

FOREWORD – Inserted (July 2024)

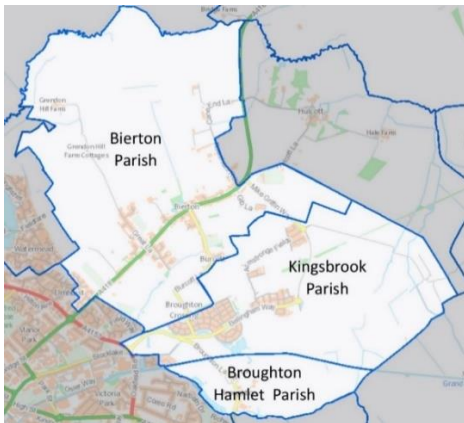
The “Bierton Neighbourhood Plan” was first conceived in the latter part of the last decade and work started in earnest in 2017, at this time it was designated as the “Bierton with Broughton Neighbourhood Plan”, the Plan Area was coincidental with the then parish of Bierton with Broughton. Soon after this the Kingsbrook development had progressed sufficiently for parish boundaries to be re-aligned to create the parishes of Kingsbrook, Bierton and also Broughton Hamlet. The plan was re-named “Bierton, Broughton and Kingsbrook Neighbourhood Plan”.

Significant progress was made, and the plan was submitted to Buckinghamshire Council under Regulation 16.

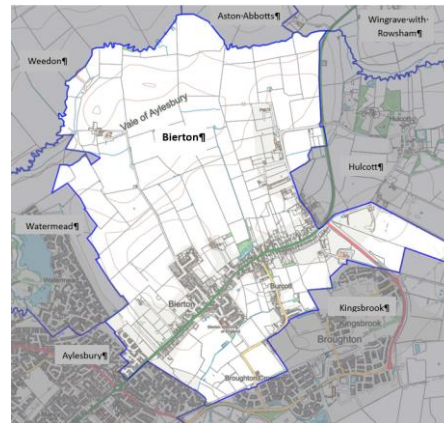
After this stage it became apparent, and subsequently formalised, that Kingsbrook Parish could no longer support the plan and the area needed to be re-designated. The plan became “The Bierton Neighbourhood Plan”. Broughton Hamlet Parish could not be included as it shares no common boundaries with Bierton Parish. This was approved in October 2023 by Buckinghamshire Council and a comprehensive and significant re-write of the Plan was undertaken.

Great care had been taken in writing the original plan to ensure that the views of all residents, i.e. from both Bierton and Kingsbrook areas, were taken into account. After the re-designation of the area significant re-writing was required to make the plan relevant to the older more historic Bierton parish without the need to include the different views and aspirations of the residents of the very much newer development of Kingsbrook.

The following two maps indicate how the Plan Area was changed for the reason detailed above.



Original Plan Area



Revised Plan Area

The following evidence paper contains information from the original Neighbourhood Area, so some of the document details within this paper will now be irrelevant as they are outside the new and revised Neighbourhood Area boundary. During the revisions of the new Neighbourhood Plan maps, tables and numbering may have been updated which is not reflected in the evidence paper.

Bierton with Broughton Neighbourhood Plan

Evidence Paper: Housing

Updated : June 2020

Objectives:

1. To meet local housing need without overburdening the local infrastructure such as the road network.
2. To propose preferred small sites for housing to meet an identified local need.
3. To influence design, type, tenure, and scale of new housing.

Summary:

The civil parish of Bierton with Broughton is situated to the North East of Aylesbury and covers an area of 990 hectares, or 3.8 square miles of sweeping Buckinghamshire countryside^{1,2,3,4}. Until recently, the parish consisted of: the village of Bierton, the hamlets of Burcott, Broughton Crossing, and Broughton, and Oldhams Meadow, an urban area extending from Aylesbury. Neighbouring Hulcott has its own Parish Council and comprises the Hamlet of Hulcott and the East Side of Rowsham Road. Outline planning was granted by AVDC in December 2013 for a new development in the east of the parish, Kingsbrook, to consist of 2,450 homes, employment land, and associated infrastructure and facilities⁵. Construction of Kingsbrook is planned to occur over 15 years and it will comprise three villages: Oakfield Village, Orchard Green, and Canal Quarter.

The 2011 Census recorded 940 dwellings, 912 (97.0%) with at least one usual resident and 28 (3.0%) with no usual resident⁶. Based on 2011 Census data, the majority of accommodation types are houses or bungalows, and most households were owned⁶.

Further details are provided in the initial Housing Evidence Paper (see [Appendix](#)).

Relevant current policy:

The Development Plan for Aylesbury Vale that is relevant to the Bierton with Broughton Parish Council area consists of the “Saved Policies” of Aylesbury Vale District Local Plan (AVDLP) 2001 - 2011 adopted January 2004⁷. That plan had an end date of 2011 and has therefore expired.

The policies that were “saved” by direction of the Secretary of State for Communities and Local Government in 2007 are still operative and some of the most relevant to the Bierton with Broughton NDP are reviewed in a Policy Review Document⁷.

In addition, AVDC have provided a number of non-statutory supplementary planning guidance documents to support planning policies. One Supplementary Planning Document (SDP) that is relevant to the circumstances of Bierton with Broughton Neighbourhood Plan (NP) is the Affordable Housing SDP dated December 2007 as amended by the Affordable Housing Policy Interim Position Statement June 2014⁹.

