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**Urban Vision Enterprise CIC  
Maids Moreton Neighbourhood Plan  
Heritage Assessment V2  
March 2022**

**10 YEAR** 2011-2021  
**ANNIVERSARY**

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# 1. Introduction

## 1.1 Purpose of the Document

The purpose of this document is as follows:

- To identify the range of heritage designations in Maids Moreton;
- To help define the special architectural or historic interest and character of the Maids Moreton Conservation Area;
- To provide recommendations for the emerging Maids Moreton Neighbourhood Plan on how to best incorporate heritage considerations in terms of policy and designations.

The document augments existing analysis documents, in particular the Conservation Area document from 2009 which contains a large amount of descriptive information. This is not repeated in this document, so should be read in conjunction. If the Conservation Area document is updated in the future, then the following analysis could inform that process.

## 1.2 Authorship

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## 2. Legislation and Policy

### 2.1 Heritage Statutory Provisions

#### Conservation Areas

The statutory definition of a conservation area is given in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

*'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.*

In making planning decisions, Section 72 sets out a special duty for conservation areas:

*'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

#### Listed Buildings

The statutory definition of listed buildings is given in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

*'buildings of special architectural or historic interest'*

In making planning decisions, Section 66 sets out a special duty for listed buildings:

*'In considering whether to grant planning permission for development which affects a listed building or its setting ... shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses'.*

#### Scheduled Monuments

Scheduled monuments are designated under non-planning legislation. They are administered at national level by Historic England. Scheduling is a stronger and less flexible form of protection than listing. Most works to scheduled monuments require consent. The impact of development on a scheduled monument or its setting would be a material consideration in planning decisions.



## 2.2 National Planning Policy on Heritage

A new version of the National Planning Policy Framework was issued in July 2021.

Chapter 16 of the National Planning Policy Framework 2021 deals with the historic environment. Paragraph 190 states:

*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

*a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

*b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*c) the desirability of new development making a positive contribution to local character and distinctiveness; and*

*d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

The National Planning Policy Framework refers to significance. Some confusion can arise from Historic England's guidance (Conservation Principles 2008) which defines significance in a different way to the legislation. For clarity, this document interprets significance in accordance with the wording in the Planning (Listed Buildings and Conservation Areas) Act 1990, so relating to the 'special architectural or historic interest' and 'character or appearance' of the area.

## 2.3 Local Policy on Heritage

### Adopted Local Plan

The Adopted local plan is the Vale of Aylesbury Local Plan 2013-2033 (adopted September 2021).

Policies include:

BE1 Heritage Assets

This largely reflects national policy.

The Local Plan allocates the following site:

**D-MMO006 Land east of Walnut Drive and west of Foscode Road**

Further details are here.

<https://www.aylesburyvaldc.gov.uk/section/vale-aylesbury-local-plan-valp-2013-2033>

## 2.4 The Basic Conditions

The independent examination will consider whether the neighbourhood plan meets the basic conditions and other legal requirements, so that it may proceed to referendum.

In summary, the basic conditions relate to:

- having regard to national policies and guidance.
- contributing to the achievement of sustainable development.
- being in general conformity with the strategic policies contained in the development plan for the area.
- not breaching EU obligations.
- not breaching the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

In addition, the plan must be compatible with human rights legislation.

In considering general conformity, the neighbourhood plan will be tested against strategic policies in the adopted Local Plan, at the time of the examination.

There are additional basic conditions relating to listed buildings and conservation areas that apply to neighbourhood development orders, but do not apply to neighbourhood plans.

## 3. Maids Moreton's Heritage

### 3.1 Conservation Area

The core of the village is designated as Maids Moreton Conservation Area. This is dealt with in more detail in Chapter 4 of this Report.

There is no Article 4 Direction relating to the Conservation Area. However, many buildings within the Conservation Area are also Listed Buildings, so already have a higher level of protection.

