



DRAFT: BIERTON
NEIGHBOURHOOD PLAN
2024-2033

Regulation 16 Submission Version
August 2024

*Bierton
Parish*

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List of abbreviations used

AVDC	Aylesbury Vale District Council
BC	Buckinghamshire Council
BCC	Buckinghamshire County Council
BCCG	Buckinghamshire Clinical Commissioning Group
BNP	Bierton Neighbourhood Plan
BPC	Bierton Parish Council
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**. 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's 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 Parish, its 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 is maintained 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 Parish maintains its unique identity and does not become a suburb 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 (SG) who have invested a considerable amount of time and effort into producing this Neighbourhood Plan.

Sheila Cotton

Chair, Bierton Parish Council

John Fisher

Chair, Neighbourhood Plan Steering Group

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PART ONE

INTRODUCTION AND BACKGROUND

At the request of the former Bierton with Broughton Parish Council, the local planning authority, Aylesbury Vale District Council (AVDC), designated a 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 (SG) to prepare a Neighbourhood Plan (NP) 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 three significant changes:

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

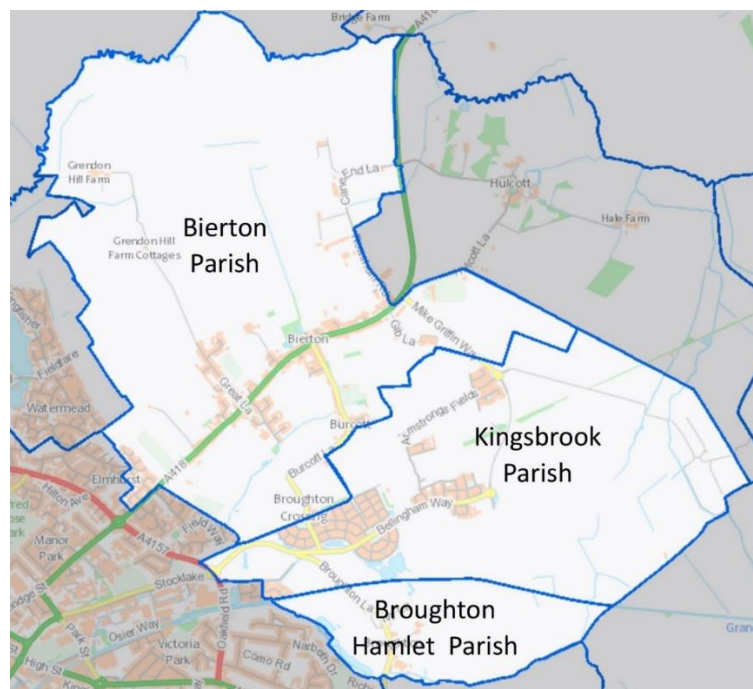


Figure 1: New Parish Boundaries (April 2020)

- 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.
- 3. Initially the Neighbourhood Plan area was defined as being The Parish of Bierton with Broughton, during its preparation parish boundary changes split the area into Bierton parish, Kingsbrook Parish and Broughton Hamlet Parish. Following this change, the plan preparation proceeded including all these parishes.

During the final stages of the consultation period Kingsbrook Parish indicated that they wanted to pursue a Neighbourhood Plan dedicated to their Parish. After further internal deliberation and consultation with Buckinghamshire Council it was decided to re-designate the NP area to cover Bierton Parish only, resulting in the exclusion of, not only, Kingsbrook Parish but also Broughton Hamlet as Bierton and Broughton have no common borders.

This has necessitated considerable editing and re-wording, hence some of the numerical or alphabetical ordered references may appear to be out of sequence or sections missing. This is only because old references to topics or areas within the previous and larger NP area are now redundant and have been omitted.

The new Neighbourhood Area and its borders with surrounding Parishes is shown in figure 2 below:

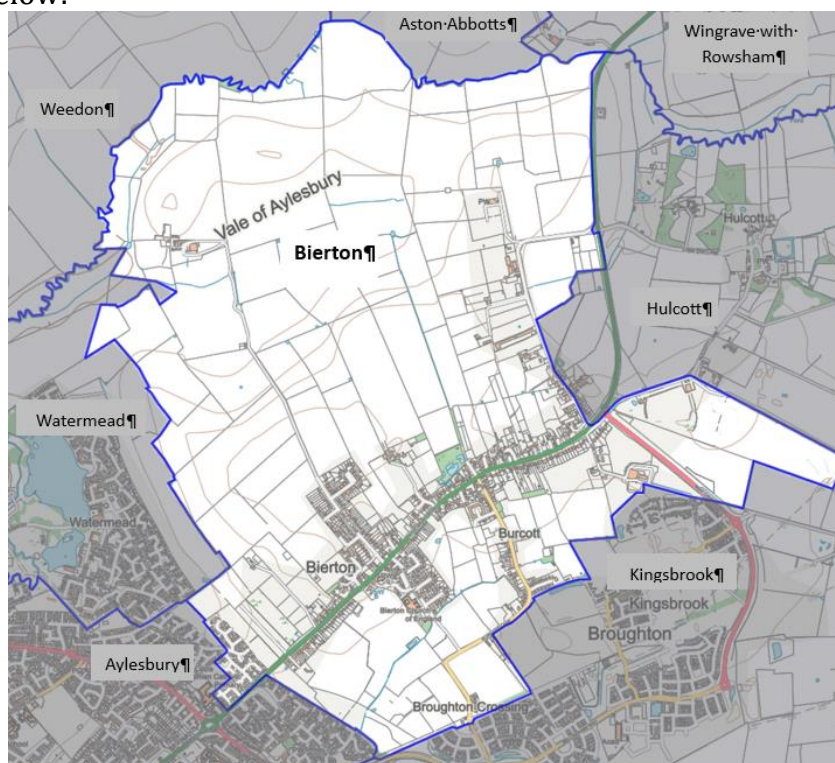


Figure 2: Designated NA for Bierton Neighbourhood Plan which is Bierton Parish, neighbouring parishes also shown for context.

Understanding the needs and requirements of those living and working within the NA is the starting point for producing a good NP. The SG have carried out consultations throughout the NA (Ref: BPC Consultation Statement).

Throughout this document, therefore:

- the designated area may be referred to as the Neighbourhood Area or abbreviated as “NA”.
- the use of the word “parish” will only appear:
 - in historical references, or
 - when referring to the Bierton Parish Council or its officers, or
 - when referring to the topic “Parish Identity”, 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 Neighbourhood Plan”, or abbreviated to “BNP”.



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

A SHORT HISTORY OF BIERTON

Situated in the Vale of Aylesbury in the County of Buckinghamshire, Bierton 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 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.

Kingsbrook

Construction began on Kingsbrook in 2016, which will comprise 2,450 dwellings, and is scheduled to complete c. 2030. As of August 2023, c1325 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 proposed two allotments are complete and Kingsbrook View Primary School and Kingsbrook Secondary School are both now open, with a second primary school in planning.

In May 2020, several revisions were made to the parish boundaries within the Original 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 the former Bierton with Broughton Parish was re-designated as Bierton Parish, covering the village of Bierton, Broughton Crossing and Oldhams Meadow.

NEIGHBOURHOOD AREA TODAY

Oldhams Meadow was the most recent addition to the former Bierton with Broughton Parish 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, Kingsbrook 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 2021 Census recorded a population of c. 2100 people living in 900 households in the NA. Based on 2021 Census data, the majority of accommodation types are houses or bungalows (94.3%), and most dwellings are owned (82.1%), with 11.6% private rented or lives rent-free and 6.4% social rented. Accommodations tend to be larger than the national average: 8.2% of households in 1 bedroom (11.6% for England), 23.3% 2 bedrooms (27.3%), 36.0% 3 bedrooms (40.0%) and 32.4% 4 or more bedrooms (21.1%). The breakdown by sex of the population of the NA reflects the national average, with males comprising 49.0% and females 51.0%. The age distribution is similar to the national average: <20 years = 19.8%, 20 – 39 years = 24.9%, 40 – 59 years = 28.5%, 60 – 79 years = 20.7%, 80+ years = 6.0%. Of people aged 16 years and over in employment, 40.7% stated that they work mainly from home (N.B. may have been affected by Covid 19 pandemic) and 38.1% that they travel less than 30 km to work. For those that did travel to work, driving a car or van was the dominant method of travel.



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 13** 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. Nevertheless, the properties on the east side of Rowsham Road (Hulcott Parish) include a listed farmhouse and other heritage assets which contribute to the character and appearance of the road.

