

The Vale of Aylesbury Plan

Mursley Fact Pack

July 2011



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Cover photo and source - <http://www.flickr.com/photos/rpmarks/3059761460/>
Searched March 2011

1. Introduction

Purpose of the document

This Fact Pack document was initially produced in 2010 to help inform the parish council about the characteristics of their parish for the 'community view' consultation. This consultation was undertaken early on in the preparation of the Vale of Aylesbury Plan as part of a bottom up approach embracing localism and aiming to get local communities more involved in the planning process. The parish council were asked to consult with their community on the following:

- The level of future housing and/or employment development up to 2031, including specific types of homes, employment and other development
- The location, sizes and phasing of development
- The types of infrastructure (social, community, physical) needed to enable development, including where it should be located
- Any other issues relating to planning and development

This Fact Pack document has also been used to support the Vale of Aylesbury Plan Settlement Hierarchy Assessment. This forms part of the evidence that classifies settlements into different categories, where different levels of growth are apportioned to over the next 20 years.

The document also forms part of the background work relating to Neighbourhood Plans as well as the production of the Vale of Aylesbury Plan. The Fact Pack does not form planning policy for Aylesbury Vale.

What the Fact Pack includes

The content of the Fact Pack reflects the size of the parish or town, providing the most detail for larger villages/towns which are likely to experience greater levels of growth, compared to smaller parishes/villages which are likely to experience less growth. Smaller parish's Fact Packs have a more limited content in the Fact Packs.

Fact Packs for smaller parishes/villages identify the following information:

- Location and setting within the district (relationship to other settlements)
- Social demographics (population and age profile)
- Housing profile (dwelling types, tenure, occupancy, past completions and commitments, average house prices, housing needs waiting list and gypsy and traveller sites)
- Economic profile (employment change of B use classes looking back 5 years, sectors of employment and levels of economic activity)
- Issues facing the parish (e.g. infrastructure and local services deficits)

- Environmental constraints (maps to identify agricultural land quality, landscape sensitivities, biological constraints, flooding and historic constraints)

Where possible information in the Fact Pack has been supplemented with information from the town/parish council to draw upon local knowledge, particularly for the section on issues relating to the parish. Some town/parish councils have also published the document on their website for the community to view and use.

In addition to this Fact Pack, a district wide Fact Pack has been written to develop an understanding at the strategic level on the availability of infrastructure, services, facilities, planning issues and environmental constraints. This can be viewed on our website¹.

Availability of data

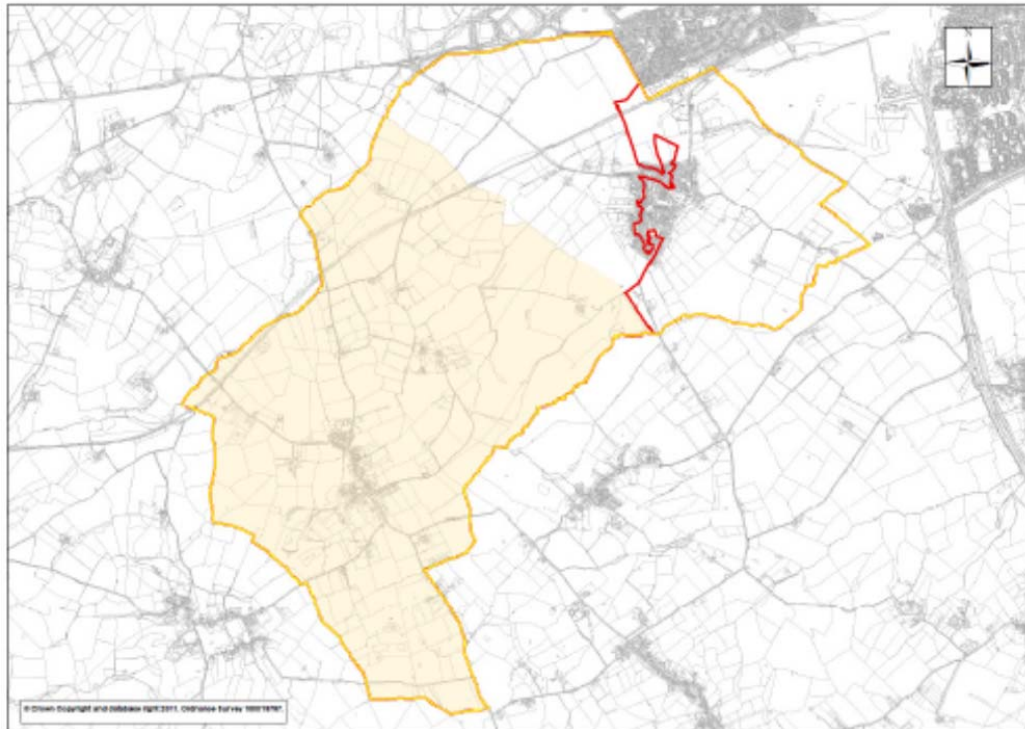
Statistics identified in the Fact Pack are primarily from Census data (2001), AVDC monitoring data (updated annually) and research carried out by Buckinghamshire County Council. There are also a number of websites that have been used to retrieve information, such as crime statistics, broadband coverage and housing sales. Where possible, parish level data has been used. If this level of data is not available super output area (SOA) boundaries or ward boundaries have been used (often these cover a larger area than just the settlement). The boundaries of the parish, SOA and ward can be viewed on map 1 in this document (on page 4).

This Fact Pack is a 'living document' which is intended to be regularly updated. Information contained within the Fact Pack is correct at the time of writing. It is acknowledged that some of the information may change over time and the Fact Packs will be updated accordingly.

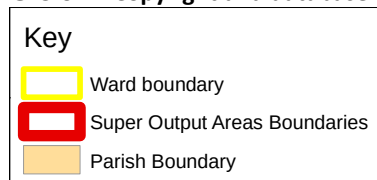
¹ District Fact Pack <http://www.aylesburyvalcdc.gov.uk/local-development-plans/planning-policy/vale-of-aylesbury-plan-/fact-packs/>

2. Location and Setting

Mursley is a small village located approximately 3 miles towards the east of Winslow. Near to the village is Swanbourne and Drayton Parslow.



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Facts and figures have been identified relating to three different geographical boundaries depending on the source of the information. In general all Census data is provided at parish level, AVDC Local Area Profile data relates to Super Output Area (SOA) and Hometrack Housing Intelligence System data relates to the ward level. Please note the 2011 Census will take two years to publish, as such this data will not be available until 2013.

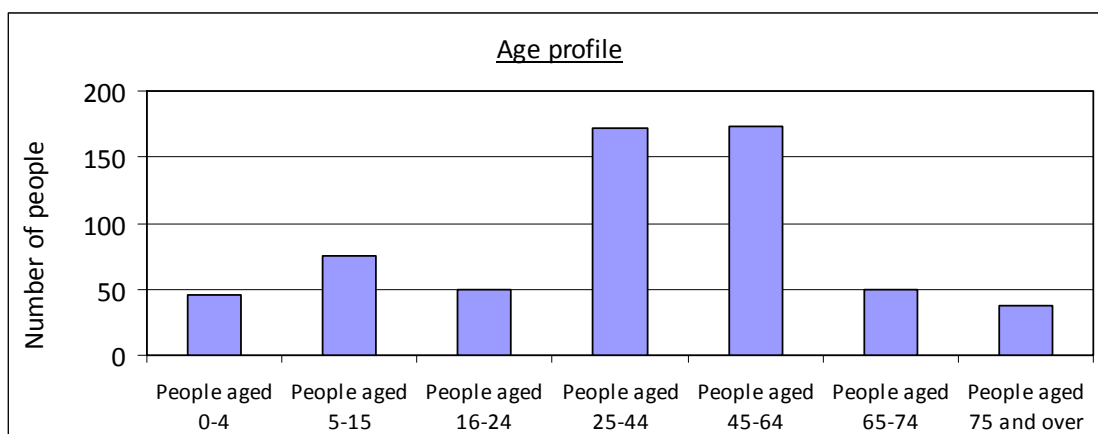
In the case of Mursley, the parish, ward and Super Output Area form three different boundaries. Mursley is in the Newton Longville Ward and Super Output Area 7696.

