



Bierton with Broughton Neighbourhood Plan

Policies Relating to Landscape Assets, Green Spaces and Green Infrastructure

**Prepared on behalf of Bierton with Broughton Parish Council by
Steve Jowers Associates Ltd
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Version 1.0**



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1.0 Introduction

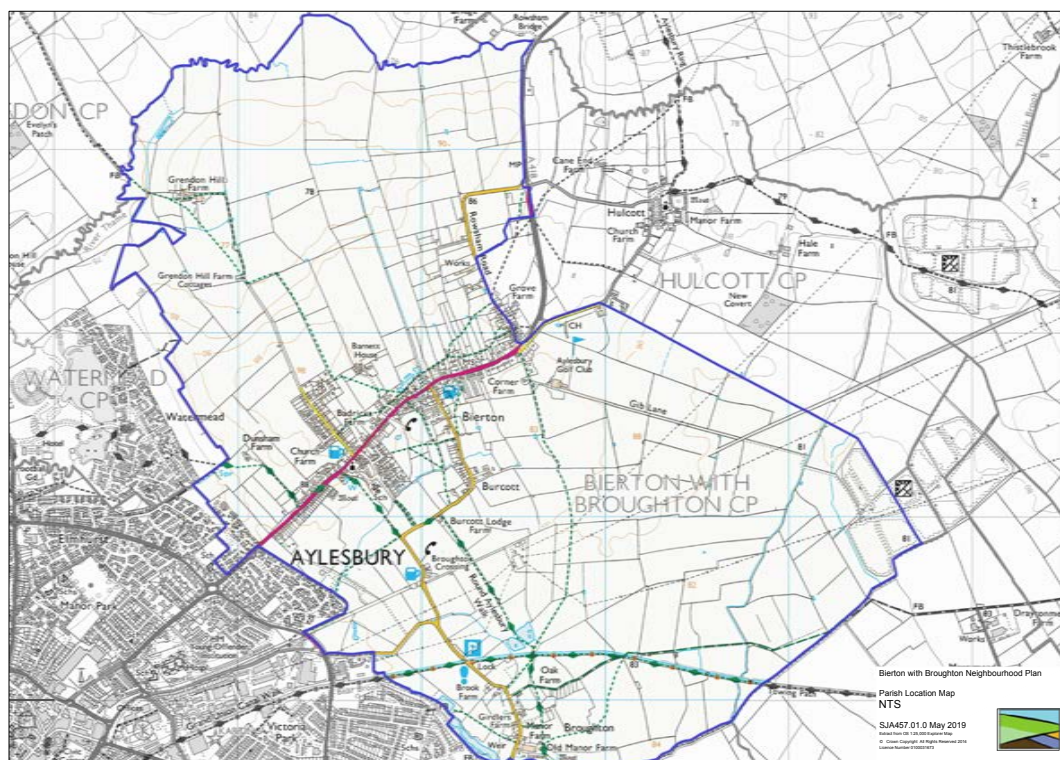
1.1 Bierton with Broughton Parish Council are preparing a Neighbourhood Plan for submission to Aylesbury Vale District Council (AVDC) in 2019.

1.2 Draft policies concerning the following topics have been produced;

- Landscape character and local identity
- Green Infrastructure
- Important green spaces

1.3 SJA Ltd have been commissioned to investigate these topics and produce a report whose findings can be incorporated into the Neighbourhood Plan.

1.4 Plan 1 below shows the Neighbourhood Plan area;



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Plan 1 Bierton with Broughton Neighbourhood Plan Area (Parish Location Map)

1.5 Existing Landscape and Other Designations



Several parts of the parish are covered by legal designations that protect them from development, with only limited exceptions. These include the Sites of Special Scientific Interest, Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Local Wildlife Sites and others. (For a plan of these please refer to Appendix 4)

1.6 Agricultural Land Classification

The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development. DEFRA produced guidance on the ALC in the planning system in 1998 and the most up to date data, was produced by Natural England in 2002.

It is graded on a scale from 1 (best quality) to 5 (poorest quality). Grade 3 is split into two grades 3a and 3b. The designation of agricultural land of grade 3a quality or above would form a material consideration in the planning approval process.

Bierton is comprised of grade 2 and 3 agricultural land. Grade 2 covers the majority of Bierton village. Grade 3 agricultural land lies to the south and north of Bierton settlement. The area of land to the south of Broughton has had detailed assessment work, defining areas of grade 3a and grade 3b. The majority of the land is grade 3b, with small pockets of grade 3a. For the remaining areas of land identified as grade 3, detailed assessments will need to be carried out to identify if the site is 3a or 3b, otherwise the site will be assumed to be grade 3a.

2.0 National and Regional Landscape Character and Sensitivity

2.1 Landscape Character Studies

Nationally

A national Landscape Character Assessment was carried out by Natural England in 1999 (subsequently updated) to provide guidance for planning purposes in terms of the likely impact of proposed developments on the character and appearance of different parts of the country by assessing the 'sensitivity' of the landscape with respect to potential changes.

The study area sits within National Character **Area 108** 'Upper Thames Clay Vales'. Six further Landscape Character Areas (LCA's) were also identified that cover the Aylesbury Vale District Council area. These are relatively broad brush studies and subsequently more detailed studies were commissioned by Buckinghamshire County Council and AVDC in order to be more relevant to planning constraints by identifying important local characteristics.

