

Designation of Draft Development Boundaries for Bierton with Broughton

The Neighbourhood Plan Steering Group (SG) decided that defining development boundaries within the Neighbourhood Area (the Parish) 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 made 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 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 edge 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 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 the inclusion of which 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 then plotting them by hand on a large-scale map, which had been provided by AVDC. Nine different areas were defined:

- Broughton
- Broughton Crossing
- Oldham Meadows
- Bierton Village
- Burcott
- Circus Field
- Kingsbrook Villages 2 (Oakfield Village), 3 (Orchard Green), and 4 (Canal Quarter) – each of these was approximated as full details were not available on the map provided

The proposed development boundaries were presented by nominated members of the SG to the Parish Council at its meeting on 18 February 2019, where they were reviewed and approved. Subsequently, representatives of the SG discussed the proposed development boundaries with the planning department at AVDC and refined maps of the proposed development boundaries were produced at AVDC, as shown on this website.