The importance of these areas and their positive features are documented within the 2008 AVDC report Bierton Conservation Areas (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 20 Grade II buildings, sixteen within the Conservation Areas (see **Appendix 10**). In addition, there is an area of archaeological interest described as “a Moated Site”, which is a Scheduled Monument, believed to be the site of an ancient manor house. 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 13 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.”

The Great Lane allotments were gifted to the village for use as allotments in the late 1920’s early 30’s, c. 100 years ago. Until relatively recently, the whole plot was used as allotments but currently only approximately one third is; the use of the rest of the land is uncertain.

Working with third parties (such as BC and Historic England), BPC will seek to establish 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 table of **Appendix 11**.

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 by residents during the consultation events 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 has 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 were found under St James Way / Parsons Lane
- An Iron Age farmstead and possible shrine were excavated by archaeologists under the old Dairy/ Burcott Lodge Farm
- 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.

Appendix 13 shows a map for the Archaeological notifications within the NA, extracted from the Buckinghamshire Heritage Portal at <https://heritageportal.buckinghamshire.gov.uk/>.

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 on the east side of Mike Griffin Way and provides, via Grantscape, small grants for village projects.”

There are currently two public houses/restaurants (The Barn/Bay 19 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. The pub which was formerly The Bell is now Lounge India, a traditional Indian restaurant which opened in May 2022. The Red Lion is currently closed as of July 2023.

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 12](#) for details.)

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

CURRENT COMMUNITY FACILITIES

The NA currently has two community halls: Bierton Sports Centre, situated on the Recreation Ground and the Jubilee Hall, which is on the A418 through the village of Bierton.

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 July 2024): these include football, short mat bowls, karate and table tennis. It is also used for scouting activities and is the home of a 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 July 2024): these include Aylesbury Canine Training Society, adult ballet, zumba, Bierton Social Hub, pilates 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.

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

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 Special 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
- 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
- Nature Park / ecological mitigation adjacent to the Coppice Park

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.
- Part of the NA lies in the Chiltern Beechwoods Special Area of Conservation.

CURRENT EDUCATION

The NA currently has the following educational facilities as of July 2023:

- 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 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. Bierton Church of England Combined School is currently graded as “Good” by Ofsted.
- A pre-school, 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 early years before they are due to start full-time education.

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 Bucks Oxon & Berks West Integrated Care Board

(BOBICB) formerly Buckinghamshire Clinical Commissioning Group (BCCG), a group of 770 NHS services across three counties, serving a population of nearly two million.

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. The BCCG became the BOBICB in July 2022 replacing the three clinical commissioning groups.

However, the 2021 Census indicates that the age profile within the NA differs, tending to be older than the rest of AVCCG Central: 20.5% of the population recorded as 65+ versus 14.5% for AVCCG Central in 2016, 10.% 75+ versus 6.6% and 2.7% 85+ versus 2.0%. 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 recent housing developments in the AVCCG Central Locality (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. Two GP practices formally include part of the NA within their catchment (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 (22,400 patients as of Mar'23), and Oakfield (5,980 patients as of Jul'23). 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 three post boxes within the NA: three on the main road (Parsons Lane junction, opposite Burcott Lane junction, and near to Gib Lane junction), 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.

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.

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, has three through routes: the A418, Aylesbury Road; Burcott Lane which links the A418 to Bellingham Way, and The Eastern Link Road (ELR North), which 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.

In addition to the ELR North there are plans to provide traffic calming on Aylesbury Road Bierton in 2024.

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.

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.

In the summer of 2023, Buckinghamshire Council in conjunction with Zipp Mobility expanded the area where their Zipp scooters and e-bikes could be ridden to include the most populous region of the NA. These small, one-person vehicles are available for short-term hire across the greater Aylesbury region and can be ridden only in a pre-defined zone using their mobile phone app. There are 3 parking bays in Bierton from where scooters and e-bikes and can be collected and left behind after they have been used. The use of the scooters is available from 5.00am till 10.30pm, seven day a week.



Zipp Scooter in a parking bay in Bierton

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 outside the newly designated NA to the south of the village of Bierton, and the hamlets of Broughton Crossing and Burcott, and separates them from the hamlet of Broughton.

The most recent approved planning applications in the Village of Bierton include:

- 102a & 102b Aylesbury Road
- 4a Barnett Way
- 92 Aylesbury Road
- 31, 33, 35, 37 & 39 Rowsham Road

Housing

Quite naturally, recent developments have had a major impact on the lives of residents. Comments received during the original consultations and survey demonstrate some of the resulting concerns, around the original NA, which are still relevant to the new NA. 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 nearby large-scale residential developments and their impact. Later in this Plan, impacts on Education and Traffic are mentioned, with further development applications 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.

Business and Employment

Some business redevelopment is already in progress including;

- Burcott Lodge Farm in Burcott Lane, which was the old dairy, has undergone refurbishment into several small light industrial units.
- Change of use of Cavan Farm has been approved

WHY IS A NEIGHBOURHOOD PLAN NEEDED?

Bierton, is a predominantly 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.

THE NP STEERING GROUP

The former Bierton with Broughton Parish Council set up a Steering Group of volunteers to research and create a Neighbourhood Plan, and subsequently BPC continued its support in the creation of this NP. The membership of this group varied over time, but all those who contributed are listed here:

John Fisher	(Chairman)
Steve Knowles	(Vice-Chair, Treasurer)
Sheila Cotton	(Chair of the Bierton PC)
Robert Venning	
Sanaya Robinson	
Neil Robinson	
Mike Elliott	
Phil Kerr	
Lorna Fisher	
Katrina Lemonius	
Maggie Knowles	
Tanya Buddle	
Barbara Venables	
Eric Ball	
Jonathan Gilpin	
Julie Ward	

All volunteers were unpaid.

The SG would like to thank the residents, landowners 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 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.

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 regularly at Bierton Parish Council meetings with the minutes published on the village website. Updates have also been included in the village newsletter

This draft of the NP reflects feedback made during both the original Regulation 14 pre-submission consultation, (a six-week public consultation with residents, businesses and statutory consultees) between (02/11/2020 & 13/12/2020) and a new Regulation 14 consultation following the re-designation of the NA as the area of Bierton Parish between 19/02/2024 and 31/03/2024. At both stages, the NP was modified appropriately. In addition, further revisions were made based on comments from the original Regulation 16 Submission Consultation and from initial comments from the independent examiner.

This version of the NP is being re-submitted to BC, for it to undergo a full 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 an 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 BPC 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 lies within the Aylesbury Vale district in the county of Buckinghamshire and adjoins the civil parishes of Aston Abbots, Weedon, Watermead, Aylesbury, Kingsbrook and Hulcott.

The National Planning Policy Framework (NPPF) published by the government in 2012, revised in July 2018, February 2019, July 2021, September 2023 and again in December 2023, 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 in compliance with the adopted Vale of Aylesbury Local Plan 2013–2033 (VALP).

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.



Field view looking towards Aylesbury from Great Lane

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 maintains its rural and historical identity together with developing a progressive approach to environmentally aware living that incorporates the amenities, services and utilities for modern life to enable all residents to enjoy life to its full potential.

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, on land formerly within the Parish, and would continue to be built and occupied during the NP development. 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 Identity, 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 separate 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.
- 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 SG showed that residents were, by a large majority, opposed to any new housing development, mainly due to the scale of developments in the local area. 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 development 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.
- Sufficient off-road parking for any new houses.

3. Business, Employment, Infrastructure and Connectivity

The consultations undertaken by the SG 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 settlements within the NA have the latest and fastest communications network available.

4. Health and Education

The consultations undertaken by the SG showed that residents were, by a large majority, in favour of promoting pedestrian access around the NA, including for 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 or near 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.
- Prioritisation of residents being part of the admissions policy of the local village school and Pre-school.

5. Transport

The consultations undertaken by the SG 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.