It should be noted that the designation of any Landscape Character Area at any scale

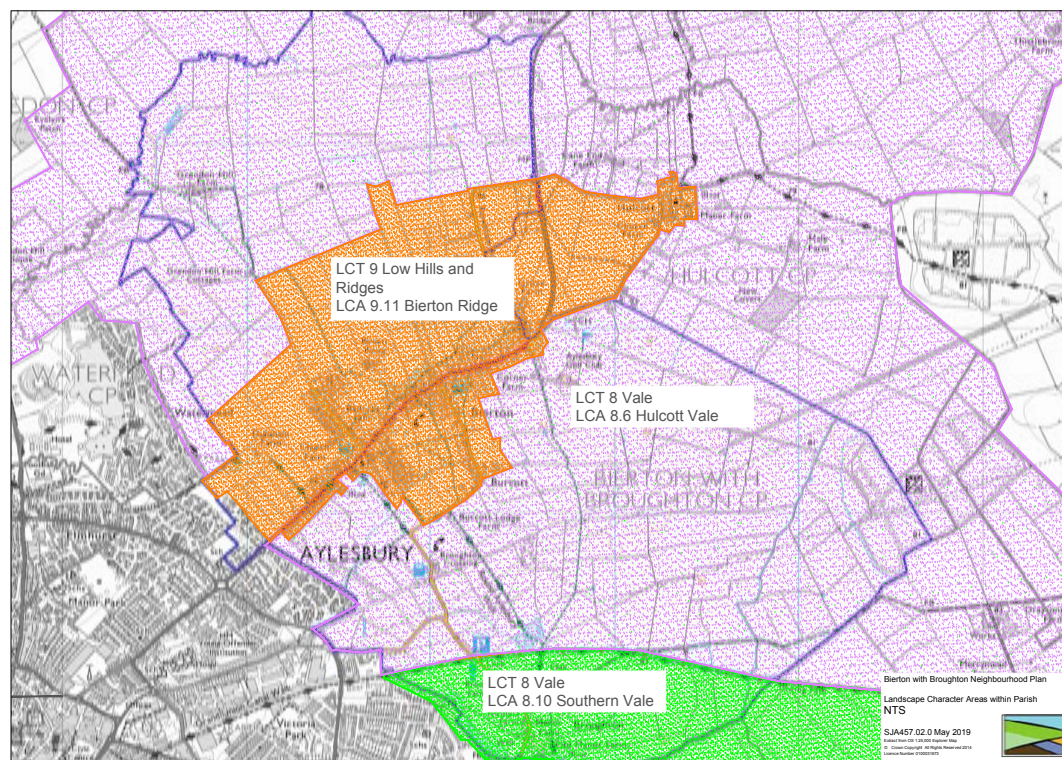


does not mean that there are hard boundaries and that edges of areas often blur into, or are influenced by, adjoining areas.

Regionally/Locally

A Landscape Character Assessment for the AVDC was produced by Jacobs Engineering UK in May 2008 and revised in 2014. The assessment covers the whole of the Aylesbury Vale District outside of the built up areas of Aylesbury, Buckingham, Haddenham, Winslow and Wendover. It groups the landscape into 13 landscape character **types** (LCT's) and 79 landscape character **areas** (LCA's) covering landscape, visual, historic and ecological considerations.

Three Landscape Character **Areas** (LCA's) cover the Birtton with Broughton Parish, as shown on the plan below;



Plan 2 Birtton with Broughton Landscape Character Types and Areas

These are;

Landscape Character Type 8 'Vale'

- Landscape Character Area 8.6 'Hulcott Vale'
- Landscape Character Area 8.10 'Southern Vale'

Landscape Character Type 9 'Low Hills and Ridges'

- Landscape Character Area 9.11 'Birtton Ridge'

Landscape Character Areas 8.6 'Hulcott Vale', 8.10 'Southern Vale' and 9.11 'Birtton Ridge' are the most relevant to this report and will be discussed further below.



For full details of these refer to the following link;

<https://www.aylesburyvaldc.gov.uk/landscape-character-assessment>

2.2 Landscape Sensitivity - Generally

The Areas of Sensitive Landscape study (October 2008, also by Jacobs Engineering UK) followed up the Landscape Character Assessment looking specifically at the sensitivity of areas to change and new development. The following criteria determine how sensitive an area is;

- landscape quality
- scenic quality
- rarity
- representativeness
- conservation interests
- wildness

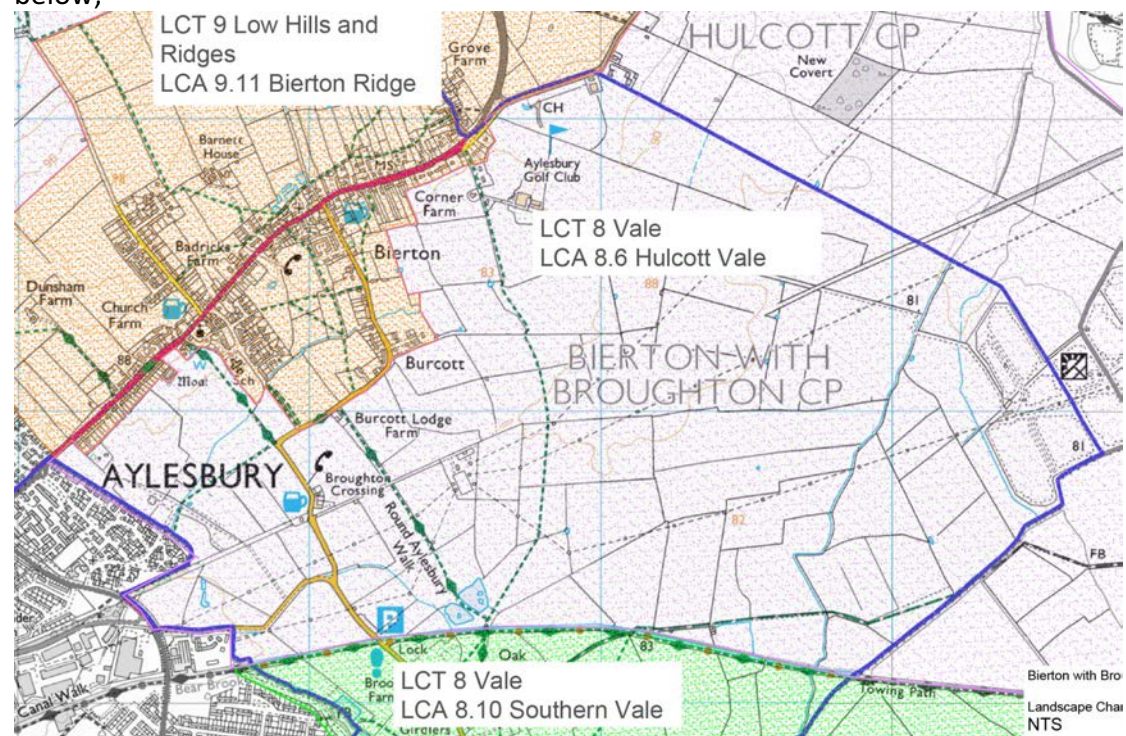
For full details of the criteria and methodology used refer to;

