

Bierton with Broughton Neighbourhood Plan

Evidence Paper: History & Heritage, including Conservation Areas

Updated: November 2019

Objective(s):

1. To understand the need to promote historic identity of the Parish.
2. To understand the need to conserve and enhance the character, history and heritage of the Parish.

Snapshot of the current position within the parish

Brief summary of current situation:

- The village of Bierton is described as containing "*an eclectic mixture of historic buildings ranging in date from the 14th to the 21st centuries*".
- There is evidence of Neolithic activity c 4000 – 2350 BC.
- In 1536, Henry VIII gave land in Bierton to Jane Seymour – and then to Anne of Cleves, and then to Catherine Howard, the land eventually passing to Elizabeth I.
- During the Civil War (1642 – 1651), Bierton was Parliamentarian; Cromwell may have stabled his horses in the church.
- Bierton's proximity to Aylesbury has "*led to the construction of a significant number of modern buildings*".
- "*At the south-western end of the village, modern development stretching along Great Lane and Parsons Lane has partially obscured the linear character of historic development in this part of the village*".
- Additional pressure has created "modern" housing estates on the Bierton/Aylesbury boundary, and there is the new Kingsbrook development in the Parish.
- There are four key character areas in the village, grouped and designated into three Conservation Areas:
 - The church of St. James provides the visual focus to the south-western end of the village.
 - Located close to the junction of Aylesbury Road, Burcott Lane and Brick Kiln Lane is an area of short rows of two storey buildings of primarily 19th century date.
 - At the north-eastern end of the village, on the north-western side of the A418 is an area of detached former historic farm buildings set back behind hedges. To the rear of these buildings are long rectilinear enclosures which were originally formed from strips of open field farming. These are well preserved and locally important examples of historic field systems.
 - Concentrated primarily on the north-eastern side of Rowsham Road are historic buildings of mainly 18th and 19th century date.
- The designated Conservation Areas in large part tend to lie along, and straddle, the A418.
- Historic England records the 14th century parish church of St. James as a Grade I listed building, and lists a further 26 Grade II buildings. 20 of these are in Bierton (16 within the Conservation Areas), 3 are in Broughton, and 3 are bridges over the Grand Union Canal. In addition there are two areas of archaeological interest described as "Moated site".

A full description of history & heritage details can be found in the document “Initial Evidence Paper – History & Heritage.pdf”, a link to which can be found here:

https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_0f44527bd2f84401bc97750767d71fd6.pdf

A full description of conservation details can be found in the document “Initial Evidence Paper – Conservation Areas.pdf”, a link to which can be found here:

https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_80944bc69c364c288e4a0001a5a45b8e.pdf

The “Bierton Conservation Areas” document produced by AVDC and found here:

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Bierton-Conservation-Area-Jan-2008.pdf

includes as an Appendix the listed buildings which lie within the conservation areas, and also details non-listed buildings which it deems as of “local note”. Information obtained from a search on the Historic England website, using Bierton with Broughton as a search parameter, supports the document’s listed building references, but adds a number of assets which lie outside the conservation areas themselves, and significantly excludes those buildings which are actually in the parish of Hulcott. The results of this search may be found here:

https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_5aedb68cfb8e445b8ba4a1fa67abe5e7.pdf

Current issues:

- The arrival of the modern Kingsbrook development, although not itself adjacent to any Conservation Area, is challenging the perceived value of conservation by its overwhelming size.
- The 2450 houses proposed for this latest development will, eventually, dwarf the 1000 or so dwellings in Bierton itself.
- A constant stream of in-fill housing planning applications is running up against the boundaries of the existing Conservation Areas.
- The location of Kingsbrook is in effect providing a barrier between Bierton and Broughton, where once was just countryside.
- Desire to ensure that any new development not only respects the history & heritage of the Parish by not damaging any important remains or views, but also is designed within this modern era to preserve and enhance that history & heritage.

