

BIERTON, BROUGHTON & KINGSBROOK NEIGHBOURHOOD PLAN 2022-2033

**Regulation 16 Submission Version
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List of abbreviations used

AVDC	Aylesbury Vale District Council
BB&K	Bierton, Broughton & Kingsbrook
BC	Buckinghamshire Council
BCC	Buckinghamshire County Council
BCCG	Buckinghamshire Clinical Commissioning Group
ELR	Eastern Link Road
LDP	Local Development Plan
NA	Neighbourhood Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PC	Parish Council
RoWIP	Rights of Way Improvement Plan (Buckinghamshire Council 2020-2030)
S106	Section 106 Town and Country Planning Act 1990 (as amended)
SG	Steering Group
SLR	Stocklake Link Road
SSSI	Site of Special Scientific Interest
VALP	Vale of Aylesbury Local Plan



Aylesbury Road, A418 and Red Lion Public House

FOREWORD

This Neighbourhood Plan (NP) is the culmination of a series of consultations with residents, landowners and businesses in **Bierton, Broughton & Kingsbrook**. Once adopted, it will be valid until 2033, to align with the **Vale of Aylesbury Local Plan (VALP)** 2013–2033.

The Plan does not pretend to be the panacea for all the concerns of residents, and it will not prevent any new houses being built. What it can and will do, however, is focus developers and **Buckinghamshire Council** (BC) planning department decisions on what we, the residents who live and work in the Neighbourhood Area (NA), would like to see from any proposed developments, ensuring they are sympathetic to our Parishes, their local environment, history and heritage.

The Neighbourhood Plan can:

- define residents' priorities on where money should be spent, such as improving roads and footways, communication and green infrastructure, transport links, accessibility to medical care, education and leisure facilities, and supporting existing and new amenities
- discourage speculative development applications if they do not fit the criteria contained within the Plan
- assist with ensuring that new dwellings are of a size and design needed to encourage and allow young people and families to move into or remain within the NA
- ensure our access to the countryside, and protect areas of historic interest, recreational areas, fields and green infrastructure
- protect important views and historically important buildings within the NA
- ensure that the Parishes maintain their unique identities and do not become suburbs of Aylesbury or coalesce with the surrounding villages.

Our thanks go to the community for their time, effort and support in contributing to this process and to the members of the Steering Group who have invested a considerable amount of time and effort into producing this Neighbourhood Plan.

Sheila Cotton

Chair, Bierton Parish Council

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Chair, Neighbourhood Plan Steering Group

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PART ONE

INTRODUCTION AND BACKGROUND

At the request of **Bierton with Broughton Parish Council**, the local planning authority, **Aylesbury Vale District Council** (AVDC), designated the Neighbourhood Area (NA) on 8 September 2016, under the provisions of the Localism Act and the Neighbourhood Planning Regulations 2012.

Subsequently, the Parish Council set up a Steering Group to prepare a Neighbourhood Plan for this area.

The designated NA was defined as the area within the boundary of what was then the Civil Parish of Bierton with Broughton.

During the creation of this NP, there have been two significant changes:

1. A realignment of boundaries. In particular, the creation of a new civil parish for Kingsbrook and a parish meeting for Broughton hamlet, which both took effect in May 2020. The Steering Group took advice on how to proceed in this situation, from AVDC and Planning Aid England, with the conclusion that the originally designated NA still stands for the purpose of this NP. The map below indicates the new Parish boundaries within the NA.



Figure 1: New Parish Boundaries (April 2020)

2. In April 2020, a new unitary council was formed to cover Buckinghamshire, called **Buckinghamshire Council (BC)**, which included both the previous Buckinghamshire County Council (BCC) and AVDC.

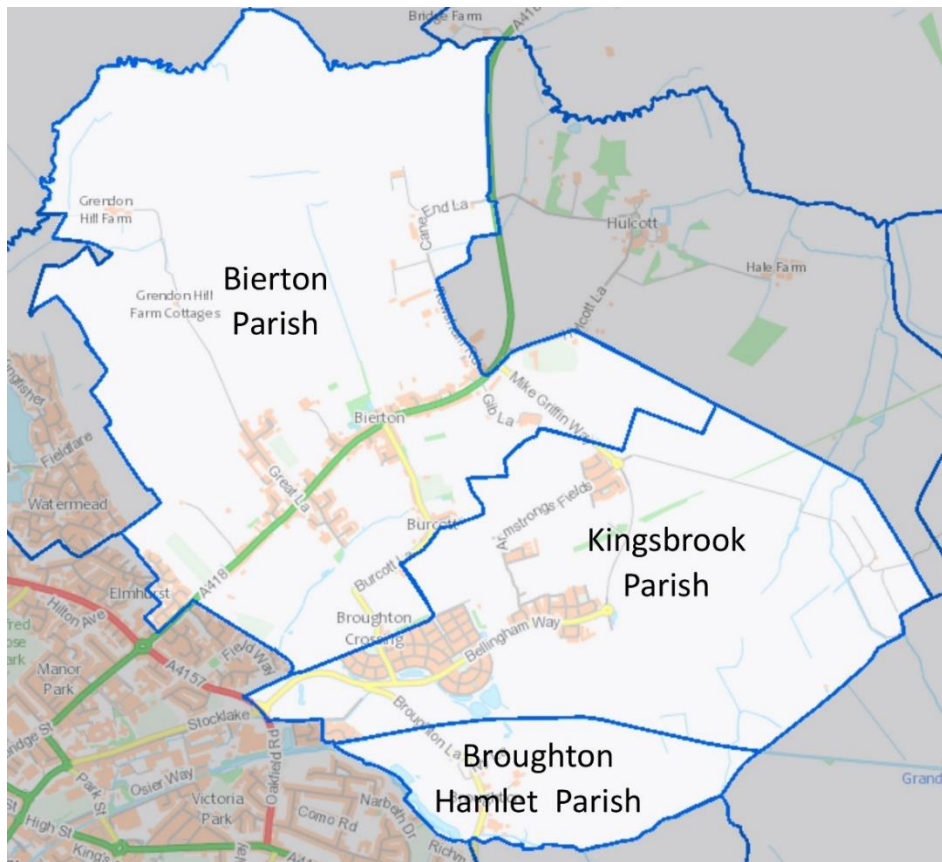


Figure 2: Designated NA for Bierton, Broughton & Kingsbrook Neighbourhood Plan

Understanding the needs and requirements of those living and working within the NA is the starting point for producing a good NP. The Steering Group (SG) have carried out consultations throughout the NA (Ref: BB&K Consultation Statement). Faced with the difficulty that Kingsbrook’s population grows on a weekly basis, the SG has done what it can to keep this population informed. It is important to understand that the resulting NP applies to all of the designated NA, regardless of what subsequently changes with regard to the civil parish boundaries.

Throughout this document, therefore:

- the designated area may be referred to as “Bierton, Broughton & Kingsbrook”, or the “NA”, or abbreviated as “BB&K” and “NA” respectively
- the use of the word “parish” will only appear:
 - in historical references, or
 - when referring to the BB&K Parish Councils or their officers, or

- when referring to the topic “Parish Identities”, or
- when quoting comments from consultation events.

In the last two cases, this description was used during the evidence gathering phase and it is felt that confusion might be caused if such references were changed in this document.

- This document, including all referenced supporting documents, will be referred to as the “Bierton, Broughton & Kingsbrook Neighbourhood Plan”, or abbreviated to “BB&KNP”.

A SHORT HISTORY OF BIERTON WITH BROUGHTON

Situated in the Vale of Aylesbury in the County of Buckinghamshire, Bierton with Broughton is a Civil Parish to the north-east of Aylesbury town, predominantly surrounded by farmland and so largely rural in character. The area has many well-used footpaths and public rights of way that criss-cross the whole parish and beyond. Until the end of the twentieth century, the parish consisted of the village of Bierton, and the hamlets of Broughton, Broughton Crossing and Burcott.

Bierton

Bierton has seen many changes to its name over the centuries, such as Bortone, Boretone, Burton, Beerton, Bertone, Bearton and, finally, Bierton. The village name was first recorded in the Domesday Book of 1086 as Bortone and means “farmstead near a stronghold” in modern English.

The dry land and a reliable water supply provided a good site for settlement and there is evidence of farming activity well before Roman times. Evidence of Neolithic activity and of a Bronze Age settlement have been found, as have the remains of a substantial Roman villa on the site of the present churchyard and school. These discoveries were situated at the top of the hill, where the church of St James was built in the fourteenth century, and this was probably due to the clear spring water available (at what is known as St Osyth’s Well). The Anglo-Saxons carried out “Ridge and Furrow” farming – evidence for which still exists in local fields. By the sixteenth century, Bierton consisted of one, or possibly two, manor houses, the church and numerous farms that spread out along the ridge in the direction of Hulcott. The moat close to St Osyth’s Well still exists, but the manor house disappeared sometime after 1770.

Bierton had a long association with the crown as lands in and around Bierton were variously held by Richard, Duke of York, Edward IV, Elizabeth of York, Henry VIII (who gave them to four of his wives), then Ann of Denmark (wife of James I) and Charles I, eventually passing to the Lord Mayor of London. This land was also owned, at various times, by the Stonors, Verneys and Rothschilds, among many others. Bierton was Royalist in the Civil War, while Aylesbury was for Parliament.

Bierton achieved notoriety in 1773 by building the last gibbet in Buckinghamshire. A Tring chimneysweep called Corbet was hanged in irons on a gibbet put up on the corner of the lane that went from the Hulcott turn towards Tring. The lane is now called Gib Lane.

During the Victorian period, much of the land in Aylesbury Vale was acquired by the Rothschild family, who built houses at Waddesdon, Wing, Halton and Mentmore, and they built cottages for their workers in many of the villages around, including Bierton. The bricks for the local houses came from the brickworks in Brick Kiln Lane. The clay pits are now flooded and have previously been used for fishing, a small part of the site is now designated as a Site of Special Scientific Interest (SSSI).

Bierton was historically the most populated part of the NA, and at the time of writing this is still the case. However, with its fourteenth-century church, many listed houses and cottages, and sites of historical interest, Bierton still retains a rural character. It is a linear village running through the centre of the NA from south-west to north-east.

Broughton

The hamlet of Broughton at the south-east corner of the NA was described as a “township” prior to the Norman invasion and had two manor houses. However, little remains of the original Broughton. The old water mill still exists alongside the Bearbrook, but the wheel and mill race have long disappeared.

Broughton is unique among the villages in that the old manor house still exists; now called Old Manor Farm, it retains its original moat and oak-beamed façade, but is now surrounded by modern farm buildings and cannot be seen from the road.

The Aylesbury spur of the Grand Union Canal was opened in 1815 and separated Broughton from the rest of the NA. This separation was exacerbated in 1839 with the construction of the branch railway line from Cheddington to Aylesbury.

Broughton Crossing

The small settlement at Broughton Crossing, mid-way between Bierton and Broughton, consists of a pub (The Dog House Inn, formerly The Prince of Wales) and 15 cottages. It grew up around the level crossing on the old Aylesbury North to Cheddington railway line that was closed to passenger traffic in 1954, and named because of the level crossing gates that were located adjacent to the pub.

Burcott

Burcott was once a small cluster of houses at the place where the road from Bierton, Burcott Lane, turns sharp right towards Broughton. Now, the two villages of Bierton and Burcott have grown towards each other and are only separated by narrow fields and the recreation ground.

NEIGHBOURHOOD AREA TODAY

Construction began on Kingsbrook in 2016, which will comprise 2,450 dwellings, and is scheduled to complete c. 2030. As of July 2021, c750 dwellings have been completed, together with the opening of the SLR (Bellingham Way) and Northern ELR (Mike Griffin Way). In addition, four of the park areas have been opened, the first set of two proposed allotments are almost complete and Kingsbrook View Primary School is due to open September 2021.

In May 2020, several revisions were made to the parish boundaries within the NA that, when designated, was the old Parish of Bierton with Broughton. These changes are listed below:

- Kingsbrook was designated a parish, with its own Parish Council.
- Broughton became Broughton Hamlet, with its own Parish Meeting.
- The remainder of Bierton with Broughton Parish was re-designated as Bierton Parish, covering the village of Bierton, Broughton Crossing and Oldhams Meadow.

Oldhams Meadow was the most recent addition to Bierton with Broughton prior to Kingsbrook, and consists of a twentieth-century development of 169 houses. Geographically it lies within the constituency of Aylesbury, although it resides within the NA.

The NA adjoins the Civil Parishes of Aston Abbots, Weedon, Watermead, Aylesbury, Weston Turville, Aston Clinton and Hulcott. Hulcott comprises the hamlet of Hulcott, and also the east side of Rowsham Road. This means that residents on the Hulcott side live much nearer to, and mainly regard themselves as part of, Bierton village, but in fact reside outside the NA.

The 2011 Census recorded 940 dwellings, 912 (97%) in the NA with at least one usual resident and 28 (3%) with no usual resident. Based on 2011 Census data, the majority of accommodation types are houses or bungalows, and most dwellings are owned. At that time, the estimated population of Bierton with Broughton was 2,178, with males comprising 47.9% and females 52.1%. The mean age was 42.2 and the highest frequency age groups were 30 to 44 and 45 to 59 years, each accounting for approximately 21% of the total.



Aylesbury Road – The Old School House & The Old School

HERITAGE ASSETS

The village of Bierton has three designated Conservation Areas. They are shown in [Appendix 18](#) and must be safeguarded for the future. One of the Areas, to the north-east of the village of Bierton, straddles Rowsham Road and extends into the neighbouring parish of Hulcott, so that part of the Conservation Area is excluded from the NP.

The importance of these areas and their positive features are documented within the AVDC report (see [Bierton Conservation Areas](#) in [Appendix 1](#) for a link to this document), which classifies the many important buildings as either “listed” or “local note”.

Most of the listed buildings and sites within the NA are included within one of the Conservation Areas. The Bierton Conservation Areas document says about the important buildings: “These include not only listed buildings, but also unlisted buildings that have some architectural, historic or visual interest. Local note buildings are unlisted buildings which are not of listable quality but nevertheless make a positive contribution to the character of the Conservation Area.”

Within the NA, Historic England records the fourteenth-century church of St James as a Grade I listed building and lists a further 26 Grade II buildings (see [Appendix 15](#)). Twenty of these are in Bierton (sixteen within the Conservation Areas), three are in Broughton, and three are bridges over the Grand Union Canal. In addition, there are two areas of archaeological interest described as “Moated sites”, believed to be the sites of ancient manor houses. Conservation areas in their entirety, and the other listed buildings mentioned above, are classified as designated heritage assets. All should be protected individually as well as their surrounding environment.

[Appendix 18](#) shows maps for the Heritage designations within the NA, extracted from the Buckinghamshire Heritage Portal at <https://heritageportal.buckinghamshire.gov.uk/>.

Non-designated heritage assets include important buildings identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. As such they make a positive contribution to the character of the NA. VALP paragraph 8.34 states, of buildings classified as of “local note”: “These buildings, as well as forming part of the designated conservation area are also considered to be non-designated heritage assets in their own right. From time to time, other non-designated heritage asset buildings may be identified through the planning process.”

Working with third parties (such as AVDC, and their successors, and English Heritage), Bierton, Broughton & Kingsbrook Parish Councils will seek to establish these important local buildings as non-designated heritage assets on a formal list of local heritage assets to be maintained by the local authority. These are shown in the first table of [Appendix 16](#).

The Parish Councils will also work to add a number of buildings that lie outside the Conservation Areas to the local authority's list of local heritage assets. These buildings are shown in the second table of **Appendix 16**.

The original cricket pavilion on the recreation ground has a war memorial located on its end wall and, as such, is a locally important building within the NA. The recreation ground itself was donated to the community by the Rothschild Estate in 1919 for the benefit of all residents.

Notwithstanding their current status, locations frequently mentioned during the consultation as needing protection include:

- St Osyth's Well
- St James's Church
- the ridge and furrow fields around Bierton (dating from medieval times)
- and, more generally, "the old buildings and heritage".

Pre-Historic, Roman and Medieval Remains

In addition to the listed assets mentioned above, Bierton, Broughton & Kingsbrook have a number of historic ancient remains including:

- Remains of a manorial building on the site of the new vicarage were found by archaeologists in a 1979 dig.
- Ridge and furrow fields can be found to the north and south sides of the A418.
- Remains of a Roman villa and an Iron Age farmstead have been excavated by archaeologists.
- St Osyth's Well sits on the site of a spring that was said to have healing properties after it was reputed that, in the seventh century, St Osyth's body rested overnight, close to this spot, on its way to Aylesbury.
- Evidence of a Saxon burial ground was discovered during the development of what is now Church Farm Close.
- On the grounds identified for the new Secondary school, an archaeological dig took place and, although the full details/report are currently unavailable, it is understood from a source close to the Museum of London that there was a Roman farmstead and shrine uncovered on the site.

Appendix 18 shows maps for the Archaeological notifications within the NA, extracted from the Buckinghamshire Heritage Portal at <https://heritageportal.buckinghamshire.gov.uk/>.