https://www.google.co.uk/?gws_rd=ssl#q=AVDC+Areas+of+sensitive+Landscape

Using these criteria, Bierton with Broughton is identified as having a landscape sensitivity between 50 -75 %, as such measuring relatively low to moderate sensitivity.

2.3 Landscape Character Assessment and Sensitivity relating to Bierton with Broughton Parish

2.3.1 The area of the parish covered by LCA 8.6 'Hulcott Vale' (LCT 8 Vale) is shown below;





Plan 2.1 Landscape Character Area 8.6 'Hulcott Vale' (LCT 8 Vale)

The following intrusive elements were identified in LCA 8.6;

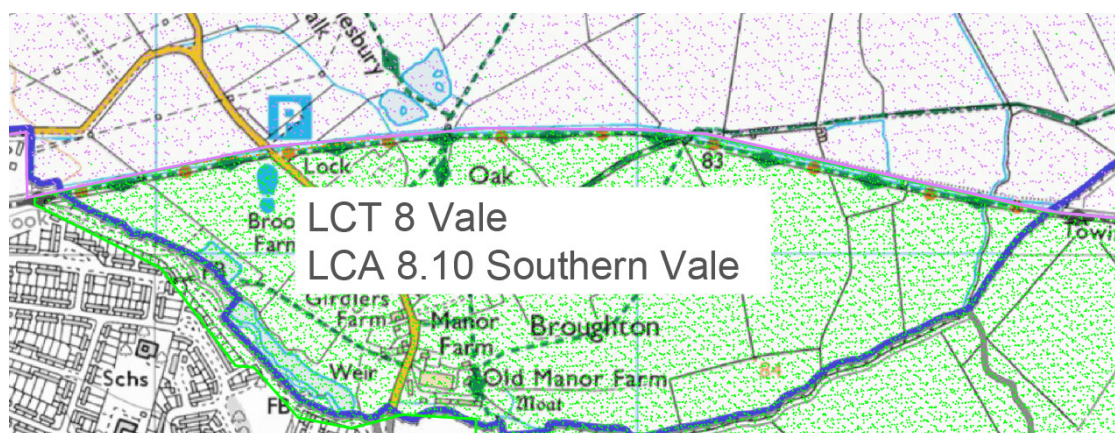
- Suburban edge to Aylesbury/Bierton
- Extensive network of pylons crossing the area
- Electricity substation south of Burcott
- Driving range at Bierton Golf Course
- Traffic on A418
- Development within the south and eastern sections of the LCA

However, the detailed sensitivity analysis indicates that the overall sensitivity is **Low**, as shown below in the following table which summarises the general condition and sensitivity of this area;

LCA 8.6 'Hulcott Vale' (LCT 8 Vale)

| Summary of Condition/Sensitivity Analysis | |
|---|------------------------------|
| Condition | Moderate |
| Pattern of elements: | Coherent |
| Visual Detractors: | Some |
| Visual unity: | Coherent |
| Cultural integrity: | Variable |
| Ecological integrity: | Moderate |
| Functional integrity: | Coherent |
| Sensitivity Guidelines | Low |
| Distinctiveness: | Distinct |
| Continuity: | Historic |
| Sense of place: | Moderate |
| Landform: | Insignificant |
| Tree cover: | Intermittent |
| Visibility: | Low |
| Guidelines | Enhance and Reinforce |

2.3.2 The area of the parish covered by LCA 8.10 'Southern Vale' is shown below;



Plan 2.2 Landscape Character Area 8.10 'Southern Vale' (LCT 'Vale')

In LCA 8.10 the following intrusive elements were identified;

- Traffic on A41 and A418



- Aston Clinton Bypass and associated infrastructure
- Aylesbury to Marylebone Railway
- Ribbon development and associated commercial development along main highway corridors