3. Data

Social Demographics

Population

- The 2001 Census shows Mursley parish to have 602 people.
- Most recent data from the 2009 Super Output Area for Mursley (SOA 7696) shows the population to be 1,160.



Source: 2001 Census, www.ons.gov.uk © Crown copyright

The majority of the population are aged between 25 – 44 and 45 – 64, accounting for 59% of the population.

Housing stock profile

There are 256 dwellings in the parish of Mursley (AVDC, March 2011). This has increased from 246 dwellings in March 2005.

Completed and Committed Housing Development

Year ending 31 st March:	2005	2006	2007	2008	2009	2010	2011
Total Dwelling Completions	0	7	0	0	2	0	1
Affordable Housing	0	0	0	0	0	0	N/A
Rural Exception	0	0	0	0	0	0	1 scheme

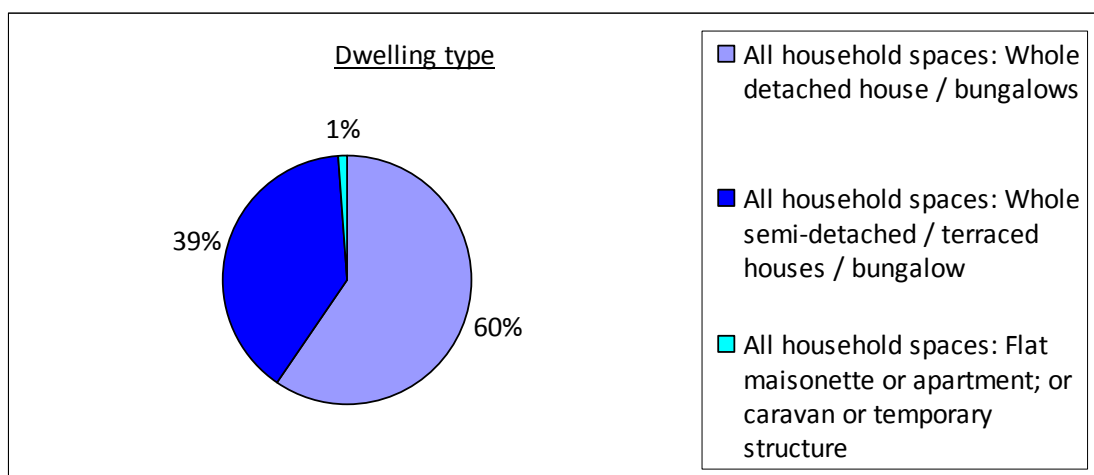
Schemes							8 units
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As at 31 st March:	2005	2006	2007	2008	2009	2010	2011
Commitments	11	4	9	7	6	1	11

Source: AVDC, 2010

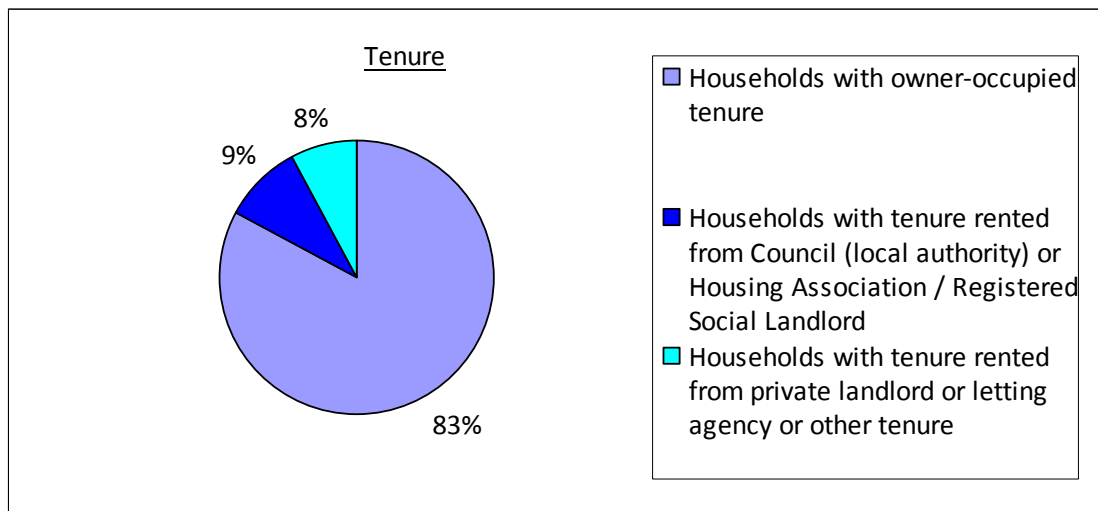
Commitment figures show the net housing commitments in this parish. In other words, they show the number of houses (both new dwellings and conversions) for which there is a valid planning permission, allowing for those houses which have already been completed, and allowing for dwellings which are to be demolished or otherwise lost.

Dwelling type, tenure and occupancy



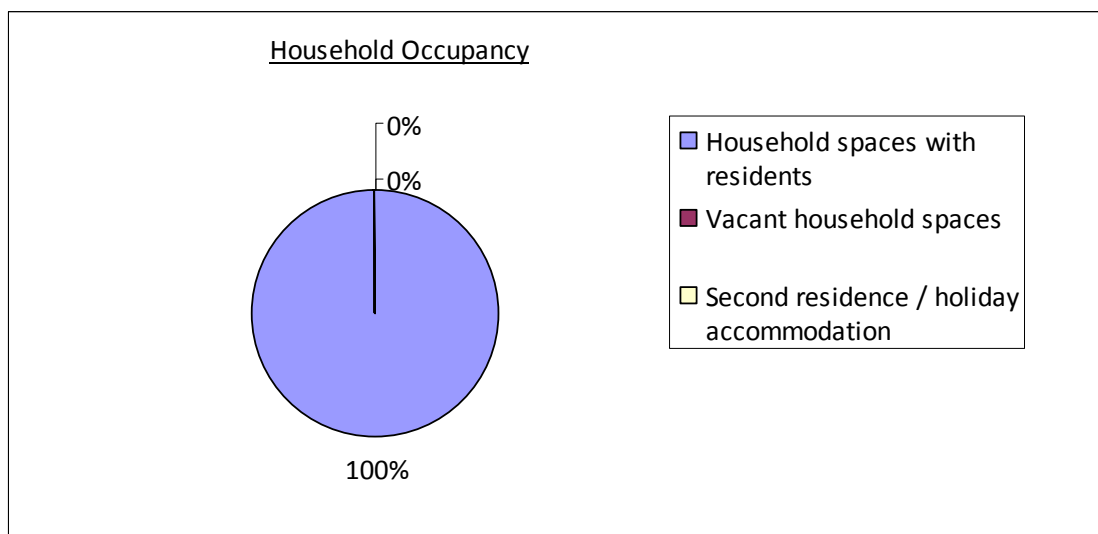
Source: 2001 Census, www.ons.gov.uk © Crown copyright

- The majority of houses are detached accounting for 60%, with 39% semi-detached or terraced houses. Only 1% of dwellings are flats/maisonettes.
- The average household size is 2.5 persons, this is slightly less than the district average of 2.51 persons. The average number of rooms is 6.9, which is greater than the district average of 5.8.