Aylesbury Arm of the Grand Union Canal

CURRENT BUSINESS AND EMPLOYMENT

The businesses in the NA are very diverse, ranging from a quality furniture company to a dog-walking business. Using the definitions of the Organisation for Economic Cooperation and Development (OECD), they can be classed as ‘small’ (firms generally with fewer than 50 employees) or ‘micro’ (having at most ten, or in some cases five, workers). A list of businesses is shown in the [Business Evidence Paper](#) (see [Appendix 1](#) for a link to this document).

A Solar Farm is situated at the end of Gib Lane and provides, via Grantscape, small grants for village projects.

There are currently two public houses/restaurants (The Barn and The Doghouse) in the NA offering a variety of food from coffee and cake through to traditional pub food, also catering for special events. A further two public houses/restaurants (The Bell and The Red Lion) are currently closed as of July 2021.

The vast majority of agricultural land is actively used for cattle, sheep and arable farming, with farmland framing the village of Bierton on either side of the A418. (See [Appendix 17](#) for details.)

The Bierton Crematorium, situated at the north-east end of the village, opened in mid-2019, and is operated by Chilterns Crematorium.

As of July 2021, there is a Nursery in Kingsbrook along with a thriving local community of diverse businesses operating from homes.

CURRENT COMMUNITY FACILITIES

The NA currently has three community halls: Bierton Sports Centre, situated on the Recreation Ground, the Jubilee Hall, which is on the A418 through the village of Bierton, and the Oakfield Community Centre in Kingsbrook which includes a private day nursery (as of July 2021).

The Recreation Ground, which is a public open space, is used by dog walkers and children, and also has courts and premises for the tennis club. It hosts two football clubs on Saturdays during the season. In addition, it is used for community events such as the school's summer fete and the Scouts' Bonfire and Fireworks night.

The Sports Centre provides facilities for activities (as of October 2020): these include football, short mat bowls, Zumba, karate, a bible group and table tennis. It is also used for scouting activities and is the home of Bierton Pre-school. The centre is regularly hired out for one-off activities such as children's parties.

The Aylesbury Golf Centre provides a floodlit golf driving range, a bar and function facilities.

The Jubilee Hall holds regular activities (as of October 2020): these include Aylesbury Canine Training Society, Adult Ballet, Zumba, Crafty Cuppa (winter months only) and Jazzercise, on a weekly basis.

There are currently two allotment sites in the village of Bierton. One is on the main A418 Aylesbury Road into the town and is run by Aylesbury Town Council, another is on Great Lane, behind Bell's Terrace, and includes a community allotment plot.

There is currently one place of worship in the NA – St James the Great, the Parish Church in Bierton. The church social group use the Jubilee Hall for their functions.

In 2017, a Pioneer Vicar was appointed for Kingsbrook, working with neighbouring Broughton Church. Since 2018, Kingsbrook Community Church (KCC) have been gathering in different places – as a new worshipping community of the Church of England. KCC has a specific focus on serving the community of Kingsbrook.

For a full list of Community Facilities, see [Appendix 4](#).



Kingsbrook Community Centre

CURRENT ENVIRONMENT AND GREEN SPACES

The NA is an attractive semi-rural area. It possesses numerous important green assets that contribute strongly to its character. The Landscape Character Assessment (produced for AVDC by Jacobs Engineering UK in May 2008, revised in 2014) split the NA into three main areas:

- LCT 9 Low Hills and Ridges – LCA 9.11 Bierton Ridge
- LCT 8 Vale – LCA 8.6 Hulcott Vale
- LCT 8 Vale – LCA 8.10 Southern Vale.

The majority of the agricultural land is to the north of Bierton village, comprising mostly Grade 2 and some Grade 3 agricultural land.

Several parts of the NA are covered by legal designations that protect them from development, with only limited exceptions. These include Sites of Scientific Interest, Ancient Monuments, Conservation Areas, Listed Buildings, Local Wildlife Sites and others.

The NA contains several important areas of Green Infrastructure and Natural Assets of particular value to the community. These include:

- The Coppice Park
- Bierton Sports Centre and Lawn Tennis Club
- Recreational Areas along the Grand Union Canal
- Allotments off Aylesbury Road and Great Lane
- St James the Great Church and Church Yard
- St Osyth's Well
- Moated Site near St James Church
- Bierton Clay Pit (SSSI) / Bierton Lakes
- Important Hedges and Species sites
- Public footpaths including some “named” walking routes
- Nature reserve in Bierton Church of England Combined School
- Green areas in Kingsbrook.

There are several characteristics of the NA that should be taken into consideration.

- The NA is not designated as an Area of Outstanding Natural Beauty (AONB). Furthermore, the NA does not fall into any other category of landscape designation.
- No areas of the NA lie within the Green Belt.

- The NA has several views and vistas that are important to its character.
- Several Public Footpaths cross the NA, some are designated routes (e.g. Round Aylesbury Walk).
- The NA has several ponds, important hedgerows and protected trees within its boundary.
- The NA has three nature reserves including one of 100 Hectares in Kingsbrook.



View of St James Church, Bierton from the south-east

CURRENT EDUCATION

The NA currently has the following educational facilities as of September 2021:

- Bierton Church of England Combined School: The Combined School currently accommodates up to 325 children aged 4–11 years, having undergone a large expansion project to cope with the influx of children generated by initial phases of Kingsbrook to provide a larger intake and a nursery facility. The new nursery provision and larger reception class intake commenced in September 2020. The school includes a nature reserve within its grounds, which is used to support the education of children.
- Kingsbrook View Primary Academy: Opened in September 2021 offering 30 places in foundation and 30 places in both years 1 and 2.
- Bierton Pre-School, which is run from Bierton Sports Centre, has spacious outdoor playing space and a playground that the pre-school can take advantage of. The school provides education for children aged 2–4 years before they are due to start full-time education. Both Bierton Pre-School and Bierton Church of England Combined School are graded as Good by Ofsted.
- A private nursery run by Aktiva, is run from the Oakfield Community Centre, Kingsbrook. The nursery can support 51 children from 3 months to 5 years.

Further educational facilities are under construction including a secondary school and additional nursery facilities.

CURRENT HEALTH

The NA falls under the Buckinghamshire Healthcare NHS Trust, which provides integrated hospital and community services for people living in Buckinghamshire. The Trust delivers its services through a range of community settings (health centres, schools and patients' own homes), five community hospitals and two acute hospitals – High Wycombe and Stoke Mandeville. The NA is also served by the NHS Buckinghamshire Clinical Commissioning Group (BCCG), a group of 50 member GP practices and their associated branches across the entire county, serving a population of over 530,000.

The BCCG was formed in April 2018, by the merger of Aylesbury Vale and Chiltern CCGs. Prior to this merger, the NA was covered by the Central Locality of the Aylesbury Vale CCG (AVCCG), serving around 103,000 patients, and information reported for this locality in November 2016 showed that – for AVCCG Central as a whole – the population is younger than the average for Buckinghamshire, with a smaller proportion of people aged 65+ and a larger proportion of people aged 20–39.

However, the 2011 Census indicates that – within the NA (with a total population of 1,705) – this profile was not matched at that time; the age profile for the NA was older than the rest of AVCCG Central. This may be due to the NA being mainly a rural and traditional village environment, whereas AVCCG Central included much of the town of Aylesbury. While based on latest information, and still valid at the time the consultations for the NP were held, this profile is likely to change with the construction, and growth of Kingsbrook (see the chapter **RECENT DEVELOPMENTS** later in this document).

There are no GP surgeries, pharmacies, dentists or hospitals situated within the NA, so residents have to go elsewhere. Only two GP practices formally include part of the NA within their primary boundary (i.e. formally accept new patients); these are both on the Aylesbury side. Measured from a point at the north-east end of the village of Bierton (Rowsham Road/A418), the distance to these practices is approximately 2 miles. They are Poplar Grove (20,474 patients) and Oakfield (5,648 patients). The nearest pharmacy is next to Poplar Grove Practice.

The nearest Accident and Emergency department is situated within Stoke Mandeville hospital, approximately 4 miles away.

The nearest dental practice that will accept NHS patients is approximately 1.9 miles away. This, and several private dentist practices, are in Aylesbury.

The maximum distance for a resident to travel to the nearest NHS physiotherapy centre is 2.6 miles, which is out of the NA, but a number of private practitioners of physiotherapy, osteopathy, etc. live in the village of Bierton and work from there as well.

More information can be found in the **Health Evidence Paper** (see **Appendix 1** for a link to this document).

CURRENT INFRASTRUCTURE AND CONNECTIVITY

Infrastructure

There are five post boxes within the NA: three on the main road (Parsons Lane junction, opposite Burcott Lane junction, near to Gib Lane junction), one in Broughton Hamlet, south of the canal bridge and one in the Kingsbrook. Residents near to Aylesbury have the use of a post box on the corner of the Aylesbury Road and Coppice Way as well as the post office in Dunsham Lane, off Elmhurst Road.

New low energy LED street lighting is being utilised throughout the NA, providing good white light with improved distribution, reducing light pollution.

Mains gas is widely but not universally available within the NA.

Potable water in adequate quantity and sufficient pressure is available throughout the NA, as is drainage.

Aylesbury Road running through Bierton Village is served with three bus stops each way, but there are none on Broughton and Burcott Lanes. Bus routes running through Bierton Village are under threat of being re-routed, once Kingsbrook is complete, raising further concerns about the adequacy of the bus services through the village of Bierton.

A shuttle bus service runs between Kingsbrook and Aylesbury centre and railway station, which is anticipated to expand as the development does, provided it proves viable to operators.

Connectivity

Traditional telephone and fibre cable is available in the NA. Broadband speeds of 30 to 40 Mbps can usually be obtained close to the main road through Bierton, but away from the main areas of occupation speeds drop off rapidly. Within Kingsbrook, Virgin Media cable and BT FTTP (Fibre to the Premise) are available to residents.

Mobile phone reception is best described as patchy, although the four providers (EE, O2, Three and Vodafone) all claim better than reported reception.

CURRENT TRANSPORT

Bierton, Broughton & Kingsbrook has three through routes: the A418, Aylesbury Road; Burcott and Broughton Lanes, which link the A418 to the A41; and Bellingham Way, which runs through Kingsbrook to Oakfield Road.

The Eastern Link Road (ELR North), including a new crossing, was opened in Summer 2021 connecting the A418 through to Bellingham Way (SLR).

It is generally regarded that the footways within Bierton are not in a state of good repair, with very poor surfaces, obstructions and, in several places, dangerously narrow, forcing pedestrians very close to the main and busy road. Most, but by no means all, footways adjacent to the main road have dropped kerbs where side entrances join the main road. The two traffic-island crossing points and the two pelican crossings on the A418 are provided with dimple paving.

Apart from the ELR North, there are no plans to alleviate the traffic flow through the village of Bierton on its two through roads, the A418 and Burcott/Broughton Lane, even though traffic flows in peak times appear to be on the increase. The A418 carries mostly traffic into and out of Aylesbury and has a speed limit of 30 mph, while Burcott and Broughton Lanes carry traffic between the A418 and the A41. Broughton Lane from the A41 to Oakfield Road carries traffic along Bellingham Way to Aylesbury. The last stretch of road has a 40 mph speed limit.

Specific points to note:



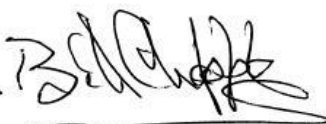
- During the rush hour periods each morning and evening (Monday to Friday), the traffic on the A418 is slow moving. There is a strong desire among the residents to reduce the traffic and pollution on the A418.
- Cars turning right into and out of Parsons Lane at the start and end of the school day put an increased strain on the traffic flow during peak times.
- Burcott Lane is a narrow, twisting country road that is used as a shortcut between the A418 and the A41 and has a speed limit of 30 mph.
- Until the Eastern Link (North and South) is completed, traffic flows are likely to increase along Bellingham Way due to the additional 2,450 houses being built in Kingsbrook. Also, as per the S106 agreement, during building of Kingsbrook, the construction traffic has to go via Bellingham Way past Kingsbrook View Primary Academy.
- In recent years, Broughton Lane has seen an increase in traffic flow.

During the creation of the NP, considerable discussion took place around the appropriateness of carrying out a traffic survey, in the knowledge that the opening of the ELR North, and growth of Kingsbrook, could change the traffic profile considerably in the next few years. Based on advice from Bierton PC, the unitary councillors, and an undertaking from the Kingsbrook developers to examine the traffic situation after the ELR North is open, a decision was taken not to carry out such a survey for this Plan.

This decision does not indicate any opinion from the authors of the NP on the likely future projection for traffic flows.

Advisory Statement

The following signed statement, reproduced from the original, summarises the advice received.

Bierton with Broughton Neighbourhood Plan – Traffic Survey		
<p>The Parish Council, Aylesbury Vale District Council and Bucks County Council representatives do not feel it would be advisable to carry out a Traffic Survey in the parish at this stage.</p>		
<p>Following the opening of the Eastern Link Road in 2021, the Unitary Authority, who will then be responsible for Highways, will carry out its own traffic survey to establish what, if any, traffic calming and associated works are required for the main A418 currently through Bierton village and side roads such as Burcott Lane and Broughton Lane.</p>		
<p>Barratts, the developers for Kingsbrook, have money set aside from their S106 allocation for this purpose and will be funding any traffic calming or improvements to the highways network in the parish. S106 is an amount of money set aside as part of the development for infrastructure such as highways works, leisure, education and health facilities. These are agreed with the relevant authorities as part of the planning process and have already been agreed.</p>		
		
Sheila Cotton	Julie Ward	Bill Chapple
Chair	District Councillor	County Councillor
Bierton with Broughton	Aylesbury Vale District	Bucks County Council
Parish Council	Council	

Notwithstanding this advice, observational evidence of the effect of Kingsbrook and the opening of Bellingham Way indicates a change in traffic patterns as traffic use this route as a shortcut to Aylesbury. Burcott and Broughton Lanes are increasingly used during peak periods as a shortcut from the A418 to the A41 and onto the A413. It is anticipated that this situation will not change until the ELR is fully opened.

RECENT DEVELOPMENTS

The NA has already experienced, and will continue to experience, considerable change, with construction of the new development of Kingsbrook, which is the strategic allocation Aylesbury (D-AGT6) in Policy D1 of the VALP. Started in 2016, building is expected to take 15 years.

Kingsbrook lies to the south of the village of Bierton, and the hamlets of Broughton Crossing and Burcott, and separates them from the hamlet of Broughton.



View into Oakfield Village, Kingsbrook

Housing

The number of dwellings in the NA at the 2011 Census was approximately 940, of which 912 were occupied dwellings. However, outline planning was granted by AVDC in December 2013 for a new development in the east of the NA, Kingsbrook, to consist of 2,450 homes, employment land, and associated infrastructure and facilities. Kingsbrook will comprise three villages: Oakfield Village (Phase 1 – Complete), Canal Quarter (Phase 2 – In Progress) and Orchard Green (Phase 3). An additional new development in the south of the NA is Canal View, part of which lies within the NA boundary.

Quite naturally, these developments have had a major impact on the lives of residents. Comments received during the consultations demonstrate some of the resulting concerns, which this Plan aims to address:

- *“Kingsbrook is in danger of destroying the rural nature of Bierton with Broughton, with its 3,000 years of history, and creating zones between the old and the new villages where no development can take place is essential to maintaining the character of each.”*
- *“Kingsbrook should really preclude any further development in the NA for the duration of this Plan.”*
- *“Any new development must respect the history and heritage of Bierton with Broughton by not damaging any important remains or views, but also must be designed to preserve and enhance that history and heritage.”*
- *“A constant stream of in-fill housing planning applications is running up against the boundaries of the existing Conservation Areas.”*

Other challenges face the community today, often closely related to Kingsbrook and its impact. Later in this Plan, impacts on Education and Traffic are mentioned, but even with Kingsbrook, applications for further development are still being made. Planning applications for small-scale housing developments of around 20, 50 and 90 homes have been submitted and rejected on the basis that Kingsbrook meets the requirements of the VALP for the immediate future and that any new developments would impose greater pressure on the NA. See [List of Recent Planning Applications](#) in [Appendix 1](#) for a link to a document with details.

As with any large new development Kingsbrook has changed the natural landscape of the NA. Whilst it has been planned in conjunction with the RSPB to encourage wildlife and has a lot of green space built into it, further encroachment into the local countryside needs to be avoided where possible. With the hard work of the residents during planning and consultation for Kingsbrook, the development is becoming a unique template for future large developments that incorporates nature as well as the need for the new housing, and has as minimal an impact as possible on the NA.

Business and Employment

Some business redevelopment is already in progress or planned. Burcott Lodge Farm in Burcott Lane, which was the old dairy, is currently undergoing refurbishment into several small light industrial units.

A 10-hectare area in Kingsbrook has been identified for business, as of July 2021 initial planning details have been submitted for one third light industrial, one third general industrial and one third warehousing with a total space of 36,235 square feet.

Community Facilities

Many changes to community facilities are already in progress or are anticipated. Additional playing fields, allotments and community facilities are planned as part of Kingsbrook. These are expected to include three new Community Centres (one in each village). Green spaces are also being provided in Kingsbrook, along with wildlife areas, play parks, etc.