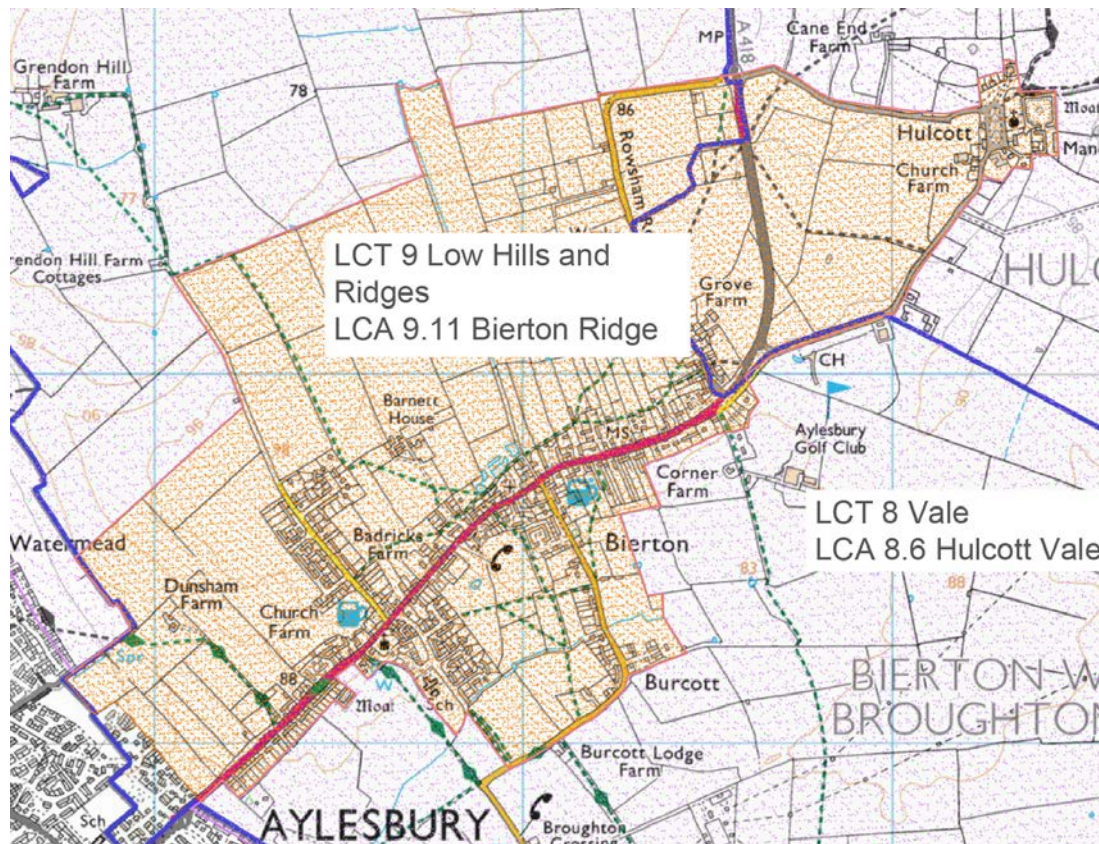
The sensitivity is analysed as **Moderate**, as shown below in the following table which summarises the general condition and sensitivity of this area;

LCA 8. 10 'Southern Vale' (LCT 8 Vale)

| Summary of Condition/Sensitivity Analysis | |
|--|----------------------------|
| Condition | Poor |
| Pattern of elements: | Incoherent |
| Visual detractors: | Some |
| Visual unity: | Interrupted |
| Cultural integrity: | Variable |
| Ecological integrity: | Strong |
| Functional integrity: | Coherent |
| Sensitivity | Moderate |
| Distinctiveness: | Distinct |
| Continuity: | Historic |
| Sense of place: | Moderate |
| Landform: | Apparent |
| Tree cover: | Intermittent |
| Visibility: | Moderate |
| Guidelines | Restore and Enhance |



2.3.2 The area of the parish covered by LCA 9.11 'Bierton Ridge' is shown below;



Plan 2.3 Landscape Character Area 9.11 'Bierton Ridge'
(LCT 9 'Low Hills and Ridges')

In LCA 9.11 it identifies the following intrusive elements;

- Traffic on the A418
- Industrial development on Rowsham Road

The sensitivity is analysed as **Moderate**, as follows;



LCA 9.11 'Bierton Ridge' (LCT9 Low Hills and Ridges)

| Summary of Condition/Sensitivity Analysis | |
|--|---------------------------------------|
| Condition | Good |
| Pattern of elements: | Unified |
| Visual Detractors: | Some |
| Visual unity: | Unified |
| Cultural integrity: | Variable |
| Ecological integrity: | Moderate |
| Functional integrity: | Coherent |
| Sensitivity | Moderate |
| Distinctiveness: | Distinct |
| Continuity: | Historic |
| Sense of place: | Moderate |
| Landform: | Apparent |
| Tree cover: | Intermittent |
| Visibility: | Moderate |
| Guidelines | Conserve and Reinforce |

In the Landscape Character Areas study it should be noted that it states in paragraph 3.2 that;

'Many judgments regarding landscapes are subjective and hence are open to equally valid but different individual interpretations. The process of landscape assessment has evolved so that current practice is based on a logical and well thought out procedure. This approach breaks the analysis down into the component parts that collectively make up the landscape and enables decisions to be revisited over time as well as enabling different assessors to understand and contribute to the decisions reached.'

Assessment of Landscape Character is not an exact science and although the methods used are as objective as possible the conclusions vary according to the scale of the study, as well as changes that occur in the landscape over time.

The conclusions of the above wider landscape character and sensitivity analysis are agreed with and forms the basis for the more detailed work that follows.

3.0 Development Pressures

Considerable amounts of development have been approved in and adjacent to Bierton with Broughton Parish over recent years and development pressure is likely to continue. This is shown on the plans that follow.



In order to add more information as part the analysis relevant information was collected and is shown on the drawings in Appendix 2 'Environmental Constraints'.