Source: 2001 Census, www.ons.gov.uk © Crown copyright

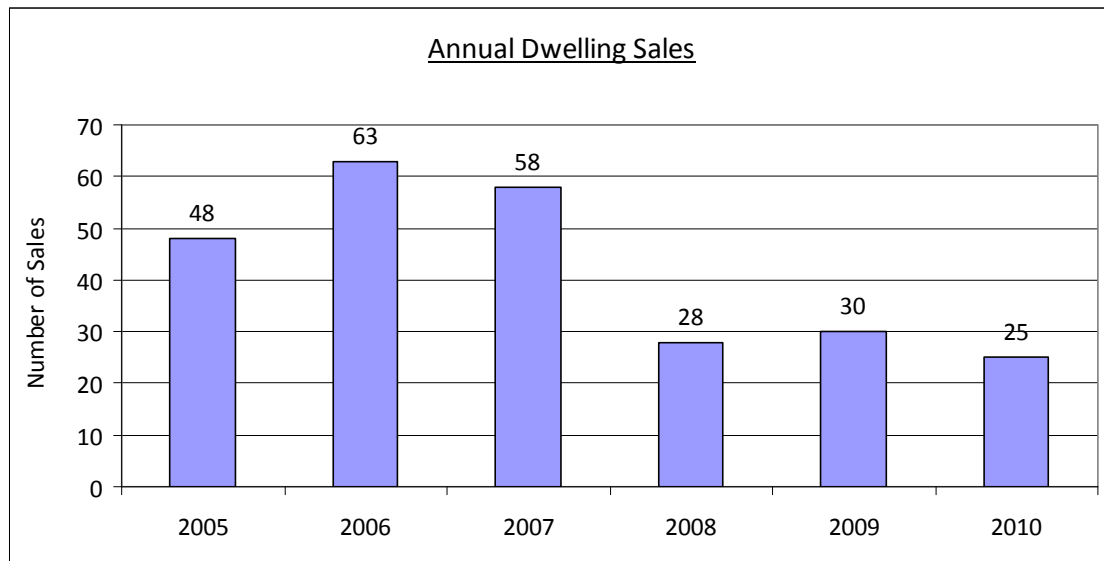
- The majority of households are owner-occupied accounting for 83%. Similar proportions of households are rented from the Local Authority, Housing Association, Registered Social Landlords or private landlords.



Source: 2001 Census, www.ons.gov.uk © Crown copyright

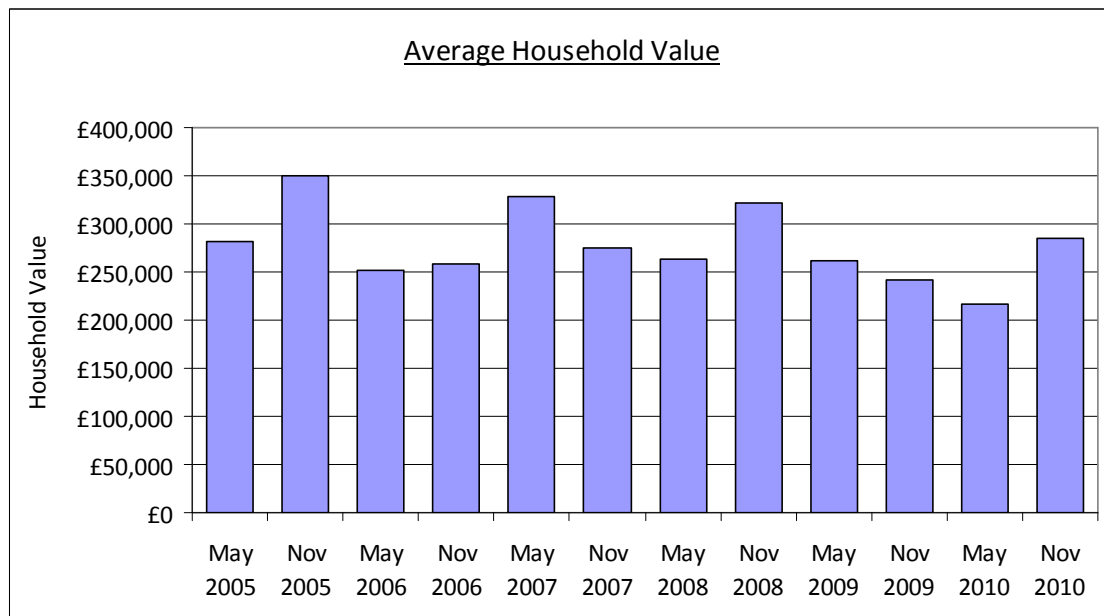
- There are no vacant houses or second homes in Mursley parish. For clarification a 'vacant' household space would be an unoccupied space which is not a household's usual residence and is not a second residence or holiday accommodation.

Dwelling sales and values



(Source: Hometrack, January 2011)

The above data for the Newton Longville Ward shows that dwelling sales rose to a high of 63 sales in 2006 before falling to 28 sales in 2008. The years since have seen a similar level of sales recorded. The below chart also at Ward level data shows the average house price has fluctuated since 2005 but overall fallen from £349,673 in 2005 to £285,514 in November 2010.

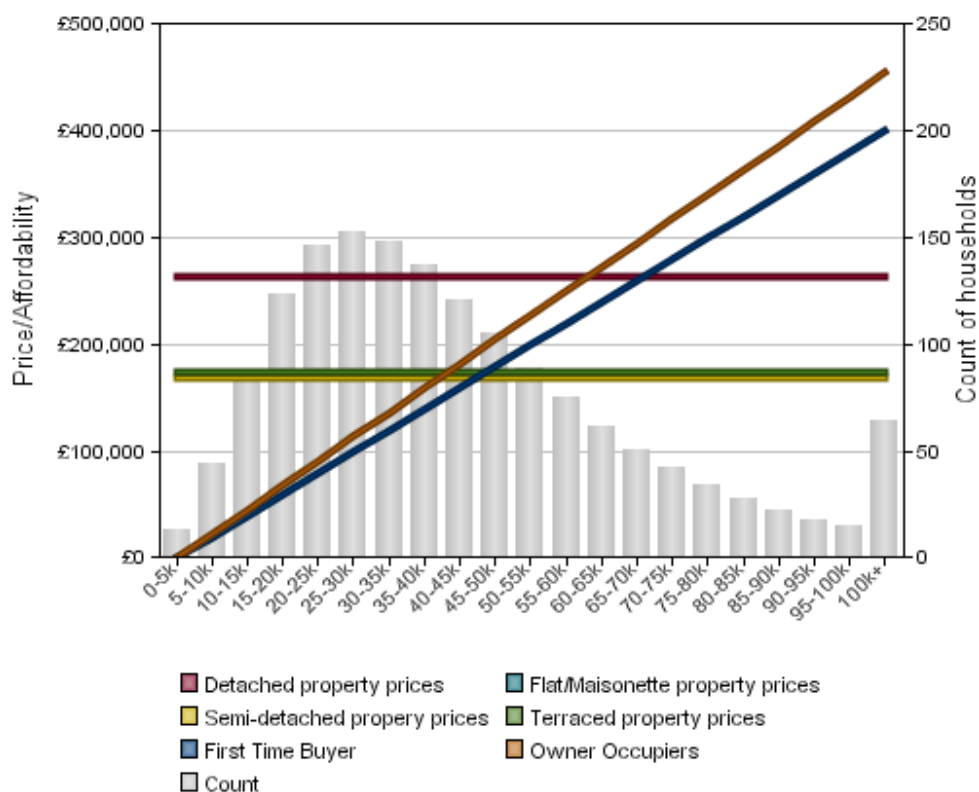


(Source: Hometrack, January 2011)

Affordability Graph based on mortgage three times income

The graph below is based on a mortgage three times your income for the Newton Longville Ward. This graph shows the number of households in different household income bands in the area (bars) compared to the lower quartile price for different property types in the same area (horizontal lines). The diagonal lines rising from left to right show the value of property that can be afforded at different income multiples by a first time buyer and from an owner occupier. The affordability calculations are based on a multiple of the average household income adjusted by the average loan to value for the different types of buyer.