Bierton Sports Centre

THE CORE OBJECTIVES

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

- Parish Identity (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 Identity

<p>Main comments raised during the public consultation</p>	<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.
<p>Objectives (P)</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

<p>Main comments raised during the public consultation</p>	<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 the neighbouring urban development that is Kingsbrook is considered sufficient for the 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.
<p>Objectives (HO)</p>	<ol style="list-style-type: none"> i. To ensure that any new housing is matched by suitable and improved infrastructure to support it. ii. To meet current and projected (up to 2033) local housing needs through appropriate small, in-fill housing developments, (not specifically identified in this NP), in addition to the large number of houses provided in the neighbouring Kingsbrook development. iii. To influence design, type, tenure, and scale of new housing.
<p>Notes</p>	<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

<p>Main comments raised during the public consultation</p>	<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
<p>Objectives (B)</p>	<ol style="list-style-type: none"> i. To support appropriate growth and development of existing locally based businesses. ii. To encourage the establishment of new small businesses, providing employment opportunities within the NA.
<p>Notes</p>	<p>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.</p>

Community Facilities

<p>Main comments raised during the public consultation</p>	<ul style="list-style-type: none"> • The Jubilee Hall is a specific area 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.
<p>Objective (F)</p>	<ol style="list-style-type: none"> i. To encourage and support the enhancement, expansion and maintenance of existing community facilities to meet the needs of local people.
<p>Notes</p>	<p>The VALP Policy I3 specifies protection for existing community buildings and facilities, respecting suitable locations in cases of replacement.</p>

Environment and Green Spaces

<p>Main comments raised during the public consultation</p>	<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.
<p>Objectives (G)</p>	<ol style="list-style-type: none"> i. To protect and enhance the NA's green spaces, views, vistas and public footpaths. ii. To preserve the rural feel of the NA. iii. To protect wildlife, create and manage suitable habitat for wildlife to flourish.
<p>Aspirational objectives (G)</p>	<ol style="list-style-type: none"> iv. Control any strategic development outside of the development boundaries. v. Create a fitness trail.
<p>Notes</p>	<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).

Health and Education

<p>Main comments raised during the public consultation</p>	<ul style="list-style-type: none"> • Improved healthcare facilities within the NA. • New housing developments have put a 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. • Driving to/from the school should be discouraged. • Parking at the school should be discouraged.
<p>Objective (HE)</p>	<p>i. To support initiatives providing improvements in both physical and mental health-related aspects of lifestyles for all NA residents.</p>
<p>Aspirational objective(s) (HE)</p>	<p>ii. To support changes and additions to local health services, which increase the capacity to provide services for residents of the NA.</p> <p>iii. To enhance the provision, capacity and facilities for residents to access education within the NA.</p> <p>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.</p>
<p>Notes</p>	<p>A footway has been provided along Burcott Lane, helping to address the concern of residents about walking to and from school, 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>



St James the Great, Bierton

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.
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. To build and provision a high-speed fibre network within the Parish of Bierton so that established businesses and households are not disadvantaged.

Transport

<p>Main comments raised during the public consultation</p>	<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. • Traffic calming measures. • More pedestrian crossings. • Restrict parking by Chapel and recreation ground in Burcott Lane, Aylesbury Road, Parsons Lane and grass verges. <i>Note: this was implemented by the Chapel in 2023.</i> • More cycle ways. • More car parks.
<p>Objectives (T)</p>	<ol 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, and Burcott Lane. ii. To preserve existing car parks for community facilities in the NA and to identify new sites where possible.
<p>Aspirational objectives (T)</p>	<ol 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>
<p>Notes</p>	<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 this was linked directly to the construction and dualing of the Eastern Link Road (ELR). • Improvements to footways was an issue that over 80% of respondents highlighted as being important.

SUSTAINABLE DEVELOPMENT

The NPPF December 2023 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](#).

The Strategic Environmental Assessment (SEA) Screening Report 2024 from BC concluded that the NP is unlikely to result in significant environmental effects and does not require an SEA. For a link see [Appendix 14](#).

The Habitats Regulations Assessment (HRA) Screening Report July 2022 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 15](#).



King Charles III Playground, Bierton

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 NP, and so collectively the vision.

The policies are grouped under the following topics:

- Parish Identity (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 Identity	Pi, Pii	Parish Identity 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 Identity

The policy developed for Parish Identity is:

P1 – Development Boundaries

P1	<p>This Neighbourhood Plan designates a Development Boundary for each of the following four areas within the NA (as detailed in Appendices 6-9):</p> <ul style="list-style-type: none"> • Bierton Village (Appendix 6) • Burcott (Appendix 7) • Broughton Crossing (Appendix 8) • Oldhams Meadow (Appendix 9) <p>These together with policies HO1 and HO2 all act together to establish a spatial strategy for the NA</p>
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Supporting information for Parish Identity

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 adjacent and nearby large-scale developments. 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 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.

In Policy P1, this Neighbourhood Plan establishes and defines four 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 Identity 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 the former Bierton with Broughton Parish Council and AVDC February 2019, and they were the subject of a public consultation.

The Development Boundaries include all areas that have final planning permission. 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 have been notified 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

For the avoidance of doubt, the policies of the BNP do not apply to developments approved by the local planning authority prior to a vote in favour of the BNP in a local referendum and it formally becoming a “made Neighbourhood Plan”.

The policies developed for Housing are:

H01 – Development within the Development Boundaries

H01	<p>New proposals for housing development within the defined Development Boundaries of Bierton, Broughton Crossing, Burcott and Oldhams Meadow will be supported where they meet the following criteria:</p> <ul style="list-style-type: none"> • would not lead to coalescence with any neighbouring settlement • represent infilling of small gaps in developed frontages, or • development that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise partial development of a larger site • any proposal for a site with more than four dwellings would need to provide clear justification of how it could satisfy the rest of the policies of this NP.
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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, such as where there are policies in the VALP that permit development, or as judged against the criteria set out in NPPF (December 2023) paragraph 84 (or equivalent in the latest version of the NPPF).
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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 VALP Policy BE2 and is informed by the latest District Design Guidance as set out in 'Aylesbury Vale Design SPD' 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.

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 NP. The survey showed that there was a preference for small development sites, of no more than four houses each, should development be required in the NA. 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. Bierton is defined as a medium village in Table 2 of the VALP and VALP Policy D3 states that development proposals for non-allocated sites in medium villages will normally 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 and 2-4 house sites were favoured by >54% of respondents). Based on the clearly expressed preferences of residents, Policy H01 has been drafted to support proposals for infilling of small gaps in developed frontages, meeting other policies of the NP.

Development outside Development Boundaries

Throughout consultation there has been strong support for protecting the rural village character and identity of the NA, 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 from a made NP, any new proposal for an unallocated site should 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 Council 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.



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

Business and Employment

The policies developed for Business and Employment are:

B1 – Encouragement and growth of small businesses

B1	Proposals to expand or alter existing retail or employment premises, with Use Classes ¹ B, E, F, will be supported provided they respect heritage and the local character and are subject to acceptable amenity, environmental and transport impacts.
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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, Use Class B, must be in designated business areas (Appendix 16).</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> <ol 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 Berton village

¹ As defined on the UK planning portal:

<https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

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 (or as replaced) 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.

Our definition of ‘justified enhancement’ in Policy F1 is: *Any new development proposal would need to provide community facilities which would be a significant benefit to a significant proportion of the population, as judged by the Parish council at the time.*

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

- the Jubilee Hall refurbished (2024) – In progress as of July
- the Recreation Ground with an Outdoor Gym (completed in 2020) and an Enhanced playground (completed in 2024)

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 replacements (including dog gate) or kissing gates – Project underway as of July '24
- 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	<p>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 the Evidence Papers, where you select Environment and Green Spaces to find the Local Green Space Report.). These Local Green Spaces are designated to provide special protection against development of areas of local importance, consistent with paragraphs 105 and 106 of the NPPF (December 2023, or equivalent in the latest version of the NPPF). The particular importance of each of the Local Green Spaces is set out in the submitted Local Green Space Report version 2.</p>
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LGS ID	Green Infrastructure	ID From Landscape Study
LGS1	Fields bounded by important hedges that provide enclosure/ firm Bierton village edge.	1
LGS2	Bierton Sports Centre, Recreation Grounds and Lawn Tennis Club, Burcott Lane	4
LGS3	(Nature Park/Ecological Mitigation Land). Linking to coppice Park	8
LGS4	The Coppice Park (Recreation Ground)	14
LGS5	St Osyth's Well, Bierton	18
LGS6	St James the Great Church Churchyard, Bierton	19
LGS7	Allotments off Bierton Road	21
LGS8	Great Lane Allotments, Bierton	24
LGS9	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) were taken from the [Views and Vistas Report](#) (see [Appendix 1](#) for a link to this document), with their locations shown on the map in [Appendix 3](#).

Development proposals must have full regard to their effects on the views identified. 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	No	View
1	Fields south of Bierton Village (Chilterns)	16	Entrance to Gib Lane
2	Fields south of Bierton Village (Chilterns)	17	Views towards Wingrave
3	Dunsham Farm	18	Fields North of Bierton Village
4	Fields south of Bierton Village (St Osyth's Well)	19	Brick Kiln Lane
5	Fields south of Bierton Village (St James' Church)	20	Fields North of Badricks Farm
6	Fields south of Bierton Village (Broughton Crossing)	21	Great Lane Allotments
7	Fields south of Bierton Village (St James' Church)	22	Old Orchards
8	Muddy Lane	23	Great Lane, Farm-track
9	Bierton from Burcott Lane	24	Grendon Hill Farm Cottages
10	Fields south of Bierton Village	25	Great Lane, Farm-track
11	William Hill Drive	26	Brick Kiln Lane
12	Bierton Sports Centre	27	Fields North of Bierton Village
13	Fields to the East of Burcott Lane	28	Fields South of Bierton Village
14	Fields south of Bierton Village	29	Rowsham Road
15	Listed Buildings (194 Aylesbury Road)	30	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.