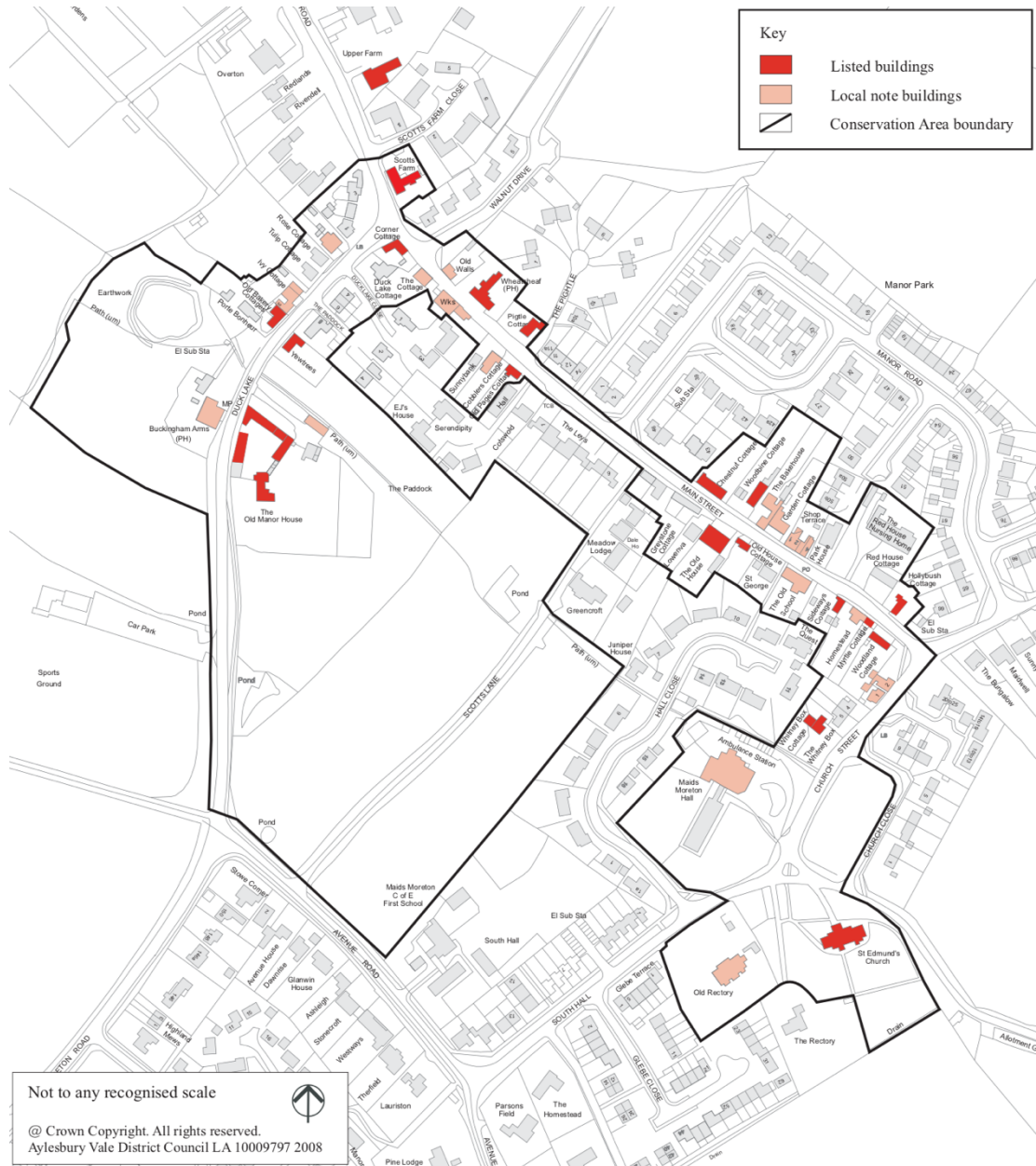
The Maids Moreton Conservation Area document 2009 identifies buildings of note in the Conservation Area boundary, as follows:

<b>Building</b>	<b>Address</b>
Old Roadmarker outside Meadow Bank	Duck Lake
3 Bakers Cottage	Duck Lake
Ivy Cottage	Duck Lake
Greenbank and Primrose Cottages	Duck Lake
The Cottage	Main Street
Old Walls	Main Street
Cobblers Cottage	Main Street
The Bakehouse	Main Street
Garden Cottage	Main Street
1 – 4 Shop Terrace	Main Street
The Old School	Main Street
Homestead	Main Street
No. 1 & 2 Church Street	No. 1 and No. 2 Church Street
Maids Moreton Hall	Church Street
Meadow Bank	Duck Lake
The Old Rectory	South Hall

This list should be treated with caution as it relates to buildings only, whilst townscape and landscape (including gardens, fields and green spaces) are also fundamental to the area's character. So many of the properties not included on the list still contribute to the area's townscape and landscape character.