Environment and Green Spaces

Kingsbrook includes provision for ecologically friendly open spaces, including three Neighbourhood Equipped Areas of Play (NEAPs) and eight Locally Equipped Areas of Play (LEAPs). Formerly agricultural land, Kingsbrook will cover most of the NA south of the village of Bierton.

A 100 Hectare nature reserve is also planned within Kingsbrook.

Education

The first new primary school, Kingsbrook View Primary Academy, will be open in September 2021 with an intake of 30 children in Foundation Stage, 15 in Year 1 and 15 in Year 2. Ultimately, there will be provision for 420 primary-aged children and 52 nursery-aged children. Work has begun on Kingsbrook Secondary School, which will provide 900 places plus 180 post 16-places, including a 32 place Special Education Needs unit. This is due to be open to a Year 7 intake in September 2022. There is provision for a further primary school in due course if considered necessary.

Health

The creation of Kingsbrook will bring more residents into the NA, requiring further healthcare services. Policy D1 of the VALP specifies as a requirement the “Provision of on-site health facilities”.

Original developer proposals stated that: “A permanent health centre will be provided in the Canal Quarter. It will be designed to accommodate a practice with three doctors, with space allowed to expand to six doctors. There will be provision for a pharmacy adjacent to the surgery and parking will be provided for medical staff, patients and an ambulance.” Milestones published by the developers indicated that the permanent health centre would be opened “At the occupation of 1,500 homes”. No indicative date was given, but extrapolation of housing build suggested this would occur around 2022/23. Which services will actually be installed in the health centre have not been agreed. A “Temporary Health Centre” is planned for the south-west corner of Kingsbrook, on the edge of Aylesbury, to be available “At the occupation of 500 homes”, but has not yet been delivered.

A new permanent health centre would be widely welcomed. However, during the preparation of the NP, the Steering Group learned that the NHS Buckinghamshire Clinical Commissioning Group (BCCG) has changed its view since the Section 106 Town and Country Planning Act 1990 (as amended) (S106 hereafter) agreement was made and is seeking a variation. The full response to an enquiry from the Steering Group can be found by following the link [Kingsbrook Health Centre: CCG Response evidence](#) in [Appendix 1](#). The CCG made the decision not to provide a temporary health care facility.

WHY IS A NEIGHBOURHOOD PLAN NEEDED?

Bierton, Broughton & Kingsbrook is a mixed urban and rural area, including Conservation Areas and green space, which the community considers important to protect.

We are keen to see our NA remain a vibrant community, and to have some control over its future.

A Neighbourhood Plan gives the community the power to develop a shared vision and shape the development and growth of the local area.

It provides a powerful set of tools to ensure we get the best future for the community, while also aligning with the strategic needs and priorities of the wider area.

The Neighbourhood Plan forms part of the wider development plan and will sit alongside the Local Plan of AVDC and its successors. Decisions on future planning applications will be made using both the VALP and the Neighbourhood Plan.



Former Wesleyan Chapel, Bierton

THE NP STEERING GROUP

The Bierton with Broughton Parish Council set up a Steering Group of volunteers to research and create this Neighbourhood Plan. The membership of this group varied over time, but all those who contributed are listed here:

John Fisher (Chairman)

Steve Knowles
(Vice-Chair, Treasurer)

Mike Elliott

Sheila Cotton
(Chair of the Bierton PC)

Robert Venning

Sanaya Robinson

Neil Robinson

Phil Kerr

Katrina Lemonius

Maggie Knowles

Tanya Buddle

Barbara Venables

Eric Ball

John Watson (Vice Chairman of Kingsbrook PC)

Jonathan Gilpin

All volunteers were unpaid.

The Steering Group would like to thank the residents, land owners and businesses in the NA who have participated in and contributed to the development of the NP in many ways, including attending consultation meetings, drop-in sessions, distributing leaflets and completing questionnaires.

THE PROCESS OF CREATING A NEIGHBOURHOOD PLAN

This section is a summary of the steps followed in the process leading up to the creation of this document, but also includes the steps that will additionally be followed to bring the NP into existence. More comprehensive details are available in the [Consultation Statement](#).

The NP Steering Group (SG) was formed in 2017 and has used the following external consultants to support evidence gathering and plan development:

- Jennifer Lampert Associates Ltd
- People and Places Insight Ltd
- Steve Jowers Associates Ltd
- Intelligent Plans and Examinations (IPE) Ltd.

The SG engaged with the local community at an early stage to ensure the maximum engagement. Significant consultation has been undertaken throughout the preparation of the NP and the community has been updated by various means.

Key public consultations included:

- Two launch events, when the process was explained and ideas sought, held in October 2017 in two separate locations, to ensure widespread coverage and the opportunity for residents to attend.
- Subsequently, four general public consultation events held in October and November 2017, again in different locations, at weekends in various locations within the NA to maximise attendance.
- Three special group consultations, with the Church Council, School Staff and Governors, and an Elderly Persons consultation.
- Online and paper questionnaires were delivered to all households in the NA in February/March 2018.
- Questionnaire feedback exhibition and consultation event on 29 September 2018.
- Feedback exhibition of progress so far, held on 13 July 2019.
- An update meeting with the growing population of Kingsbrook on 27 November 2019.
- Regulation 14 consultation: 2 November 2020 through to 13 December 2020.

All events were publicised through multiple methods including social media, community groups, leaflet drops, poster advertisements and the village diary.

Copies of all the results of these events will be provided to the examiner and are on the NP website (<https://www.bwbnplan.co.uk/>). The NP has also been discussed at Parish Council meetings of Bierton and Kingsbrook and their minutes are published on their Parish Council websites.

This draft of the NP reflects feedback from Regulation 14 pre-submission consultation, (a six-week public consultation with residents, businesses and statutory consultees). This version of the NP is being submitted to the local authority for independent examination. The SG has reviewed all comments and representations made during this consultation, and modified the NP accordingly for submission to BC.

After the NP is submitted to BC, it will undergo the Regulation 16 Submission Consultation, a second statutory six-week consultation, which represents the final stage for comments on the final draft of the NP. When the consultation closes, BC will then submit the NP to the appointed independent examiner. Subject to the examiner's recommendations, the NP will then proceed to a public referendum of the local electorate.

IMPLEMENTATION AND MONITORING

The NP will be delivered and monitored over a long period and by different stakeholders and partners.

The NP will be used by the various Parish Councils and Meetings to:

- guide comments on planning applications
- negotiate with landowners and developers to achieve the best possible outcomes for the NA from any new development
- lobby local authorities to support the residents' wishes and aspirations
- aim to provide facilities requested by residents in survey feedback sessions, etc. where feasible.

THE PLANNING POLICY CONTEXT

Bierton, Broughton & Kingsbrook lie within the Aylesbury Vale district in the county of Buckinghamshire and adjoins the civil parishes of Aston Abbots, Weedon, Watermead, Aylesbury, Weston Turville, Aston Clinton and Hulcott.

The National Planning Policy Framework (NPPF) published by the government in 2012, revised in July 2018, February 2019 and again in July 2021, is an important guide in the preparation of local plans and neighbourhood plans. The NP must demonstrate that it is consistent with the provisions of the NPPF.

This draft plan has been prepared on the assumption that the Vale of Aylesbury Local Plan 2013–2033 (VALP) will be adopted.

The NP must be in general conformity with the strategic policies of the Local Development Plan (LDP) as required by the 2012 Neighbourhood Planning (General) Regulations. The current LDP is the Vale of Aylesbury Local Plan (VALP), adopted in September 2021 and covering the period to 2033.

Dialogue has taken place throughout the development of the NP, as part of a collaborative relationship between the SG and AVDC, now BC.



View towards the Chilterns, from Bierton, across Broughton Crossing and Kingsbrook

RELEVANT LOCAL PLAN POLICIES

The following VALP policies have relevance to the objectives of the NP:

Strategic and other policies – Vale of Aylesbury Local Plan (VALP)	
BE1	Heritage assets
BE2	Design of new development
BE3	Protection of the amenity of residents
BE4	Density of new development
C1	Conversion of rural buildings
C4	Protection of public rights of way
D1	Delivering Aylesbury Garden Town (D-AGT3 Aylesbury north of A41; D-AGT6 Kingsbrook, Aylesbury)
D3	Proposals for non-allocated sites at strategic settlements, larger villages and medium villages
E2	Other employment sites
H1	Affordable housing
H4	Replacement dwellings in the countryside
H6a	Housing mix
H6b	Housing for older people
H6c	Accessibility
I1	Green infrastructure
I3	Community facilities, infrastructure and assets of community value
NE1	Biodiversity and geodiversity
NE2	River and Stream Corridors
NE4	Landscape character and locally important landscape
NE6	Local Green Space
NE7	Best and most versatile agricultural land
NE8	Trees, hedgerows and woodlands
S2	Spatial strategy for growth
S3	Settlement hierarchy and cohesive development
T6	Vehicle parking
T7	Footpaths and cycle routes

VISION AND CORE OBJECTIVES

The vision statement, high-level topic visions and core objectives form the foundation of the NP. Each of these was developed through a series of consultations with the local community, including analysis of feedback at consultation events and from the NP survey (Ref: NP Consultation Statement). Policies (see **Part Two**) were developed to support achievement of the objectives and, hence, facilitate the realisation of the High-Level Topic Visions.

The Vision Statement

To ensure Bierton, Broughton and Kingsbrook combine their historical identities together with the progressive approach to sustainable, environmentally friendly living that incorporates the required contemporary amenities and facilities for modern life.

HIGH-LEVEL TOPIC VISIONS

Feedback from the consultations, and other evidence gathered, was interpreted into a series of high-level visions, shown here and grouped by topic to show their relationships. It is important to note, the process was informed throughout by knowledge that Kingsbrook had been approved, and would continue to be built and occupied, during the development and implementation periods of the NP. Therefore, the contribution that Kingsbrook will make to the achievement of sustainable development in the NA has been considered and is not duplicated in this plan. Furthermore, the themes of the ROWIP 2020-2030 complement many aspects of the plan and are acknowledged, but not repeated in this plan.

1. Parish Identities, History, Heritage, Environment and Community

The consultations undertaken by the Steering Group showed that residents were, by a large majority, in favour of promoting the history and heritage of the NA, ensuring that a green buffer zone is kept between all the villages and their surrounding areas, while improving community facilities. The main comments from the consultation were:

- Keep the boundaries between Aylesbury and each settlement in the NA, and between these settlements, to ensure that there is no coalescence, and that they remain as discrete communities within an essentially rural environment, conserving green spaces and wildlife, recognising that regions within the NA have different characteristics due to the various ways that they have grown and developed over time. This is reflected in the different development areas, which each have distinct identities.

- Keep the linear nature of the village of Bierton.
- Many of the community facilities asked for during the consultation process are being provided within Kingsbrook. However, residents had a specific request: improve and develop the existing community facilities within the village of Bierton.
- Protect and conserve the historic buildings and sites within the NA, promoting its history and heritage to residents and visitors.

2. Housing

The consultations undertaken by the Steering Group showed that residents were, by a large majority, opposed to any new housing development, mainly due to the scale of Kingsbrook. However, the NP recognises that some small housing additions may be desirable. If such development were to take place, residents wanted the following:

- Any infill developments should not exceed four houses.
- Where developments are granted, the design of the dwellings should be in keeping with the surrounding properties in scale, style and the use of materials.
- New housing development should include small family homes (up to three bedrooms).
- All new dwellings should be energy efficient and sustainable.

3. Business, Employment, Infrastructure and Connectivity

The consultations undertaken by the Steering Group showed that three-quarters of residents wanted to encourage local business into the NA and a very large majority were in favour of the latest, fastest communications to their homes. Residents expressed a preference to:

- encourage and support the growth of existing local businesses, while promoting and supporting suitable new small businesses to establish themselves in the NA
- ensure that the villages within the NA have the latest and fastest communications network available.

4. Health and Education

The consultations undertaken by the Steering Group showed that residents were, by a large majority, in favour of promoting pedestrian access around the NA, including schools, along with provision of healthcare facilities within the NA. Key priorities for residents were:

- Support the provision and enhancement of safe environments to encourage healthy lifestyle activities.
- Support improvements in healthcare provision, so that this is located in the NA and is available to all residents.

- Promote a more sustainable form of access to the village schools by encouraging walking and/or non-motorised transport.

5. Transport

The consultations undertaken by the Steering Group showed that residents were, by a considerable majority, in favour of improved traffic management, completion of the Eastern Link Road and improved pedestrian safety throughout the NA. The main feedback from residents was:

- Provide traffic calming, or such measures that are within the Section 106 agreement with Kingsbrook developers, in the village of Bierton.
- Improve pedestrian safety through enhancements and additions to footways in the NA.
- Introduce more pedestrian crossings on the A418.
- Restrict parking near junctions on the A418.
- Prevent parking on footways and grass verges.
- Reduce pollution levels on all through routes.
- Improve public transport links within the NA.

THE CORE OBJECTIVES

The Core Objectives of the NP are grouped under nine headings:

- Parish Identities (P)
- Housing (HO)
- Business and Employment (B)
- Community Facilities (F)
- Environment and Green Spaces (G)
- Health and Education (HE)
- History and Heritage (HH)
- Infrastructure and Connectivity (I)
- Transport (T).

For each heading, there are comments reflecting the main issues raised at the public consultation events followed by the core objectives that were developed from these comments.

Many of these objectives will already be delivered through the VALP, so will not translate to policies in the NP.

It is important to remember that the NP is primarily a planning document and can only set down enforceable policies in relation to land-use planning-related matters. Because of this, some objectives cannot be delivered by policies valid in a Neighbourhood Plan. In the NP, these are identified as “Aspirational Objectives”. Nevertheless, they remain important to the residents and businesses of the NA and will be taken on by the Parish Council outside the scope of the NP (see [Part Three](#)).

The remaining objectives are relevant to land-use planning matters and can be achieved by the policies of the NP.

Parish Identities

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Almost all respondents to the survey thought that the NA should retain a distinct identity from the surrounding parishes and towns. • Almost all respondents stated that green areas are very important.
Objectives (P)	<ol style="list-style-type: none"> To preserve a separate identity from adjacent parishes. The NA has, and should keep, the historic, agricultural and rural features that characterise it and distinguish it from the Aylesbury conurbation. To protect the rural character of the NA by supporting and enhancing its countryside views, agricultural land, footpaths and natural ecosystems, which already exist and support a wide variety of flora and fauna.



St Osyth's Well, Bierton

Housing

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Protect the rural village character and identity of the NA by positively influencing the scale, type, and location of new housing development. • The development of 2,450 homes at Kingsbrook is considered sufficient for the Neighbourhood Area. • Green buffer zones should be maintained and conserved between settlement areas, and any new development should be on “brownfield” and not “greenfield” sites. • Keep development sites small (no more than four houses each). • More smaller houses for first-time buyers (houses not flats). • Ensure new houses have adequate off-street parking.
Objectives (HO)	<ol style="list-style-type: none"> To ensure that new housing development is matched by improved or new infrastructure to support the growth. To meet current and projected (up to 2033) local housing needs through the delivery of Kingsbrook and other appropriate small, in-fill housing developments (not specifically identified in this NP). To influence design, type, tenure and scale of new housing.
Notes	<p>The VALP Policy T6 specifies standards for vehicle parking, including parking spaces associated with housing development, and covers residents’ concerns about off-street parking.</p> <p>These additional VALP policies contribute to meeting residents’ concerns about housing, and so require no additional policies in the NP:</p> <ul style="list-style-type: none"> • H1 (Affordable housing) • H4 (Replacement dwellings in the countryside) • H6a (Housing mix) • H6b (Housing for older people) • H6c (Accessibility) • C1 (Conversion of rural buildings) • NE1 (Biodiversity and geodiversity).

Business and Employment

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Majority of respondents felt local businesses should be promoted and that more employment opportunities are needed in the NA. • The NA would also benefit from opportunities for small businesses to set up in designated areas, e.g. already established office or industrial areas. • Half of respondents did not think Bierton would benefit from a specific centre and that this should be located in Kingsbrook.
Objectives (B)	<ol style="list-style-type: none"> To support appropriate growth and development of existing locally based businesses. To encourage the establishment of new small businesses, providing employment opportunities within the NA.

Comments

The VALP Policy E2 specifies standards for the redevelopment and/or reuse of employment sites outside key employment sites, which covers residents' concerns about more employment opportunities. The VALP Policy T6 covers vehicle parking at these sites.

Community Facilities

Main comments raised during the public consultation

- The Jubilee Hall and Canal Path were the two areas respondents felt needed to be improved.
- A village shop and post office were the two amenities people felt would benefit the village of Bierton, others were a farm shop and café.
- A village BBQ, open gardens and beer festival were the events most people said they would support.

Objective (F)

- To encourage and support the enhancement, expansion and maintenance of existing community facilities to meet the needs of local people.

Notes

The VALP Policy I3 specifies protection for existing community buildings and facilities, respecting suitable locations in cases of replacement.