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 and wildlife. The term includes open green spaces such as parks and gardens, country parks, allotments, cemeteries, green corridors (potentially including cycleways and rights of way), village greens and trees. It also includes 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:

“105. 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.”

“106. 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.”

“107. 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 105-107 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 Conservation Areas document 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.



Bierton CE Combined School

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 or as replaced, which would improve residents’ physical and mental health through accessibility within the NA to its resources, e.g. opening up greenways along the disused railway line or enabling access to public footpaths for use by residents and visitors, will be supported and encouraged.
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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 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.



St Osyth’s Well, Bierton

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 – Elevating Status of Buildings of Local Note

HH2	The Parish Council will liaise with Buckinghamshire Council to change the status of a number of buildings of local note to become Non-Designated Heritage Assets – see Appendix 11 .
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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 10](#) lists 28 designated, and non-designated Historical Assets ranging from the village church through an ancient “moat” and seventeenth-century public houses to nineteenth-century houses. [Appendix 11](#) lists 18 buildings of local note, which Bierton Parish Council working with Buckinghamshire Council would like to elevate to Heritage Asset status, 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 196 of the NPPF (December 2023, or equivalent in the latest version 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.

It is recommended that proposals should as a minimum, consult with the Historic Environment Record (HER) and consider the impact on the whole archaeological resource, and not just buildings and structures. This would be in accordance with paragraph 200 of the NPPF (December 2023, or equivalent in the latest version of the NPPF) which states that in determining applications “As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...”

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



Former Wesleyan Chapel, Bierton

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 current 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.
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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, detailed in T1, the enabling authority is the Highway Authority and the NP cannot directly affect proposals 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 encourage use 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. Plans for traffic calming along the current A418 through Bierton are at an advanced stage.

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.



Community Allotment, Bierton

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 Council will therefore seek resources, including but not limited to S106 funding, to enact the following:

Aspiration	Objective	Page No.
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	36
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	35
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. 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:	Pi Pii Gii Giv	32 32 35 35
<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 the NA, enhanced with appropriate projects to promote biodiversity 		

Aspiration	Objective	Page No.
<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>		
<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>	<p>Ti 38 HEi 36 Gv 35</p>	
<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 tables of both Appendix 10 and Appendix 11 as non-designated Heritage Assets.</p>	<p>HHi 37 HHii 37 HHiii 37</p>	
<p>Seek opportunities for providing access throughout the NA to the latest high-speed network offerings.</p>	<p>lii 37 HOi 33</p>	
<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>	<p>li 37 lii 37</p>	
<p>Seek to have a further traffic survey through the village of Bierton once the traffic calming measures have been fully implemented, and the ELR is opened and complete through to the A41. Should there be no significant reduction in traffic flow, then an upgrade of the ELR to a dual carriageway will be pursued.</p>	<p>Tiv 38</p>	
<p>Seek the creation of safe pedestrian access between all parts of the NA, including an application for a pedestrian crossing</p>	<p>Tv 38</p>	

Aspiration	Objective	Page No.
(pelican, puffin or similar) to link footpath and footway adjacent to the old dairy in Burcott Lane.		
Seek to improve the public transport links into and within the NA.	Tiii	38
Support sites for allotments within the NA.	Fi	34
	HEi	36

APPENDICES

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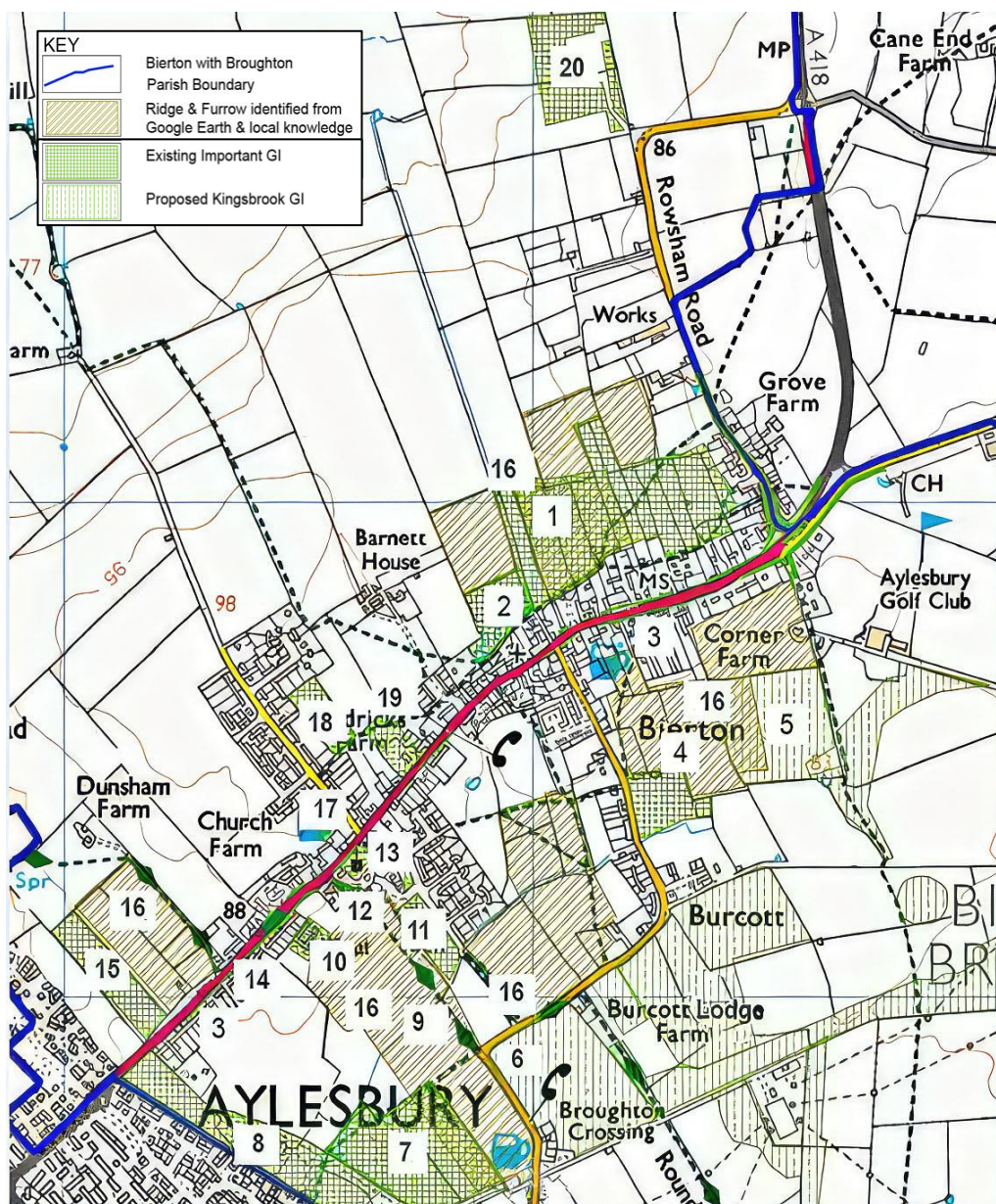
Number	Title
1	EVIDENCE DOCUMENTATION LINKS
2	LOCAL GREEN INFRASTRUCTURE INCLUDING PROPOSED LOCAL GREEN SPACES
3	VIEWS, VISTAS & PUBLIC RIGHTS OF WAY
4	COMMUNITY FACILITIES
5	DESIGNATION OF DRAFT DEVELOPMENT BOUNDARIES FOR THE NA
6	BIERTON VILLAGE DEVELOPMENT BOUNDARY
7	BURCOTT DEVELOPMENT BOUNDARY
8	BROUGHTON CROSSING DEVELOPMENT BOUNDARY
9	OLDHAMS MEADOW DEVELOPMENT BOUNDARY
10	DESIGNATED & NON-DESIGNATED HERITAGE ASSETS
11	PROPOSED HERITAGE ASSETS
12	WORKING FARMS
13	ARCHAEOLOGICAL, CONSERVATION & HERITAGE DESIGNATIONS IN THE NA
14	STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING REPORT LINK
15	HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING REPORT LINK
16	DESIGNATED BUSINESS AREAS

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.aylesburyvaledc.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