The Maids Moreton Conservation Area is considered in more detail in Chapter 4.

# Maids Moreton Heritage Assessment



**Plan 1: Maids Moreton Conservation Area and listed buildings**  
(Plan provided by Maids Moreton Parish Council)

## 3.2 Listed Buildings

Most of the listed buildings in Maids Moreton are 17<sup>th</sup> Century or later, or with later additions, though some include surviving fabric from earlier periods. The earliest standing building is St Edmund's Church, which is 15<sup>th</sup> Century, restored in the 19<sup>th</sup> and 20<sup>th</sup> Centuries. This is listed Grade I and all other listed buildings are Grade II.

Building	Date	Grade
St Edmund's Church	15 <sup>th</sup> Century	Grade I
Upper Farm	17 <sup>th</sup> Century	Grade II
Scott's Farm	18 <sup>th</sup> Century	Grade II
The Old Manor House	16 <sup>th</sup> /17 <sup>th</sup> Century	Grade II
Barn at the Old Manor House	18 <sup>th</sup> Century	Grade II
Outbuildings, Old Manor House	19 <sup>th</sup> Century	Grade II
The Old House	17 <sup>th</sup> /18 <sup>th</sup> Century	Grade II
Old Bakery Cottages No's 1 & 2	17 <sup>th</sup> Century	Grade II
Yew Trees	17 <sup>th</sup> Century	Grade II
Corner Cottage	17 <sup>th</sup> Century	Grade II
The Wheatsheaf	17 <sup>th</sup> Century	Grade II
Pightle Cottage	17 <sup>th</sup> Century	Grade II
Old Pages Cottage	17 <sup>th</sup> Century	Grade II
Chestnut Cottages	17 <sup>th</sup> Century	Grade II
Woodbine Cottages	17 <sup>th</sup> Century	Grade II
The Old House Cottage	17 <sup>th</sup> /18 <sup>th</sup> Century	Grade II
Sideways Cottage	17 <sup>th</sup> Century	Grade II
Myrtle Cottage	17 <sup>th</sup> Century	Grade II
Woodland Cottage	17 <sup>th</sup> Century	Grade II
The Whitney Box, Whitney Box Cottage	17 <sup>th</sup> Century	Grade II
The Old Off-licence (Holly Tree Cottage)	17 <sup>th</sup> Century	Grade II

### 3.3 Archaeology

Maids Moreton Parish includes a scheduled monument, as follows:

A slight univallate hillfort 600m south east of Home Farm

The Maids Moreton Conservation Area document identifies potential for buried remains in and around the Conservation Area from Saxon, medieval and post-medieval rural settlement. The document also states that the medieval landscape of village set within open fields continued until enclosure created the pattern of hedged fields, which largely survive to the present.

Archaeological earthworks and investigation include:

- An enclosure and ring-ditch of probably late historic date have been identified on aerial photographs, as has an Iron Age hillfort, which has also rendered iron Age pottery.
- A mound near the Buckingham Arms (Meadow Bank) was investigated in 2014, 2015, 2017 and is subject to a separate report - Archaeological Investigations at the Maids Moreton Mound (Saunders, Fern and others).
- Medieval house platforms have also been identified near the public house, from these and other earthworks it appears that Maids Moreton village was larger in the medieval period.

### 3.4 Locally Listed Buildings

There is currently no local list.





**St Edmunds Church, Listed Grade I, is a significant landmark in its churchyard setting.**

## 4. Maids Moreton Conservation Area

### 4.1 Conservation Area Boundary

The Conservation Area was designated in 2009 and is based around Main Street, Church Street, Duck Lake and Scott's Lane. It includes the older parts of the village, dating from the 15<sup>th</sup> to the late 19<sup>th</sup> centuries.

### 4.2 Historical Development

The historic core of Maids Moreton is between the church of St Edmund's to the southeast and a cluster of large farmhouses and manor houses to the northwest. The Village developed around Main Street, Duck Lake and Church Street during the 17<sup>th</sup> Century, creating the basis of the layout and townscape character that is still evident today. The incremental development of the village is reflected in its diverse and organic character. There was further expansion in the 18<sup>th</sup> Century and in particular in the 19<sup>th</sup> Century, including the more formal architecture near to the Parish Church.