Bierton Sports Centre

Environment and Green Spaces

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Preserve, maintain, and improve the green spaces within the NA. • Protect wildlife and its habitat. • Protect the views and vistas within and from the NA. • Improve the footpaths within the NA.
Objectives (G)	<ol style="list-style-type: none"> To protect and enhance the NA's green spaces, views, vistas and public footpaths. To preserve the rural feel of the NA. To protect wildlife, create and manage suitable habitat for wildlife to flourish.
Aspirational objectives (G)	<ol style="list-style-type: none"> Control any strategic development outside of the development boundaries. Create a fitness trail. Ensure the heritage of the old railway line is not lost during the development and creation of railway park.
Notes	<p>The VALP Policy I1 includes protection for green infrastructure, so already makes a major contribution towards the concern of residents about green infrastructure within the NA.</p> <p>The VALP Policy NE1 covers biodiversity and geodiversity, so already makes a major contribution towards the concern of residents to protect wildlife and its habitat.</p> <p>In addition to VALP Policies I1 and NE1 above, there are other policies in the VALP that preside over the NA Plan and as such are not repeated here. The VALP policies are as follows:</p> <ul style="list-style-type: none"> • NE1 Biodiversity and geodiversity • NE2 Rivers and stream corridors • NE4 Landscape character and locally important landscape • NE6 Local green space • NE7 Best and most versatile agricultural land • NE8 Trees, hedgerows and woodlands • I1 Green infrastructure • C4 Protection of public rights of way. (RoWIP BC 2020-30).



Kingsbrook View Primary Academy

Health and Education

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Improved healthcare facilities within the NA. • Kingsbrook will put an intolerable strain on existing GP practices, such that they will become oversubscribed. • Bierton CE Combined School's admissions policy should continue to prioritise residents living in the NA. • Bierton Pre-school admissions policy should continue to prioritise residents living in the NA. • Driving to/from the schools should be discouraged. • Parking at the schools should be discouraged.
Objective (HE)	i. To support initiatives providing improvements in both physical and mental health-related aspects of lifestyles for all NA residents.
Aspirational objective(s) (HE)	ii. To support changes and additions to local health services, which increase the capacity to provide services for residents of the NA. iii. To enhance the provision, capacity and facilities for residents to access education within the NA. iv. To support developments that provide for improvements in healthcare and educational facilities by the reuse of existing buildings, provided they conform to the principles of this NP.
Notes	<p>The VALP includes as a site-specific requirement for Kingsbrook the "provision of on-site health facilities", and an S106 agreement was obtained for a permanent health centre in the development. Therefore, the VALP already makes a major contribution towards the concern of residents for "Improved healthcare facilities within the NA". However, this position is not certain; for details, see the chapter RECENT DEVELOPMENTS.</p> <p>The VALP includes as a site-specific requirement for Kingsbrook the "provision of land, building and car parking for two primary schools and land for a secondary school". Therefore, the VALP already makes a major contribution towards the concern of residents about educational facilities. A footway has been provided along Burcott Lane, helping to address the concern of residents about walking to and from schools, and the rest of the NA.</p> <p>Bierton CE Combined School has already begun to address the concern about parking by allowing staggered entry and exit times and instigating a one-way "drop-off" facility.</p>

History and Heritage

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Ancient footpaths and other sites of historical or archaeological significance should be protected. • The history and heritage of the NA should be promoted. • The historic buildings of the NA should be protected.
Objective (HH)	i. To facilitate promotion of the history and preservation of the heritage of the NA.
Aspirational objectives (HH)	ii. Formally establish specified important local buildings as non-designated heritage assets, both inside and outside the Conservation Areas. iii. Seek ways to enable both residents and visitors to gain a greater understanding of the long history of the NA. iv. Improve the access to the canal through the NA, whilst preserving and supporting ecology.
Notes	<ul style="list-style-type: none"> • Section 8 of the VALP, “Built Environment”, includes much information about heritage assets, with Conservation Areas identified as one category of heritage asset. Policy BE1 of the VALP, “Heritage assets”, in particular provides protection for Conservation Areas, specifying “All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting”. As there are three designated Conservation Areas in the NA, the VALP already makes a major contribution towards the concern of residents about protection of historic buildings and their environment. • C4 Protection of public rights of way. (RoWIP BC 2020-30).

Infrastructure and Connectivity

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Faster broadband provision within the whole NA.
Objectives (I)	i. To ensure that the NA has the services appropriate for a modern community.
Aspirational objectives (I)	ii. As a high-speed fibre network will be installed throughout Kingsbrook, the rest of Bierton and Broughton should have the same facilities and services as Kingsbrook, so that established businesses and households are not disadvantaged.

Transport

Main comments raised during the public consultation	<ul style="list-style-type: none"> • Full ELR (linking A418 to A41) is required as soon as possible. • Improve/add footpaths and footways. • Improve bus service. • Reduce traffic and HGVs on A418, Burcott Lane and in Broughton Hamlet. • Traffic calming measures. • Install traffic lights at canal bridge. <i>Note: this was implemented by the developers of Kingsbrook in 2018.</i> • More pedestrian crossings. • Restrict parking by Chapel and recreation ground in Burcott Lane, Aylesbury Road, Parsons Lane and grass verges. • More cycle ways. • More car parks.
Objectives (T)	<ul style="list-style-type: none"> i. To work with the Highways Agency to improve road safety and footways, and ease volume and congestion through the developed areas of the NA, including but not limited to Aylesbury Road, Burcott and Broughton lanes. ii. To preserve existing car parks for community facilities in the NA and to identify new sites where possible.
Aspirational objectives (T)	<ul style="list-style-type: none"> iii. To improve public transport links and services. iv. Creation of a safe continuous footpath between Burcott Lane and Kingsbrook. <i>Note: this was implemented in 2020.</i>
Notes	<ul style="list-style-type: none"> • One of the major concerns expressed during the consultation process was the need to reduce the traffic through Bierton and Broughton and this was linked directly to the construction of the Eastern Link Road (ELR). • Improvements to footways was an issue that over 80% of respondents highlighted as being important.



Community Allotment, Bierton

SUSTAINABLE DEVELOPMENT

The NPPF February 2019 states that the purpose of the planning system is to contribute to the achievement of sustainable development and that the planning system has three interdependent overarching objectives: economic, social and environmental. The VALP recognises this and puts sustainable development at the heart of decision-making, defining it as being about positive growth making economic, environmental and social progress for current and future generations. The NP deliberately avoids repeating national and local planning policies and, therefore, the proposed policies of the Neighbourhood Plan will focus on a relatively small number of development issues. Nevertheless, the NP is intended to contribute to sustainable development, as detailed in the **Basic Conditions Statement**.

Within the NA, Kingsbrook will make a significant contribution to sustainable development through the provision of: 2,450 homes; employment areas; community facilities such as children's nurseries, schools, community centres, local shops, parks and allotments; and a 250-acre area of wildlife-rich open space, with input from the RSPB and AVDC, to make Kingsbrook a fully nature-friendly housing development.

The Strategic Environmental Assessment (SEA) Screening Report January 2020 from AVDC (now BC) concluded that the NP is unlikely to result in significant environmental effects and does not require an SEA. For a link see **Appendix 19**.

The Habitats Regulations Assessment (HRA) Screening Report August 2020 from BC concluded that the NP is unlikely to result in significant environmental effects and does not require an HRA. For a link see **Appendix 20**.



Field view looking towards Aylesbury from Great Lane

PART TWO

INTRODUCTION TO POLICIES

Part One set out the community's overall vision for the NA, detailed the consultation and engagement with residents and showed how the views of local businesses were sought. It also outlined the objectives that were reached as a result of the consultation process. This section sets out the policies to support and deliver those objectives, which are valid in a neighbourhood plan, and so collectively the vision.

The policies are grouped under the following topics:

- Parish Identities (P)
- Housing (HO)
- Business and Employment (B)
- Community Facilities (F)
- Environment and Green Spaces (G)
- Health and Education (HE)
- History and Heritage (HH)
- Infrastructure and Connectivity (I)
- Transport (T).

Each topic has its own section. The policies are followed by key supporting information, with detailed evidence available in the **Evidence Papers** (see **Appendix 1** for links to these documents).

The policies of the NP should be read as a whole, i.e. all relevant policies must be adhered to in any given development scenario. Any proposal that implements a policy in the NP must not contravene any other policy. As part of the development plan the policies should be read alongside other development plan documents and as such support from the NP would need to ensure no conflict with policies under other planning instruments such as NPPF & VALP.

The following table demonstrates how the policies will help to meet the Core Objectives set out in **Part One** above; each policy was developed to address at least one of the Core Objectives. Note that the table does not include:

- aspirational objectives.
- some VALP policies, which will provide support for NP core and aspirational objectives.

Contribution of policies to achievement of Core Objectives

Policies	Core Objectives															
	Pi	Pii	HOi	HOii	HOiii	Bi	Bii	Fi	Gi	Gii	Giii	HEi	HHi	Ii	Ti	Tii
P1	✓	✓		✓					✓	✓						
HO1				✓												
HO2	✓	✓							✓	✓						
HO3					✓				✓				✓			
B1			✓			✓	✓		✓					✓		
B2			✓				✓		✓					✓		
F1			✓					✓						✓		
F2		✓							✓			✓				
G1	✓	✓							✓	✓	✓	✓				
G2	✓	✓							✓	✓		✓				
HE1		✓							✓			✓				
HH1	✓	✓							✓				✓			
HH2	✓								✓				✓			
I1			✓			✓	✓	✓						✓		
T1			✓												✓	
T2			✓			✓	✓	✓						✓		✓

Key:

P1	Parish Identities	Pi, Pii	Parish Identities policy objectives
HO1, HO2, HO3	Housing	HOi, HOii, HOiii	Housing policy objectives
B	Business and Employment	Bi, Bii	Business and Employment policy objectives
F	Community Facilities	Fi	Community Facilities policy objectives
G	Environment and Green Spaces	Gi,Gii,Giii	Environment and Green Spaces policy objectives
HE	Health and Education	HEi	Health and Education policy objectives
HH	History and Heritage	HHi	History and Heritage policy objectives
I	Infrastructure and Connectivity	Ii	Infrastructure and Connectivity policy objectives
T	Transport	Ti,Tii	Transport policy objectives

Parish Identities

The policy developed for Parish Identities is:

P1 – Development Boundaries

P1	<p>This Neighbourhood Plan designates a Development Boundary for each of the following nine areas within the NA (as detailed in Appendices 6–14):</p> <ul style="list-style-type: none"> • Bierton Village (Appendix 6) • Broughton (Appendix 7) • Broughton Crossing (Appendix 8) • Oldhams Meadow (Appendix 9) • Burcott (Appendix 10) • Kingsbrook Village 1 (Canal View) (Appendix 11) • Kingsbrook Village 2 (Oakfield Village) (Appendix 12) • Kingsbrook Village 3 (Canal Quarter) (Appendix 13) • Kingsbrook Village 4 (Orchard Green) (Appendix 14).
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Supporting information for Parish Identities

Background information is provided in the [Parish Identity](#) and [History Evidence Papers](#) (see [Appendix 1](#) for links to these documents).

The consultations undertaken by the Steering Group showed that residents of the NA were firmly opposed to any new housing development, given the development of Kingsbrook. While this is a genuine concern, the NP recognises that some small housing additions may be desirable. However, if such development were to take place, residents expressed desires that:

- Bierton remains as a discrete village in Aylesbury Vale.
- the mature settlements within the NA should each have a clear development boundary that will allow access but protect open space surrounding the settlement.

The NP is a clear expression of the community's wish to conserve and enhance the long-established integrity and identity of the mature settlements (Bierton Village, Broughton Hamlet, Broughton Crossing, Burcott and Oldhams Meadow) in the NA and for this reason a Development Boundary should be defined and established for each of these as a means to facilitate sustainable development within the Development Boundaries.

It was felt appropriate to define Development Boundaries for the more recent settlements (Circus Field and the three villages of Kingsbrook) within the NA to preserve their identities for the future.

In Policy P1, this Neighbourhood Plan establishes and defines nine separate Development Boundaries for the NA. The Development Boundaries will be used to distinguish the consideration of planning applications within existing settlements from those in open countryside. One purpose of this policy is to direct the physical growth of the settlements over the plan period and to ensure that development within the Development Boundaries is proportionate and appropriate; it addresses Core Objectives Parish Identities i and Housing ii. The designation of these Development Boundaries is consistent with VALP Policies D3 and S3, which seek to avoid further coalescence between settlements. The Development Boundaries were based on defined criteria (see Designation of Development Boundaries in [Appendix 5](#)), following existing features (e.g. walls, hedgerows and roads) and from consideration of the form and location of properties and their inter-related spaces. The boundaries were agreed between Bierton with Broughton Parish Council and AVDC, and they were the subject of a public consultation.

The Development Boundaries include all areas that have final planning permission. In the case of phase 2 and phase 3 of Kingsbrook, it is subject to reserved matters, so there may be some correction required in the future to those boundaries. In some areas where houses have a large amount of garden or other land, they cut through that garden or land to keep the boundaries consistent; affected landowners were notified individually of the proposal.

Reference should also be made to the landscape report commissioned by the Steering Group, shown in [Landscape Study – Main Document](#) (see [Appendix 1](#) for a link to this document).

Housing

The policies developed for Housing are:

H01 – Development within the Development Boundaries

H01	<p>New proposals for housing development within the defined Development Boundaries will be supported where they meet the following criteria:</p> <ul style="list-style-type: none"> • represent infilling of small gaps in developed frontages • comprise no more than four dwellings per site • are in keeping with existing buildings in the vicinity, including an overall height that reflects that of any surrounding houses.
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H02 – Development outside the Development Boundaries

H02	Housing development proposals on land outside the Development Boundaries will only be supported in exceptional circumstances, as judged against the criteria set out in NPPF (Feb 2019) paragraph 79 or the VALP, policy H2 Rural Exception Sites.
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H03 – Neighbourhood Area development design

H03	<p>Proposals for housing development in the NA, including extensions and/or alterations to existing properties outside of those considered Permitted Development, will be supported provided that the proposal adheres to the latest District Design Guidance as set out in VALP SPD 5 and meets the following criteria:</p> <ul style="list-style-type: none"> • The scale, density, height, massing, landscape design, layout and materials reflect the character and scale of the surrounding buildings and any distinctive local landscape features. • Housing types should align with the most up-to-date assessment of housing needs arising in the NA, including two- and three-bedroom homes for young families. • It retains and enhances natural boundaries, including hedgerow and water courses (complying with VALP Policy NE2), which contribute to visual amenity or are important for their ecological value. • Developments must lead to a net gain in biodiversity, as specified in VALP Policy NE1. • It retains and considers the distinctive qualities of the special and attractive areas of open space within the NA and does not encroach on Local Green Spaces; any new development should not result in the loss of any existing publicly accessible open space or lead to coalescence of distinct development areas. • It does not unacceptably affect neighbouring residents by way of loss of privacy, daylight, amenity or an increase in noise or visual intrusion. • New and innovative architectural designs will be viewed positively, provided they are sympathetically integrated into the existing street scene, as will developments that are innovative in their ecological and environmental credentials. • Developments that exceed the minimum statutory requirements for energy efficiency and/or environmental impact will be viewed favourably, provided they meet other required criteria of this NP and the VALP.
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Supporting information for Housing

Background information is provided in the [Housing Evidence Paper](#) (see [Appendix 1](#) for a link to this document).

The former Bierton with Broughton Parish was not allocated any additional new housing in the VALP due to the size and impact of Kingsbrook. (The approved development at Kingsbrook was considered to be a strategic housing allocation for the strategic settlement of Aylesbury, and part of Aylesbury Garden Town). There is no requirement for a neighbourhood plan to allocate land for housing development and given the large consensus against any further development, the NP does not do so. It does, however, provide policies to shape further sustainable housing growth.

It is recognised that further housing development is planned and approved at Kingsbrook and Canal View, which have their own character and identities, distinct from the more mature settlements within the NA.

In response to the consultations, the community were asked, through a survey, for their views on the types of new housing developments that they would like to see. An overwhelming majority (87%) of respondents to the survey expressed concerns about future development. A common view was that the 2,450 new homes that will be delivered as part of Kingsbrook will satisfy all local demand over the duration of the Neighbourhood Plan. The survey showed that, outside of Kingsbrook, there was a preference for small development sites, of no more than four houses each. A strong preference was expressed for new housing to have sufficient off-street parking, to fit in visually with existing streetscapes and to be primarily one- to three-bedroom homes for sale on the open market. Larger houses and flats were not preferred, neither were properties for rent. The majority (77%) view was that affordable housing should be offered preferentially to those with a connection to the NA.

Development within Development Boundaries

There is recognition that appropriate and proportionate development or modification of existing buildings within the defined Development Boundaries may be needed to ensure the long-term sustainability of the communities of the NA. VALP Policy D3 states that development proposals for non-allocated sites in medium villages will be restricted to small-scale areas of land within the built-up areas of settlements (infilling of small gaps in developed frontages, consolidating existing settlement characteristics without harming important settlement characteristics). In the survey, 86% of respondents did not believe that any further housing development was needed for the NA. Another question asked for preferences for the type of housing development sites, even if it was felt that no further development was needed. The least popular option (15%) was “sites with five or more houses”. Most respondents preferred smaller sites (single house sites favoured by 57%, 2 to 4 houses per site by 54%). Based on the clearly expressed preferences of residents, Policy HO1 has been drafted to allow up to four dwellings per site.

