

Bierton with Broughton Neighbourhood Plan

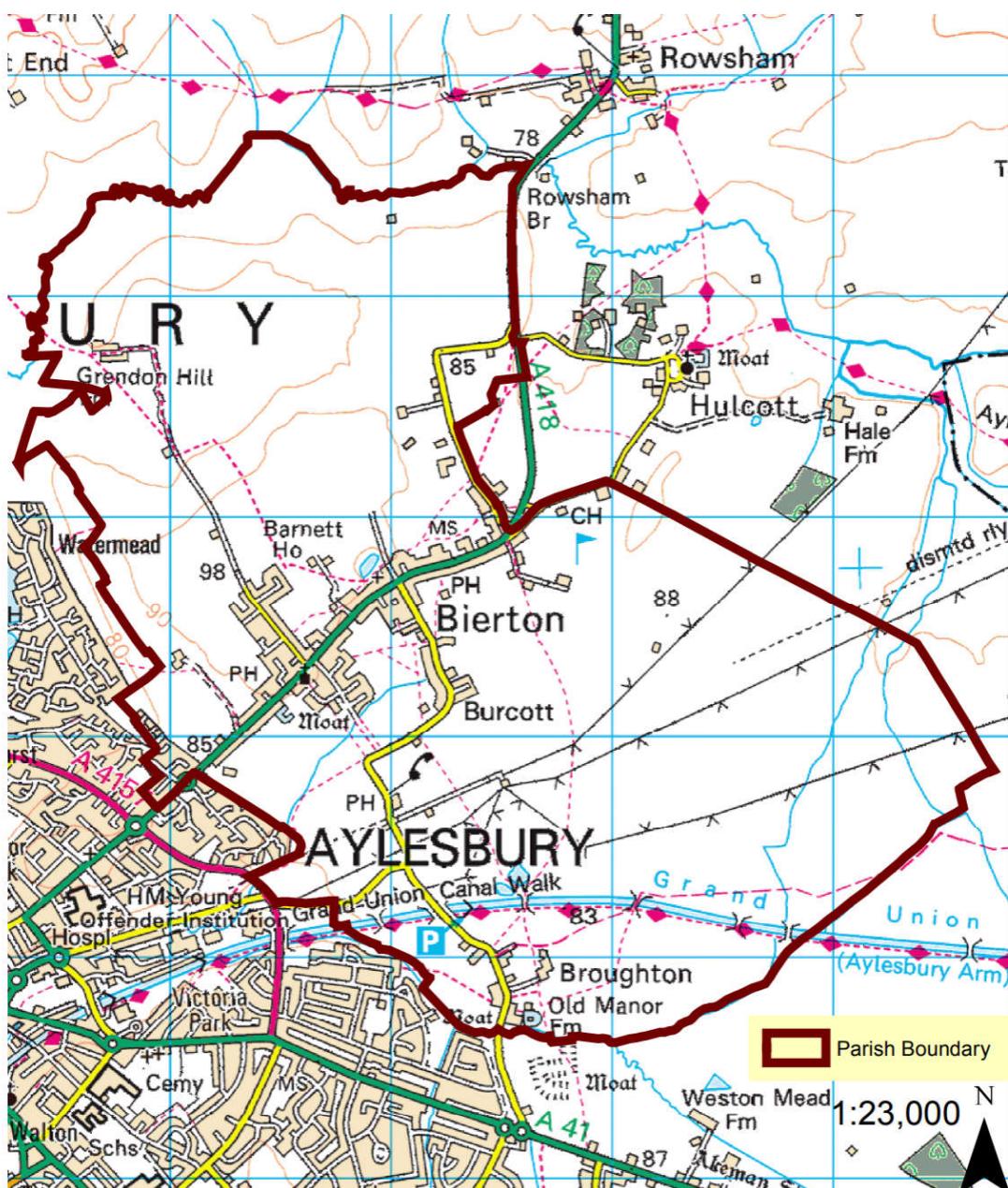
Evidence Paper: Green spaces and Environment

Objective(s):

- i.To protect and enhance the NA's green spaces, views, vistas and public footpaths.
- ii.To preserve the rural feel of the NA.
- iii.To protect wildlife, create and manage suitable habitat for wildlife to flourish.

Snapshot of the current position within the parish

Brief summary of current situation:



The above map shows the Parish Boundary. Note: The Parish – for the purposes of this document, the Parish of Bierton with Broughton will be known as 'The Parish'.

Bierton is a linear village in Buckinghamshire, England, about half a mile north-east of the town of Aylesbury. It is a mainly farming area. The hamlets of Broughton, Broughton Crossing and Burcott lie within Bierton with Broughton civil parish. The Parish is part of Aylesbury Vale district and forms part of the Aylesbury Urban Area. it touches Weedon, Hulcott, Wingrave with Rowsham, Aylesbury, Aston Abbotts, Weston Turville, Watermead, and Aston Clinton.

There are several characteristics when considering Environment and Green Space:

- The Parish is not designated as an Area of Outstanding Natural Beauty (AONB). Furthermore, the Parish does not fall into any other category of Landscape designation.
- No areas of the Parish lie within the Green Belt.
- The Parish has several views and vistas which are important to the character of the Parish.
- Several Public Footpaths cross the Parish
- The Parish has several ponds, important hedgerows and protected trees within its boundary. The Brick Kiln pits at Brick Kiln Lane are listed as a Site of Scientific Interest (SSI).
- The Parish has several nature reserves, and with the Kingsbrook development, there are plans for much ecology and open spaces including three parks.
- The parish is comprised of Grade 2 is comprised of grade 2 and 3 agricultural land. Note however that the new Kingsbrook development now covers most of the area south of Bierton.