During the 20<sup>th</sup> Century, the immediate setting of the historic village was developed for housing. This involved development close to the main route and infilling of sites between larger properties, so large incursions into the open countryside were avoided. The newer housing has little heritage value, with the exception of the housing scheme around The Pightle. This could form an addition to the Conservation Area, together with the adjacent path and wall (see Chapter 6 of this report).

Part of the original rural setting survives, within the Conservation Area boundary. The maps below illustrate that the current layout largely reflects that established in 1595.



All Souls Map 1595



Google, Extracted 2021



## 4.3 Special Interest and Character

### Special Architectural or Historic Interest

The special architectural or historic interest of the Maids Moreton Conservation Area is based on several factors, including:

- Groups of vernacular buildings, many dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries;
- Some more formal buildings, some interspersed with the vernacular buildings and some in their own landscape settings (see later character areas 1 and 2);
- A development pattern based partly on farmsteads immediately adjacent to farming land (including Old House, Old Rectory, Maids Moreton House, Scott's Farm, Upper Farm and Old Manor House);
- The 15<sup>th</sup> century church and its churchyard setting, as a focal point and landmark;
- The remaining part of the village's agricultural landscape setting, including trees and ponds (see Character Area 3);
- The network of footpaths and green spaces;
- The informal and organic layout and townscape and domestic scale of Main Street (see Character Area 1);
- The palette of traditional, vernacular materials, including timber frame construction with brick or plaster infill, load bearing masonry construction with brick, stone and render and thatch, stone tile and clay tile roofing;
- Historic boundary treatments in the form of trees, hedges and low walls;
- The architectural diversity of the area, reflecting its development over time.

### Character

The following text provides a concise analysis of the character of the Conservation Area, as a basis for planning policy making.

This report identifies three broad character areas within the Maids Moreton Conservation Area. These are broadly similar to the ones in the 2009 Conservation Area document, but not identical. As a basis for planning policy making, it has made sense to include the built street frontages of vernacular properties as one character area.

The character areas represent the different broad aspects of the village's character, based on:

- groupings of vernacular buildings;
- larger scale formal architecture in landscape settings;
- the surviving part of the village's rural and agricultural setting.

The character areas are as follows.

### **Character Area 1: Main Street**

This character area covers Main Street, the north part of Duck Lake and a small section of Church Street. The character is based on a range of domestic-scale, informal, vernacular buildings, mainly residential, but with a few commercial or public uses. These include many timber-framed buildings dating back to the 17<sup>th</sup> Century. A few properties have a more formal nature, for example the Red House and the Old School.

The built form includes a mix of rear-of-the-pavement frontages, or frontages set back slightly behind front gardens or courts. A few properties flank the highway, with no pavement. So the building line and pattern of gardens is varied and irregular.

Properties are mainly one or two-storey, many with the second storey in the roof space, with a few having a third-storey in the roof space. Materials are a mix of timber frame construction with brick or plaster infill, or load bearing masonry construction including brick, stone and render. Roofing includes thatch, stone tiles and clay tiles. Many properties have been extended at different times, so have masonry and timber frame construction in different sections of the same property.

### **Character Area 2: Church Street**

This character area covers a group of larger-scale buildings, spaced apart and set in grounds and green space, with several mature trees. They include the Parish Church of St Edmund, Old Rectory and Maids Moreton Hall. In contrast to the vernacular character elsewhere in the Conservation Area, these buildings are formal, polite architecture.

The Parish Church of St Edmund is listed Grade 1. It is largely in a Perpendicular style and dates back to the 15<sup>th</sup> Century, with considerable interventions in the late 19<sup>th</sup> and mid-20<sup>th</sup> Centuries. The church and churchyard are on higher ground, providing a key landmark within the Conservation Area and village.

The Rectory is late 19<sup>th</sup> century and reflects the eclectic influences of the period, including vernacular and Gothic elements, gables, tile hanging, turret and other features. Maids Moreton Hall (original part) is also late 19<sup>th</sup> century, in a Tudor-Gothic style.