Development outside Development Boundaries

Throughout consultation there has been strong support for protecting the rural village character and identities of Bierton and Broughton, of preserving existing green spaces and of avoiding coalescence between settlements. This policy reflects the community's wishes by applying separate considerations to development proposals in the open countryside. This is consistent with VALP Policy S3, which clearly states that the scale of new development should accord with the settlement hierarchy, while new development in the countryside should be avoided, especially where it would compromise the character of the countryside between settlements and result in a negative impact on the identities of neighbouring settlements or communities leading to their coalescence. Furthermore, VALP Policy D3 makes it clear that where a settlement boundary exists, any new proposal for an unallocated site must be entirely within the boundary. VALP Policy H4 covers replacement of dwellings in the countryside and VALP Policy C1 specifies the requirements for conversion of rural buildings.

Development design

All housing development proposals are required to deliver high-quality schemes that reflect the character of the relevant settlement and are in keeping with that development area. The Parish Councils would encourage developers to consider the recommendations within Building for Life 12 and to aim for Built for Life accreditation, where appropriate. Materials used in any development should complement those used in the adjacent surroundings.

Business and Employment

The policies developed for Business and Employment are:



Swift Sculpture, Kingsbrook



B1 – Encouragement and growth of small businesses

B1	Proposals to expand or alter existing retail or employment premises will be supported provided they respect heritage and the local character and are subject to acceptable amenity, environmental and transport considerations.
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B2 – New employment opportunities

B2	<p>Proposals to develop new employment opportunities and proposals that lead to additional employment, including small new shops, community facilities and services, will be supported.</p> <p>New commercial buildings, i.e. non-residential buildings for retail or office use, must be of high-quality design and respect their surroundings. Buildings for industrial purposes must be in designated business areas.</p> <p>Mixed use development consisting of ground floor shop frontage, office and/or residential to the first floor will be supported, provided that:</p> <ul style="list-style-type: none"> i. it does not generate unacceptable noise, fumes, smell or result in other disturbances to nearby occupants; and ii. that highway safety, local traffic levels and the rural character of the NA are not unacceptably harmed; and iii. without harm to adjoining residential and non-residential uses; and iv. any new development should be within the Development Boundaries.
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Supporting Information for Business and Employment

Background information is provided in the [Business Evidence Paper](#) (see [Appendix 1](#) for links to these documents).

The NP wishes to promote and encourage the establishment of new businesses, of appropriate size, within the NA. The Organisation for Economic Cooperation and Development (OECD) defines small firms as generally those with fewer than 50 employees, while micro-enterprises have at most 10, or in some cases 5, employees.

The NA has a wide variety of owner-run and small businesses mostly concentrated in Bierton village but with a growing number in Kingsbrook as the area grows. Kingsbrook has an area set aside for commercial use, but as yet there are no details as to what is proposed. A new children's nursery has opened in Oakfield Community Centre.

While the NP encourages new businesses to set up in the area, the locations are limited to existing sites, although support would be given to individual traders provided that they do not have an adverse effect on the local environment in any way.

Community Facilities

The policies developed for Community Facilities are:

F1 – Enhancement of community facilities

F1	Development proposals that include the justified enhancement of community facilities will be supported provided that they are of complementary design to its surroundings and do not harm the amenities of nearby residents.
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F2 – Maintain footpaths within the Neighbourhood Area

F2	Proposals that include the creation, preservation, enhancement, and maintenance of public footpaths within the NA and are consistent with RoWIP 2020-2030 will be supported.
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Supporting information for Community Facilities

Background information is provided in the [Community Facilities Evidence Paper](#) (see [Appendix 1](#) for a link to this document).

Within the NP, community facilities include areas open to the public such as meeting places, sports facilities, footpaths, recreational amenities, orchards and wooded areas.

A full list may be found in [Appendix 4](#).

Enhancement of community facilities

Policy F1 covers existing indoor and outdoor community facilities and also covers any new facilities that may be provided in the future.

The NA has some community facilities that, when consulted, the residents suggested could be improved, enhanced or redeveloped. These include:

- the Jubilee Hall
- the recreation ground with an outdoor gym (completed in 2020)
- the towpath along the Grand Union Canal, Aylesbury Arm.

Maintain footpaths within the Neighbourhood Area

The Neighbourhood Plan acknowledges the positive contribution that the Public Rights of Way can make to sustainable transport, climate change, health and wellbeing, local economy, cultural assets and natural capital. The Buckinghamshire Rights of Way Improvement Plan 2020–2030 provides relevant information.

Footpaths within the NA, some of which are part of larger designated footpaths (e.g. Round Aylesbury Walk), provide access to the various communities as well as recreation and well-being for those who walk along them (see [Appendix 3](#)). They should be maintained but be natural and organic to reflect the beauty of the surroundings.

Maintenance should include:

- signage
- stiles (including dog gate) or kissing gates
- use of natural resources
- ensuring footpaths are not overgrown.

Environment and Green Spaces

The policies developed for Environment and Green Spaces are:

G1 – Local Green Space designation

G1	Areas of Green Infrastructure (listed below) within the NA have been identified in the Local Green Space Report (see Appendix 1 for a link to this document). These areas are to be designated as Local Green Space and subject to the VALP Policy, “NE6 Local Green Space” as part of this Neighbourhood Plan.
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LGS ID	Green Infrastructure	ID From Landscape Study
LGS1	Fields bounded by important hedges that provide enclose/ firm Bierton village edge.	1
LGS2	Bierton Sports Centre, Recreation Grounds and Lawn Tennis Club, Burcott Lane	4
LGS3	Kingsbrook GI (Sports Fields)	5
LGS4	Kingsbrook GI (Railway Park)	6
LGS5	Kingsbrook GI (Nature Park/ Ecological Mitigation Land)	8
LGS6	Kingsbrook GI (Canal Park) Historic meadows (distinctive feature)	12
LGS7	The Coppice Park (Recreation Ground)	14
LGS8	St Osyth’s Well, Bierton	18
LGS9	St James the Great Church Churchyard, Bierton	19
LGS10	Allotments off Bierton Road	21
LGS11	Great Lane Allotments, Bierton	24
LGS12	Field next to Badricks Farm, Bierton	25

Please see [Appendix 2](#) for a map showing the locations of the Proposed Local Green Spaces

G2 – Protection of key views and vistas

G2 The key views and vistas (listed below) within the NA have been identified in the **Views and Vistas Report** (see **Appendix 1** for a link to this document). They should be retained and designated to prevent any unacceptable landscape impact.

Development proposals must have full regard to their effects on the views identified and must be subject to the Development Boundaries. Where an important view is likely to be affected, the proposal must provide an assessment of views and vistas to identify how any visual impact will be minimised through the design of the site location, layout, buildings, and landscaping.

No	View
1	Grand Union Canal, lock
2	Grand Union Canal, bridge
3	End of Ivy Lane
4	Overlooking the fields by Manor Farm
5	Overlooking the fields by Manor Farm
6	Fields south of Grand Union Canal
7	Grand Union Canal
8	Grand Union Canal
9	Grand Union Canal
10	Fields south of Bierton Village (Chilterns)
11	Fields south of Bierton Village (Chilterns)
12	Dunsham Farm
13	Fields south of Bierton Village (St Osyth's Well)
14	Fields south of Bierton Village (St James' Church)
15	Fields south of Bierton Village (Broughton Crossing)
16	Fields south of Bierton Village (St James' Church)
17	Muddy Lane
18	Bierton from Burcott Lane
19	Fields south of Bierton Village
20	William Hill Drive

No	View
21	Bierton Sports Centre
22	Fields to the East of Burcott Lane
23	Fields south of Bierton Village
24	Listed Buildings (194 Aylesbury Road)
25	Entrance to Gib Lane
26	Views towards Wingrave
27	Fields North of Bierton Village
28	Brick Kiln Lane
29	Fields North of Badricks Farm
30	Great Lane Allotments
31	Old Orchards
32	Great Lane, Farm-track
33	Grendon Hill Farm Cottages
34	Great Lane, Farm-track
35	Brick Kiln Lane
36	Fields North of Bierton Village
37	Fields South of Bierton Village
38	Rowsham Road
39	Cane End Lane

Supporting information for Environment and Green Spaces

Background information is provided in the **Environment Evidence Paper** (see **Appendix 1** for a link to this document).

Bierton Village has developed in a linear fashion along the A418 and consequently there are few gaps between the dwellings where views of the surrounding countryside can be enjoyed. However, the remaining gaps are extremely important as they create connections between the village and the surrounding green space, thus maintaining the rural nature of the village. Equally, the green spaces at the edges of the village play an important role in reinforcing its rural nature.

Kingsbrook is being built with lots of open green space, it is important that this is retained, and we need to ensure that all new green areas, parks and walkways are fit for purpose.

Local Green Space designation

The VALP Paragraph 11.1 explains that Green Infrastructure is “a strategically planned network of high quality multi-functional green spaces in both urban and rural areas. It is designed, developed, and managed to meet the environmental, social and economic needs of communities. The term includes open green spaces and Local Green Spaces such as parks and gardens, country parks, allotments, cemeteries, green corridors (potentially including cycleways and rights of way), allotments and trees. It can also include informal amenity green spaces and accessible countryside such as river and canal corridors, woodland, natural grassland, wetlands, lakes and nature reserves.”

The NPPF states the following:

“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”

“100. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.”

“101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”

The purpose of Policy G1 is to protect a number of important Local Green Spaces in the NA from development, by their designation as Local Green Space, in accordance with paragraphs 99–101 of the NPPF, shown above.

Qualifying criteria for the designation of local green space can be found in [The Local Green Space Report](#) (see [Appendix 1](#) for a link to this document).

[Appendix 2](#) shows the Local Green Infrastructure on a map of the NA.

Each of these pieces of land are an integral part of the NA and are regarded as special to the local community and two of them are specifically mentioned in the Bierton with Broughton Conservation Area as important to the NA and community.

Once designated, the policy will further seek to protect the Green Space under VALP Policy “NE6 Local Green Space”, where land identified as Local Green Space has national policy applied – meaning development will not be permitted other than in very special circumstances.

Protection of key views and vistas

Views and vistas can be important as an integral part of the experience and enjoyment of landscapes that are nationally or regionally cherished, such as the Chiltern Hills (AONB). These areas of land are protected by national policy from inappropriate development within them, and usually a buffer zone around them is similarly controlled. However, policies in this plan are essentially about the internal qualities of the special areas, and their setting, and the experience of them as viewed from within the NA. No higher-level policies exist to protect the views into them from afar enjoyed by people located outside the special areas, hence this plan seeks to preserve them.

The terms “view” and “vista” are generally synonymous with each other. However, to be more precise, a view is associated with a sight or prospect of a landscape that can be taken in by the eye from a particular place, while a vista is often associated with a pleasing view seen through a long, narrow avenue or passage, as between rows of trees or houses. To be clear and inclusive, both words have been used.

Appendix 3 shows the views and vistas on a map of the NA. The Views and Vistas Report identifies the qualifying criteria used for their designation, supported by **Appendices 7** and **8 of the Landscape Study** (see **Appendix 1** for a link to this document).

For the purposes of designating the view or vista, the following criteria were used:

- A.** The view or vista must be accessible from a public road, footpath or community space – to ensure the inclusion of the majority of residents including pedestrians, horse riders, cyclists and drivers.
- B.** There must be a specific reason for including the view or vista – such as an overreaching far view across the countryside or river, view to a historical or public interest building, glimpse of a key landscape or streetscape feature, etc. – to ensure the inclusion of the view is valid rather than applying a restricted blanket protection.
- C.** There must be a risk, sometime in the NP period, that the view or vista will be blocked or reduced in some unacceptable way – to validate the reason for including the view in the NP policy.

These views and vistas should be retained by avoiding inappropriate locations for any new buildings resulting in unacceptable landscape impact. Any development that impinges on the skyline or results in significant blocking of views of historic features, including St James Church, will be opposed.

Health and Education

The policies developed for Health and Education are:

HE1 – Support for healthy lifestyles

HE1	Infrastructure and community facility proposals that are consistent with RoWIP 2020-2030 which would improve residents' physical and mental health through accessibility within the NA to its resources, e.g. access to the Aylesbury Arm of the Grand Union Canal, opening up greenways along the disused railway line or enabling usage of the towpath by residents and visitors, will be supported and encouraged. Such proposals should demonstrate how access for all and health benefits would be achieved.
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Supporting information for Health and Education

Background information is provided in the [Health](#) and [Education Evidence Papers](#) (see [Appendix 1](#) for links to these documents).

It is generally recognised that promotion of a healthy lifestyle will assist in improving an individual's health and mental well-being and thus can reduce the demand on healthcare services.

The VALP includes in Policy D1 "Delivering Aylesbury Garden Town" the principle "... ensure that new garden communities and development within the Garden Town is distinctive, enhancing local assets and establishing environments that **promote health, happiness and well-being**". Although the whole NA does not lie within Aylesbury Garden Town, Kingsbrook is a strategic allocation of the Garden Town.

The VALP therefore already promotes the principle, and the NP is keen to support improvements to the infrastructure that will offer opportunities within the NA for residents to move towards healthier lifestyles. Policy HE1, which complements Policy F2, identifies just such an opportunity, bringing physical health, mental health and educational benefits from access to nature and the open air.

History and Heritage

The policies developed for history and heritage are:

HH1 – Promotion of history and heritage

HH1	Proposals that offer improvement and sustainable enhancements to footpaths, historic buildings and sites of interest, in both developed and rural areas, and which demonstrate accessibility for all, will be supported.
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HH2 – Protection of heritage assets

HH2	Heritage assets (both designated and non-designated – see Appendices 15 and 16) will be protected under the NP through the creation of a conservation plan under the control of the PCs.
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Supporting information for History and Heritage

Background information is provided in the [History Evidence Paper](#) (see [Appendix 1](#) for a link to this document). Listed here are buildings and points of interest, both designated and non-designated, which have made up the village character throughout its history. [Appendix 15](#) lists 28 designated Historical Assets ranging from the village church through an ancient “moat” and seventeenth-century public houses to nineteenth-century houses. [Appendix 16](#) lists 18 non-designated Historical Assets ranging from a Wesleyan Chapel to eighteenth- and nineteenth-century pubs and houses.

During the consultation process, residents expressed a wish to both protect the historic buildings and landscape of the NA, and also to promote its history and heritage.

Paragraph 185 of the NPPF advises that 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.

The NP seeks to support promotion of history and heritage throughout the whole NA, including the relationship between residential and rural areas.

Infrastructure and Connectivity

The policies developed for Infrastructure and Connectivity are:

I1 – Communication network equipment

I1	<p>Proposals for the installation of masts and associated equipment for the latest communication networks will be supported, provided that due care is taken over the siting and design of these masts and ancillaries. Proposals should ensure:</p> <ul style="list-style-type: none"> • A capacity to future-proof infrastructure and apparatus to industry standards. • The number of communication masts are kept to a minimum consistent with the efficient operation of the network. • The apparatus will be removed under condition when it is no longer required. • Installations do not have a detrimental impact on current environment, views, vistas and areas of historical interest. • They meet all national guidelines for health and safety.
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Supporting information for Infrastructure and Connectivity

Background information is provided in the [Infrastructure Evidence Paper](#) (see [Appendix 1](#) for a link to this document).

It is recognised that infrastructure for communication networks may require new masts and distribution facilities. These are seen as essential for residents and businesses to continue to operate at the forefront of the technological revolution, but the location of any new masts and equipment will need to comply with policies of the NP. To minimise the number of masts, network operators will be encouraged to share facilities.

Transport

The policies developed for Transport are:

T1 – Pedestrian safety

T1	Proposals for improvements to pedestrian safety on the A418 including traffic calming measures and/or an increased number of pedestrian crossings will be supported. This work should be carried out as soon as possible after the opening of the Eastern Link Road (Northern section).
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T2 – Parking

T2	Proposals for the provision of additional parking within Bierton village, which do not contravene other policies within this NP, will be supported. Measures to reduce parking on footways and grass verges throughout the NA will be supported.
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Supporting information for Transport

Background information is provided in the [Transport Evidence Paper](#) (see [Appendix 1](#) for a link to this document).

The NP recognises that, on transport matters, the enabling authority is the Highway Authority and the NP cannot directly affect developments that impinge on that Authority. However, four major concerns were raised by the community during the consultation process, which inform the Objectives for Transport. The concerns are:

- The need to reduce traffic through Bierton and Broughton and the effect of the Eastern Link Road (ELR).
- Concerns about pedestrian safety on main through routes.
- Lack of peak hour traffic lights.
- Improvements to car parking provision.
- Improvements to footways and footpaths consistent with RoWIP 2020-2030.

The policies are aimed at addressing these concerns. Where possible the NP will seek to provide support for the provision of these improvements through the use of Section 106 agreements related to developments.