The graph below shows in order to buy a terraced property based on a mortgage rate three times income, a first time buyer needs to be earning at least £45,000 to £50,000. To buy a terraced property on a mortgage based on three times income an owner occupier needs to be earning at least £35,000 to £40,000.



(Source: Hometrack, January 2011)

Housing Need

In the Mursley parish, there are 3 households on the waiting list for Council housing (Source, AVDC October 2010). The total number of households on the council housing waiting list is 4,410. Please note that within this figure there are 1,022 households on the waiting list from outside the district and 120 households where the Council has so far been unable to map their location due to unrecognisable postcodes (please see Annex 1 for map of district waiting list).

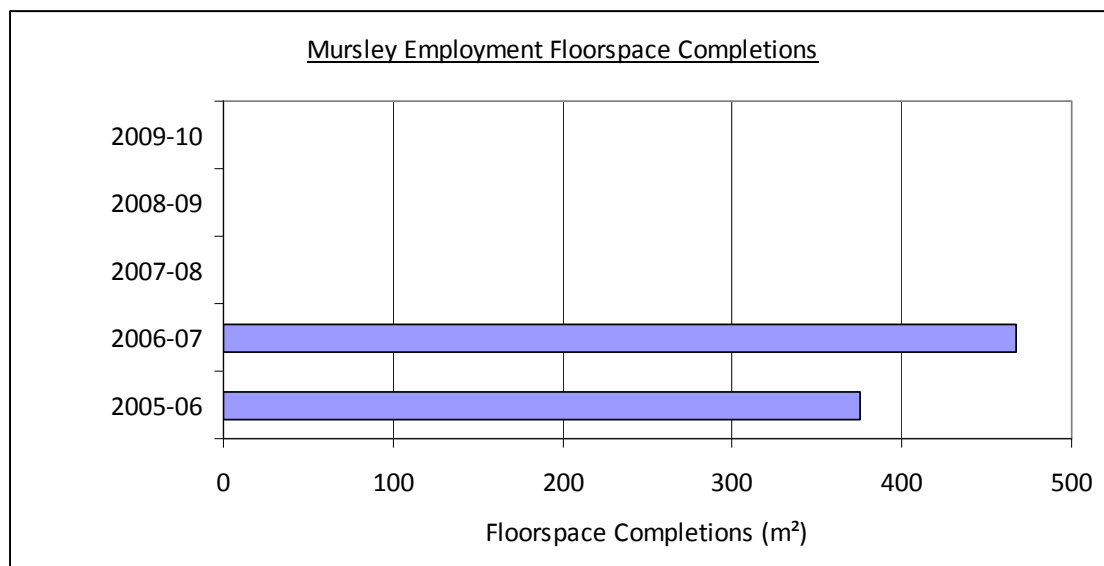
Gypsies and Travellers Sites

There are no sites the council is aware of within the parish.

Employment

Employment change for completed development since 2005

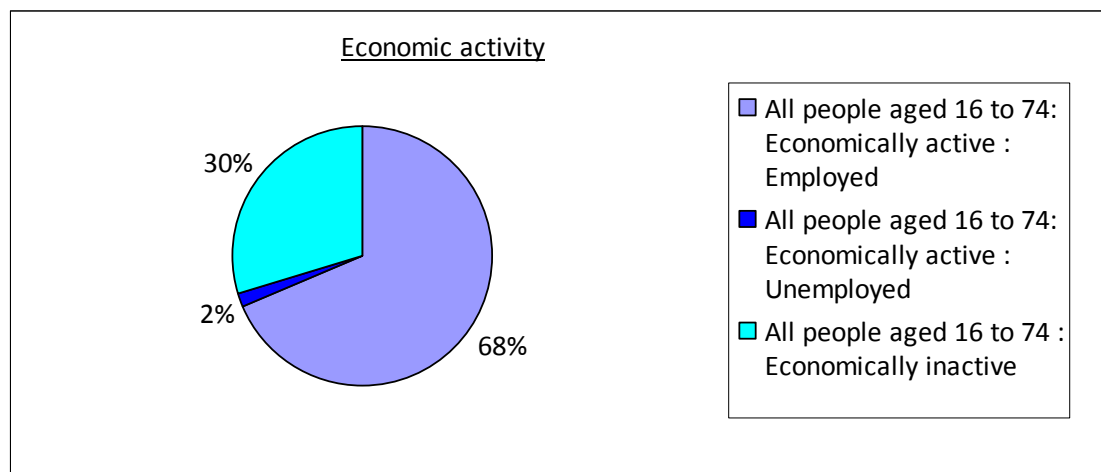
The graph below shows net employment completions which are identified as B1, B2, and B8 use classes. This includes offices, research and development, light industry, general industry, warehousing and distribution. Net floorspace takes into account demolition and loss of B class uses. Please note at the district level B use employment is likely to only contribute to 50% of total employment with the other employment generated through non-B uses, such as retail.



Source: AVDC Monitoring, 2010

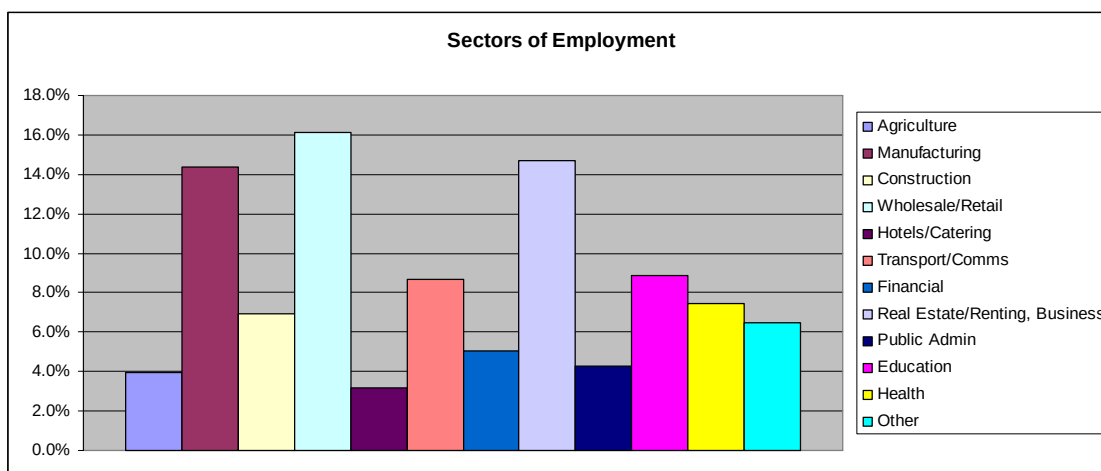
As at March, 2010 there is 0m² of committed employment floorspace for B uses.