Relevant Current Policy

Data sources:

1. For an overall view, refer to the document “Bierton with Broughton Neighbourhood Plan – Policy Review – February 2018”. A link to this document can be found here:

https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_ed67d54ebae46009bc440ba67a33d09.pdf

2. Vale of Aylesbury Local Plan 2013 – 2033 – Proposed Submission. A link to this document can be found here:
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Submission-VALP%20high-res2.pdf
3. Vale of Aylesbury Local Plan 2013 – 2033 – AVDC Suggested Modifications in response to the Inspector's Interim Findings. A link to this document can be found here:
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/VALP%20Table%20of%20suggested%20modifications.pdf
4. Vale of Aylesbury Local Plan 2013 – 2033 – AVDC Suggested Modifications additional information. A link to these documents can be found here:
<https://www.aylesburyvaledc.gov.uk/examination-documents>
5. The National Planning Policy Framework (NPPF) (February 2019) can be found here:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

The revised Vale of Aylesbury Local Plan 2013 – 2033 (VALP) received an interim report from the Inspector which advised that the “VALP requires some further work before it can be found sound”. However, the Inspector also offered his opinion “that VALP is capable of being made sound”. AVDC has since submitted suggested modifications, and are awaiting the Inspector’s response. It is expected the VALP will be adopted by the end of 2019.

VALP devotes considerable space to matters of heritage, in Section 8 “Built Environment”. For example:

- Paragraph 8.1
“The historic environment is an asset of great cultural, social, economic and environmental value.”, and “Heritage assets are defined as those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest, over and above their functional utility.”
- Paragraph 8.2
“The Council's aim is to protect and enhance the district's heritage assets through the identification of those of local significance and through ensuring that development is managed in a way that sustains or enhances their significance and setting.”
- Paragraph 8.5
“Listed buildings are buildings or structures which are included on the national List of Buildings 8.5 of Special Architectural or Historic Interest. They are nationally designated heritage assets.”
- Paragraph 8.10
“Conservation areas are locally designated heritage assets.”
- Paragraph 8.14
“...ensure that the correct checks and balances are in place to prevent harm to the significance of the heritage asset.”

Note that, for our purposes, the Neighbourhood Area contains many listed buildings, principally in one of the three designated conservation areas, as well as buildings described by AVDC as of “local note”.

VALP paragraph 8.23: "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."

In particular, VALP policy BE1 "Heritage assets" contain measures which provide protection, for example:

- "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, and seek enhancement wherever possible."
- "Where a development proposal is likely to negatively affect a designated heritage asset and or its setting, the significance of the heritage asset and the impact of the proposal must be fully assessed and supported in the submission of an application."
- "There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development."
- "Developments affecting a heritage asset should achieve a high quality design in accordance with the District Design SPD and the Council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use."

Further, paragraph 20 of the National Planning Policy Framework (NPPF) (July 2018) identifies that

"Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

...

d) conservation and enhancement of the **natural, built and historic environment**, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation"

Section 16 of the National Planning Policy Framework (NPPF) (July 2018) - "Conserving and enhancing the historic environment" - contains paragraphs which are of particular relevance to the historical and heritage aspects of the Neighbourhood Area, for example:

1. Paragraph 184: "Heritage assets range from sites and buildings of local historic value to those of the highest significance...and should be **conserved** in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."
2. Paragraph 185: "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."
3. Paragraph 184 also contains a list of relevant points:
 1. the desirability of **sustaining and enhancing the significance of heritage assets**, and putting them to viable uses consistent with their conservation;
 2. the wider social, cultural, economic and environmental benefits that **conservation of the historic environment** can bring;
 3. the desirability of new development making a positive contribution to local character and distinctiveness;
 4. opportunities to draw on the contribution made by the **historic environment** to the character of a place.

4. Paragraph 192: "In determining applications, local planning authorities should take account of:
 1. the desirability of sustaining and **enhancing the significance of heritage assets** and putting them to viable uses consistent with their conservation;
 2. the positive contribution that **conservation of heritage assets** can make to sustainable communities including their economic vitality;
 3. the desirability of **new development making a positive contribution** to local character and distinctiveness."

Summary of key issues identified from face to face consultations and discussions

Data sources:

1. Consultation and Engagement Strategy Report – Bierton with Broughton Neighbourhood Development Plan – September 2018. A link to this document can be found here:
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_cf1cf79803504d109fcc9b37daeb5569.pdf
2. Neighbourhood Plan Bierton with Broughton Consultation Master Collation
This contains a full list of comments received at each of the consultation events, in a spreadsheet document. A link to this document can be found here:
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_a6ca55e80f494697aa6f28f615534384.pdf

The consultation process was launched on two separate dates, 2nd October 2017 and 7th October 2017, and in two separate locations, to ensure widespread coverage and the opportunity for residents to attend.