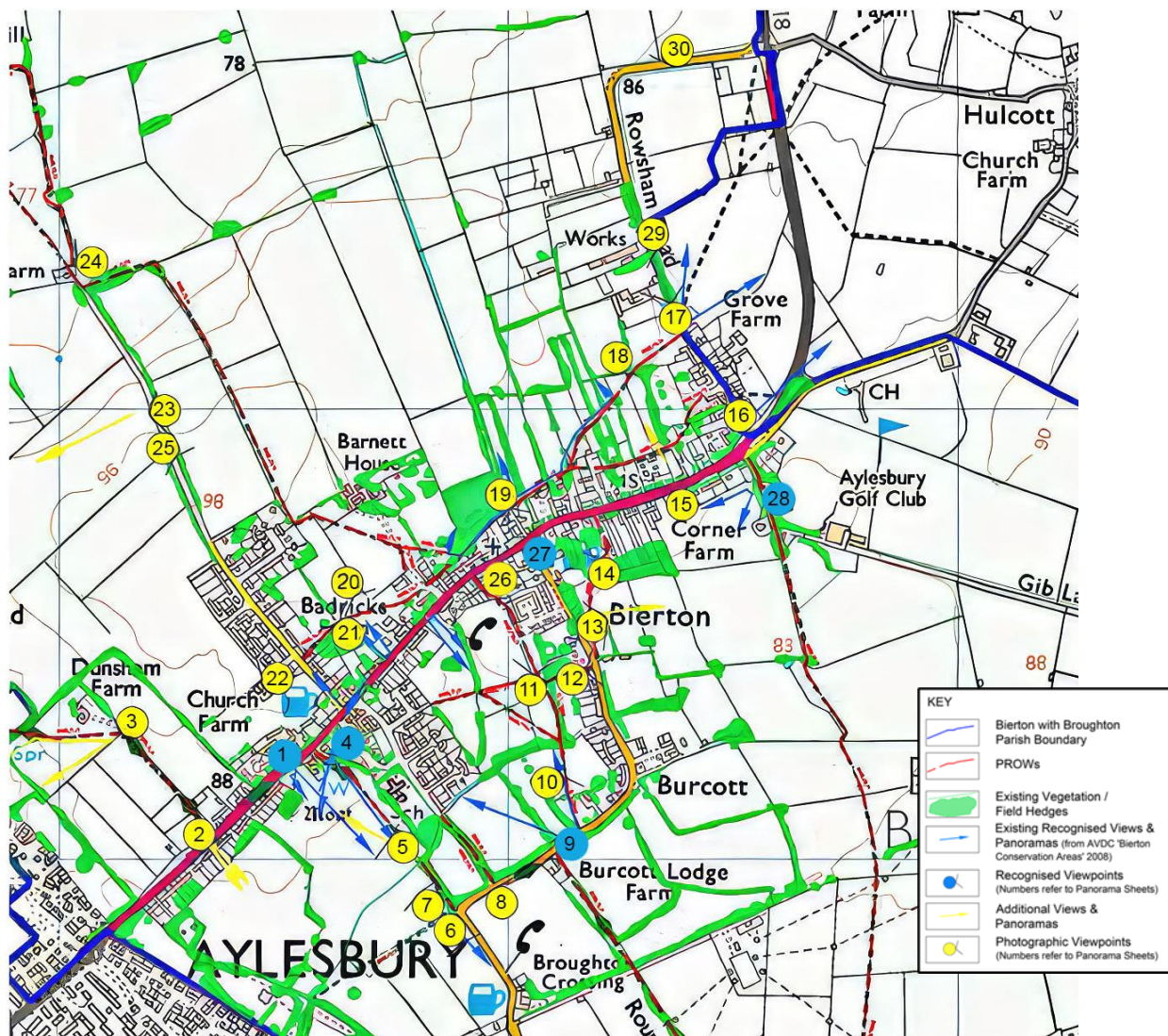
APPENDIX 2 – LOCAL GREEN INFRASTRUCTURE INCLUDING PROPOSED LOCAL GREEN SPACES



*Foot Note: This map pre-dates the change of Rowsham Road to Cane End Lane and the delivery of the ELR (Mike Griffin Way)

GREEN INFRASTRUCTURE INCLUDING PROPOSED LOCAL GREEN SPACES			
1	Important fields with hedges providing a Bieron village boundary.	11	Bieron CE Combined School.
2	Bieron Clay Pit (SSSI)/Bieron Lakes.	12	St Osyth's Well, Bieron.
3	Wide verges along Aylesbury Rd. and Rowsham Rd. (North and South of village).	13	St James the Great Church, Churchyard.
4	Bieron Sports Centre, Recreation Ground and Lawn Tennis Club, Burcott Lane.	14	The Round Aylesbury Walk (TRAW).
5	Sports Field	15	Bieron Road Allotments.
6	Sports pavilion on Burcott lane backing onto Broughton Crossing	16	Ridge and Furrow.
7	(Nature Park/Ecological Mitigation Land). Linking to coppice Park	17	Open Space, Church Farm Close.
8	The Coppice Park.	18	Great Lane Allotments, Bieron.
9	Bieron Circular Walk.	19	Field next to Badricks Farm, Bieron.
10	Moated Site, 180m South-West of St James the Great Church (SAM).	20	Bieron Crematorium Gardens and Landscaped Grounds.

APPENDIX 3 – VIEWS, VISTAS & PUBLIC RIGHTS OF WAY

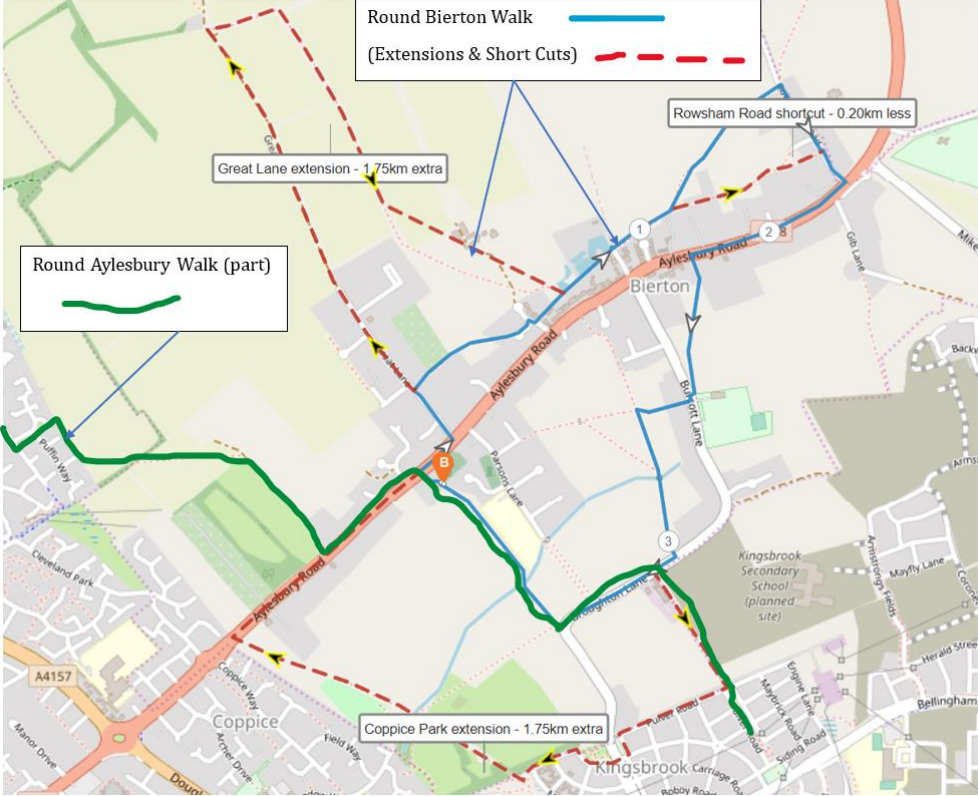


* Foot Note: This map pre-dates the change of Rowsham Road to Cane End Lane and the delivery of the ELR (Mike Griffin Way)

No	View
1	Fields south of Bierton Village (Chilterns)
2	Fields south of Bierton Village (Chilterns)
3	Dunsham Farm
4	Fields south of Bierton Village (St Osyth's Well)
5	Fields south of Bierton Village (St James' Church)
6	Fields south of Bierton Village (Broughton Crossing)
7	Fields south of Bierton Village (St James' Church)
8	Muddy Lane
9	Bierton from Burtcott Lane
10	Fields south of Bierton Village
11	William Hill Drive
12	Bierton Sports Centre
13	Fields to the East of Burtcott Lane
14	Fields south of Bierton Village
15	Listed Buildings (194 Aylesbury Road)