### **Character Area 3: Scott's Lane**

This character area covers Scott's Lane and the surrounding historic landscape. Whilst most of Maids Moreton is now surrounded by 20<sup>th</sup> Century housing estates, this area is the surviving part of the village's former agricultural setting, emulating the wider rural landscape. In contrast to the wider rural setting, this land is

surrounded by the built form of the village. It is therefore an essential part of the special architectural or historic interest and character or appearance of the Conservation Area.

The tree lined edges between fields are part of the character, and also form a rich and increasingly scarce habitat, contributing to the biodiversity of the area.

Scott's Lane is a rural lane with an open landscape setting. The area includes some historic field boundaries, wooded areas, ponds and a footpath that runs between Duck Lake and Church Street (running parallel to Main Street). The area also includes remains of what appears to be a small footbridge over the outlet from the large pond on Duck Lake. This suggests an historic garden walk around the pond. There are also box bushes, which reinforce the suggestion of a designed garden, probably dating from the late eighteenth or early nineteenth century.

This character area also includes the Manor House and a group of buildings in courtyard arrangement (former forge and stable).

## Other Aspects of Character

Other important aspects of character across the area are:

- the network of footpaths linking different parts of the village, often enclosed by hedges, walls or fences;
- the range of green civic spaces;
- mature trees and hedges;
- rural lanes;
- The open setting, including visual separation from Buckingham.

The wider landscape setting of the village is dealt with in some detail in the Conservation Area document from 2009, so this is not repeated here. These should be taken into account by the Neighbourhood Plan, especially in considering site allocations.

The open landscape areas within the Conservation Area itself are essential parts of its special historic interest and character (see 4.2 and Character Area 3).

## 4.4 Harm

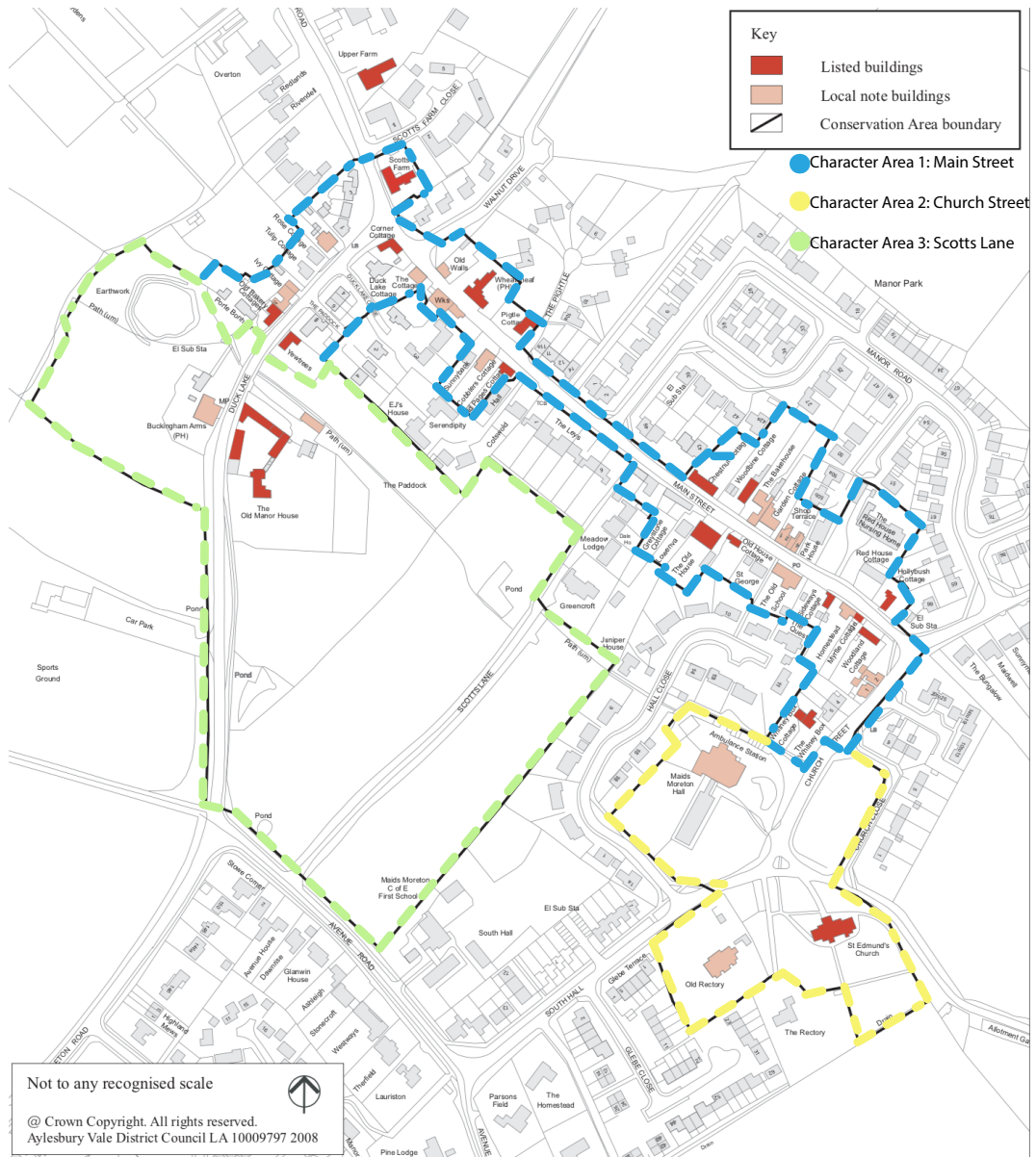
The main source of harm to the village's heritage is from traffic. This includes visual harm from parked cars and noise and disturbance from vehicle movements. The close proximity of some roads to historic buildings also raises concerns over damage from vibration.