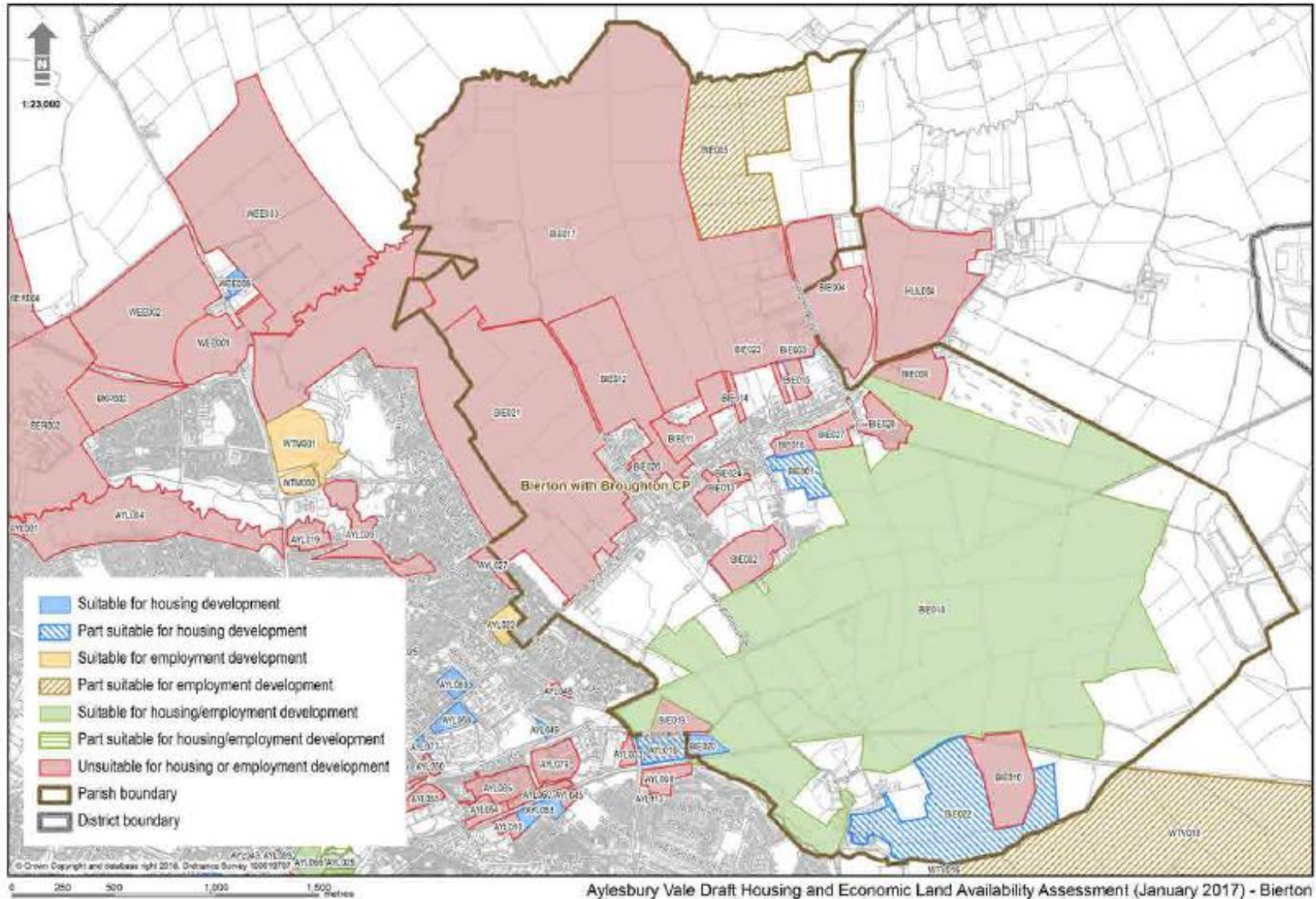
There are also several supplementary planning guidance publications including guidance on car parking standards, sport and leisure facilities and design guides, which could be assessed if there are any proposals to be put forward that might be affected by that advice.

The Bierton with Broughton NP needs to respect and generally conform with the Adopted Development Plan as well as having regard to the policies in the National Planning Policy Framework (NPPF).

AVDC started work on a revised Development Plan in 2010 called the Vale of Aylesbury Plan but when it reached its examination by a Planning Inspector in December 2013 the Inspector recommended its withdrawal concluding that it failed to meet the duty to cooperate and the growth figures were unsound. The Vale of Aylesbury Plan was withdrawn on 5th February 2014.

There is now a further emerging Development Plan document for AVDC called “Vale of Aylesbury Local Plan” (VALP)¹⁰, which has been submitted and taken to public examination. The Hearing dates were the 10th to the 20th July 2018 and this new plan is to cover the period from 2013 to 2033. Following the Inspector’s report and discussions between him and AVDC, the Proposed Submission Plan was modified in October 2019¹¹. The VALP proposes the strategic development at Kingsbrook for Bierton with Broughton, and an additional allocation of 23 completions/commitments, with no allocated sites, as part of the overall allocation of 1,095 dwellings to medium villages. As part of the preparations for the VALP, AVDC conducted and published a Housing & Economic Land Availability Assessment¹². For Bierton with Broughton, much of the land assessed was considered to be unsuitable for housing or employment development (see Figure 1).

Figure 1: Map of Berton with Broughton Parish from AVDC HELAA v4, January 2017



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

A number of public consultation events have been held as part of the evidence gathering process for the Bierton with Broughton NP, as described in a report¹³. The launch event for public consultation on the NP was held at the Sports Centre on 2nd October 2017. Further public consultation events were held at the Jubilee Hall (7th October 2017), St. James Church (14th October 2017), The Doghouse (17th October 2017), and The Barn (25th October 2017). In addition, a special event was held with residents of William Hill Drive, Retirement Development (23rd October 2017). Comments were also received by email/letter correspondence.

Analysis of the comments received from the consultation events¹⁴, demonstrated commonly-held opinions amongst stakeholders regarding housing. Typical comments were:

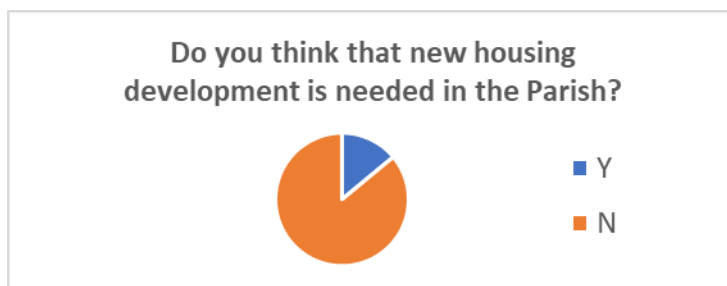
- *In order to keep the village's identity, no more houses*
- *2,450 new homes at Kingsbrook is enough*
- *Housing development must be matched by improved infrastructure*
- *Any new housing should maintain village character and identity*
- *Do not build on green spaces*
- *More smaller houses for first time buyers (houses not flats)*
- *Ensure houses have adequate off-street parking*

Summary of Neighbourhood Plan Survey feedback (Housing):

A Neighbourhood Plan Survey was distributed to all households in the Parish in February / March 2018 inviting residents to complete the Survey online or by returning the completed booklet in a supplied freepost envelope. Analysis of results was performed by an independent research consultancy, People and Places Insight Limited. The full results of the Survey are reported in a separate document¹⁵. For section 6. Housing, the survey invited respondents to answer/comment on 14 questions.

6.1 Do you think that new housing development is needed in the Parish?

86% (Total Number [N] of respondents = 406) answered No.



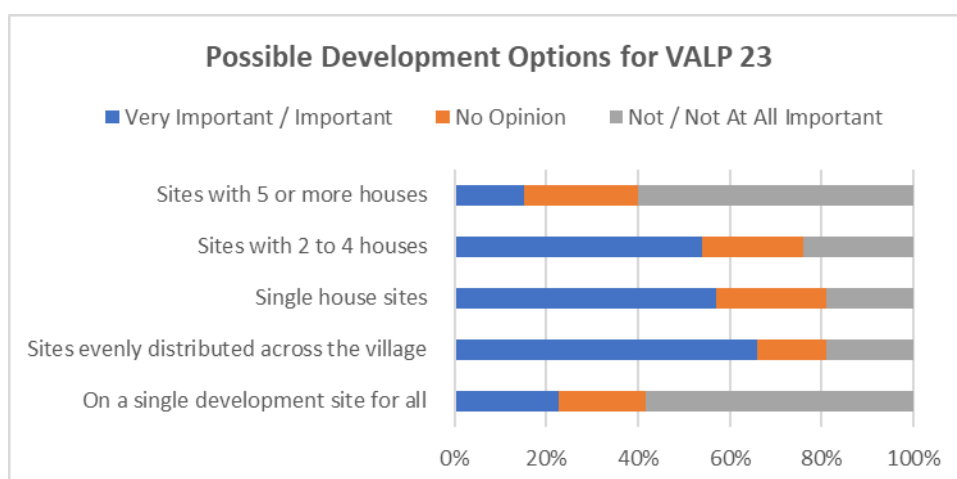
The survey then stated, “Even if it is felt that no further housing development is needed we would still like to gather your views and opinions.”