Pedestrian safety

Pedestrian safety featured strongly with a call for more pedestrian crossings on the A418, the Aylesbury Road, in addition more central islands were requested to achieve safer crossing of a very busy road. Because of the changed nature of the traffic flows in Burcott and Broughton lanes, traffic-calming measures for both roads were called for. Draft plans have been prepared by Odyssey Consulting Engineers for Barratt Strategic, which propose traffic-calming measures for the A418 through Bierton Village. After the opening of the ELR, a new traffic survey should be carried out before these traffic-calming measures are developed into a viable scheme to address residents' concerns and implemented as soon as possible thereafter.

Parking

Parking on pavements and grass verges was considered a matter to be discouraged by most of the survey respondents. Parking near the church, Jubilee Hall, Sports Centre and Bierton CE Combined School was of concern to more than 75% of respondents. More parking provisions were requested for these key locations.



Canal Park Lakes, Kingsbrook

PART THREE

ASPIRATIONS

Several of the Objectives identified through the consultation process cannot be realised by policies in a NP, but remain important and required. The Parish Councils will therefore seek resources, including but not limited to S106 funding, to enact the following:

Aspiration	Objective	Page No.
Work with others to seek the provision of a new permanent health centre within Kingsbrook, as specified in the VALP as Site D-AGT6 and promoted in the developers' publicity material, and to make this facility available to all residents of the NA.	HEii	38
	HEiii	38
Support opportunities for changing the use of existing buildings (residential or business) to improve the provision of health-related services or educational facilities, including adult education, in the NA.	HEiv	38
In order to protect the nature reserve and its educational benefit within the grounds of Bierton CE Combined School, any development proposals there will not be supported by the Bierton Parish Council.	Giii	37
<p>It is recognised that, during the life of the plan, there may be Strategic Developments outside of the current Development Boundaries, including but not limited to the Northern Link Road to complete the outer ring road around Aylesbury.</p> <p>Any such Strategic Development needs to align with the current character of the NA, with any new housing or industrial/commercial development expected and encouraged to:</p> <ul style="list-style-type: none"> • maintain a clear green separation between it and any current Development Boundary in the NA • implement environmental screening solutions to limit the impact to the current character and landscape of 	Pi	34
	Pii	34
	Gii	37
	Giv	37

Aspiration	Objective	Page No.
<p>the NA, enhanced with appropriate projects to promote biodiversity</p> <ul style="list-style-type: none"> create public footpaths, providing accessibility between the current Development Boundaries and the new development. <p>Section 106 and/or community infrastructure levy monies will be sought and used to promote and improve community facilities, green infrastructure, and public safety.</p>		
Seek opportunities and/or support for the improvement and provision of footpaths, footways and cycleways (e.g. along the old railway line to Wingrave) and recreational facilities: such as fitness trails, outdoor gyms, ensuring that all new green areas, parks and walkways are fit for purpose. Promote the expansion of the PRoW network to link new residential areas with the existing network, with appropriate signage and safety measures.	<p>Ti</p> <p>HEi</p> <p>Gv</p>	<p>40</p> <p>38</p> <p>37</p>
Seek ways to enable both residents and visitors to gain a greater understanding of the long history of the NA; examples might be the development of a heritage trail, or the publication of information, both in written form and online. Working with third parties to formally establish the important local buildings listed in both tables of Appendix 16 as non-designated Heritage Assets.	<p>HHi</p> <p>HHii</p> <p>HHiii</p>	<p>39</p> <p>39</p> <p>39</p>
Seek opportunities for providing access throughout the NA to the latest high-speed network offerings.	<p>lii</p> <p>HOi</p>	<p>39</p> <p>35</p>
Consult with residents on how advances in technologies impact the character of the NA versus the benefit to the community. For example providing shared office facilities, hot desking, printing and scanning facilities etc.	<p>li</p> <p>lii</p>	<p>39</p> <p>39</p>
Seek to have a new traffic survey through the village of Bierton after the ELR is opened and complete through to the A41. Should this show no significant reduction in traffic flow, then an upgrade of the ELR to a dual carriageway will be pursued.	Tiv	40

Aspiration	Objective	Page No.
Seek the creation of safe pedestrian access between all parts of the NA, including an application for a pedestrian crossing (pelican, puffin or similar) to link footpath and footway adjacent to the old dairy in Burcott Lane.	Tv	40
Seek to improve the public transport links into and within the NA.	Tiii	40
Support sites for allotments within the NA.	Fi HEi	36 38
Seek to ensure that at least one of the currently closed Public Houses in Bierton is retained as a community facility.	Fi	36



Environmental Sculpture, Kingsbrook

APPENDICES

TABLE OF APPENDICES

Number	Title
1	EVIDENCE DOCUMENTATION LINKS
2	LOCAL GREEN INFRASTRUCTURE INCLUDING PROPOSED LOCAL GREEN SPACES
3	VIEWS, VISTAS & PUBLIC RIGHTS OF WAY
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15	DESIGNATED HERITAGE ASSETS
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17	WORKING FARMS
18	ARCHAEOLOGICAL, CONSERVATION & HERITAGE DESIGNATIONS IN THE NA
19	STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING REPORT LINK
20	HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING REPORT LINK

APPENDIX 1 – EVIDENCE DOCUMENTATION LINKS

Reference	Description
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Business & Employment Evidence and select Business & Employment
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Health Evidence and select Health
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Parish Identity Evidence and select Parish Identity
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	History & Heritage Evidence and select History & Heritage
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Housing Evidence and select Housing
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Community Facilities Evidence and select Community Facilities
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Environment & Green Spaces Evidence and select Environment & Green Spaces
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Education Evidence and select Education
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Infrastructure & Connectivity Evidence and select Infrastructure & Connectivity
Evidence Paper www.bwbnplan.co.uk/supporting-evidence	Transport Evidence and select Transport

Reference	Description
Bierton Conservation Areas	AVDC Report 2008: Bierton Conservation Areas www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/Bierton-Conservation-Area-Jan-2008.pdf
Landscape Study – Main Document	Report by Steve Jowers Associates Ltd https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_219094befc4e491a92ec227436d7cebb.pdf
Landscape Study – Appendix 5	Detailed Green Space Assets – Plans 5–14 https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_3e3d4888f7674bbd9d65e246fbcdb22e.pdf
Landscape Study – Appendix 7	Viewpoint Photographs 1–39 https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_a920d853d1884293b87df373877e9234.pdf
Landscape Study – Appendix 8	Green Infrastructure Assets with Public Rights of Way and Viewpoints https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_08cfd0c1c3c14ddb97d03fa0dfc24c0a.pdf
List of Recent Planning Applications	Supplied by AVDC/Bierton Parish Council Please navigate to the supporting evidence section on the website using the link below, and then choose the link for the Recent History of Planning Applications . https://www.bwbnplan.co.uk/supporting-evidence
Kingsbrook Health Centre: CCG Response	Email received by the Steering Group www.bwbnplan.co.uk/supporting-evidence and select Health, then look under the Update November 2019 bullet point (page 2).

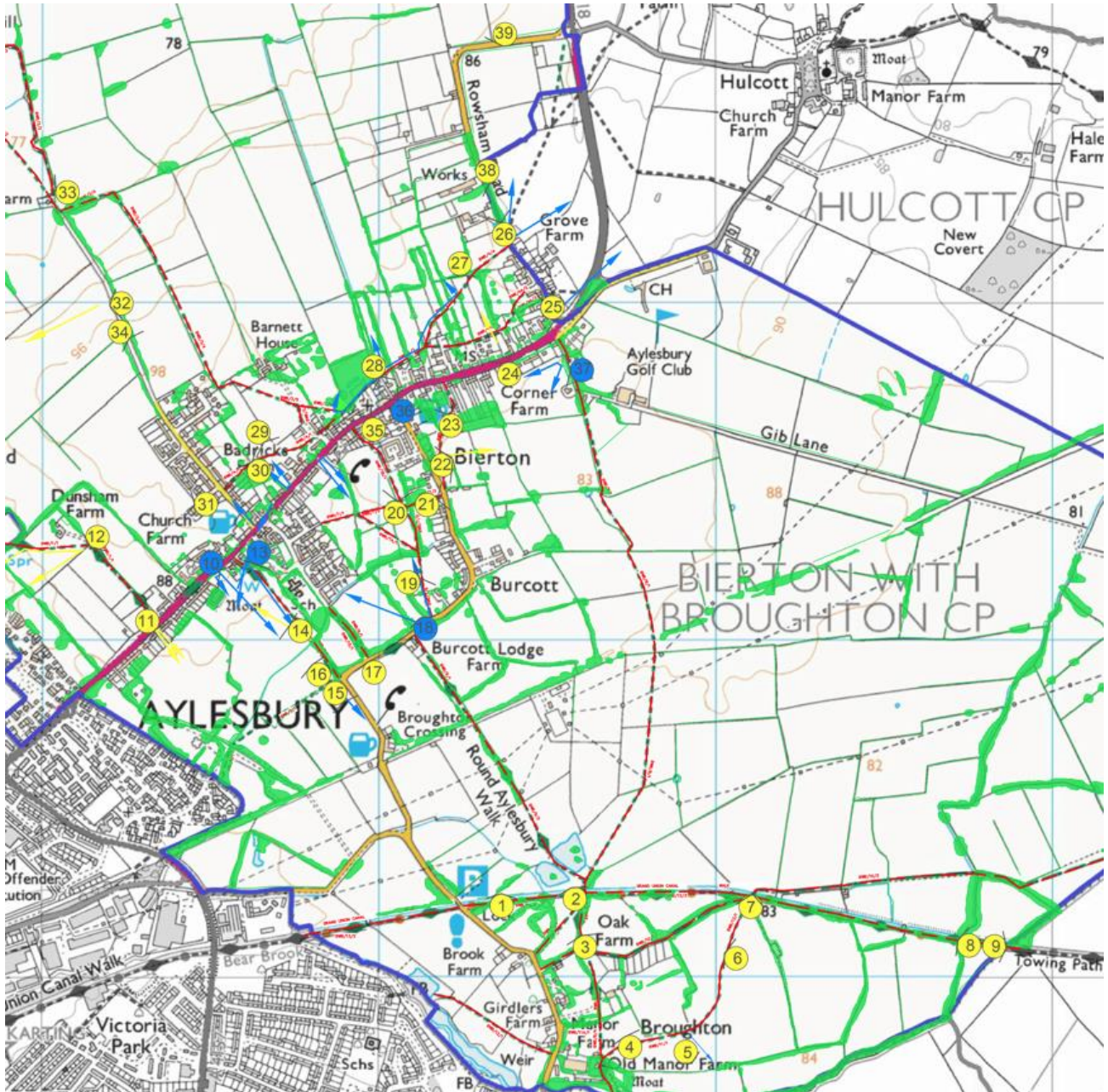
APPENDIX 2 – LOCAL GREEN INFRASTRUCTURE INCLUDING PROPOSED LOCAL GREEN SPACES



GREEN INFRASTRUCTURE INCLUDING PROPOSED LOCAL GREEN SPACES

1	Important hedges that provide enclosure/firm Bieron village edge.	14	The Coppice Park.
2	Bieron Clay Pit (SSSI)/Bieron Lakes.	15	Bieron Circular Walk.
3	Wide verges along Aylesbury Rd. and Rowsham Rd. (North and South of village).	16	Moated Site, 180m South-West of St James the Great Church (SAM).
4	Bieron Sports Centre, Recreation Ground and Lawn Tennis Club, Burcott Lane.	17	Bieron CE Combined School.
5	Kingsbrook GI (Sports Field).	18	St Osyth's Well, Bieron.
6	Kingsbrook GI (Railway Park).	19	St James the Great Church, Churchyard.
7	Kingsbrook GI (Primary and Secondary School Grounds).	20	The Round Aylesbury Walk (TRAW).
8	Kingsbrook GI (Nature Park/Ecological Mitigation Land).	21	Bieron Road Allotments.
9	Kingsbrook GI (Oakfield Park).	22	Ridge and Furrow.
10	Kingsbrook GI (Broughton Brook Linear Park).	23	Open Space, Church Farm Close.
11	Kingsbrook GI (Stocklake Brook Ecological Mitigation Land).	24	Great Lane Allotments, Bieron.
12	Kingsbrook GI (Canal Park).	25	Badricks Farm, Bieron.
13	Grand Union Canal Walk.	26	Bieron Crematorium Gardens and Landscaped Grounds.

APPENDIX 3 – VIEWS, VISTAS & PUBLIC RIGHTS OF WAY



KEY	
	Bierton with Broughton Parish Boundary
	PROWs
	Existing Vegetation / Field Hedges
	Existing Recognised Views & Panoramas (from AVDC 'Bierton Conservation Areas' 2008)
	Recognised Viewpoints (Numbers refer to Panorama Sheets)
	Additional Views & Panoramas
	Photographic Viewpoints (Numbers refer to Panorama Sheets)

See Policy G2 for the full list of Views and Vistas.

APPENDIX 4 – COMMUNITY FACILITIES

	Development Area	Existing Facilities	Description/Proposed (P)
1	Bierton Village	<ul style="list-style-type: none"> Recreation Ground – Burcott Lane: including playground and tennis courts Sports Centre Pavilion Jubilee Hall St Osyth's Well Allotments: Great Lane and Aylesbury Road Aylesbury Golf Centre St James the Great Red Lion The Bell The Barn / Bay19 	
2	Burcott	---	
3	Broughton Crossing	<ul style="list-style-type: none"> The Doghouse 	
4	Oakfield Village	<ul style="list-style-type: none"> Community Centre / Nursery Local play areas (2) Communal Garden 	(P) Multi-use games area (P) Nature reserves (2) (P) Community orchard (P) Neighbourhood Play Area
5	Canal Quarter		(P) Canal Park (P) Community Centre (P) Neighbourhood Play Area (P) Local play areas (4) (P) Nature reserve
6	Orchard Green		(P) Allotments (2) (P) Railway Park (P) Ecological mitigation areas (P) Neighbourhood Play Area (P) Local play areas (3) (P) Community Centre (P) Multi-use games area (P) 250-acre Nature Park, Kingsbrook
7	Canal View	<ul style="list-style-type: none"> Canal and footpath 	
8	Broughton Hamlet	---	

	Development Area	Existing Facilities	Description/Proposed (P)
9	Oldham's Meadow	---	
10	Throughout the Neighbourhood Area		
		Grand Union Canal Walk	A recreational corridor; provides strategic green corridors for biodiversity and towpaths links / connectivity through the NA; retains an accessible towpath linking to Wendover and Tring (and then the national network). In wider context, it forms part of the Aylesbury Ring/Grand Union Canal Walk.
		Bierton Circular Walk	An existing walk currently closed due to Kingsbrook works, but will be incorporated into existing and proposed Green Infrastructure.
		The Round Aylesbury Walk (TRAW)	One of three walks that circumnavigate Aylesbury. Part of the bridleway by the Grand Union Canal is the remains of an old drover's route that once gave access to fields in this area.
		Network of other public footpaths	

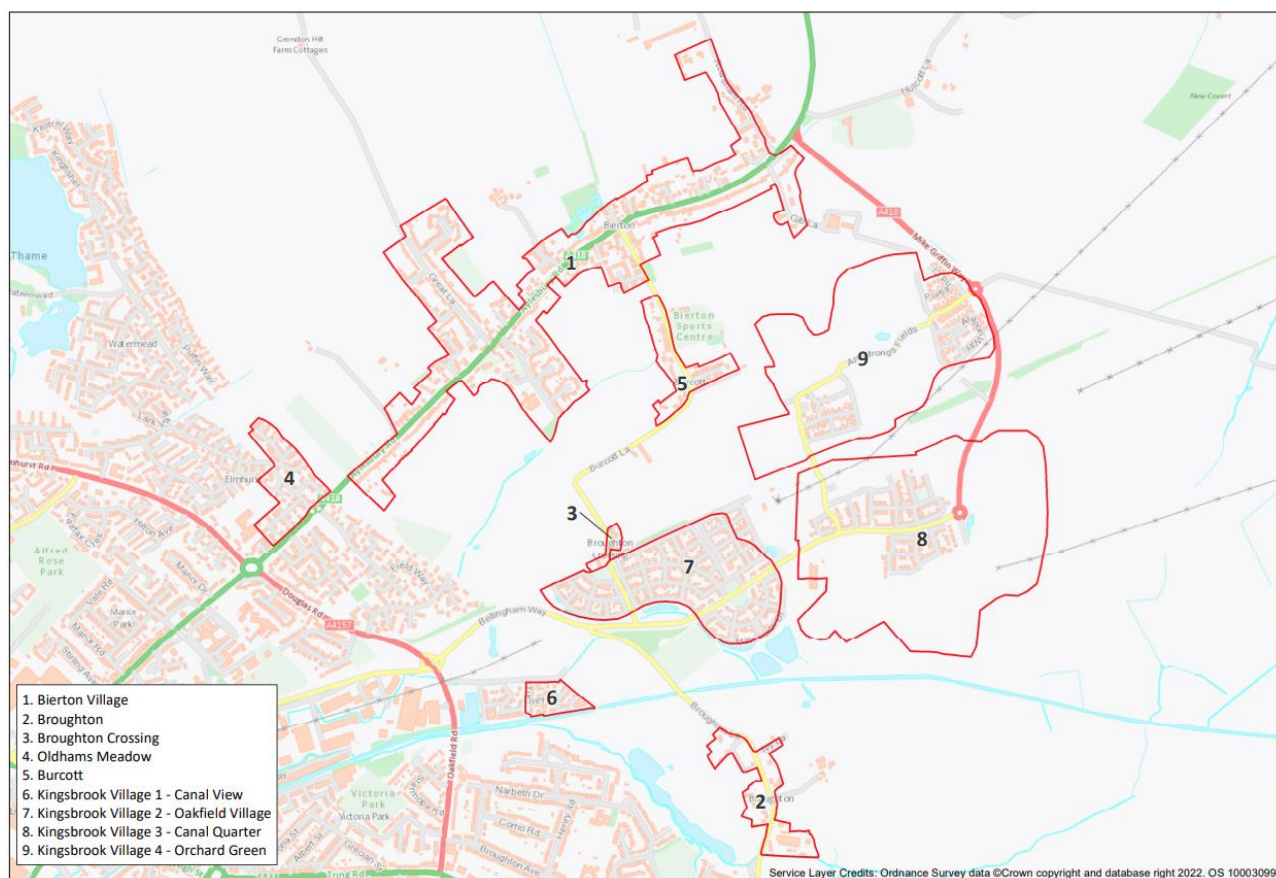
APPENDIX 5 – DESIGNATION OF DRAFT DEVELOPMENT BOUNDARIES FOR THE NA

The Steering Group decided that defining Development Boundaries within the NA would be useful for defining policies that differentiate between development in the open countryside and within settlements, and for addressing the majority opinions expressed by local residents during consultation on topics such as Parish Identities, Housing, and Environment and Green Spaces. Defined Development Boundaries (also known as settlement boundaries) are used for similar purposes in the majority of Neighbourhood Plans, e.g. Aston Clinton, Weston Turville, Wingrave and Rowsham.