Employment activity, sectors and travel



Source: 2001 Census, www.ons.gov.uk © Crown copyright

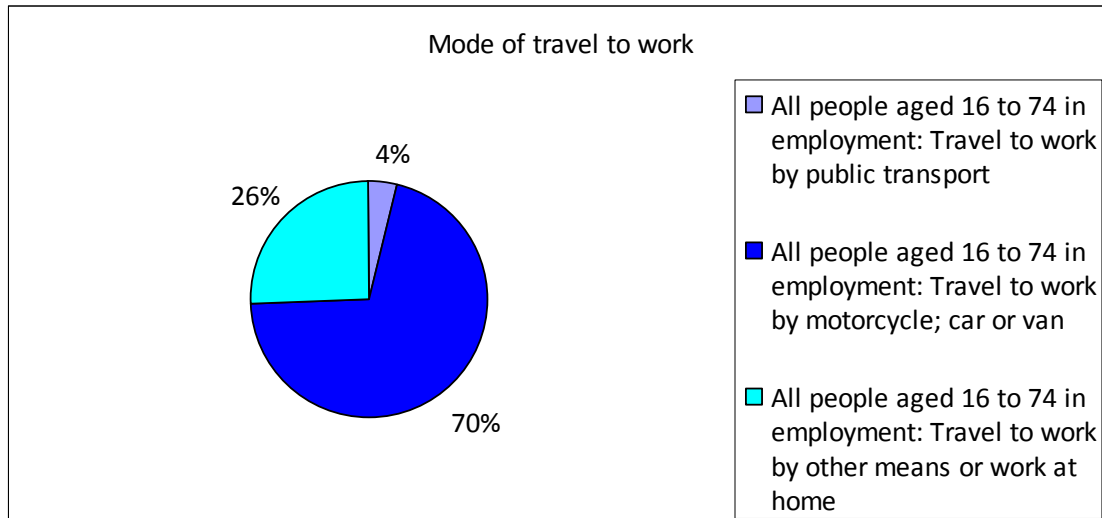
The 2001 census shows that 68% of people aged 16-74 in the parish are employed or 'Economically Active'. 'Economically inactive' population aged 16-74 accounts for 32%, for example this includes people in further education, students and the retired.



Source: AVDC, July 2011 (taken from 2001 Census)

Mursley falls within the Newton Longville ward, within SOA 7696. The above chart 'Sectors of Employment' shows that like many of the other wards around the district, there are three key areas of employment. Approximately 15% are employed within real estate, renting and business activities. A further 14% are working in wholesale and retail and 15% are working in the manufacturing industry (AVDC Local Area Profiles, 2006).

The average distance travelled to a fixed place of work is 21.1km. The below chart shows that the most common mode to travel to work is by motor vehicle accounting for 70% of the employed population aged 16-74.



Source: 2001 Census, www.ons.gov.uk © Crown copyright

4. Issues facing the Parish

We are currently unaware of any issues for Mursley parish relating to planning. When meeting the parish council, this section will be discussed to identify any further issues.

5. Parish Constraints

Parish constraints have been identified through looking at the natural environment, historic environment, landscape and agricultural land quality. Please note there is a generic key for each map, as such not every constraint may be found with Mursley parish.

The below table explains each potential constraint from the key.

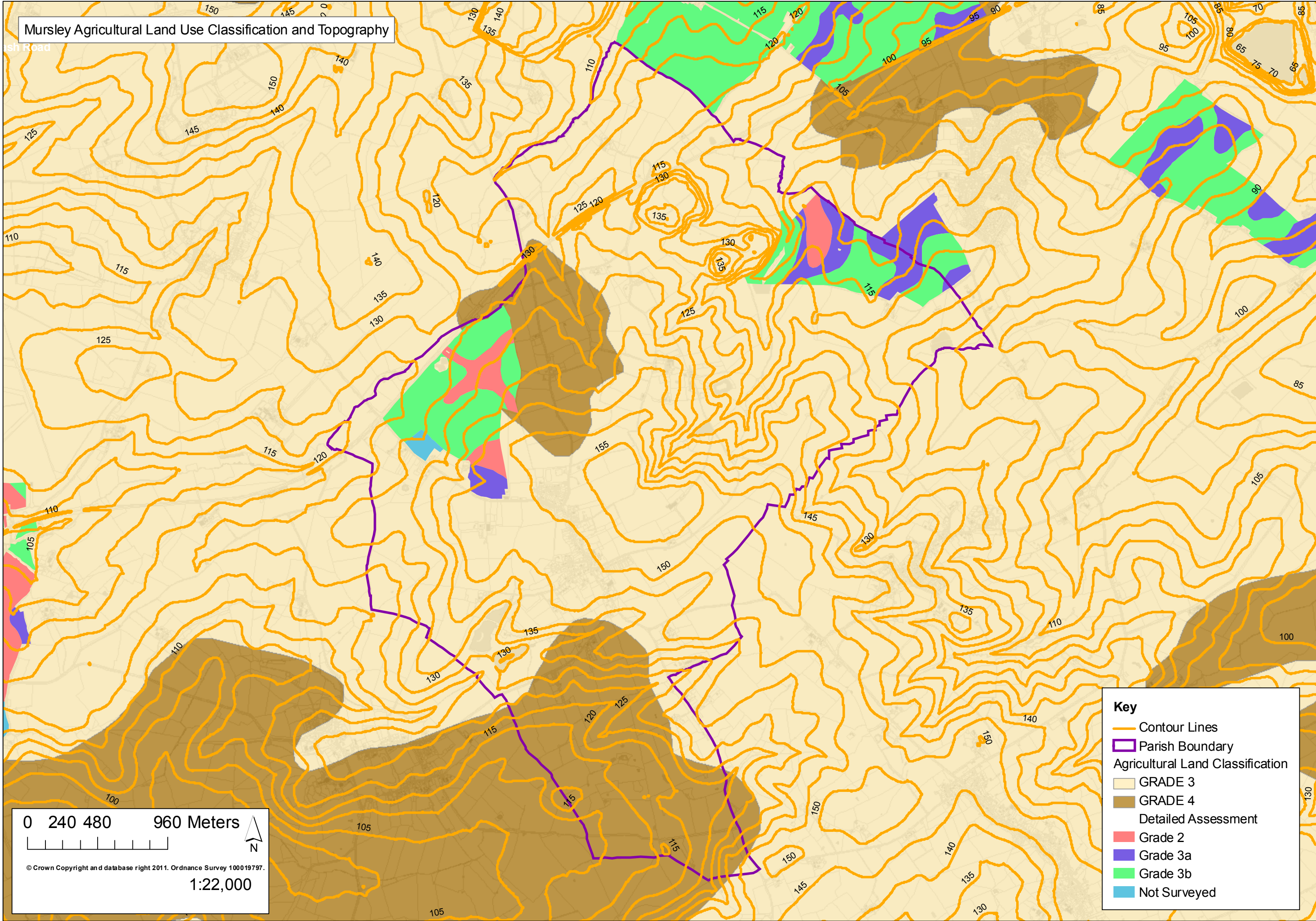
Flood Plain	This is areas susceptible to Flood Zones 2 or 3 as defined by the Environment Agency. These areas are updated by the EA quarterly.
Susceptible to Surface Water Flooding	Areas where high rainfall events are likely to exceed the drainage capacity in an area.
Areas of Outstanding Natural Beauty (AONB)	Aylesbury Vale includes part of the Chilterns AONB. These areas are precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them. The Chilterns AONB is managed by the Chilterns Conservation Board.
Sites of Special Scientific Interest (SSSI)	A conservation designation managed and identified by Natural England denoting a protected area. SSSIs are the basic building block of site-based nature conservation legislation and other legal nature/geological conservation designations in Great Britain are based upon them including Nature Reserves and Special Areas of Conservation.
Special Areas of Conservation	A Special Area of Conservation (SAC) is defined in the European Union's Habitats Directive (92/43/EEC), also known as the <i>Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora</i> . SAC currently protect 220 habitats and approximately 1000 species.
Green Belt	An area of land designated in the Council's development plan documents (e.g. Local Plan) whose primary purpose is to curb the outward extension of urban areas, the merger of settlements and within which development is strictly controlled.
Ancient Woodlands	Formally defined on maps by Natural England, Ancient Woodland is woodland dating back to 1600 or before.
Tree Preservation Orders (TPO)	Orders established by the Council for either individual trees or groups of trees and woodlands. They prevent trees being lopped/topped or uprooted that are particularly attractive or important to the character of the area. Particular hedgerows may also be important but are covered under separate regulations.
Notable Species Sites	Notable Species Sites are locations of important ecological species recorded by the Milton Keynes and Buckinghamshire