6.2 The Draft Vale of Aylesbury Local Plan (VALP), identifies that up to 23 new houses/dwellings, in addition to the 2450 houses on the Kingsbrook site, could be built in the village of Bierton in the period

2018 – 2033. Assuming the VALP is approved, do you consider the following possible development options to be....?

A single development site or sites with more than 5 houses were not popular.

	Very Important %	Important %	No Opinion %	Not important %	Not at all Important %	N=
On a single development site for all	9	14	19	23	36	359
Sites evenly distributed across the village	27	39	15	9	10	361
Single house sites	25	32	24	11	8	343
Sites with 2 to 4 houses	16	38	22	15	9	353
Sites with 5 or more houses	3	12	25	29	31	340



6.3 Please use the space below to provide any further information regarding location that you feel is important when it comes to new housing development.

The key theme to emerge was that ‘No more development should take place’, often on the grounds that the Kingsbrook development would satisfy all local demand; representative responses are reproduced below:

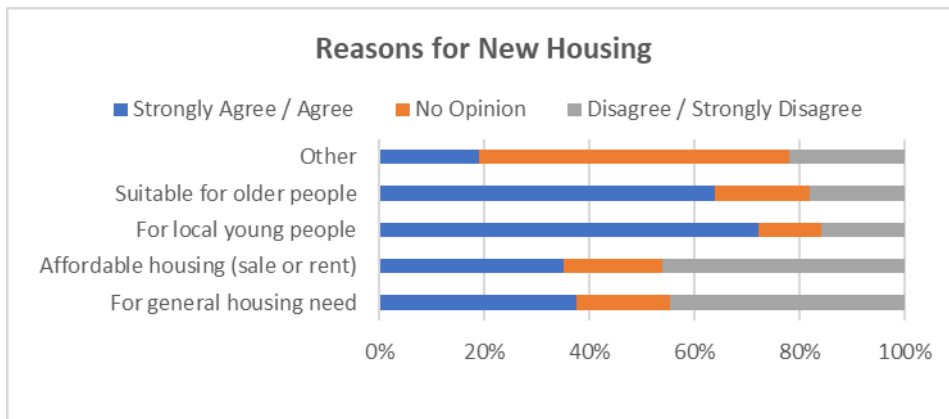
- *Given the need to preserve the character of the existing villages of Bierton and Broughton/Broughton Crossing and the development of Kingsbrook there should be no further new housing other than that already approved 28 February 2018 even if this means that the total of 23 new properties identified in the draft VALP is not established. Kingsbrook provides a more than adequate opportunity to meet local housing needs. As already indicated all green spaces should be preserved.*
- *Due to the local huge site at Kingsbrook I am of the opinion that we have enough new homes now within this area*

- *I don't feel any more houses need to be built as there is no infrastructure in place to accommodate these houses and feel we have enough to with Kingsbrook.*
- *Bierton has had more than enough development with 2450 at Kingsbrook, no more is needed.*
- *No further housing development should be allowed between the existing village and Kingsbrook.*
- *I think with the large Kingsbrook development so close that there should not be any further requirement within the parish.*
- *I honestly cannot see why it is necessary to build any further houses in Bierton/Broughton. Surely the 2400 homes already being constructed on Kingsbrook is enough.*
- *Any additional housing in the parish should be within Kingsbrook. There is no rationale for any additional housing elsewhere in the Parish.*
- *Any additional housing in the parish should be within Kingsbrook; there is no good reason for additional housing elsewhere in the parish.*
- *We already have the Kingsbrook development I think Bierton have taken enough of a hit, the roads, school and other infrastructure cannot take anymore.*
- *Bierton village does not need more houses because the Kingsbrook development provides many new houses.*
- *Kingsbrook development is sufficient.*

6.4 In terms of local housing need, do you think that new housing development is needed in the Parish for the following reasons?

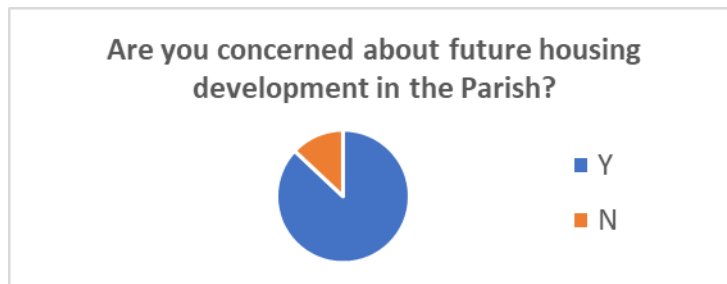
The most popular choices were for local young people, followed by accommodation suitable for older people.

	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
To meet general housing need in the parish	11	27	18	25	20	392
To provide affordable housing (homes for sale or rent) provided through a Housing Association, e.g. shared ownership or part buy, rent or part rent)	10	25	19	20	26	394
To enable local young people to remain living in the parish	30	43	12	7	9	406
To enable older people to move into more suitable accommodation for their needs	20	44	18	10	8	398
Other (please specify...)	19	0	59	8	14	59



6.5 Are you concerned about future housing development in the Parish?

87% of respondents (N = 382) answered Yes.

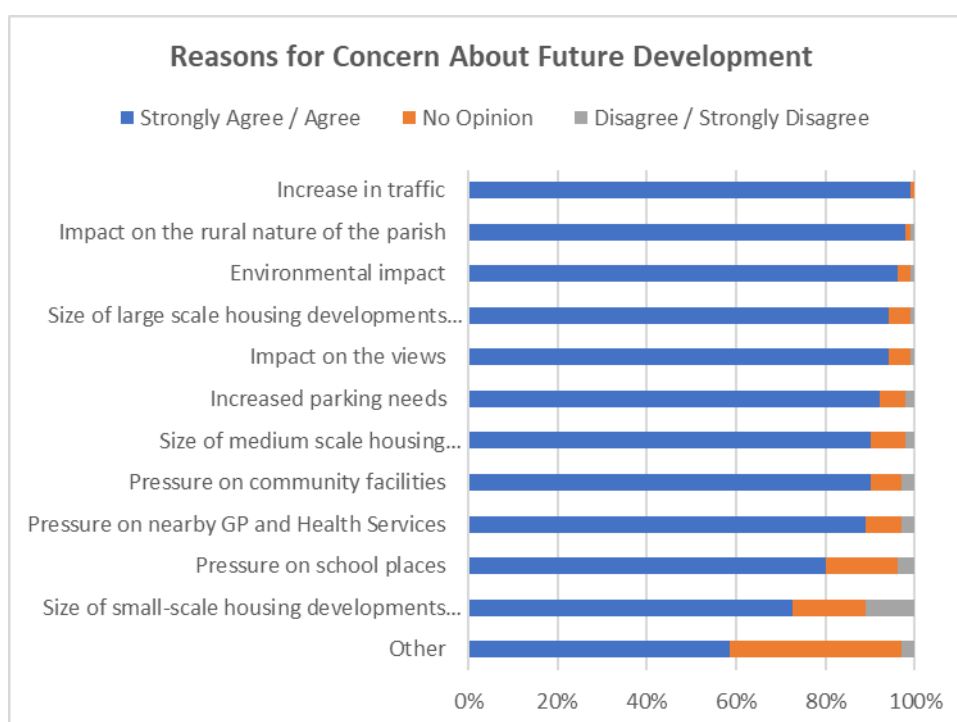


6.6 In terms of future housing development in the Parish, are you concerned because of the.....?

The major concern was “Increase in traffic” (92% strongly agree and 7% agree; n = 337), with “Impact on the rural nature of the parish”, “Environmental impact”, and “Size of large-scale housing developments, e.g. 50 or more houses” also scoring highly.