4.0 Local Landscape Character and Sensitivity

Due to these development pressures, a more detailed consideration of the landscape character and sensitivity of smaller scale areas in the parish likely to be affected by them is regarded as appropriate.

A key concern of the Parish Council is the preservation of the existing landscape character and identity of Bierton with Broughton which is perceived to be threatened by the development pressures.

As well as this primary concern, the following issues and locations have also been raised by the Parish Council to be considered in more detail;

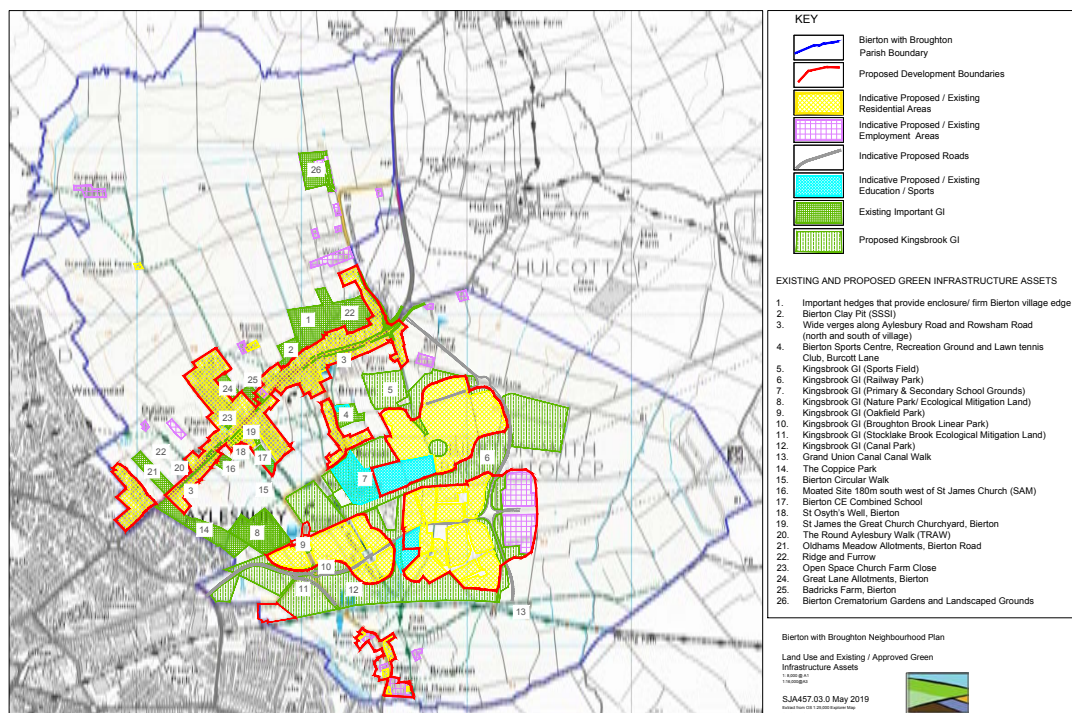
- Defining and agreeing the existing settlement boundaries e.g. Burcott, Broughton Crossing, Bierton village and Broughton
- Protection, enhancement and designation of "Valued" greenspaces
- Creation of non-coalescence zones between existing villages e.g. Bierton – Burcot
- Suggestions for useable public open spaces
- Provision of green spaces and trees within the built-up area
- Avoidance of coalescence between the settlements and Aylesbury Town
- Accepting the proposals and work in progress for the Kingsbrook development, particularly the Green Infrastructure elements
- The protection and enhancement of land to the north of the Grand Union Canal and the adjacent flood alleviation scheme for the Kingsbrook Development and partnership with RSPB
- Links to and boundaries of the 'Watermead' development
- Grand Union Canal – link – small canal bridge
- New Crematorium and associated infrastructure (including access from the proposed Northern Link Road)
- Potential impacts of the proposed new Eastern Link Road / Northern Link Road
- Protection of Valued and Important Views
- Prevention of or limiting any further infilling between dwellings along the A 418
- Retention of the linear settlement formation of Bierton and the prevention or limiting of further outward development adjacent to it
- Resisting the erosion of the character of the Conservation Area through re-development pressures
- Ensuring the character and form of new development within the Conservation Area is in keeping with the existing scale and form of development



- Preservation of key views and vistas, particularly;
 - Church of St James from the south west
 - View from St Osyth's Well
 - Views of the Chiltern Hills looking south east from Bierton
 - View of Wingrave from Rowsham Road
 - View of Bierton from Burcott Lane
 - Along A 418 in both directions
 - Views of Waddesdon Manor
 - Views of Chiltern Hills

The following plan shows the existing and proposed developments together with existing green spaces and landscape assets. These have been numbered and listed to provide a basis for further analysis of their value, and for possible inclusion in the Neighbourhood Plan;

Plan 3 Bierton with Broughton – Land Use and Green Infrastructure Assets



5.0 Important Green Spaces and Natural Assets

The parish contains a number of important green spaces and natural assets of particular value to the local community. These include;

- The Coppice Park
- Bierton Sports Centre and Lawn Tennis Club
- Recreational areas along the Grand Union Canal

