, it would be better phrased as follows:</p> <p><i>To support a mixed and inclusive community new development will be expected to provide a mix of homes to meet current and expected future needs. The housing mix will be negotiated having regard to the Local Planning Authority’s most up-to-date evidence on housing need, available evidence on local market conditions, the viable</i></p>

		<i>delivery of the overall scheme, and the housing stock survey presented in the supporting text to this policy.</i>
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Highways DM

Policy or Para	Page	Comment
MUR2	14	<p>Policy MUR2 states: (For sites A and B)</p> <p><i>'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.'</i></p> <p>A development of this size would not warrant a full Transport Assessment, a Transport Statement would be more appropriate.</p> <p>I think it should also read 'measures to minimise ANY harmful effects'</p>
		<p>Also in MUR2 for site A it states:</p> <p><i>'Unless otherwise determined by the archaeological mitigation scheme, the location and layout principles of the residential scheme should accord with the submitted concept plan;'</i></p> <p>And for Site B it states:</p> <p><i>'The location and layout of the residential scheme is in accord with the submitted and assessed concept plan;'</i></p> <p>The concept plan has not been assessed in any detail by Highways Development Management. Ideally this plan would be removed, however if it is absolutely necessary that this plan is included it should be labelled as <i>'indicative concept plan'</i>, and it should state that the plans will <i>'generally accord'</i> or <i>'broadly accord'</i> with the concept plan, or something along those lines to ensure amendments can be made and a suitable layout can be achieved.</p>

Heritage

Policy or Para	Page	Comment
Policy MUR5: Local Heritage Assets	23	<p>It is encouraging to note that a list of buildings of local interest has been provided. It is suggested these are re-named as Non-Designated Heritage Assets. Buildings of local note/interest do not hold weight within planning as they are not identified or assessed by heritage professionals but are instead identified as important buildings within a settlement and may not have heritage value. NDHA's or Locally Listed Buildings are covered by policies which refer to 'heritage assets'. A note should be added to the list of Locally Listed Buildings that the list within the Neighbourhood Plan is correct at the time of writing and other buildings may be nominated for</p>

	<p>local listing in the future. The database for Locally Listed Buildings in Buckinghamshire is currently https://local-heritage-list.org.uk/buckinghamshire.</p> <p>There is currently only a single dwelling in Mursley which has been nominated on the local list platform. The public are encouraged to nominate potential Non-Designated Heritage Assets (NDHA) which have yet to be identified; these should be in line with criteria established by Historic England and detailed in their Advice Note (HEAN7) https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/</p> <p>Please contact the Local Heritage List Project Officer Lisa Harvey lisa.harvey@buckinghamshire.gov.uk who will be able to assist you in ensuring these assets are added to the web platform for assessment against the criteria.</p> <p>You may wish to also consider including less obvious structures such as milestones, way markers, boundary structures.</p>
Policy MUR5: Local Heritage Assets	<p>“Proposals that will result in unnecessary harm to, or loss of, a Building of Local Interest, will be resisted” - It may be worth noting that any harm to the setting of the NDHA’s will also be resisted.</p> <p>It may be helpful to show all heritage assets (designated and local heritage assets) on a map. This would assist with considering the impact of development on all assets and their setting.</p>
Policy MUR4: Design Strategy	<p>It is good to see important views in and out of the CA have been considered. It is advisable that a policy is added which seeks to preserve the character and linear form of the settlement pattern.</p>
Policy MUR9: Zero Carbon Buildings	<p>A - Suggest adding that the design remains sensitive to the historic setting and context.</p> <p>Retrofit of historic buildings may be included in this section? - Interventions should be appropriate, sensitive, reversible and respect traditional construction/ fabric/ character etc. In most cases this will require formal consents.</p>
	<p>It is suggested a policy is added in relation to the pressures climate change puts on existing development and heritage assets. Namely the pressure, which is rightly encouraged in other local and national policies, to upgrade existing buildings for improved energy performance and the cumulative impact of multiple large scale off-site renewable energy sources, such as solar farms. These changes can have a great impact in their own right or from a cumulative impact to changing the setting of designated and non-designated heritage assets.</p> <p>The VALP policy C3 states planning applications involving renewable energy will be encouraged as long as they do not impact on the historic environment. It is felt there is not a strong enough emphasis on the potential harmful impact of <i>multiple</i> large off-site renewable energy developments and the Mursley neighbourhood plan offers this opportunity to pre-empt any being submitted to highlight potential</p>

		sensitivities. There may not currently be pressures for solar farms around Mursley but there are ever increasing numbers of planning applications for large scale solar farms within Buckinghamshire.
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Archaeology

Policy or para	Page no.	Comments
Policy MUR2: Housing Sites Allocations		Cooks Lane, Page 14, bullet Point 2: the archaeological assessment should include the buried archaeological potential. B. Land Off Station Road, Page14 Archaeological assessment may be required for this parcel of land as per NPPF Chapter 16
Policy MUR5: Local Heritage Assets		B, Page 23: we welcome the recognition of the ridge and furrow
General		We would have like to see more made of the archaeology within the parish such as the Scheduled medieval moated site 80m west of Cedars Farm; but heritage issues appear to have been addressed.