	Biological Records Centre. The Notable Species Sites are sensitive information and as such the species of wildlife cannot be stated in the fact pack. However, the Environmental Records Centre can be contacted to give a case-by-case response – contact erc@buckscc.gov.uk. The Centre also has an information request form that people can fill in to provide the details of their search enquiry. This can be downloaded from their website at the following address: http://www.buckinghamshirepartnership.gov.uk/partnership/BucksMKERC/data_search.page?
Local Wildlife Sites	Local non-statutory designation for areas of land which are considered to be of significance for their wildlife features and habitats, designated by BCC.
Biological Notification Sites	Biological Notification Sites preceded Local Wildlife Sites as a local non-statutory designation. All Biological Notification Sites are in the process of being re-surveyed and assessed under Local Wildlife Site criteria.
Local Nature Reserves	Buckinghamshire County Council designated sites with wildlife or geological features that are of special interest locally.
Local Geological Sites	Local Geological Sites (formerly Regionally Important Geological and Geomorphological Sites) are local non-statutory sites that recognise important earth science and landscape features. The Buckinghamshire Earth Heritage Group, in consultation with local authorities, identifies these sites
Agricultural Land Classification	Agricultural Land is classified into five grades. Grade one is best quality and grade five is poorest quality. The most up to date district-wide data is from 2002 and owned by Natural England. In some parts of the district (mainly around the larger settlements) this is supplemented by more detailed surveys.
Conservation Areas	A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. They are designated by AVDC. The first CAs were designated in 1967 and there are now over 8000 in England.
Listed Buildings	Buildings are listed by English Heritage and help conserve the structure, use and setting of a building important to history or architecture. The older a building is, the more likely it is to be listed.
Historic Parks and	English Heritage 'Register of Historic Parks and Gardens of special

Gardens	historic interest in England', was established in 1983, which currently identifies over 1,600 sites assessed to be of national importance. This includes protection of gardens, grounds of private houses and other planned open spaces, such as town squares and cemeteries.
Historic Land Use	Identifies previous important land uses which are no longer present.
Archaeological Notification Areas	Areas where there is specific evidence recorded on the Buckinghamshire Historic Environment Record indicating the existence, or probable existence, of heritage assets of archaeological interest. Data managed by the BCC.
Current and Historic Contaminated Land	Records of where the Council's Environmental Health department is aware of the existence of contaminated land. Also where the previous or current land use means there is the potential for contaminated land (although this has not been investigated).
Scheduled Ancient Monuments	A nationally important archaeological site or historic building, given protection against unauthorised change.
Current or Historic Landfill Site	Where there is currently or has previously been a landfill waste disposal site.
Landscape Character Assessment	Produced in 2008 by Jacobs as an evidence base for the Local Development Framework. This assessment covers the whole of Aylesbury Vale District outside the built up areas of Aylesbury, Buckingham, Haddenham, Winslow and Wendover and groups landscape into 79 landscape character areas and 13 landscape character types.
Areas of Sensitive Landscape	Produced in 2008 by Jacobs as evidence for the Local Development Framework. The study followed up the Landscape Character Assessment looking specifically at how sensitive areas are to change and new development. The following criteria determine how sensitive a landscape is: landscape quality, scenic quality, rarity, representativeness, conservation interests, wildness, associations and tranquillity. 'There are four categories of sensitive landscape identified in the Areas of Sensitive Landscapes study – the higher the percentage shown on the map, the more sensitive a landscape is likely to be to new development.'

Mursley Agricultural Land Use Classification and Topography

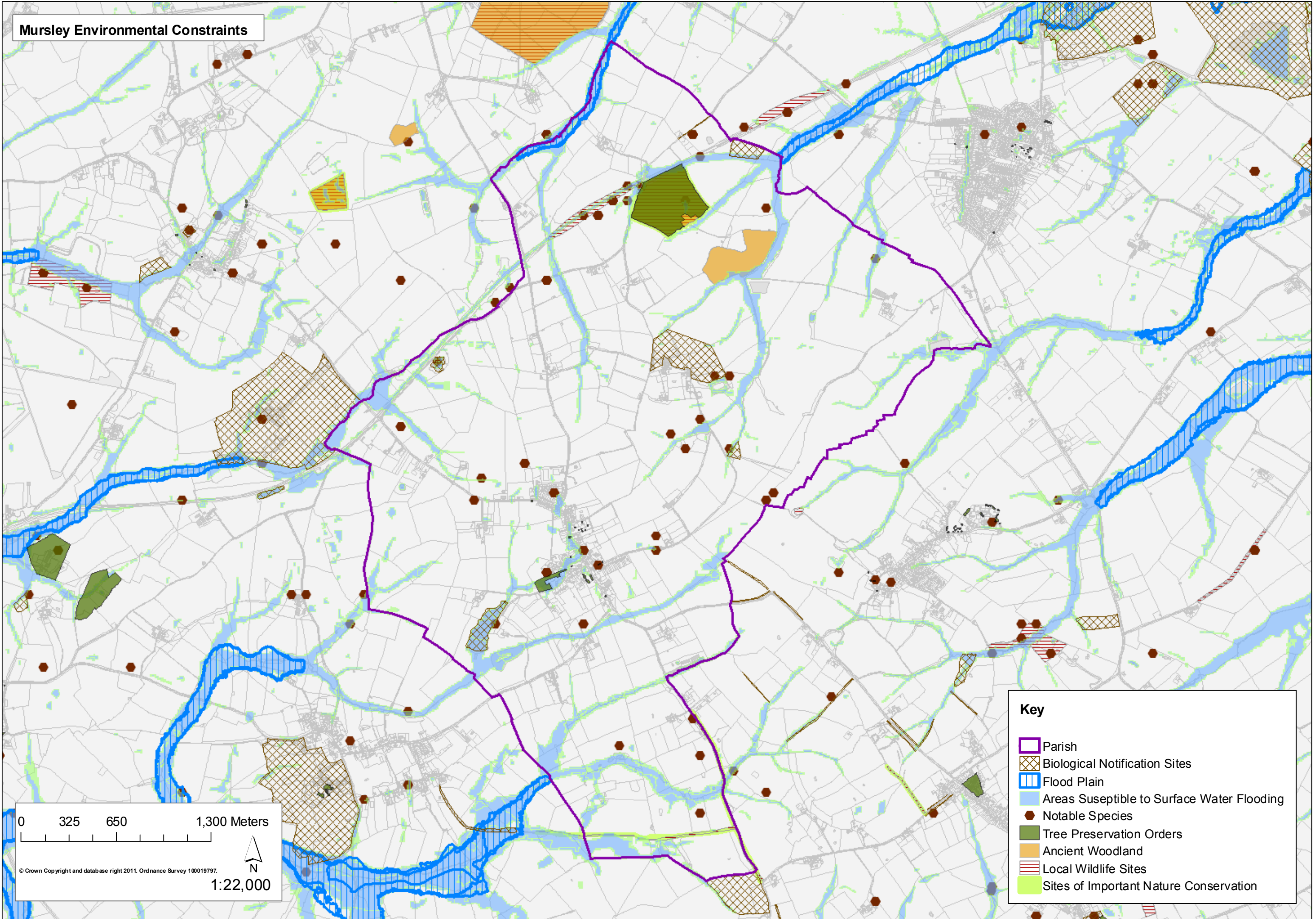
ish Road



Key

- Contour Lines
- Parish Boundary
- Agricultural Land Classification
 - GRADE 3
 - GRADE 4
- Detailed Assessment
 - Grade 2
 - Grade 3a
 - Grade 3b
 - Not Surveyed