	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
Other	55	3	38	0	3	29
Size of small-scale housing developments e.g. 1-10 houses	30	42	16	11	0	329
Pressure on school places	56	24	16	2	2	330
Pressure on nearby GP and Health Services	68	21	8	2	1	334
Pressure on community facilities	65	25	7	3	0	333
Size of medium scale housing developments e.g. 11-50 houses	69	21	8	1	1	329
Increased parking needs	72	20	6	1	1	332
Impact on the views	65	29	5	0	1	327

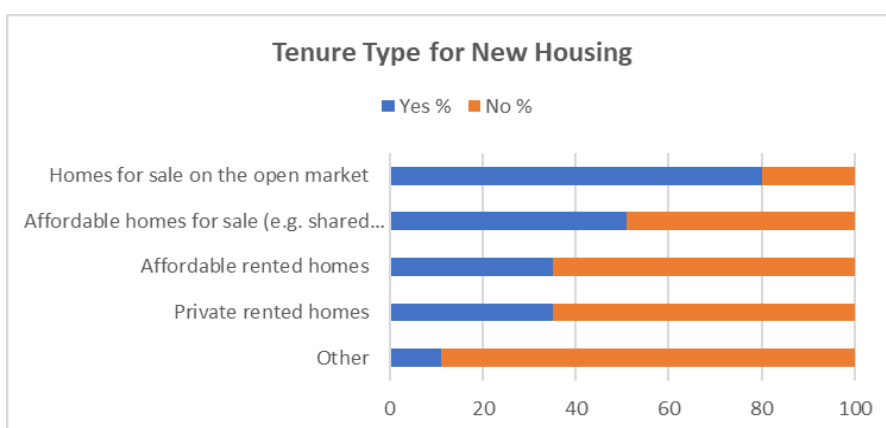
	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
Size of large-scale housing developments e.g. 50 or more houses	85	9	5	0	1	330
Environmental impact	73	23	3	1	0	330
Impact on the rural nature of the parish	76	22	1	1	0	334
Increase in traffic	92	7	1	0	0	337



6.7 In terms of local housing need, do you think that new housing development is needed in the Parish for the following reasons?

A majority (80%) of respondents picked “homes for sale on the open market”, just over half (51%) thought that affordable homes for sale were needed, and most respondents did not think that rented or other tenure types were required.

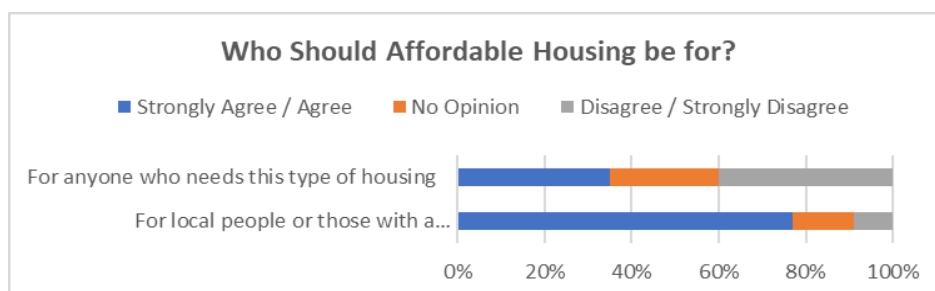
	Yes %	No %	N=
Other	11	89	38
Private rented homes	35	65	346
Affordable rented homes	35	65	360
Affordable homes for sale (e.g. shared ownership or part buy, part rent)	51	49	364
Homes for sale on the open market	80	20	367



6.8 In terms of affordable housing in the Parish do you think this should be.....?

Most respondents thought it should be “For local people or those with a connection to the parish”.

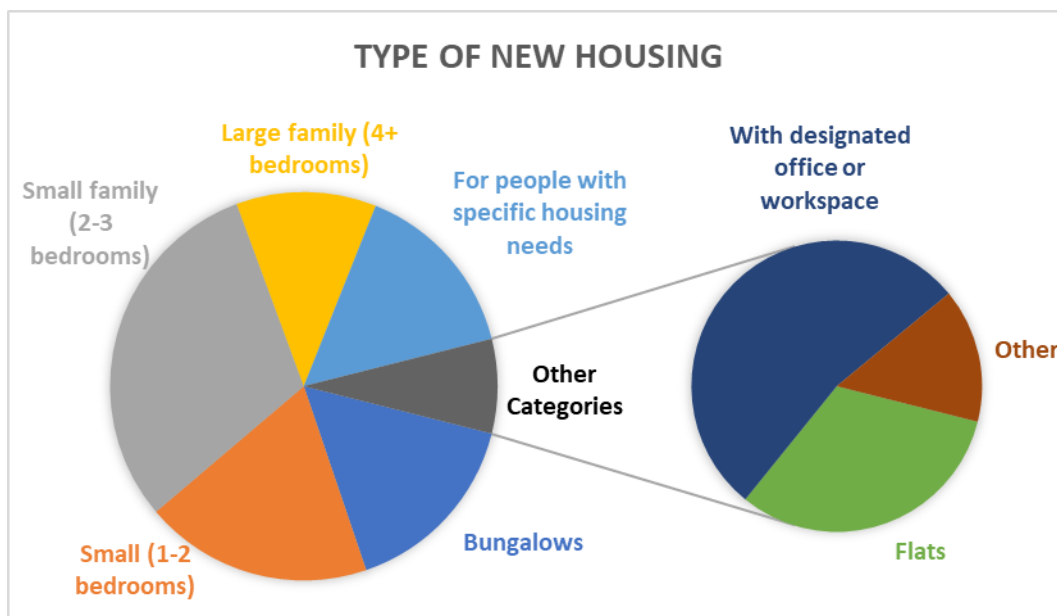
	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
For local people or those with a connection to the parish	49	28	14	6	3	408
For anyone who needs this type of housing	11	24	25	19	21	379



6.9 What type of new housing should be built in the Parish?

The most popular choices were smaller houses of 1 to 3 bedrooms.