After consideration of available information and guidance on methodology for defining Development Boundaries, the Neighbourhood Plan Steering Group (NPSG) adopted the following principles:

1. The boundary will be defined tightly around the built-up framework and, where possible, will follow defined features such as walls, hedgerows and roads.
2. Boundaries will include:
 - a. existing commitments for built development, i.e. unimplemented planning permissions
 - b. buildings on the edges of villages that relate closely to the economic or social function of the village, e.g. churches, community halls
 - c. curtilages that are contained and visually separated from the open countryside
 - d. new allocations.
3. Boundaries will exclude:
 - a. playing fields or open spaces at the edge of settlements (existing or proposed)
 - b. isolated development that is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement, which relate more to the countryside than to the settlement)
 - c. large gardens and other open areas that are visually open and relate to the open countryside rather than the settlement
 - d. large gardens or other areas whose inclusion would harm the structure, form and character of the village.
4. Development Boundaries do not need to be continuous. It may be appropriate, given the nature and form of a settlement, to define two or more separate elements.

The NPSG devoted most of the time at the committee meeting held on 28 January 2019 to considering suitable Development Boundaries, and plotting them by hand on a large-scale map, provided by AVDC.



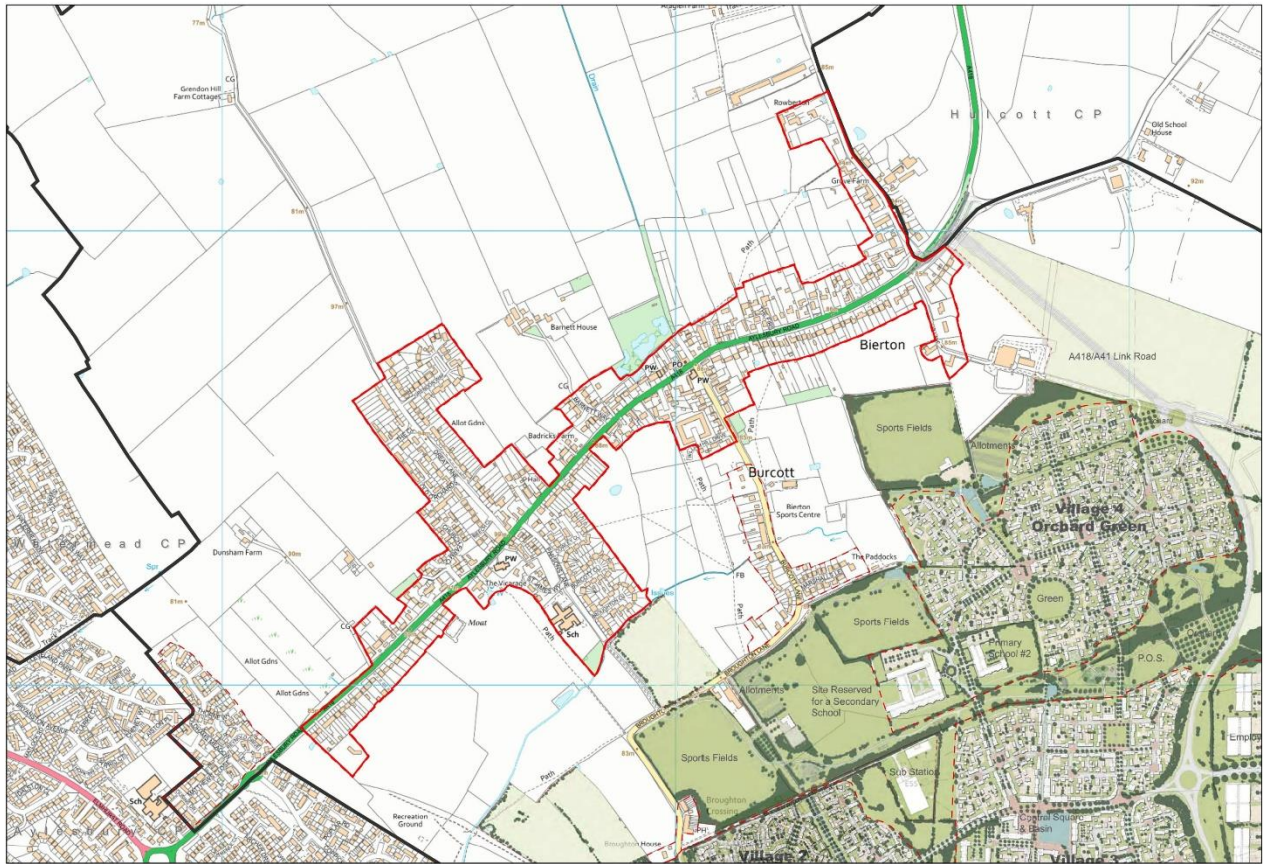
Nine different areas were defined:

1. Bieron Village (Appendix 6)
2. Broughton (Appendix 7)
3. Broughton Crossing (Appendix 8)
4. Oldhams Meadows (Appendix 9)
5. Burcott (Appendix 10)
6. Kingsbrook Village 1 – Canal View (Appendix 11)
7. Kingsbrook Village 2 - Oakfield Village (Appendix 12)
8. Kingsbrook Village 3 – Canal Quarter (Appendix 13)
9. Kingsbrook Village 4 – Orchard Green (Appendix 14).

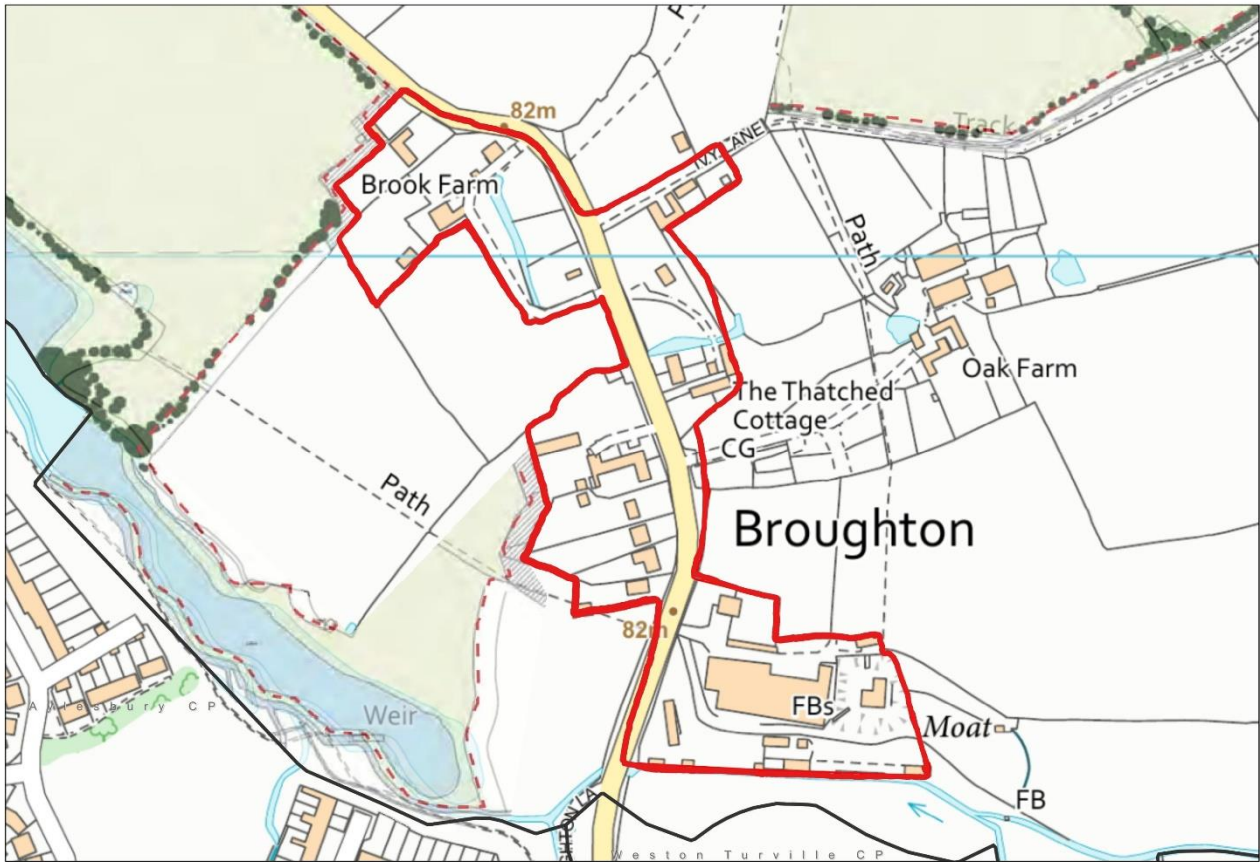
Each Kingsbrook village has been approximated on the map above as detailed street maps of these villages were unavailable at the time of creation.

The proposed Development Boundaries were presented by nominated members of the NPSG to the Bieron with Broughton Parish Council at its meeting on 18 February 2019, where they were reviewed and approved. Subsequently, representatives of the NPSG discussed them with the planning department at AVDC and refined maps of the proposed Development Boundaries were produced at AVDC, as shown in [Appendices 6–14](#) of this document.

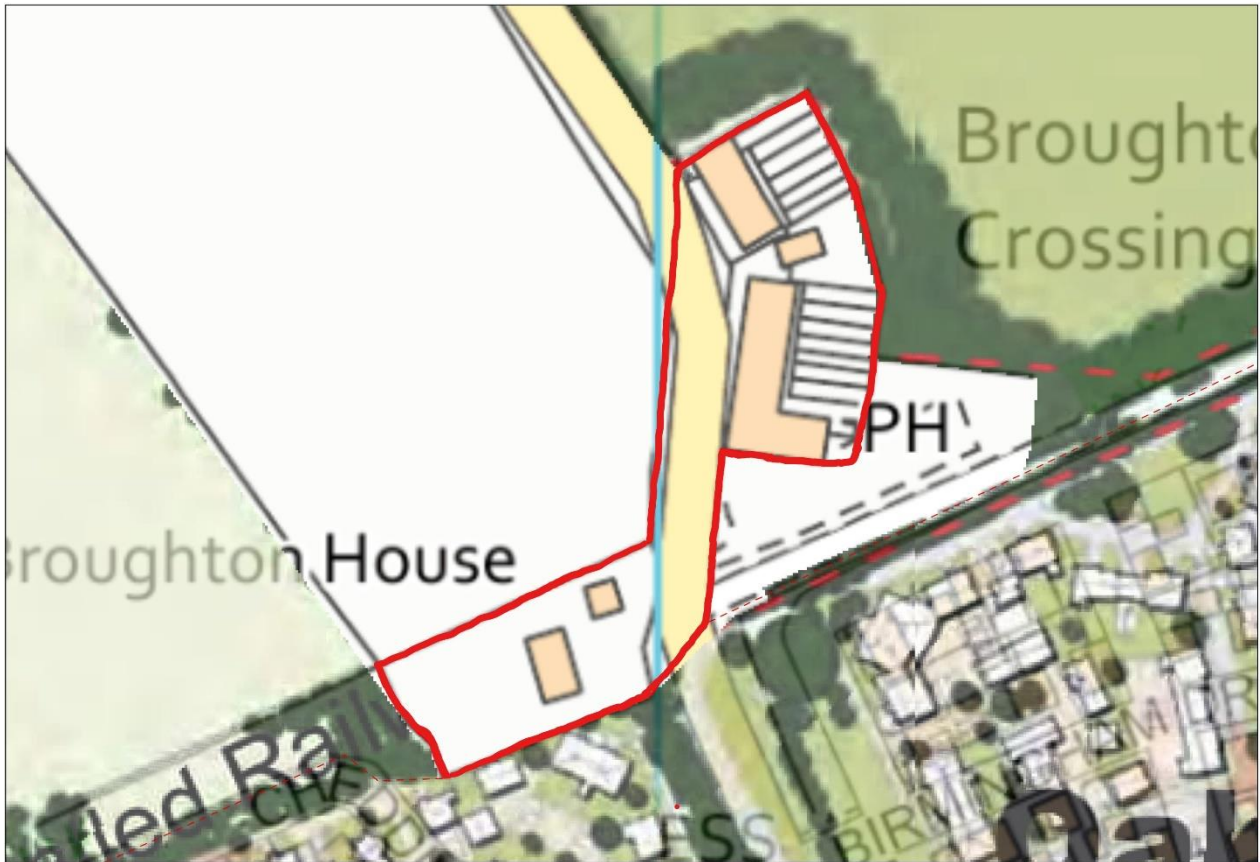
APPENDIX 6 – BIERTON VILLAGE DEVELOPMENT BOUNDARY