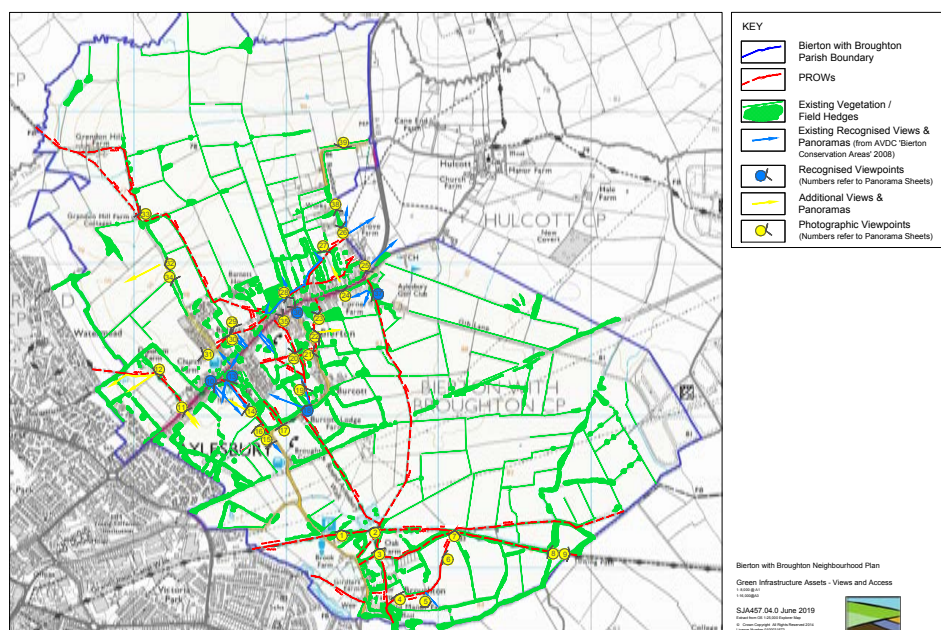


- Allotments off Bierton Road
- St James the Great Churchyard
- Moated Site near to church
- Bierton Clay Pit (SSSI)
- Wide verges along main Aylesbury Road
- Important hedges providing enclosure
- Several notable species sites

These, together with others, are indicated on the plan above.

In addition, throughout the parish there are some ancient trees and hedgerows, including the rare native black poplars. Significant trees are present and Tree Preservation Orders (TPOs) cover individual trees and groups with clusters along and surrounding the Grand Union Canal and to the north of Bierton.

As well as these, Public Rights of Way (PROWs) have been identified and used to carry out a photographic survey and appraisal in order to develop the landscape analysis of the Parish.



Plan 4 Green Infrastructure Assets. Views and Access

(Panoramic views from the viewpoints noted on the plan are included in Appendix 7. Plan repeated enlarged in Appendix 8).

6.0 Landscape Concerns

The Parish Council has identified some of the issues the community is concerned about in relation to these which include the following;

- Some footpaths and bridleway routes are not well-maintained including stiles and access. The network is an asset as it provides access in each direction to



open countryside. Linkage into a comprehensive network of green infrastructure should be developed.

- Substantial tree and hedgerow planting should be provided to mitigate or enhance negative impacts of developments in hand or forthcoming.
- Preservation of Black Poplars / Native screening and hedgerows.
- Surface water flood alleviation is an important consideration, but recent developments have dealt with the problem on an individual ad hoc basis. Linking water courses and providing a comprehensive system of Sustainable Drainage Systems (SUDS), including swales (shallow ditches), detention ponds etc. could form an important backbone for a Green Infrastructure network through parts of the parish.
- Requirement for suggestions of 'Open' useable space
- Avoidance of coalescence between the settlements.
- Bierton Ridge – protection from future development with native planting as screening.
- Green Infrastructure areas to the North and South of Bierton.
- Existing and Proposed Green Infrastructure to link together to form wildlife and access corridors in the Parish.

7.0 Bierton with Broughton Parish – Landscape Character and Green Infrastructure Analysis

Following the detailed analysis of the local landscape and the concerns of the Parish Council and local residents, more detailed plans of the village have been produced to illustrate these aspects. These are shown in Appendix 6 and analysed in the detailed schedule below.

8.0 Local Green Spaces

Where there are green spaces or views of importance to residents, consideration should be given to protecting them if they are not already covered by existing legislation or designation. '**Local Green Spaces**' of importance to local communities can be designated as part of the Neighbourhood Plan under Paragraph 76, 77 & 78 of the NPPF. These have to be identified and assessed according to detailed criteria. Guidance has recently been issued by AVDC, refer to;

AVDC Neighbourhood Planning Guidance; Local Green Spaces (February 2017)

In the context of Bierton with Broughton the key question is

- Which spaces meet the criteria for designation as Local Green Space?

Under paragraph 77 the Local Green Space designation should only be used;



- ***Where the green space is in reasonably close proximity to the community it serves***
- ***Where the green area is reasonably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including a playing field), tranquillity or richness of its wildlife.***
- ***Where the green area concerned is local in character and is not an extensive tract of land.***

9.0 Green Infrastructure Policy

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

Various policies have been developed to ensure that a comprehensive and integrated approach to Green Infrastructure is achieved, and Local Green Spaces can form an important part of this.

As well as including existing local green spaces it is important that proposed developments also include and contribute to the Green Infrastructure. As the guidance indicates; *'New landscaping areas are important and will be required in larger development schemes to assimilate development into the landscape and assist in the transition between the urban and rural boundary. Neighbourhood Plans can also make this a policy requirement for all development proposals within their settlement boundary if they so wished through a generic development and design policy. Any proposals should contain a Green Infrastructure plan which should include details of management and maintenance to ensure these areas are permanently protected. The size and location of Green Infrastructure is expected to be suitable for the function it is intended to fulfil.'*

As a result, Local Green Spaces can include both existing and proposed areas.