No	View
16	Entrance to Gib Lane
17	Views towards Wingrave
18	Fields North of Bierton Village
19	Brick Kiln Lane
20	Fields North of Badricks Farm
21	Great Lane Allotments
22	Old Orchards
23	Great Lane, Farm-track
24	Grendon Hill Farm Cottages
25	Great Lane, Farm-track
26	Brick Kiln Lane
27	Fields North of Bierton Village
28	Fields South of Bierton Village
29	Rowsham Road
30	Cane End Lane

LOCAL WALKS THROUGH THE NA



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 • Lounge India • The Barn / Bay19 	
2	Broughton Crossing	<ul style="list-style-type: none"> • The Doghouse 	

	Development Area	Existing Facilities	Description/Proposed (P)
3	Oldham’s Meadow	---	
Throughout the Neighbourhood Area			
4		Round Bierton Walk	A newly designated walk round Bierton Parish indicated using Blue and Red Way markers.
5		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.
6		Network of other public footpaths	

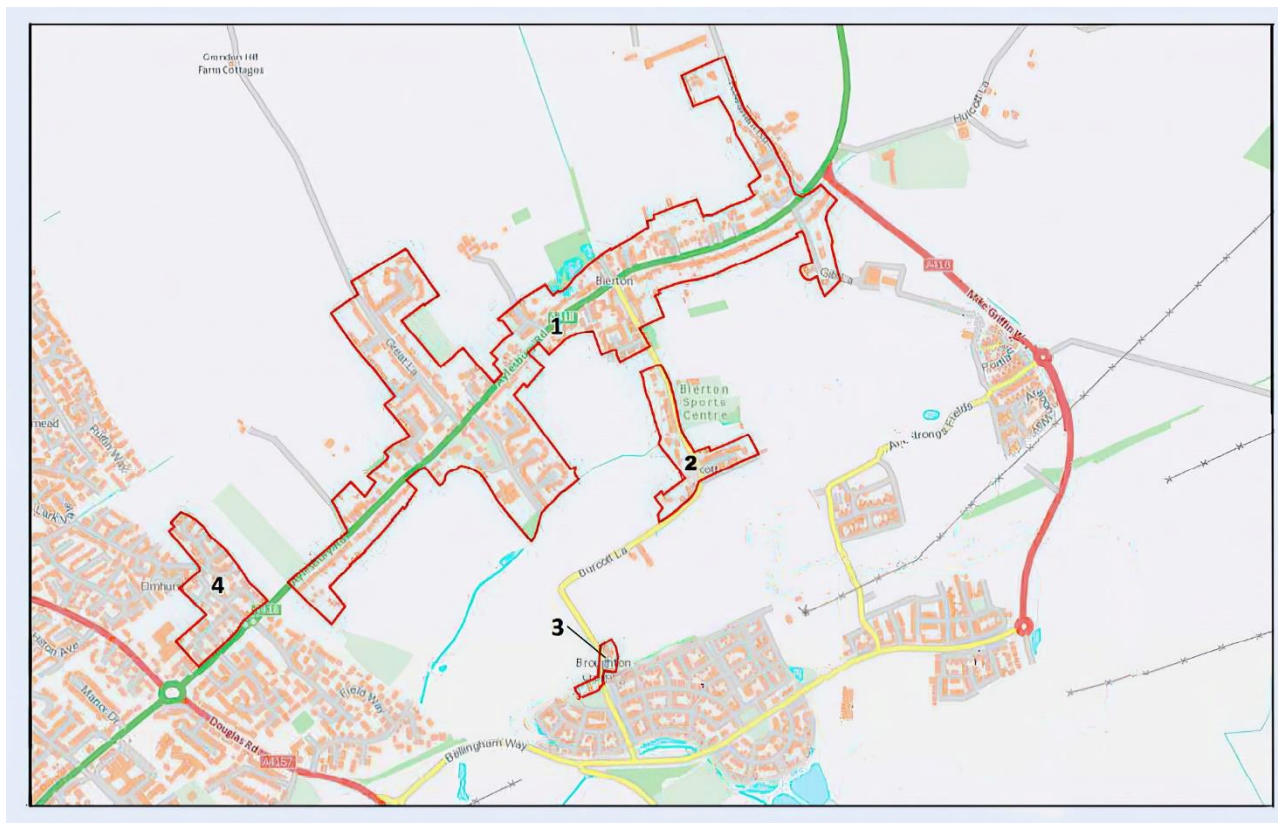
APPENDIX 5 – DESIGNATION OF DRAFT DEVELOPMENT BOUNDARIES FOR THE NA

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 Identity, 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 Steering Group (SG) 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 SG 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.

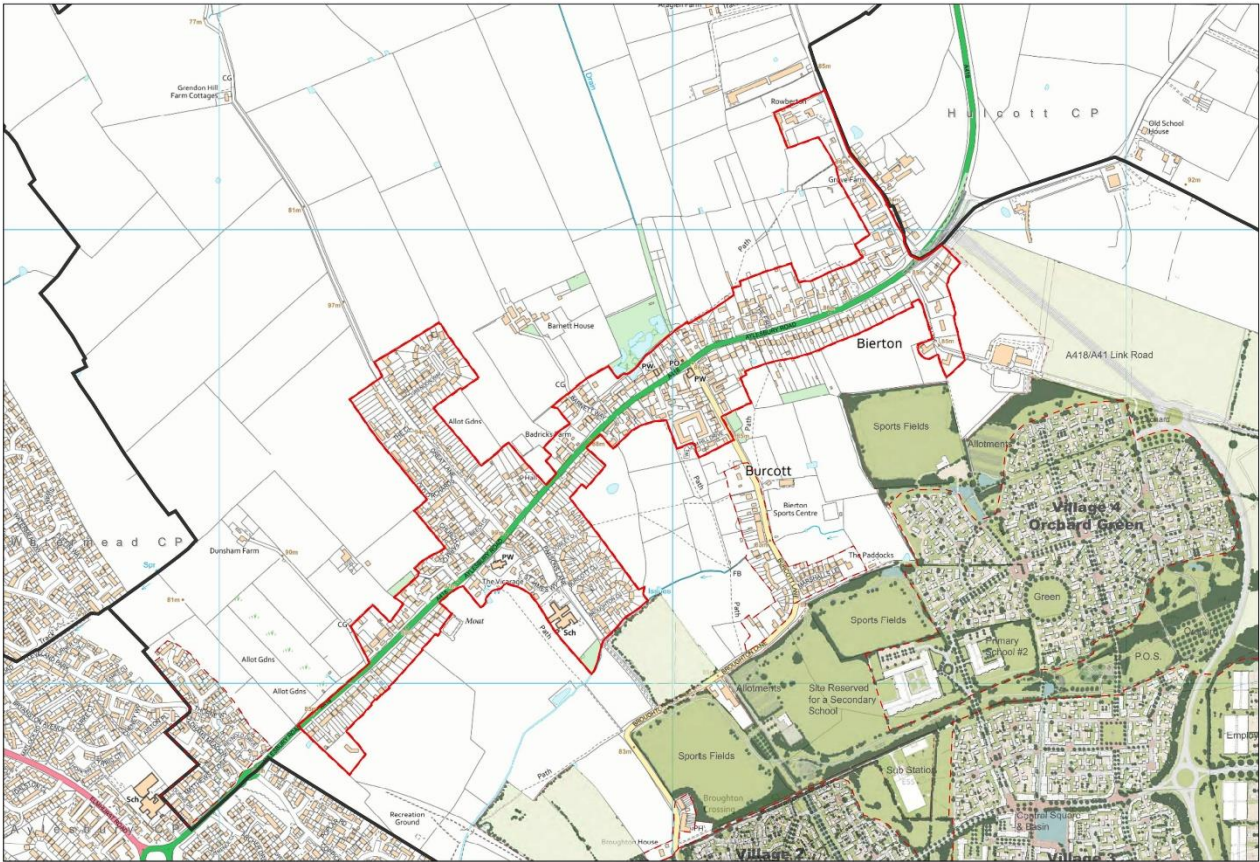


Four areas have been defined for development boundaries :