	Priority 1 %	Priority 2 %	Priority 3 %
Bungalows	16	16	15
Small (1-2 bedrooms)	16	23	20
Small family (2-3 bedrooms)	39	29	8
Large family (4+ bedrooms)	11	11	15
For people with specific housing needs	12	16	22
Flats	2	1	7
With designated office or workspace	1	5	12
Other	2	0	1



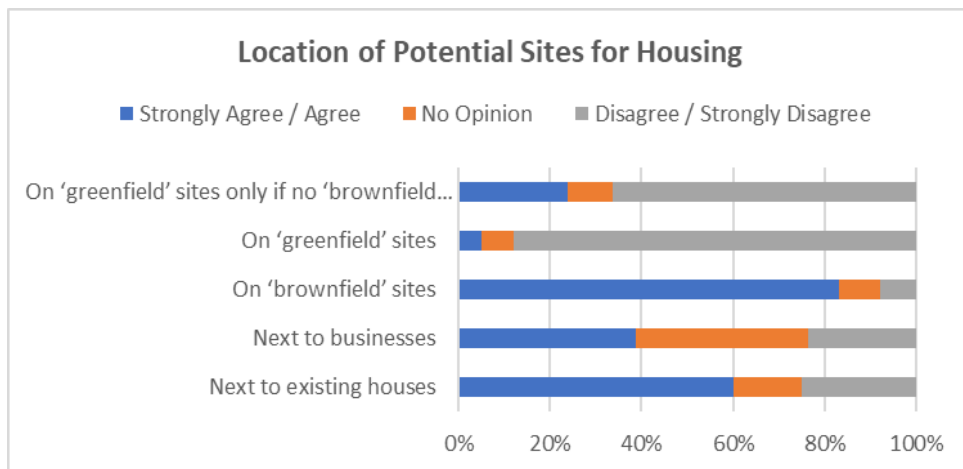
N=	314	305	279
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Chart based on calculating a score for each category (row of table) by multiplying the Priority 1 % response by 3 (x3), x2 for Priority 2, x1 for Priority 3, and summing the results to give an overall score for each category.

6.10 In terms of the location of potential sites to accommodate housing to meet a particular need in the Parish do you think this should be.....?

Most respondents thought that brownfield sites should be used (84% strongly agreed or agreed; n = 396), and 88% (n = 387) strongly disagreed or disagreed that greenfield sites should be used for housing.

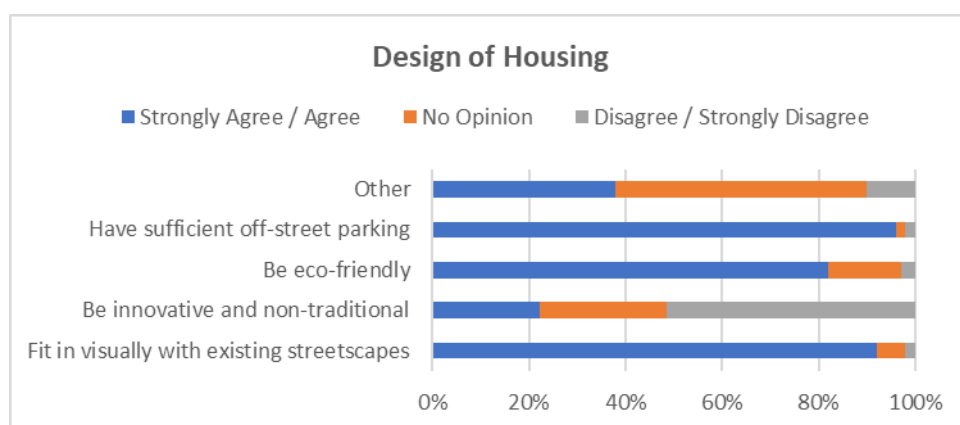
	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
Next to existing houses	15	45	15	12	13	393
Next to businesses	8	31	38	15	9	370
On 'brownfield' sites	44	40	9	3	5	396
On 'greenfield' sites	2	3	7	21	67	387
On 'greenfield' sites only if no 'brownfield sites'	5	19	10	18	49	394



6.11 In terms of new housing development in the Parish do you think.....?

There was strong support from respondents for new housing having sufficient off-street parking and fitting in visually.

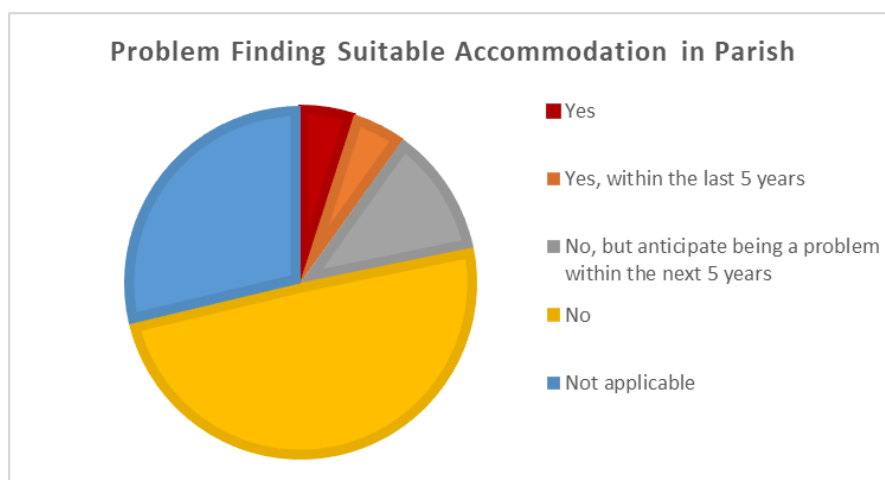
	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
Fit in visually with existing streetscapes	61	31	6	1	1	399
Be innovative and non-traditional	5	17	26	31	20	384
Be eco-friendly	33	49	15	1	2	385
Have sufficient off-street parking	74	22	2	1	1	402
Other	38	0	52	3	7	29



6.12 Have you, or any member of your family (even if they do not live with you now) had a problem finding suitable living accommodation in the Parish?

Most respondents answered No or Not Applicable.

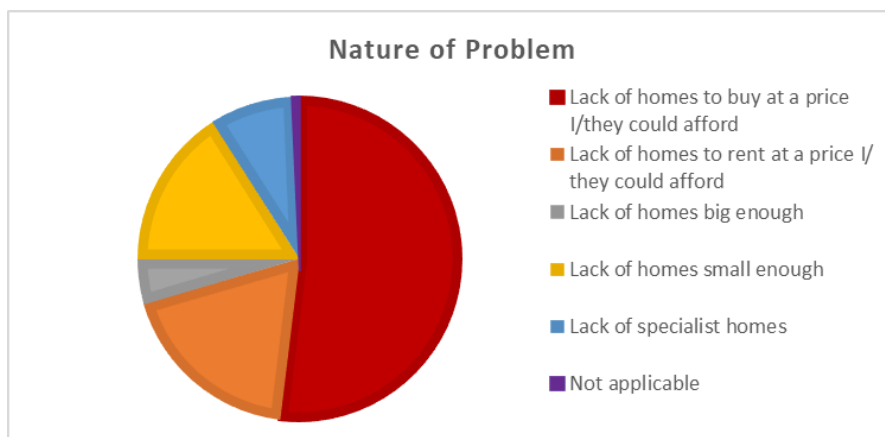
	%
Yes	5
Yes, within the last 5 years	5
No, but anticipate being a problem within the next 5 years	12
No	50
Not applicable	29
N=	407



6.13 What is/ was the exact nature of the problem?

Because of the relatively low proportion of respondents reporting such a problem in the previous question, the number answering this question was only 83; however, the most common response was due to the price of homes to buy.