Mursley Environmental Constraints



Key

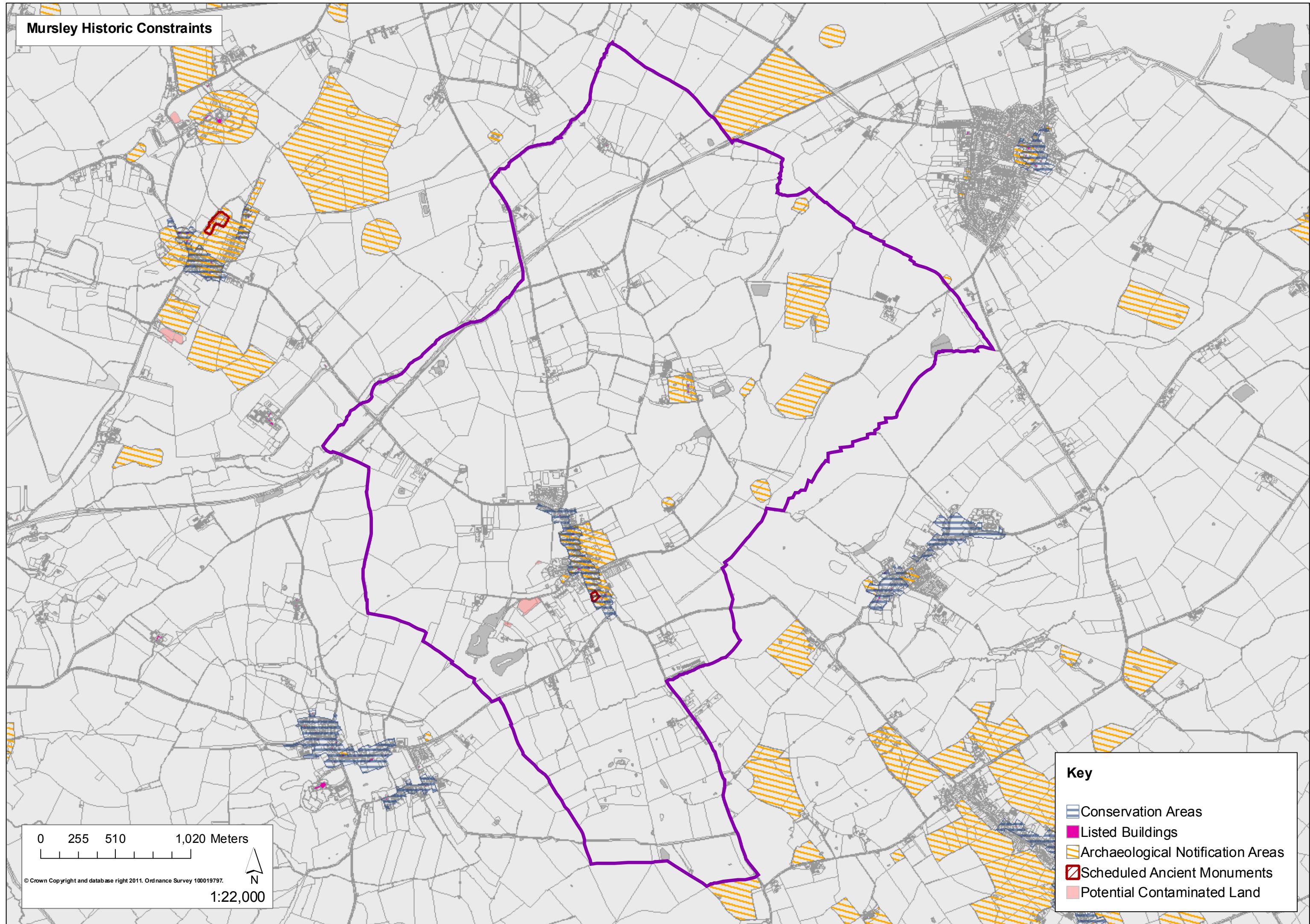
- Parish
- Biological Notification Sites
- Flood Plain
- Areas Suseptible to Surface Water Flooding
- Notable Species
- Tree Preservation Orders
- Ancient Woodland
- Local Wildlife Sites
- Sites of Important Nature Conservation