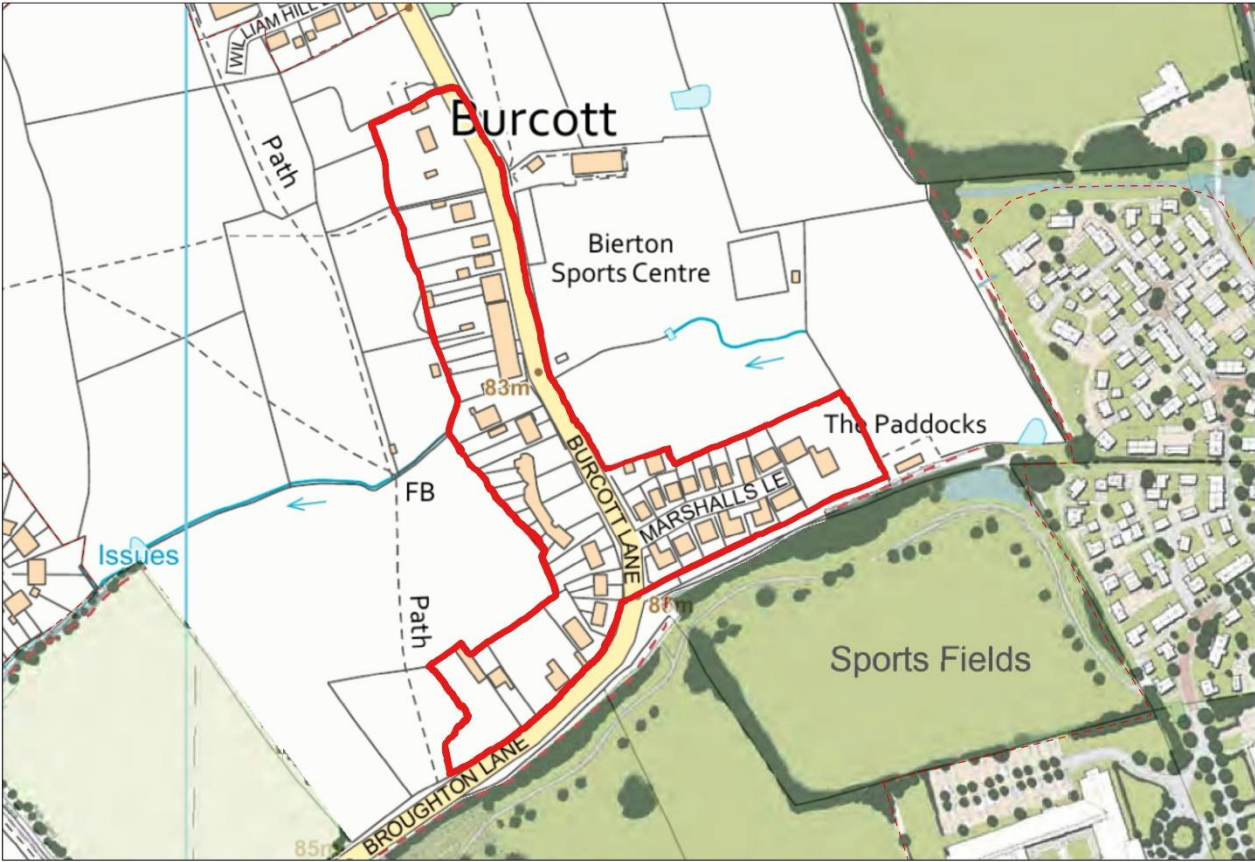
- 1. Bierton Village (Appendix 6)
- 2. Burcott (Appendix 7)
- 3. Broughton Crossing (Appendix 8)
- 4. Oldham Meadows (Appendix 9)

The proposed Development Boundaries were presented by nominated members of the SG to the former Bierton with Broughton Parish Council at its meeting on 18 February 2019, where they were reviewed and approved. Subsequently, representatives of the SG discussed them with the planning department at AVDC and refined maps of the proposed Development Boundaries were produced at AVDC, as shown in [Appendices 6–9](#) of this document.