APPENDIX 7 – BROUGHTON DEVELOPMENT BOUNDARY



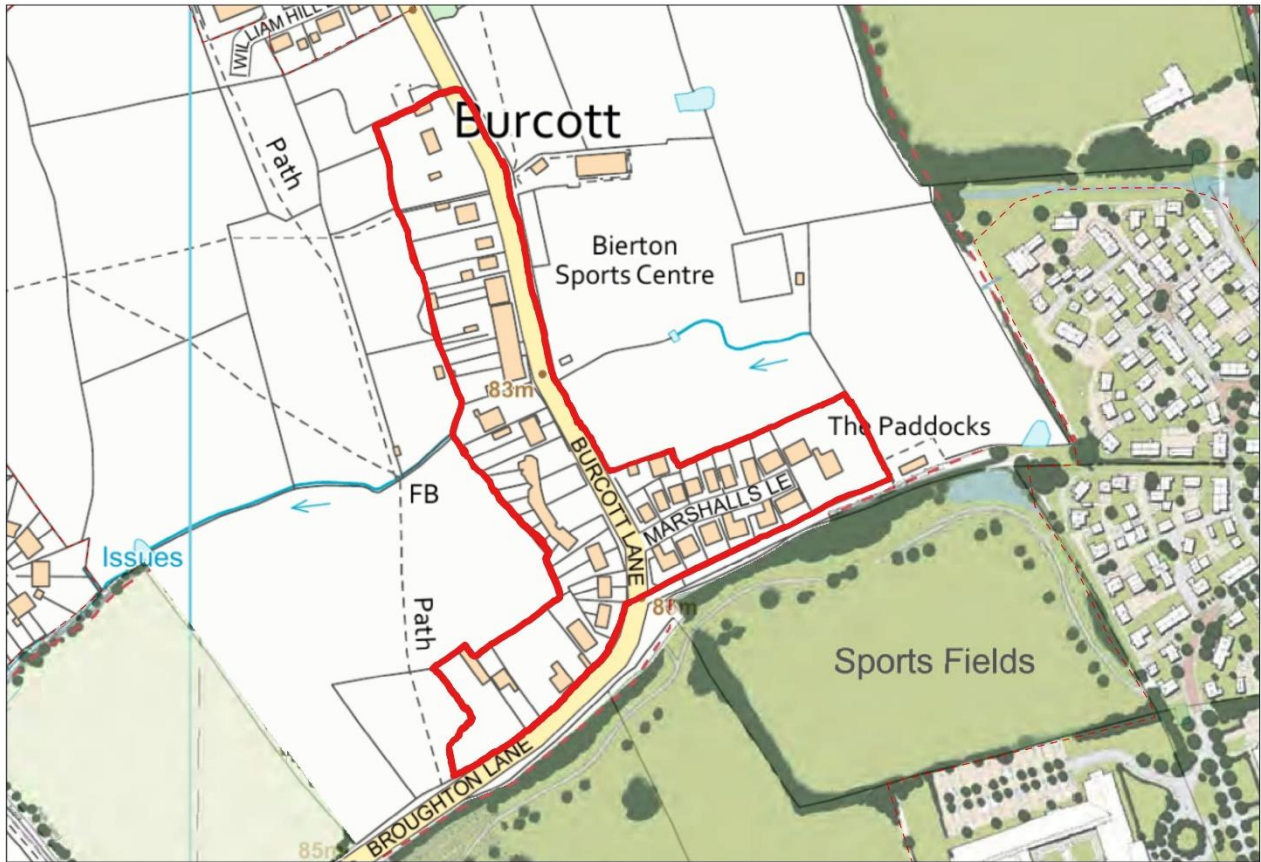
APPENDIX 8 – BROUGHTON CROSSING DEVELOPMENT BOUNDARY



APPENDIX 9 – OLDHAMS MEADOW DEVELOPMENT BOUNDARY



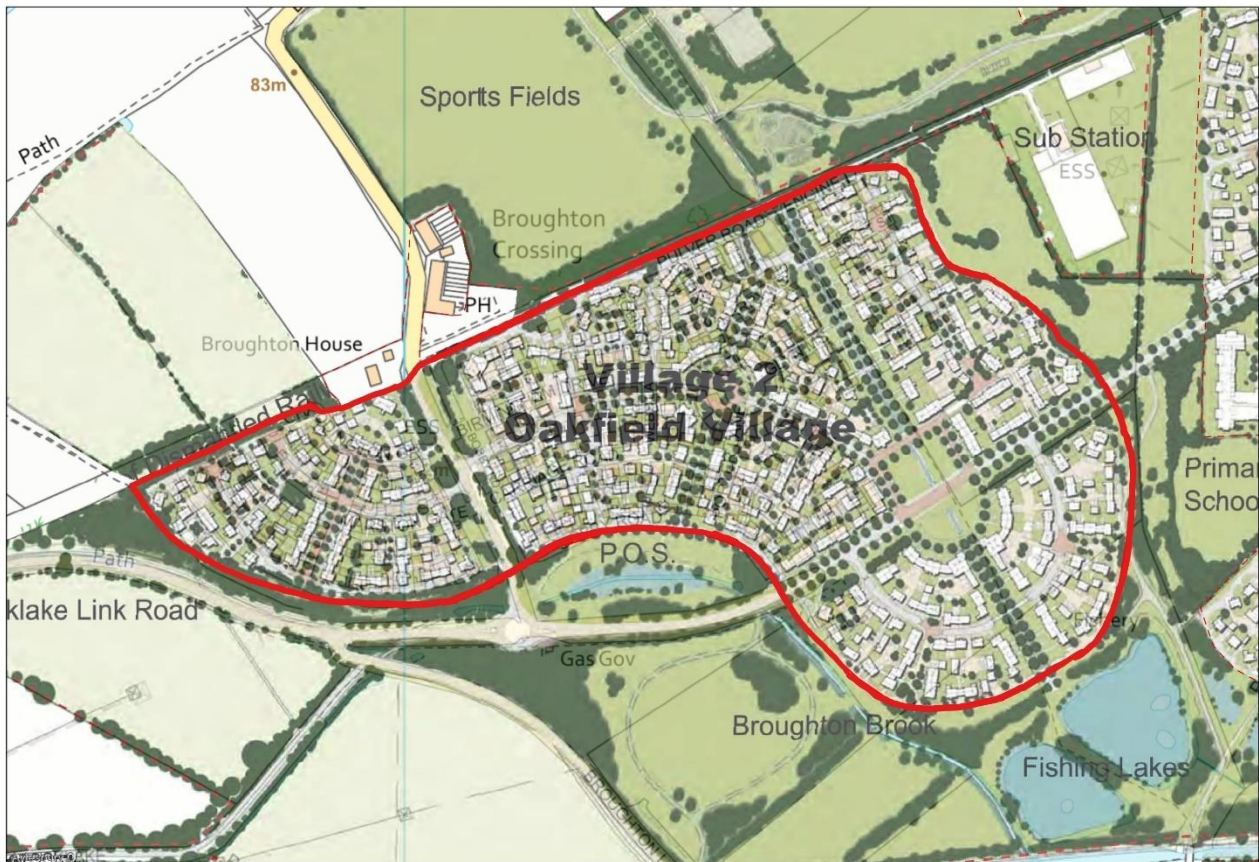
APPENDIX 10 – BURCOTT DEVELOPMENT BOUNDARY



APPENDIX 11 – KINGSBROOK VILLAGE 1 - CANAL VIEW DEVELOPMENT BOUNDARY



APPENDIX 12 – KINGSBROOK VILLAGE 2 - OAKFIELD VILLAGE DEVELOPMENT BOUNDARY



APPENDIX 13 – KINGSBROOK VILLAGE 3 - CANAL QUARTER DEVELOPMENT BOUNDARY



APPENDIX 14 – KINGSBROOK VILLAGE 4 - ORCHARD GREEN DEVELOPMENT BOUNDARY



APPENDIX 15 – DESIGNATED HERITAGE ASSETS

Below is a list of designated Heritage Assets, within the NA. Should you wish to review all heritage records held by Buckinghamshire Council this is available on the Buckinghamshire Heritage Portal at <https://heritageportal.buckinghamshire.gov.uk/>.

Ref	Location	Grade	Description
1	Church of St James, Aylesbury Road, Bierton	I	14th-century Parish Church
2	97 Aylesbury Road, Bierton	II	17th-century cottage, altered
3	Church Cottage with Attached Boundary Wall, 66 Aylesbury Road, Bierton	II	18th-century cottage
4	Red Lion Public House, 68 Aylesbury Road, Bierton	II	17th-century public house
5	70 Aylesbury Road, Bierton	II	Early 19th-century house
6	72 Aylesbury Road, Bierton	II	17th-century cottage, altered
7	Bierton House, 74 Aylesbury Road, Bierton	II	17th-century house
8	Badricks Farmhouse, 94 Aylesbury Road, Bierton	II	17th-century house
9	Westdene, 103 Aylesbury Road, Bierton	II	18th-century house
10	105 Aylesbury Road, outbuildings attached to Number 105 Aylesbury Road, Bierton	II	17th-century house and outbuildings, altered
11	185 Aylesbury Road, Bierton	II	18th-century house
12	3 Burcott Lane, Burcott	II	17th-century cottage, altered
13	Conkers Farmhouse, 178 Aylesbury Road, Bierton	II	17th- and 18th-century house
14	186 Aylesbury Road, Bierton	II	Early 19th-century house

Ref	Location	Grade	Description
15	Front garden railings and gate to Number 186 Aylesbury Road, Bierton	II	Front garden railings and gate. Early 19th-century.
16	Pecks Farm Close, 3 Aylesbury Road	II	Farmhouse, possibly 15th-century with addition 1st-half 16th- and mid-17th-century modifications, 18th-, 19th- and 20th-century alterations and additions
17	194 Aylesbury Road, Bierton	II	17th-century house
18	202 Aylesbury Road, Bierton	II	17th-century house
19	94 Burcott Lane, Bierton	II	17th-century farmhouse
20	Barn at Number 94 Burcott Lane, Bierton	II	17th-century barn
21	32 Burcott Lane, Bierton	II	18th-century house
22	Thatched cottage and Old Seven Stars Cottage, Broughton Lane, Broughton	II	17th-century former inn
23	Old Manor, Broughton Lane, Broughton	II	15th-century hall house
24	Barn at New Manor Farm, Broughton Lane, Broughton	II*	Late 12th and 17th-century barns
25	Grand Union Canal, Aylesbury Arm, Bridge Number 11, Broughton	II	19th-century bridge
26	Grand Union Canal, Aylesbury Arm, Bridge Number 12, Broughton	II	19th-century bridge
27	Grand Union Canal, Aylesbury Arm, Bridge Number 14, Broughton	II	19th-century bridge
28	Moated site 180m south-west of St James's Church	Scheduled Monument	1250 - 1350

APPENDIX 16 – PROPOSED AS NON-DESIGNATED HERITAGE ASSETS

The following Buildings are identified in the “Bierton conservation areas designated by the Council 5th March 2008 following public consultation” document published by AVDC, which is now BC.

Buildings of “local note” in the Conservation Areas		
Ref	Location	Description
1	Old School, 99 Aylesbury Road	19th-century former school building
2	Old School House, 99 Aylesbury Road	19th-century former headmaster's house
3	Old Vicarage, Aylesbury Road	19th-century former vicarage
4	Church Farm, Aylesbury Road	19th-century (possibly containing earlier fabric)
5	125 Aylesbury Road	19th-century house
6	The Bell Public House, Aylesbury Road	19th-century public house
7	The Eagle, 78 Aylesbury Road	19th-century former public house
8	80 Aylesbury Road	2-storey, 2-range brick building, 18th-century
9	150 Aylesbury Road	16th-century cottage
10	160 Aylesbury Road	19th-century house
11	Wesleyan Chapel, Aylesbury Road	19th-century chapel converted into offices
12	Primrose Cottage, Rowsham Road	18th- / 19th-century (?) cottage
13	Barnett House, Bierton	Built in the 1870s. The farmhouse retains many original features, including an unusual and rare “guillotine” divider.
14	Old Cricket Pavilion, Bierton Recreation Ground	Built in 1921 and donated to the Community by the Rothschilds to remember those who fought in WW1.
15	The Jubilee Hall	Built in 1935 to commemorate the Silver Jubilee of King George V, with bricks donated by members of the community.

Asset 1 below is contained within the document above, however it is outside the conservations area.

Assets 2 and 3 below have been added to the list for their rarity value along with their Historic Interest.

Proposed assets outside the Conservation Areas		
Ref	Location	Description
1	Grand Union Canal, Aylesbury Arm	Early 19th-century canal waterway, with several bridges already designated as listed
2	Old Aylesbury Railway	Opened in 1839, operated by London to Birmingham Railway, world's first branch-line. LNWR took over in 1846. Closed to passenger traffic in 1953 and completely in 1966. (the stretch that can be seen is alongside the Doghouse pub to the sub-station)
3	The Barn	19th-century former threshing barn. Converted to clubhouse for golf centre in 1991.

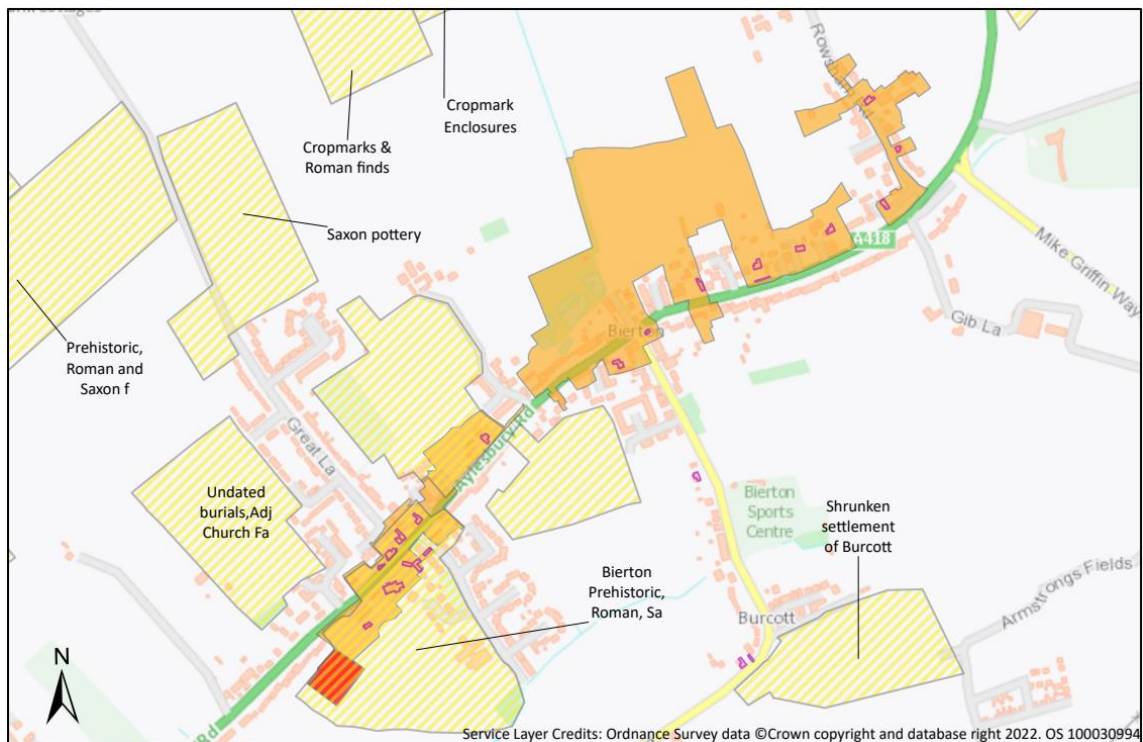
APPENDIX 17 – WORKING FARMS

Ref	Farm
1	Church Farm, Aylesbury Road
2	Badricks Farm, Aylesbury Road
3	Cavans Farm, Cane End Lane
4	Oak Farm, Broughton
5	Manor Farm, Broughton
6	Hale Farm, Hulcott – Rents parcels of land in Bierton
7	Grendon Hill Farm, Great Lane, Bierton

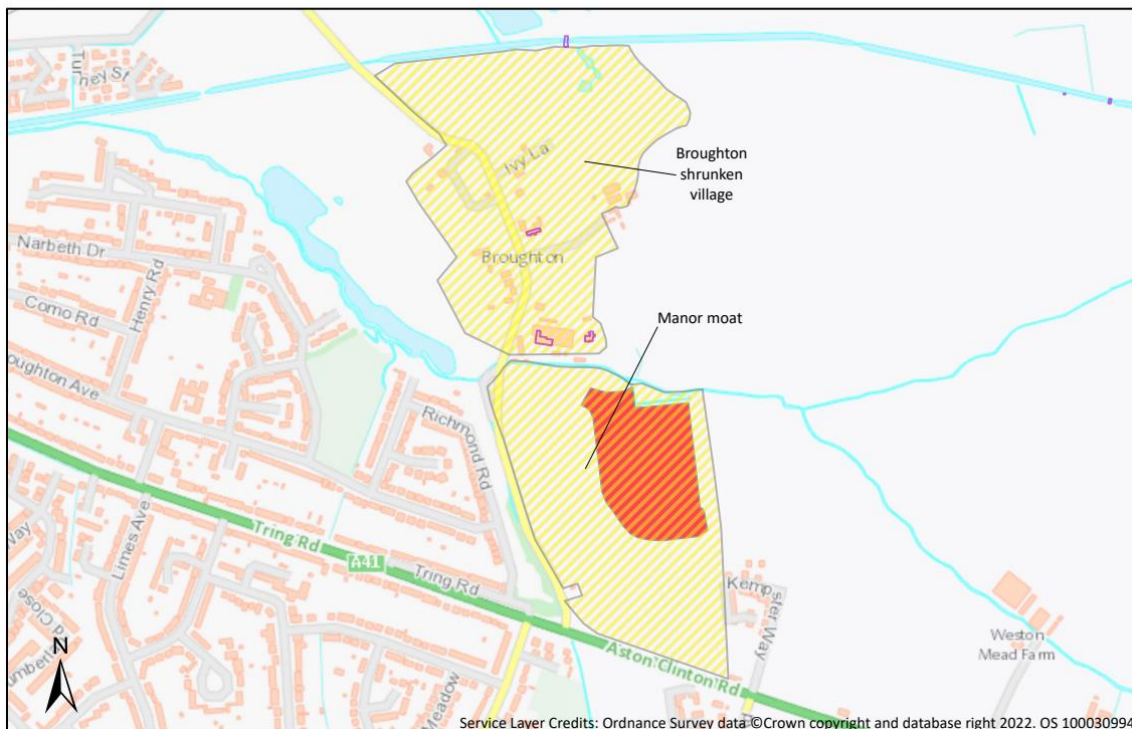


Bierton Crematorium

APPENDIX 18 – ARCHAEOLOGICAL, CONSERVATION & HERITAGE DESIGNATIONS IN THE NA



- Listed Building
- Archaeological Notification Areas
- Scheduled Monument
- Conservation Area



APPENDIX 19 – STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING REPORT LINK

Please navigate to the supporting evidence section on the website using the link below, and then choose the link for the **Strategic Environmental Assessment**:

<https://www.bwbnplan.co.uk/supporting-evidence>

APPENDIX 20 – HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING REPORT LINK

Please navigate to the supporting evidence section on the website using the link below, and then choose the link for the **Habitats Regulations Assessment**:

<https://www.bwbnplan.co.uk/supporting-evidence>