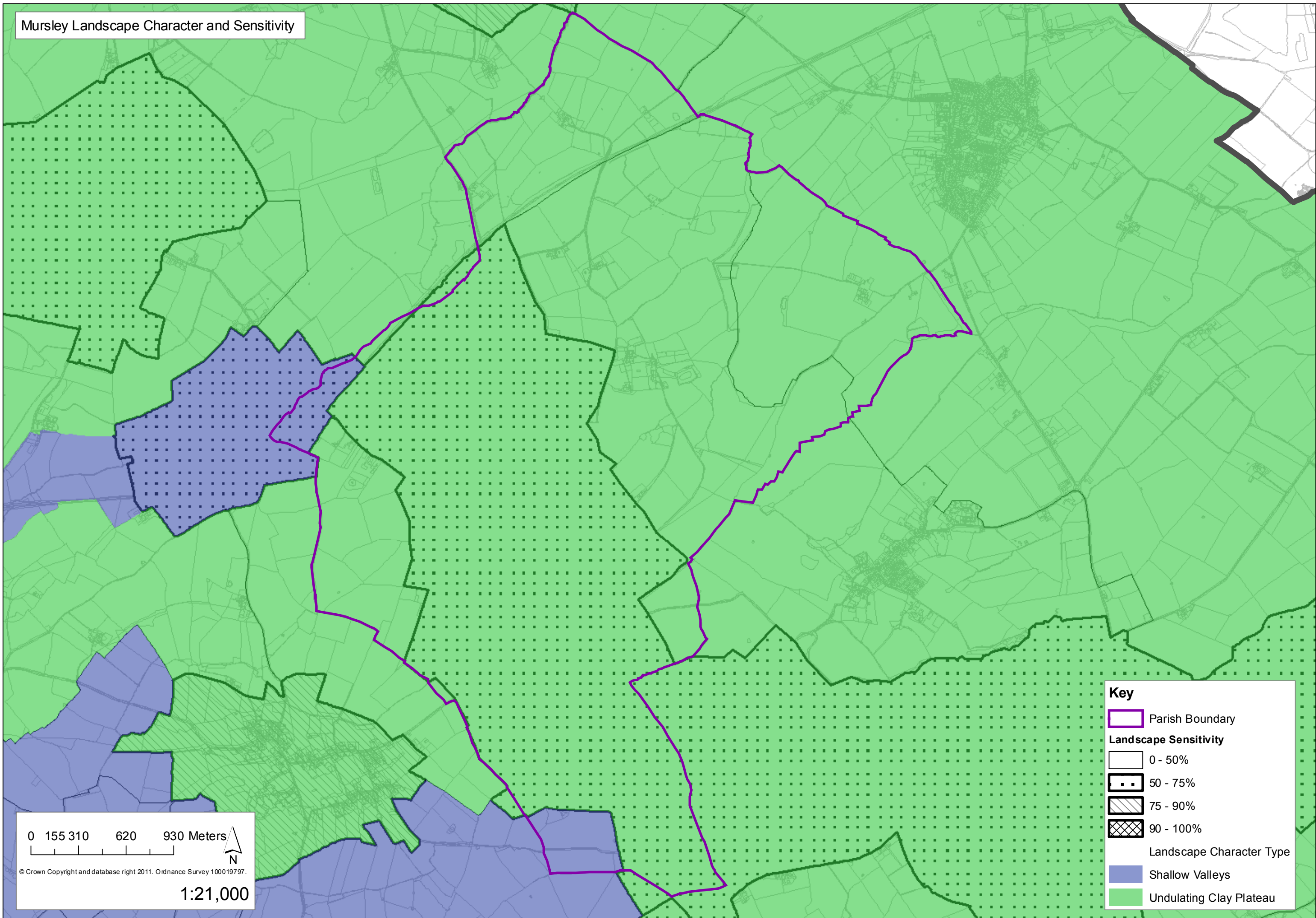
0 325 650 1,300 Meters

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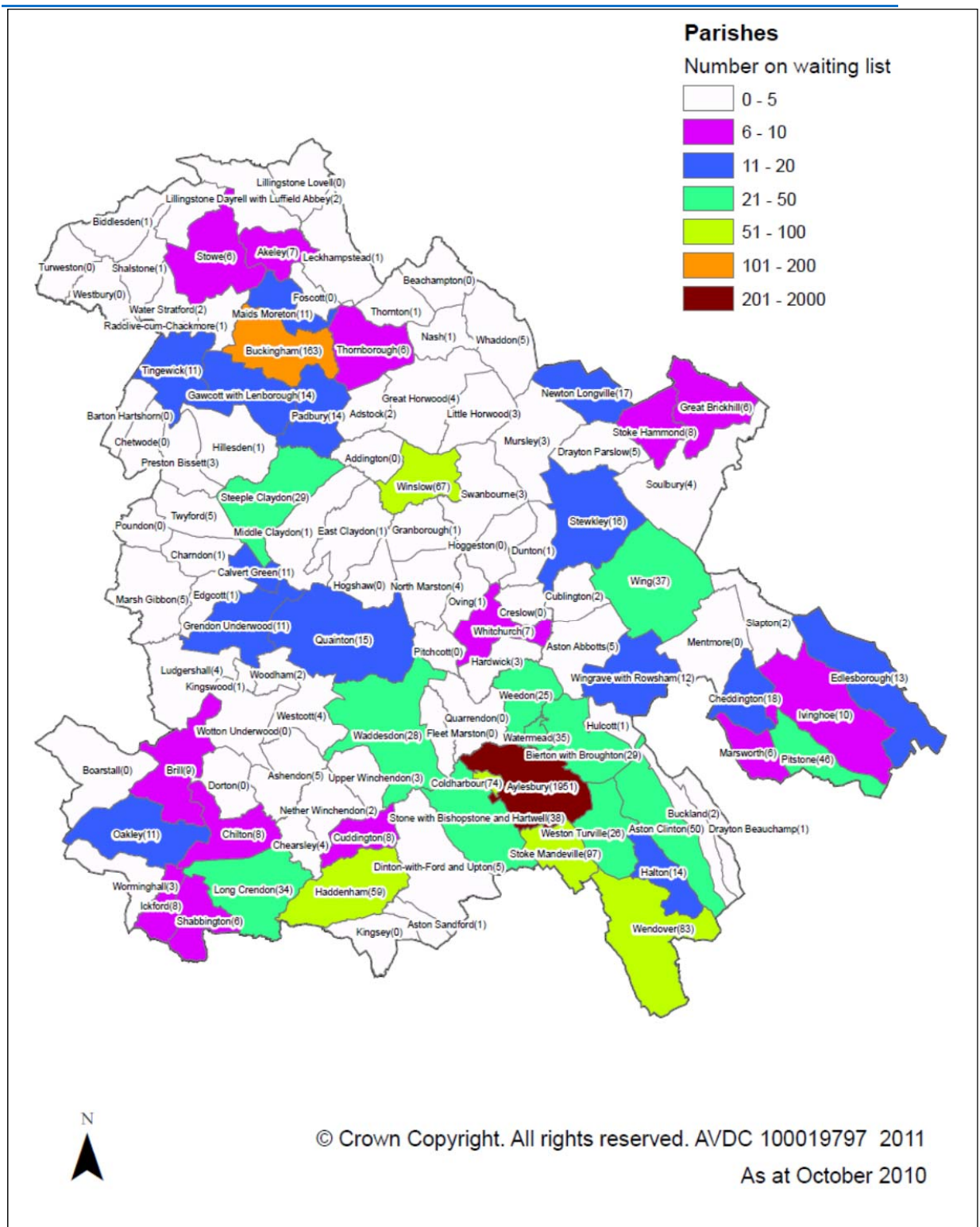
1:22,000

Mursley Historic Constraints





Annex 1: Housing Waiting List



Annex 2: References

Local Plans	Source
AVDC Community Led Planning	http://www.aylesburyvaledc.gov.uk/community-living/community-led-planning/
Community Led Plans - South East Rural Communities Council	www.clp-se.org.uk
Local Area Plans	http://www.buckscc.gov.uk/bcc/our_communities/local_area_plans.page
Statistics	
ACORN ward profile	Paper copy. Buckinghamshire County Council, March 2010
Local Area Profile	Paper copy, AVDC, 2006
Employment Land Study 2008	http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/withdrawn-core-strategy/avldf-evidence-base/employment-evidence/aylesbury-vale-employment-land-study-march-2008/?LGNTF=71
ONS	www.ons.gov.uk
BCC education	Paper Copy. BCC Cabinet report from May 2010. Also information from BCC, December 2010
School Location	http://www.buckscc.gov.uk/bcc/schools/ea_Name_search.page
Doctors	Information from database held by the Primary Care Trust, October 2010
Housing	
Hometrack	http://www.housingintelligence.co.uk/ (membership required)
Completions	AVDC monitoring data, 2010 (ongoing)
Commitments	AVDC monitoring data, 2010 (ongoing)
Affordable Housing Completions	AVDC monitoring data, 2010 (ongoing)
No. Parish Dwellings (Housing Stock)	AVDC monitoring data, 2010 (ongoing)
Rural exception schemes	AVDC monitoring data, 2010 (ongoing)
Employment	
Losses and gains in last five years (B1,2, and 8)	AVDC monitoring data, 2010 (ongoing)
Environmental Constraints	
Listed buildings	http://www.heritagegateway.org.uk/gateway/
Maps	AVDC, December 2010. Produced using ArcMap with license from Ordnance Survey
Conservation Areas and Management Plans	http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/supplementary-planning-documents/conservation-area-supplementary-planning-document/
Green Infrastructure	

Aylesbury Vale Green Infrastructure Strategy 2011-2026	http://www.aylesburyvaledc.gov.uk/leisure-culture/parks-open-spaces/aylesbury-vale-green-infrastructure-strategy/
Buckinghamshire Green Infrastructure Strategy	http://www.buckscc.gov.uk/bcc/strategic_planning/green_infrastructure.page
AVDC Green Spaces Audit	http://www.aylesburyvaledc.gov.uk/leisure-culture/planning-policy-guidance-17/-green-space-audit/
Transport	
Public transport stops	http://www.transportforbucks.net/Buses-and-trains/Maps/Real-time-bus-map.aspx
Bus time tables	http://www.transportforbucks.net/Buses-and-trains/Bus-timetables.aspx
Community Transport Schemes	http://www.alt-transport.org.uk/schemes_av.asp
Other	
Settlement audit 2008	http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/withdrawn-core-strategy/avldf-evidence-base/miscellaneous-evidence/review-rural-settlement-hierarchy
Aerial Photography	http://maps.google.co.uk/maps
Population stats from 1951	AVDC, 2010, paper copies available on request for the last 5 censuses