The following consultation events were held, listed here in chronological order:

Event	Date
General Public Consultation Event 1: St James Church	14 th October 2017
General Public Consultation Event 2: The Doghouse	17 th October 2017
General Public Consultation Event 3: The Barn	25 th October 2017
General Public Consultation Event 4: Bierton Sports Centre	5 th November 2017
Church Council	30 th November 2017
School Staff and Governors	20 th November 2017
Elderly Persons Consultation	23 rd October 2017

Issues raised during consultations:

It is perhaps not surprising that, almost without exception, the concerns expressed at the consultation events amounted in effect to "Keep things as they are!"

The concerns expressed can be grouped into 3 categories, listed here in order of the number of comments received in each:

- General unease or dismay about how development is destroying a sense of the history and heritage of the area. Typical comments were:
 - *“Preserve the old buildings and heritage.”*
 - *“The heritage of the village is at huge risk by the swamping of estates and further housing.”*
 - *“Promote historical interest.”*
 - *“Bierton is historical; we need to remind people of this not bury it.”*
 - *“Maintain village integrity.”*
 - *“Reject development within the village boundary.”*
- Specific areas to be protected. Typical comments were:
 - *“Protect heritage, i.e. St. Osyth’s Well.”*
 - *“The ridge and furrow fields surrounding the village needs to be kept as part of its heritage and also as a buffer against surrounding developments.”*
 - *“Please can we get Bob’s Barn listed?”*
 - *“Protect St Osyth’s Well and other historical features and places.”*
- General improvement ideas. Typical comments were:
 - *“Would like more info about our history and historic buildings.”*
 - *“History of the village and surrounding sites is probably not as well known/publicised as could be.”*

More general comments included:

- *“Keep conservation area protected and can it be enlarged further?”*
- *“Conserve old buildings.”*
- *“Keep the village as it is – the size that it is.”*
- *“Define acceptable building materials. No flint!”*
- *“Create a community fund to buy land to protect conservation areas.”*
- *“Please protect Bierton Conservation Area from single development housing, let alone mass development.”*

Survey questions:

As a result of the single nature of these comments, it was not possible to devise a range of questions on the topic of Conservation Areas for the survey. There was just a single question included specifically, added under the topic Environment and Green Spaces:

- Q 3.3 Which of the following actions to improve Green Spaces in the Parish should be prioritised? (options included: Protect Conservation Areas).

It was recognised, however, that there was a considerable overlap with the History & Heritage topic, so one objective for this topic includes the idea of conservation in general:

- **conserve** and enhance the character, history and heritage of the Parish.

As a result of the remaining comments, the survey questions were devised towards obtaining a view on which specific actions residents most desired to be implemented, and which buildings or historic areas they most wished to see protected. The questions were:

- Q 4.1 Do you think the History and Heritage of the Parish should be promoted?

- Q 4.2 Which of the following actions to promote the History and Heritage of the Parish should be prioritised? (options were: Leaflets, Maps, Walks, Online information, Parish notice boards, Other).
- Q 4.3 Do you think the ancient footpaths associated with old Quarrendon village and St Osyth's Well should be protected?
- Q 4.4 Do you think the medieval mound behind the houses on Aylesbury Road should be enhanced as a historical asset of the Parish?
- Q 4.4 Do you think the Historic Buildings of the Parish should be protected?
- Q 4.5 Which Historic Buildings in the Parish do you think more should be done to protect? (an example list was provided).

Summary of Neighbourhood plan Questionnaire feedback

Data Sources:

1. Bierton with Broughton Neighbourhood Plan Survey February/March 2018
A link to this document can be found here:
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_df87edc3da164b14a7ba74cf666ac6dc.pdf
2. A map of Bierton with Broughton Parish can be found here:
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_4677739e34c5402c83c06aefa0d1fdbb.pdf

Summary of feedback:

This can be found in the information provided to residents in the post-survey Feedback Event. PDF documents containing the full data can be found at these links:

https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_ca21b5c83bb54b99a1ef85898df05b78.pdf

and

https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_7f07df55da7b4e46ae845d66129f7d0d.pdf

The key points to note are:

- 94% of all respondents said that the History and Heritage of the Parish should be promoted.
- 96% said that the ancient footpaths associated with old Quarrendon village and St. Osyth's Well should be protected.
- 90% said that the medieval moat behind the houses on Aylesbury Road should be enhanced.
- 98% said that the Historic Buildings of the Parish should be protected.
- 80% want to see our green spaces improved with the top priorities being the protection of wildlife and conservation areas.
- 90% either strongly agree or agree that specific views in the Parish should be protected.