Bierton with Broughton Parish Council has identified the following areas for preliminary designation;

Existing sites of sport, recreation and amenity value are;

- The Coppice Park
- Bierton Sports Grounds and Lawn Tennis Club
- Allotments off Bierton Road



- St Osyth's Well
- St James the Great Churchyard

Other sites of 'open space value' that have also been identified are;

- Important Hedges and narrow strip fields, to the north of Aylesbury Road (A 418) corridor
- Bierton Clay Pit (SSSI); designated for geological interest
- Green spaces currently preserving important 'views' and 'gaps' to the Chilterns in the south east and north towards the Thames valley.
- Canals and bridleways surrounding the parish

These are some of the 'green' areas in and around the parish and represent those of concern to the Parish Council and of residents that have been consulted during preparation of the Neighbourhood Plan. However, an analysis of the parish assets, together with a study of approved development plans, those pending and other sites where development is likely or possible, has resulted in a wider list for consideration.

A list of potential sites for inclusion as either Local Green Spaces, or as part of the Green Infrastructure of Bierton with Broughton is shown below and indicated on the attached plan, with accompanying notes. This is intended to be a preliminary list to be assessed by the community during the preparation of the Neighbourhood Plan. By showing plans and this list, it is hoped that local people can add to it and, as part of the assessment process, can identify whether or not they meet the Local Green Space criteria and, if so, show why they are demonstrably special to a local community. If they fail to meet these criteria, it is possible that they can still be identified as part of Green Infrastructure proposals, or otherwise be relevant to the policies of the Neighbourhood Plan.

Table 1 Bierton with Broughton Green Infrastructure and Important Local Green Spaces (For detailed plans of these refer to Appendix 6)

| BIERTON WITH BROUGHTON GREEN INFRASTRUCTURE | | | |
|--|---|--|-------------|
| No. | Name of Space (Existing and Proposed) | Space Description and Comments | Map? |
| 1 | Important hedges that provide enclosure/ firm Bierton village edge. | Field strips to the rear of properties on the north eastern side of Aylesbury Road between Brick Kiln Lane and The Paddocks. These fields were recorded on the 1770 Enclosure Map and are today defined by mature hedgerows. Their elongated form can be interpreted as reflecting their creation by enclosure from a medieval open field furlong and strips to form closes appurtenant to medieval peasant crofts; a view supported by the survival of ridge and furrow | Yes |



| | | | |
|---|--|---|-----|
| | | within some plots. Well preserved enclosed furlongs and strips are a very rare and sensitive historic landscape type in Aylesbury Vale. Adds significantly to landscape character of the village. Protect and retain. | |
| 2 | Bierton Clay Pit (SSSI) | A flooded disused clay pit with no geology visible. Ponds are the remains of former clay pits associated with the Bierton Brickworks set up here during the 1850's. It can be viewed from the footpath between Barnett Way and Brick Kiln Lane. The ponds now form an attractive semi-natural environment. Protect and retain. | Yes |
| 3 | Wide verges along Aylesbury Road/ Rowsham Road and to the south | Grass verges form an important and characteristic element in the street scene and add significantly to the landscape character of the village. Designate as Local Green Space. | Yes |
| 4 | Bierton Sports Centre, Recreation Grounds and Lawn tennis Club, Burcott Lane | Recreational Space offering a sports Centre, football club, tennis club, bowls and Karate and associated sport fields. The Recreation Ground was donated to the village by the Rothschilds in 1919 and the Parish Council are the trustees. Designate as Local Green Space. | Yes |
| 5 | Kingsbrook GI (Sports Field) | Part of Kingsbrook development, a new community of 2,450 homes to the south of Bierton with strategic and local GI provision to include sports facilities, parks, wetland mitigation and links with existing GI and local green spaces. The sports field will provide two outdoor tennis courts and three adult grass pitches will be provided, together with changing facilities. Designate as Local Green Space. | Yes |
| 6 | Kingsbrook GI (Railway Park) | Part of Kingsbrook development. Railway Park forms the southern edge of Orchard Green. This open space along the former Aylesbury–Cheddington Railway Line will be a primary green corridor as well as a neighbourhood park for the whole development. It will incorporate play space, a multi-use games area, amphitheatre / outdoor classroom, public art, informal recreation and a community orchard as well as extensive habitat zones. Enhance and protect. Designate as Local Green Space. | Yes |



| | | | |
|----|--|--|-----|
| 7 | Kingsbrook GI (Primary & Secondary School Grounds) | Part of Kingsbrook development. Enhance and protect. Designate as Local Green Space. | Yes |
| 8 | Kingsbrook GI (Nature Park/ Ecological Mitigation Land) | Forms part of the Green Infrastructure for the Kingsbrook development whereby Ecological mitigation areas are being created together with nature reserves either side of the canal. The total network of GI being created comprises an area to the east of Kingsbrook which will see the creation of 101 Hectares (250 acres) of wildlife-rich open space. This will include a visitor centre and will be accessible to all residents of Aylesbury Vale. Enhance and protect. Designate as Local Green Space. | Yes |
| 9 | Kingsbrook GI (Oakfield Play Area) | Oakfield Park forms the gateway into the site from Broughton Lane. The design is formal in character with a strong geometric structure of planting. The central feature tree and paved area provides the focus of the space and defines the vista in views from the Green link. A sinuous path runs through the park connecting it to the adjacent "One Up One Down" and "Broughton Brook Linear Park". Enhance and protect. Designate as Local Green Space. | Yes |
| 10 | Kingsbrook GI (Broughton Brook Linear Park) | Forms part of the Green Infrastructure for the Kingsbrook development The existing stream course will be retained and enhanced. There will be areas of wetland vegetation, woodland and open glades which form part of the total 101 Hectares (250 acres) of mitigation space being created. The water meadows along the various streams are noted for their ecological value. A distinctive feature of the watercourses and ditches are the mature black poplar trees a nationally rare species. Enhance and protect. Designate as Local Green Space. | Yes |
| 11 | Kingsbrook GI (Stocklake Brook Ecological Mitigation Land) | Part of Kingsbrook development. Part of the 101 Hectares (250 acres) of ecological mitigation areas being created together with nature reserves either side of the canal. A distinctive feature of the watercourses and ditches are the mature black poplar trees a nationally rare species. | Yes |