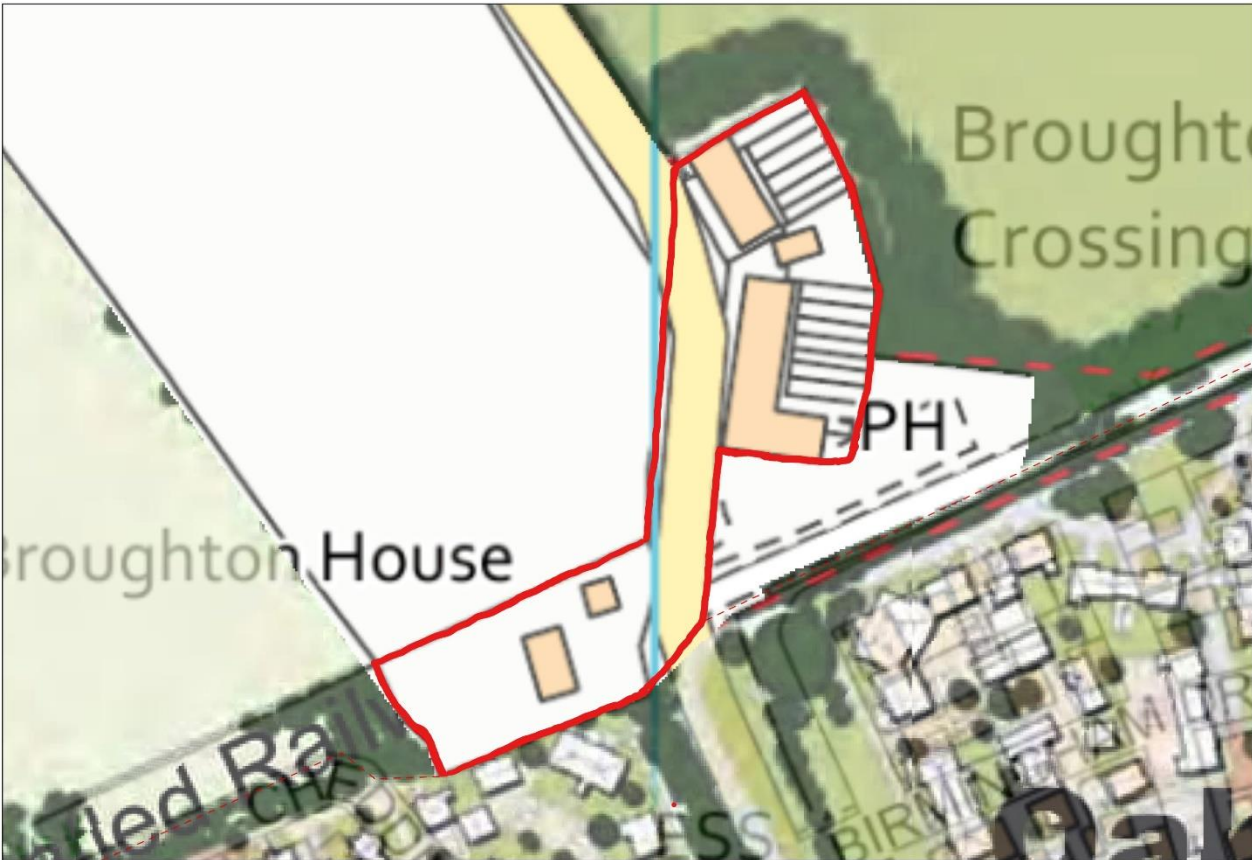
APPENDIX 6 – BIERTON VILLAGE
DEVELOPMENT BOUNDARY



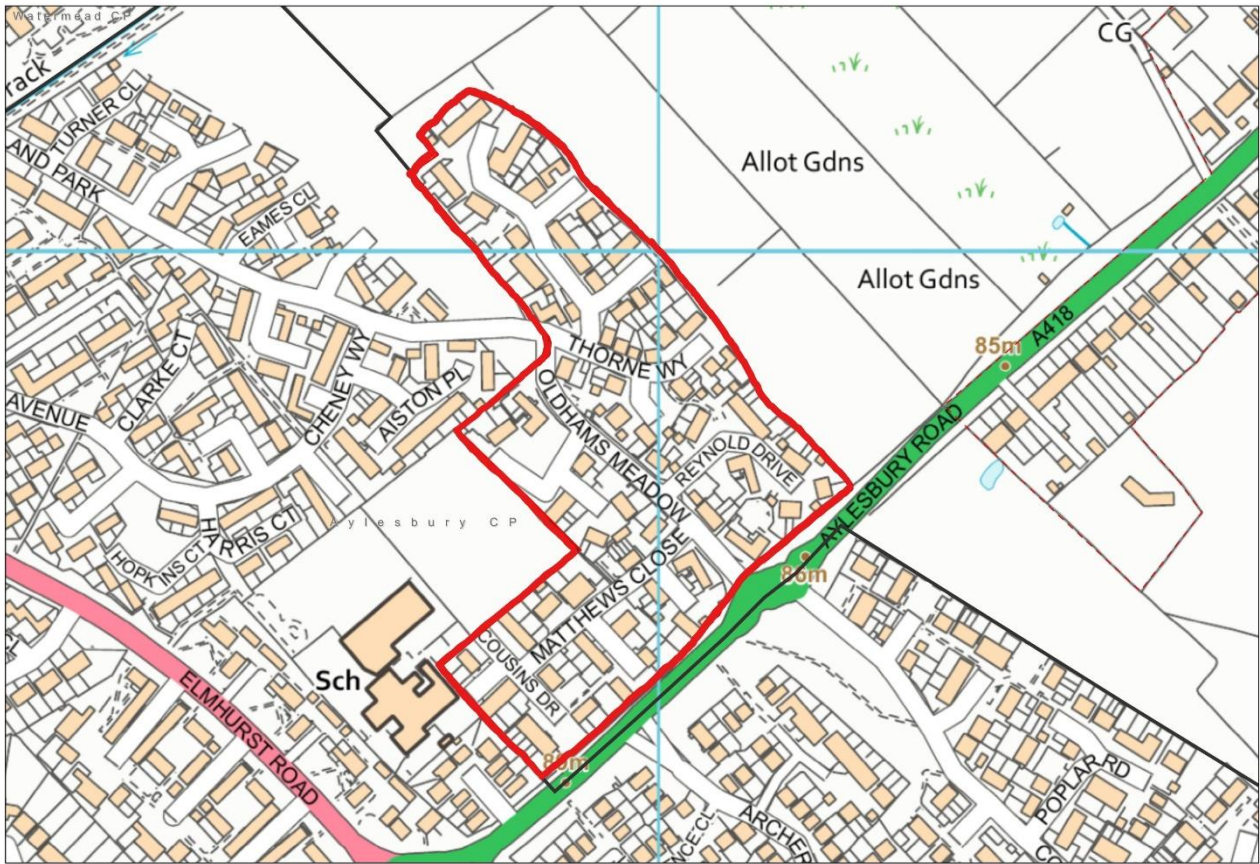
APPENDIX 7 – BURCOTT DEVELOPMENT BOUNDARY



**APPENDIX 8 – BROUGHTON CROSSING
DEVELOPMENT BOUNDARY**



**APPENDIX 9 – OLDHAMS MEADOW
DEVELOPMENT BOUNDARY**



APPENDIX 10 – DESIGNATED & NON-DESIGNATED HERITAGE ASSETS

Below is a list of designated and non-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	Poplars Farm, 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	Moated site 180m south-west of St James's Church	Scheduled Monument	1250 - 1350
23	Old Vicarage, Aylesbury Road	Non-Designated	19 th century former Vicarage
24	Church Farm. Aylesbury Road	Non-Designated	19 th century (possibly containing earlier fabric)
25	The Eagle, 78 Aylesbury Road	Non-Designated	19 th century former public house
26	150 Aylesbury Road	Non-Designated	16 th century cottage
27	Primrose Cottage. Rowsham Road	Non-Designated	17 th /18 th century cottage
28	Milepost on A418 Bierton	Non-Designated	Landmark, art work or wayfinder.

APPENDIX 11 – PROPOSED 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	125 Aylesbury Road	19th-century house
4	The Bell Public House, Aylesbury Road	19th-century public house
5	80 Aylesbury Road	2-storey, 2-range brick building, 18th-century
6	160 Aylesbury Road	19th-century house
7	Wesleyan Chapel, Aylesbury Road	19th-century chapel converted into offices
8	Barnett House, Bierton	Built in the 1870s. The farmhouse retains many original features, including an unusual and rare “guillotine” divider.
9	Old Cricket Pavilion, Bierton Recreation Ground	Built in 1921 and donated to the Community by the Rothschilds to remember those who fought in WW1.
10	The Jubilee Hall	Built in 1935 to commemorate the Silver Jubilee of King George V, with bricks donated by members of the community.
11	The Dog House Public House	In the 1840s, a branch railway was constructed linking Aylesbury to the Midlands, this crossed the road linking Broughton with Bierton. A public house and signalmen's cottages were constructed at the level crossing and the area became known as Broughton Crossing. The Pub was originally called the Prince of Wales.
12	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 engine lane).

Buildings of “local note” in the Conservation Areas		
Ref	Location	Description
13	The Barn	19th-century former threshing barn. Converted to clubhouse for golf centre in 1991.
14	Holly Cottage 189 Aylesbury Road	17th-century former Bakehouse.
15	Old Post Office & Stores 156 Aylesbury Road.	Built 1880s, closed 1990s and converted to a house.
16	Old Baptist Chapel 142A Aylesbury Road	Built circa 1831. Closed in 2002 and converted to a house.
17	199 Aylesbury Road	Former Bakery/Sweet Shop

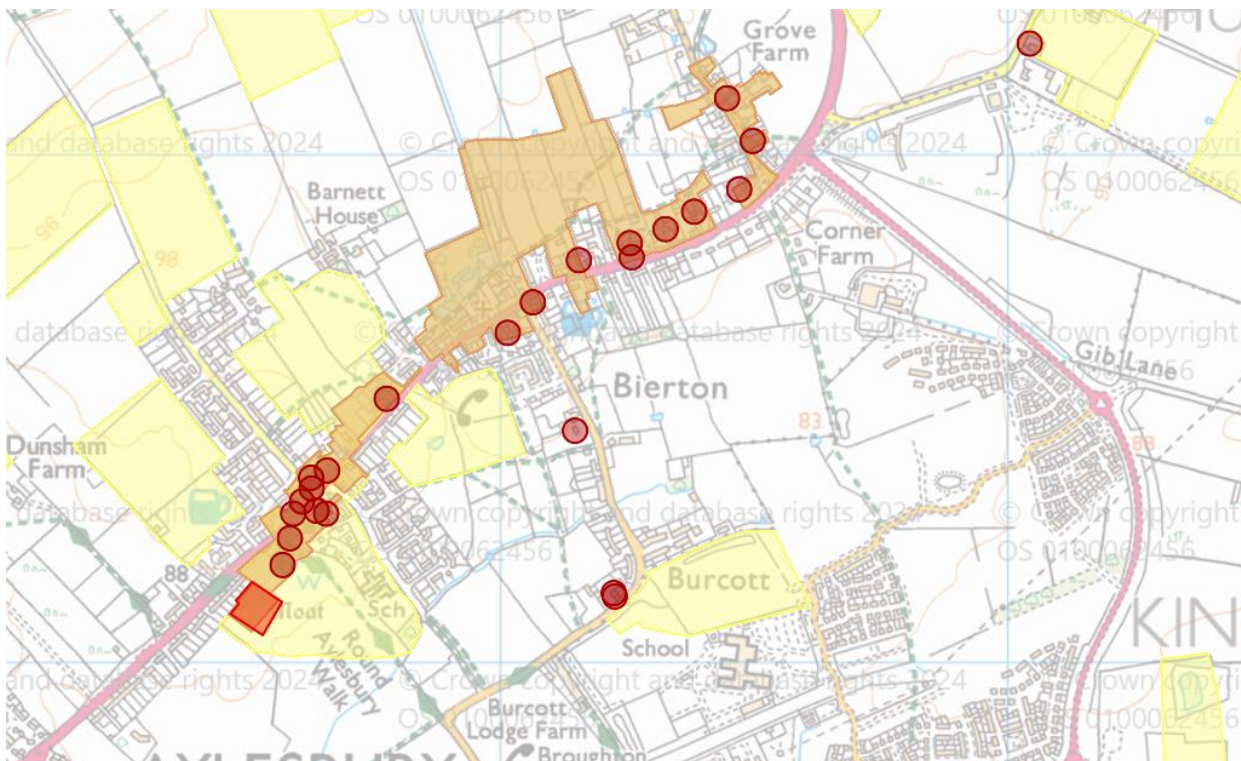
APPENDIX 12 – AGRICULTURAL FARMS

Ref	Farm
1	Church Farm, Aylesbury Road
2	Badricks Farm, Aylesbury Road
3	Hale Farm, Hulcott – Rents parcels of land in Bierton
4	Grendon Hill Farm, Great Lane, Bierton



Bierton Crematorium

APPENDIX 13 – ARCHAEOLOGICAL, CONSERVATION & HERITAGE DESIGNATIONS IN THE NA



Map layers

- Scheduled Monuments
- Listed Buildings
- Conservation Areas
- Archaeological Notification Areas

The map has been extracted from the Buckinghamshire Heritage Portal at <https://heritageportal.buckinghamshire.gov.uk/>.

APPENDIX 14 – 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 15 – 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>

APPENDIX 16 – DESIGNATED BUSINESS AREAS SUITABLE FOR INDUSTRIAL PURPOSES, USE CLASS B