This is difficult to address in the short term. Sensitively designed traffic management measures may be helpful. However, care is required to try to avoid additional impacts, either through poorly conceived development generating traffic, or from

the physical and visual impact of insensitive highway works, which could create an inappropriately urban character.

Some front parking courts in Main Street have unsympathetic hard surfacing, such as the asphalt car park in front of the Red House. These provide opportunities for enhancement. One way of addressing this may be to prepare an informal guidance note on ground surfacing materials.

# Maids Moreton Heritage Assessment



**Maids Moreton Conservation Area Boundary Map, with character areas added**  
(Plan provided by maids Moreton Parish Council, modified by UVE)





**Character Area 1: Main Street has an informal character based on domestic scale and mainly vernacular buildings.**





**Character Area 2: Church Street is characterised by larger scale and more formal architecture set in green landscape.**





**Character Area 3: Scott's Lane is based around a rural lane set in the only surviving part of the village's rural and agricultural setting.**





**Character Area 3: The surviving agricultural land within the village, with tree-lined edges, is an important part of the special architectural or historic interest and character or appearance of the Conservation Area.**

## 5. Development Considerations

### 5.1 Determining Planning Applications

The special statutory duties for conservation areas and listed buildings are set out in Chapter 2. These duties apply to decision-making on planning applications and appeals.

The Maids Moreton Neighbourhood Plan, once made, will form part of the statutory development plan for the area.

Section 38 of the Planning and Compulsory Purchase Act 2004 states that decisions 'must be made in accordance with the plan unless material considerations indicate otherwise'.

Planning Practice Guidance states that where Local Plans and Neighbourhood Plans differ on non-statutory policy, the later adopted or made plan carries more weight.

### 5.2 Development Principles

In developing policies for the Neighbourhood Plan, the following development principles are suggested

#### Built Form

Development should complement the built character based on:

- Varied building lines, with both rear of the pavement and set-back building frontages
- the predominantly two-storey built form.
- The architectural diversity of the area, reflecting its development over time, and including informal and domestic buildings, but with some formal buildings (polite architecture).
- Most houses are of individual character rather than being of uniform design.

St Edmund's Church is a particular landmark, so impacts on views and its setting require careful consideration. The churchyard forms the immediate setting. It is also necessary to consider impacts from traffic vibration.

#### Landscape

Development should complement the landscape character of the area, including:

- Mature trees and hedges as boundary treatments.
- Varied gardens which are not of uniform size or shape.

Scott's Lane Fields and flanking fields and paths are an important part of the character or appearance of the Conservation Area, so should be protected.

## **Materials**

Development should draw on the palette of historic materials, including brick, render, stone, tile, slate and thatch, with timber frame windows.

This should not preclude the use of 'green' materials or construction.

## **Boundary Treatments**

Traditional boundary treatments should be maintained, including low brick walls, metal railings, stone walls or hedges. Similar boundary treatments should be used in new development to complement this established character.