	%
Lack of homes to buy at a price I/they could afford	81
Lack of homes to rent at a price I/ they could afford	29
Lack of homes big enough	7
Lack of homes small enough	25
Lack of specialist homes	13
Not applicable	1
N=	83



6.14 Please provide any further comments in terms of Housing in the Parish

The key theme to emerge was that ‘no further development’ was needed, comments included:

- *There are too many new houses already!!*
- *No more houses should be built in the parish, no matter what size*
- *Do not want any thank you*
- *There are 2 and a half thousand houses being developed at Kingsbrook. No other housing development is necessary.*
- *Please note that we do not believe that any more housing development is required in the village.*
- *We DO NOT need any more housing following the 2450 homes approved already. Enough is Enough!!*
- *There are 2,450 houses being built on the nearby Kingsbrook development which which more than meet local housing needs.*
- *The development of Kingsbrook should satisfy the housing needs of the parish for the near future*
- *None is required*
- *There should be no new housing. The current new development is quite sufficient and in terms of affordable housing the developer should be rigorously held to promises they made to get the planning permission and not be allowed to renege on those promises.*
- *Do not want any new houses built in Bierton*
- *I don't think the parish needs further houses due to the 2450 houses being built at Kingsbrook.*
- *We don't "need" housing, it will come from people wishing to capitalise on land and opportunities they have. The plan needs to control these aspirations*

Results of additional desktop research:

None at present.

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.

References:

1. biertonvillage.org.uk
2. [biertonvillage.org.uk/Bierton Broughton](http://biertonvillage.org.uk/Bierton_Broughton)
3. wikipedia.org/wiki/Bierton
4. [The Vale of Aylesbury Plan: Bierton Fact Pack, October 2011](#)
5. [Kingsbrook Aylesbury - New Community East of Aylesbury](#)
6. nomisweb.co.uk/reports/localarea?compare=1170212076
7. Adopted Aylesbury Vale District Local Plan (AVDLP) 2004, <https://www.aylesburyvaledc.gov.uk/section/ADOPTED-AYLESBURY-VALE-DISTRICT-LOCAL-PLAN-AVDLP>
8. Policy Review Document, February 2018, https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_e67d54ebae46009bc440ba67a33d09.pdf
9. Affordable Housing Policy Interim Position Statement June 2014, https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Affordable-Housing-Policy-Interim-Position-Statement-June-2014-1-.pdf
10. [Vale of Aylesbury Local Plan 2013 - 2033 for submission, November 2017](#)
11. VALP (2013 – 2033) Proposed Submission Plan (November 2017) as Proposed to be Modified (October 2019) https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/MASTER%20main%20mods%20VALP%20final_1.pdf
12. [Aylesbury Vale HELAA v4 January 2017](#)
13. Consultation and Engagement Strategy Report, September 2018, https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_cf1cf79803504d109fcc9b37daeb5569.pdf
14. Collation of Consultation Comments, https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_a6ca55e80f494697aa6f28f615534384.pdf
15. [Final Report August 2018 BwB NP Survey Results](#)

Appendix: Initial Evidence Paper - Housing

Location and history of the parish:

The civil parish of Bierton with Broughton is situated to the North East of Aylesbury and covers an area of 990 hectares, or 3.8 square miles of sweeping Buckinghamshire countryside^{1,2,3,4}. Until recently, the parish consisted of: the village of Bierton, the hamlets of Burcott, Broughton Crossing, and Broughton, and Oldhams Meadow, an urban area extending from Aylesbury. Neighbouring Hulcott has its own Parish Council and comprises the Hamlet of Hulcott and the East Side of Rowsham Road. Outline planning was granted by AVDC in December 2013 for a new development in the east of the parish, Kingsbrook, to consist of 2,450 homes, employment land, and associated infrastructure and facilities⁵. Construction of Kingsbrook is planned to occur over 15 years and it will comprise three villages: Oakfield Village, Orchard Green, and Canal Quarter.

The village of Bierton, also known as Bortone (name first recorded in the Domesday Book of 1086 and means "farmstead near a stronghold" in modern English), Berton or Bearton, is built on a low ridge of limestone about 10 metres above the clay of the Aylesbury Vale. A substantial Belgic settlement once occupied the site of the village with an extensive ditched enclosure, and the remains of a substantial Roman Villa were found on the site of the present churchyard and school. There is one Scheduled Ancient Monument (SAM) located at the very south of Bierton due to a Moated site near to St. James the Great Church.

Burcott was once a small cluster of houses at the place where Burcott Lane turns sharp right towards Broughton. Now, the two villages of Bierton and Burcott have grown towards each other and are virtually continuous.

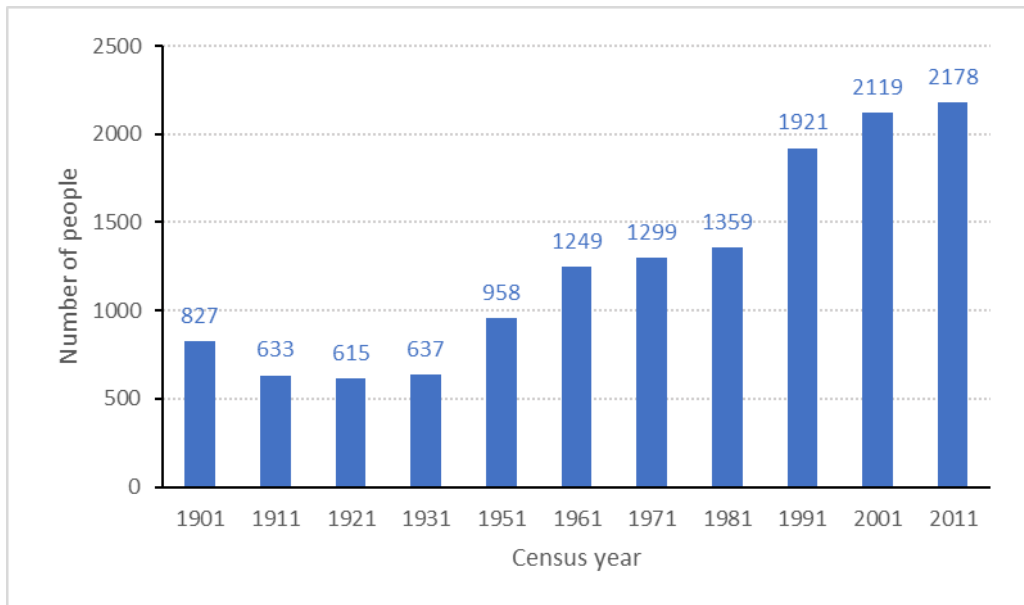
The small settlement at Broughton Crossing grew up around the station on the old North Western Railway. The station has long since closed and very little now remains of the old railway line.

Broughton, is situated in the south of the parish along the small lane that joins the Tring Road with Bierton.

Oldhams Meadow is a recent development within the civil parish, consisting of 169 houses. Whilst geographically in the constituency of Aylesbury, it resides within the parish of Bierton with Broughton.

Following a dip in the early years of the 20th Century, the population of the parish of Bierton with Broughton has grown, with the biggest increase occurring between 1981 and 1991 (see **Figure 2**). As of the 2011 Census, the estimated population of the civil parish was 2,178, with males comprising 47.9% and females 52.1%⁶. The mean age was 42.2 and the highest frequency age groups were 30 to 44 and 45 to 59 years, each accounting for approximately 21 % of the total. The population of the parish is expected to increase significantly as Kingsbrook is built and occupied, and the age distribution of the parish may also change.