What next?

Having assembled all the evidence, we will now develop draft options for our Neighbourhood Plan, and we will consult you on these options before writing the Neighbourhood Plan for Bierton with Broughton.

Once we have written the draft Neighbourhood plan, we will consult with you on its contents for 6 weeks before making any required changes and submitting the final version to Aylesbury Vale District Council for publication and independent inspection. If our Neighbourhood Plan passes inspection, a referendum will then be held for all residents on the electoral roll in Bierton with Broughton so you decide whether or not you want Aylesbury Vale District Council to use the NP for Bierton with Broughton to help the authority decide on planning applications in the future.

Please visit the Neighbourhood Plan website if you wish to find out more information.

Further resources:

Document Name	Author/ partners	Date
Initial Evidence Paper – History & Heritage.pdf	Mike Elliott, BwB NP Steering Group	04/11/19
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_0f44527bd2f84401bc97750767d71fd6.pdf		

Document Name	Author/ partners	Date
Initial Evidence Paper – Conservation Areas.pdf	Mike Elliott, BwB NP Steering Group	04/11/19
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_80944bc69c364c288e4a0001a5a45b8e.pdf		

Document Name	Author/ partners	Date
Bierton Conservation Areas	Aylesbury Vale District Council	March 2008
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Bierton-Conservation-Area-Jan-2008.pdf		

Document Name	Author/ partners	Date
Advice Guide – Conservation Areas	Aylesbury Vale District Council	June 2015
https://www.aylesburyvaledc.gov.uk/sites/default/files/assets/files/Planning/Design%20Guides/Conservation%20Areas%20Advisory%20Guide%202.1.pdf		

Document Name	Author/ partners	Date
Conservation Area	Aylesbury Vale District	As of 23/03/18

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Management Plan	Council	
https://www.aylesburyvaledc.gov.uk/conservation-area-management-plan		

Document Name	Author/ partners	Date
Historic England Search Results	Historic England	As of 21/10/19
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_5aedb68cfb8e445b8ba4a1fa67abe5e7.pdf		

Document Name	Author/ partners	Date
Bierton with Broughton Neighbourhood Plan Survey February/March 2018	BwB NP Steering Group	February/March 2018
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_df87edc3da164b14a7ba74cf666ac6dc.pdf		

Document Name	Author/ partners	Date
The Story of Bierton	Michael Griffin and Robin Thurston	1994

Document Name	Author/ partners	Date
A Young Person's Guide to the History of Bierton, Broughton and Hulcott	Honor Lewington	2000

Document Name	Author/ partners	Date
Bierton with Broughton Neighbourhood Plan – Policy Review – February 2018	Jennifer Lampert	February 2018
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_ed67d54ebae46009bc440ba67a33d09.pdf		

Document Name	Author/ partners	Date
Vale of Aylesbury Local Plan	Aylesbury Vale District	November 2017

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2013 – 2033 – Proposed Submission	Council	
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Submission-VALP-%20high-res2.pdf		

Document Name	Author/ partners	Date
Vale of Aylesbury Local Plan 2013 – 2033 – AVDC Suggested Modifications	Aylesbury Vale District Council	November 2019
https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/VALP%20table%20of%20suggested%20modifications.pdf		

Document Name	Author/ partners	Date
Questionnaire Feedback Summary – History & Heritage	BwB NP Steering Group	September 2018
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_ca21b5c83bb54b99a1ef85898df05b78.pdf		

Document Name	Author/ partners	Date
Questionnaire Feedback Summary – Environment and Green Spaces	BwB NP Steering Group	September 2018
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_7f07df55da7b4e46ae845d66129f7d0d.pdf		

Document Name	Author/ partners	Date
National Planning Policy Framework	Ministry of Housing, Communities & Local Government	July 2018
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf		

Document Name	Author/ partners	Date
Map of Bierton with Broughton Parish	Parish Online	September 2018
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_4677739e34c5402c83c06aefa0d1fdbb.pdf		

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Document Name	Author/ partners	Date
NHP BwB Consultation Master Collation v1.8	BwB NP Steering Group	November 2017
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_a6ca55e80f494697aa6f28f615534384.pdf		

Document Name	Author/ partners	Date
Consultation and Engagement Strategy Report – Bierton with Broughton Neighbourhood Development Plan	Mike King People and Places Insight Ltd.	September 2018
https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_cf1cf79803504d109fcc9b37daeb5569.pdf		