## 6. Natural Environment

### 6.1 Consideration of the Natural Environment

Whilst the focus of this report is on the historic environment, in drafting policies for the neighbourhood plan there is likely to be a strong correlation between historic environment and natural environment interests.

For the Main Street character area, cottage-style gardens around some of the smaller historic properties have very diverse flowers providing a range of food for Arthropoda including nectar and pollen for bees.

Away from Main St, twentieth century developments are characterised by large gardens, wide grass verges and street trees. These verges (with a biodiversity friendly mowing schedule) together with larger gardens are important for biodiversity connectivity.

For the Scott's Lane character area, the fields with trees, shrubs and ground vegetation either side of the single-track access lane have particular value in both historic environment and natural environment. The small fields are surrounded by mainly hawthorn and blackthorn hedges with standard trees, usually ash or oak. There is also evidence of greater crested newts, corn buttercups, bats and skylarks. There are also ponds in this part of the Conservation Area.

Maintaining good biodiversity depends on maintaining the full range of plants, animals, fungi and micro-organisms. Each of these must have access to living and reproductive space, food, shelter and freedom to move to maintain the natural balance.

Policies should work together to protect the historic and natural environments in the Neighbourhood Area. This could include Local Green Space designation for spaces that meet the requirements set out in the National Planning Policy Framework.





**There should be a strong correlation between policies to protect the historic and natural environments.**



## 7. Recommendations

### 7.1 Historic Environment Considerations

The following matters should be considered in formulating the policies for the Neighbourhood Plan, including Local Green Space designations:

- Development should complement the existing character (see development principles in Chapter 5 of this report).
- Character Area 1: Main Street should maintain its informal and domestic character and avoid over-urbanisation, including from intrusive highway infrastructure.
- Character Area 2: Church Street should preserve its character based on buildings in green landscape settings.
- The churchyard and open setting of the grade I listed church should be protected.
- Character Area 3: Scott's Lane should remain as a rural lane, surrounded by open fields, retaining the essential character of agricultural holdings in the heart of the village settlement.
- Key green spaces should be protected through policy or Local Green Space designation or a combination of both. To be suitable for Local Green Space designation, they must meet the requirements set out in the NPPF Paragraphs 101-103.
- Careful consideration must be made of the impact of new development, but also any highway infrastructure required to support it. This includes impacts on character and appearance, but also possible damage to historic built fabric from vibration.
- In particular, more urban forms of highway infrastructure, such as roundabouts, should be avoided within the historic village core.
- Mature trees, hedges and historic walls should be preserved and complemented in the boundary treatments within new development.
- There is likely to be a correlation between protection of the natural or green environment and the historic environment, for example in protecting ponds and green spaces.
- The Conservation Area should not be an impediment to creative design, or innovative green design.

## 7.2 Conservation Area Boundary

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review conservation area boundaries.

The most obvious addition to the Conservation Area would be the housing in The Pightle together with the adjacent path and historic boundary wall of Manor Park. The housing was originally constructed as social housing, with large gardens to allow for food growing. All properties are of brick and tile construction, with similar window detailing. There is a garden suburb influence apparent in layout, pattern of garden spaces and domestic form of properties. Many original windows have been replaced and one property has been rendered. However, there is still a clear group value. The housing and adjoining path would merit inclusion in the Conservation Area (as an area of special architectural or historic interest).



**The Pigtle and the adjacent path and wall could be an addition to the Conservation Area.**





**Historic boundary wall – a possible addition to the Conservation Area.**



## Bibliography

National Planning Policy Framework 2021

Planning Practice Guidance

Maids Moreton Conservation Area – 8<sup>th</sup> July 2009, Part I (Aylesbury Vale District Council)

Maids Moreton Conservation Area – 8<sup>th</sup> July 2009, Part II

Maids Moreton Houses with History – Maids Moreton Conservation Group

A five-year plan for Maids Moreton – (Maids Moreton Parish Council)

Archaeological Investigations at the Maids Moreton Mound (Saunders, Fern and others).

Guide to Heritage in Neighbourhood Plans (National Trust, 2019)

Conservation Professional Practice Principles (IHBC, HTVF, Civic Voice, 2017).

List descriptions ([historicengland.org.uk](http://historicengland.org.uk))

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