Figure 2: Change in Population of Bierton with Broughton Parish Since 1901



Settlement characteristics and expansion of housing:

Bierton with Broughton is a rural parish on the edge of Aylesbury. Bierton was originally concentrated around the 14th century Church of St. James (formerly the site of the Manor) and St. Osyth's Well, due to the reliable source of water⁴. There were also dispersed clusters of farms and other buildings along the Aylesbury Road up to Grove Farm in the south western part of the village. These date back to the 17th and 18th centuries with some 16th century buildings. The historic buildings are mainly found along the north-western side of Aylesbury Road; however, from the 1780s onwards a number of these farm complexes were demolished and subsequently replaced by infill development.

Since the late 19th century the character of Bierton village has seen gradual change, largely due to infilling between clusters of historical development. Modern developments were located along Great Lane, Parsons Lane and Burcott Lane, which has distorted the historic linear form of the settlement. These developments consist of detached and semi-detached houses, facing onto the principal road or arranged in small planned cul-de-sac developments.

The once separate hamlet of Burcott, located to the south-east of Bierton, is now connected to the village by modern development, which has crept along the south western side of Burcott Lane.

Early to mid-20th century development, resulted in the village expanding almost up to the boundary of Aylesbury. This development resulted in a loss of open space around the Aylesbury Road and Burcott Lane junction. This was further compounded by the widening and straightening of sections of the A418 during the 1950s.

During the 1960s to the 1990s, development was located mainly at the western end of the village. Five dwellings were erected at St. James Way off Parsons Lane and five dwellings along Great Lane, at the end

nearest to Aylesbury Road. Several single dwellings were also erected along Aylesbury Road, south of Parsons Lane.

Development at Burcott was mainly during the 1980s, where ten dwellings were built at Marshalls Lane. Within the parish at Broughton, there has been no significant development, although a large housing estate for 411 dwellings was built to the north of Douglas Road along the adjoining parish border near to Broughton hamlet.

During recent years, development had been fairly limited with only small-scale infilling occurring mainly along the Aylesbury Road. This has changed with the start of the large-scale development of Kingsbrook.

The 2011 Census recorded 940 dwellings, 912 (97.0%) with at least one usual resident and 28 (3.0%) with no usual resident⁶.

Land uses:

The landscape character type for Bierton is Landscape Character Type 09, Low Hills and Ridges. Just outside the village towards the south including Broughton, the landscape character is classified as Vale, type 08⁴. Much of the land in the parish is agricultural and used for pasture. 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.

There are a few sites within the parish providing small-scale employment and a very limited number of local services, but no shops currently. Bierton has a combined Church of England primary school, Jubilee Hall, and Bierton Sports Centre, however, a community centre and new schools are planned within the Kingsbrook development. Currently, there are three public houses (The Red Lion and The Bell in Bierton, and the Dog House at Broughton Crossing) and The Barn bar and restaurant at the northern end of Bierton.

Green space provision within the parish does not meet any of the Accessible Natural England Standards⁴. There is a recreation ground (17,634 m²) on Burcott Lane and two allotments on the A418 Bierton Road (20,026 m²) and Great Lane (10,085 m²). There are no gypsy and traveller sites within the parish. The nearest site is at Little Acre, Broughton Lane, Weston Turville.

In preparation for the Vale of Aylesbury Local Plan, AVDC performed a housing and economic land availability assessment (HELAA) to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period to help meet the District's development needs. Of the areas assessed in the parish, most of the sites to the north of the A418 were classified as unsuitable for housing or economic development¹²; the exception was site BIE005, at the northern end of Cane End Lane, on which a crematorium is being constructed. In the south of the parish, site BIE018 (Kingsbrook) was classified as suitable for housing/employment development. Two sites (BIE001 and BIE022) were deemed part suitable for housing development, and one small site (BIE020) was suitable for housing development.

Housing characteristics, designs, density and tenure:

Based on 2011 Census data, the majority of accommodation types are houses or bungalows (see [Table 1](#)), and most households were owned (see [Table 2](#))⁶.

Land Registry Data⁸, indicate that housing in Bierton, with an overall average price of £414,527 was more expensive than nearby Aylesbury (£293,595) and Fairford Leys (£275,241), but was cheaper than Wingrave (£491,297). In the past year (as of 5 March 2018) house prices in Bierton were 3% up on the year before and 17% up on 2015 when they averaged at £352,860.

Table 1: Accommodation type in Bierton with Broughton Parish

Type	Count	%
Whole house or bungalow:	892	94.9
Detached	324	34.5
Semi-detached	356	37.9
Terraced (including end-terrace)	212	22.6
Flat, maisonette or apartment:	48	5.1
Purpose-built block of flats or tenement	35	3.7
Part of a converted or shared house including bed-sits	8	0.9
In a commercial building	5	0.5
Total	940	100

Data from 2011 Census (KS401EW)

Table 2: Tenure in Bierton with Broughton Parish

Type	Count	%
Owned:	724	79.4
Owned outright	328	36.0
Owned with a mortgage or loan	396	43.4
Shared ownership (part-owned and part-rented)	7	0.8
Social rented:	68	7.5

Rented from council (Local Authority)	19	2.1
Other	49	5.4
Private rented:	103	11.3
Private landlord or letting agency	91	10.0
Other	12	1.3
Living rent free:	10	1.1
Total	912	100

Data from 2011 Census (KS402EW)

Conservation areas:

Five Conservation Areas, covering a high proportion of the village, were designated at Bierton on the 16th October 1991⁹. Four of the Conservation Areas were concentrated around surviving pockets of historic development spread along the Aylesbury Road. The fifth Conservation Area included a section of Rowsham Road at the north-eastern end of the village most of which lies within the parish of Hulcott. A number of changes were made in 2008, the most significant of which was the inclusion of the surviving areas of strip fields to the rear of properties along the north-western side of the A418 towards the north-eastern end of the village. This linked three of the existing Conservation Areas together and thus reduced the number of Conservation Areas within the village from 5 to 3. As part of the assessment of the Conservation Areas, several Key Views and Vistas were identified. Conservation Area designation is the official acknowledgement of the special character of an area. This influences the way in which the Local Planning Authority deals with planning applications which may affect the area.

Brownfield sites:

A register of locally identified brownfield sites (previously developed land) suitable for housing is in the process of being implemented by AVDC¹⁰. The Neighbourhood Plan Steering Group is unaware of any current available brownfield site within the parish.

Major landowners:

The Parish Council is aware of major landowners in the village and some 14 major landowners have been identified. Based on the AVDC HELAA of January 2017, Land Registry searches were carried out for sites which had been assessed as being suitable or part suitable for housing development, and part suitable for employment development. The results of the Land Registry searches, Title Number and Proprietorship Register are summarised in **Table 3**. Maps showing AVDC's HELAA¹² categorisation for sites within the parish were presented to residents during consultation meetings and also on the Neighbourhood Plan website.