| | | | |
|----|--|---|-----|
| | | Enhance and protect. Designate as Local Green Space | |
| 12 | Kingsbrook GI (Canal Park) Historic meadows (distinctive feature) | Part of Kingsbrook development, a new community. The first phase of Canal Park is provided as part of Oakfield Village. The existing fishing lakes will be joined to create a single-water body and will be enhanced by softening the bank edges with marginal and aquatic planting. Walkways will guide pedestrians to minimise disturbance to important ecological habitats, while creating a place for people to experience wildlife and learn about the natural environment. Barratt David Wilson will provide a financial contribution for improvements to the canal towpath. Enhance and protect. Designate as Local Green Space. | Yes |
| 13 | Grand Union Canal Walk | A recreational corridor; provides strategic green corridors for biodiversity and towpaths links/connectivity through Bierton with Broughton parish; retains an accessible towpath linking to Wendover and Tring (and then the national network). In wider context it forms part of the Aylesbury Ring/Grand Union Canal Walk. Protect and retain. | Yes |
| 14 | The Coppice Park (recreation ground) | Recreational Space offering: •A large and interesting open space with links to the open countryside and a network of walks which are ideal for spotting wildlife. •Two full sized football goals set into grass for informal games. •A traditional style fenced play space designed for ages 2-12. •Sheltered seating. •A single football goal with reverse basketball hoop and tarmac square. Designate as Local Green Space. | Yes |
| 15 | Bierton Circular Walk | An existing walk currently closed due to the Kingsbrook development works but will be incorporated into existing and proposed GI. Protect and retain. | Yes |
| 16 | Moated Site 180m south west of St James Church | A Nationally important archaeological site. The remains of the moat a short distance to the southwest of the church of St. James. | Yes |



| | | | |
|----|---|---|-----|
| | (SAM) Entry Number: 1018760 | This is thought to be the site of a former late medieval manor house. It is of local archaeological and historical interest. Protect and retain. | |
| 17 | Bierton CE Combined School | Community Space at centre of village valued by community. Designate as Local Green Space | Yes |
| 18 | St Osyth's Well, Bierton | St. Osyth's Well, also known as Uptown Well, is situated alongside St. James' Church and is dedicated to St Osyth, a local Anglo Saxon princess. The well was restored in 2001. Located within open green space. Designate as Local Green Space. | Yes |
| 19 | St James the Great Church Churchyard, Bierton | The Benefice of Bierton and Hulcott serves the following areas: Bierton, Hulcott, The Coppice, Oldhams Meadow, Bierton Park, Northern Elmhurst, Watermead and Buckingham Park. 14th Century church and graveyard. Protect and retain. | Yes |
| 20 | The Round Aylesbury Walk (TRAW) | 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. Protect and retain. | Yes |
| 21 | Allotments off Bierton Road | Community Space. Designate as Local Green Space. | Yes |
| 22 | Ridge and Furrow | Specific locations are referred to in 'Bierton Conservation Areas', 5 th March 2008 and in this document, identified adjacent to allotments off Bierton Road. Protect and retain. | Yes |
| 23 | Open Space Church Farm Close | Provide green corridors for biodiversity and connectivity through Bierton with Broughton parish. Designate as Local Green Space. | Yes |
| 24 | Great Lane Allotments, Bierton | Community Space. Designate as Local Green Space. | Yes |
| 25 | Badricks Farm, Bierton | At Badricks Farm it reveals a field bounded by railings. This field acts as an important break in development, recalls the formerly open character of this area of the village and the once common pattern of intermittent development along Aylesbury Road. Adds significantly to landscape character of the village. Designate as Local Green Space. | Yes |



| | | | |
|----|--|---|-----|
| 26 | Bierton Crematorium Gardens and Landscaped Grounds | <p>A new crematorium opened in April 2019, located off the A 418 which offers:</p> <ul style="list-style-type: none"> • Pavements from bus stops on the main road • Extensive level gardens enclosed within a perimeter fence • Panoramic views over Aylesbury Vale • Natural wildflower areas to promote wildlife • Designated areas for ash scattering • Well maintained gardens <p>Enhance and protect. Designate as Local Green Space</p> | Yes |
|----|--|---|-----|

10.0 Recommendations

Bierton with Broughton is an attractive semi-rural parish. It possesses numerous important green assets which contribute strongly to its character. Development pressures present threats, but also opportunities, to develop these assets to make a positive contribution to the character and identity of the village and its environs. The Neighbourhood Plan, with carefully formulated policies to protect important landscape assets, together with the designation of Local Green Spaces, will enable this to occur.

The list of green assets presented above and illustrated in the appendices should be used as the basis of an assessment as part of the Neighbourhood Plan in order to ensure that the criteria for recognition of them as Local Green Spaces or parts of the Green Infrastructure Plan can be satisfied and that their long term future can be protected and maintained.

New planning applications can then be judged against these policies and modified as necessary to ensure the best outcome for the community.

Some indicative proposals such as identifying important buffer spaces to protect and retain, the creation of non-coalescence zones and planting belts, opening up of new footpath links and wildlife corridors and the protection of important views are indicated in the detailed Landscape Proposals Plans in Appendix 5.