Table 3: Results of Land Registry searches for selected sites from AVDC HELAA v4

Date of Land Registry Search	Site Reference	Title Number	AVDC Categorisation	Proprietorship Register
30/8/2017	BIE001	BM337607	Part suitable (Housing)	CHARLES BLAKEY LIMITED
30/8/2017	BIE005	BM25369	Part suitable (Economic Development)	M&G UK PROPERTY NOMINEE 1 LIMITED and M&G UK PROPERTY NOMINEE 2 LIMITED
30/8/2017	BIE020	BM239944	Suitable for Housing	KIER LIVING LIMITED
30/8/2017	BIE022	BM358904	Part suitable (Housing)	JANE ELIZABETH LEAR and PETER HARRIS LEAR and DAVID CHARLES LEAR and ELIZABETH MARION LITTLE
30/8/2017	BIE024	BM291746	Status changed to Unsuitable Jan 2017	WHELDON ESTATES LIMITED and ALDERDALE LIMITED
19/3/2018	BIE012 and BIE013 (could have access to A418)	BM344903	Unsuitable for Housing Development	JULIA ANNE CLEWLEY as Trustee for the Turpin Partnership and ROSEMARIE DIANA CLEWLEY as Trustee for the Turpin Partnership

Data were obtained through Land Registry Searches on the owners of the following land within the parish of Bierton with Broughton. Site Reference numbers are as per the Aylesbury Vale Draft Housing and Economic Land Availability Assessment (May 2016) and updated as at January 2017.

In addition, the land at the approved Kingsbrook development is owned by Barratt Homes and David Wilson Homes.

Landowners in the parish have been made aware of the Call for Sites process.

Identification of specific local housing needs:

Various consultation events have been held historically within the Parish to discuss housing issues and planned developments. The Neighbourhood Plan survey includes questions to determine residents' views on whether they or a family member have an anticipated housing need and what their views are on what type of housing may be needed in the parish in future. Results of the survey will inform what is identified as local housing needs for the parish. In addition, the Parish Council commissioned a housing needs assessment (HNA) from AECOM independent consultants¹¹. The main findings of the report are:

1. Based on current trends in the private rented sector and housing affordability, there is a need for up to 54 affordable homes in Bierton with Broughton over the plan period. Given that there is a significant shortage of lower priced housing in general, some housing for rent, both at intermediate and market levels would be appropriate.
2. There is likely to be a significant need for small and medium sized housing of 2-3 bedrooms in the future, with 3-bedroom homes making up the majority of these, but 2-bedroom homes also playing a significant role, and 4+ bedroom homes playing a less significant role.
3. Data from the Elderly Accommodation Council suggests that Bierton with Broughton has a higher average rate of specialist housing provision than the rest of Aylesbury Vale. However, this is significantly below levels of provision recommended by the district council and industry bodies, and even at the current rates of provision would need to increase by up to 20 units by the end of the plan period.

It is anticipated that local housing needs will largely be met by the Kingsbrook development, which will provide 2,450 additional dwellings across a variety of tenures and size / type of dwelling. Current plans on the developers' website⁵, show the mix of properties planned for Oakfield Village 1 and Oakfield Village 2. These include property sizes from 1-bedroom to 5-bedroom homes and affordable housing properties. According to policies D1 and H6 of the Vale of Aylesbury Local Plan 2013-33¹⁰, Kingsbrook would be expected to contain 25% affordable housing and provision for an ageing population. As of January 2018. Approximately 200 homes had been occupied.

Current and future housing pressures:

There have been a number of proposals for development within the Parish which have been presented to the planning authorities at AVDC. A number of these proposals have been for large-scale developments which were not in keeping with the rural nature of the Parish. The Parish Council has engaged with local residents through public meetings on a number of occasions and residents have made comments (mainly objections) on these applications to the local planning authority. The overwhelming view of local residents has been to express concern and object to large scale developments as being completely at odds with the rural nature of the Parish and creating undue pressure on local infrastructure. In the main, the planning authorities have concurred with this view and have rejected the proposals as being unsuitable.

A summary of recent larger-scale planning applications and their outcome is presented in [Table 4](#) (applications concerning Kingsbrook are not included).

Table 4: Summary of recent larger-scale planning applications in Bierton with Broughton

Address	Proposal	Reference	Decision & Date Issued
Land Off Barnett Way Bierton	Outline planning application with access to be considered and all other matters reserved for residential development of up to 44 dwellings including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works.	15/03374/AOP	Refused 14 Feb 2017
Land Off William Hill Drive Bierton	Outline planning application with access to be considered and all other matters reserved for residential development for up to 23 dwellings including vehicular access, car parking, landscaping, drainage and associated works	16/00925/AOP	Outline Permission Refused 14 Oct 2016
Land To West Of Gib Lane Bierton	Erection of 95 dwellings including access, landscaping and associated infrastructure	17/03316/APP	Refused 09 Nov 2017

Information from PublicAccess searches of AVDC planning and licensing applications

Considering the wider context, there is considerable pressure on housing in Aylesbury Vale District from local need and that of neighbouring Districts. The submitted Vale of Aylesbury Local Plan (VALP) proposes 27,400 new dwellings to be accommodated in Aylesbury Vale by 2033. Proposals for Bierton with Broughton Parish within the VALP are the strategic development at Kingsbrook and an additional allocation of 23 completions/commitments, with no allocated sites, as part of the overall allocation of 1,095 dwellings to medium villages. It is also noteworthy that Aylesbury was awarded garden town status in January 2017, although the implications for Bierton with Broughton are not clear yet.

The Kingsbrook development will impact significantly on the number and types of housing in the parish over the next few years, and the neighbourhood plan will need to take into account this development, including monitoring any changes to the stated implementation plan for Kingsbrook. Moreover, Kingsbrook's effects on the parish are likely to go far beyond housing, impacting on transport, community facilities such as schools, space for employment, possibly shops and restaurants, and the environment. Planning consent for the Kingsbrook site was refused by AVDC when it was originally proposed in the early 2000s, partly due to concerns over the effect on wildlife; however, the current development has the ambition to be one of the greenest in the UK. Barratt Homes have partnered with the RSPB in the design of wildlife-friendly features and the development will have 60% green space¹². This development has national significance, reflected in it being included as a case study in the Government's 25-year Environment Plan¹³.

Addendum 1

Following the hearing sessions on the VALP (10th to 20th July 2018), the Inspector issued his Interim Findings¹⁴.

Addendum 2

In response to the Call for Sites, the Bierton with Broughton Neighbourhood Plan Group received correspondence dated 12 October 2018 from Barton Willmore LLP, on behalf of De Merke Estates, requesting that “Land adjacent to Aylesbury Golf Centre” is allocated for residential development within the Neighbourhood Plan.

Sources of information:

1. biertonvillage.org.uk
2. broughtonvillage.org.uk/Bierton_Broughton
3. wikipedia.org/wiki/Bierton
4. The Vale of Aylesbury Plan: Bierton Fact Pack, October 2011
5. Kingsbrook Aylesbury - New Community East of Aylesbury
6. nomisweb.co.uk/reports/localarea?compare=1170212076
7. Aylesbury Vale HELAA v4 January 2017
8. Data from Land Registry; report via RightMove.co.uk created March 2018
9. Bierton-Conservation-Area-Jan-2008
10. Vale of Aylesbury Local Plan 2013 - 2033 for submission, November 2017
11. Bierton with Broughton Housing Needs Assessment, Final Report, May 2018, AECOM consultants
12. Neighborhoods for Nature, Nature’s Home (RSPB magazine), Summer 2018, 28-34.
13. assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf
14. Vale of Aylesbury Local Plan 2013-2033 examination Interim findings 29 August 2018, https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/ED166%20Interim%20findings%2029%20August%202018%20.pdf