Current Issues:

- A constant stream of in-fill housing planning applications is impacting green space and the surrounding environment.
- The arrival of the modern Kingsbrook development and its overwhelming size (and any further significant development), significantly impacts green space/agricultural land and the surrounding environment.
- Risk of coalescence of the parish with Aylesbury Town and the surrounding parishes.
- Risk to the linear settlement formation and characteristic of the Parish if outward development occurs.
- Risk to the footpaths, views and vistas that would be impacted by any development.

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. A link to all relevant documents can be found here: <https://www.aylesburyvaledc.gov.uk/section/vale-aylesbury-local-plan-valp-2013-2033>
3. Vale of Aylesbury Local Plan 2013 – 2033. A link to the Submission can be found here: <https://www.aylesburyvaledc.gov.uk/valp-proposed-submission>

Following completion of the examination hearings and the publication of the Inspector's Interim Findings the Council has worked with the Inspector to agree the modifications to the plan that are necessary to make it sound. Those modifications were subject to public consultation which closed on the 17th December 2019.

There are various policies in the VALP which preside over the NA Plan and as such cannot be repeated here. The VALP policies are as follows:

- NE1 Protected sites
- NE2 Biodiversity and geodiversity
- NE5 Landscape character and locally important landscape
- NE7 Local green space
- NE8 Best and most versatile agricultural land
- NE9 Trees, hedgerows and woodlands
- I1 Green infrastructure
- C4 Protection of public rights of way

The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan.

The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF.

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 The Consultation Report 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. The reader should look at the worksheet named "Collation" for the length list, and the worksheet named "Survey Questions" for the questions derived from all comments.). The Master Collation 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	14th October 2017
General Public Consultation Event 2: The Doghouse	17th October 2017
General Public Consultation Event 3: The Barn	25th October 2017
General Public Consultation Event 4: Bierton Sports Centre	5th November 2017
Church Council	30th November 2017
School Staff and Governors	20th November 2017
Elderly Persons Consultation	23rd October 2017

Issues raised during Consultations:

Feedback from the Consultation events was without exception concerned with the protection, preservation and enhancement of Green Spaces and the Environment (including wildlife and flora and fauna). Examples of the comments received are:

- “Preservation of existing green spaces vitally important”
- “Wonderful to have such a variety of mammals (deer, foxes, badgers...) and birds (owls, woodpeckers...) in our green spaces. Were these to be developed, the wildlife would be lost.”
- “Birton has many views of open countryside, please keep it that way.”
- “O let them be left the weeds and the wet, long live the weeds and the wilderness yet”
- “Park/nature reserve on green spaces, not more housing.”
- “Encourage farmers! They are the guardians of our countryside”

Summary of Neighbourhood plan Questionnaire feedback:

Data Sources:

1. Birton with Broughton Neighbourhood Plan Survey February/March 2018
A link to this document can be found here:
[<< Need link to the Survey Report >>](#)

Summary of feedback:

Feedback from the Questionnaire was echoed the Consultation events – Protect:

- 80% of respondents felt that ‘Green Spaces in the Parish need to be improved’.
- 90% of respondents either ‘Strongly Agreed’ (64%) or ‘Agreed’ (26%) that ‘specific views in the Parish should be protected’.
- 96% of respondents either ‘Strongly Agreed’ (62%) or ‘Agreed’ (34%) that the ‘footpaths of the Parish should be protected and enhanced including the views and flora/ fauna/ environment along and around them.’

Further information can be found in the information provided to residents in the post-survey Feedback Event. A link to a document containing the data can be found here:

https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_7d9880e703fb4cb5b808e5b9d8984b6e.pdf

Results of desktop research

Evidence gathering for input towards the Neighbourhood plan has been twofold:

1. Initial review of available documents and local knowledge. Appendix 1-9
2. The Steering Group commissioned a Landscape Assessment to be undertaken by an independent 3rd Party, Steve Jowers Associates Limited.
The Landscape Assessment report can be found here:
<https://www.bwbnplan.co.uk/maps>
(BwB Landscape Study Pt 1 to 6)

What Next?

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.
<https://www.bwbnplan.co.uk/>

Appendix 1 - Designated Landscape Categories

The Parish is not designated as an Area of Outstanding Natural Beauty(AONB). The closest AONB is the Chiltern Hills which can be seen from within the Parish. It is important that no development negatively impacts this view.

The Parish does not fall into any other category of Landscape designation. There is no mention in the Aylesbury Vale District Council report “Defining the special qualities of local landscape designations in Aylesbury Vale District”, published in October 2015

Source:

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Aylesbury%20Vale%20Local%20Landscape%20Designations_Final%20Draft%20%20Report.pdf

Areas that lie within the Green Belt

No areas of the Parish lie within the Green Belt.

Aylesbury Vale District Council Landscape Character Appraisal

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

The full source is given above for future reference, but it is extensive and not easy to read. The key point to take from it is that the Parish sits across the Bierton Ridge, classified as LCA 9.11 in this reference, dating from 2008. It is mentioned in more detail in this source:

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/LCA%209.11%20Bierton%20Ridge%20-%20revised%201%20May%2008.pdf

where it is described in this way:

Landscape character Small area comprising a single low ridge rising above the Vale landscape and dominated by the large village of Bierton strung out along the A418. The settlement lies mainly on the southern flank of the ridge. The village is surrounded by a distinct historic pattern of small fields or closes defined by hedges. In contrast Hulcott is small and nucleated, concentrated around the village green. Bierton experiences heavy traffic flows through the village which affect the quality of life whilst Hulcott has a quiet ambience which complements its tranquil nature and historic core.

Geology Portland Beds limestones running east-west bearing the village with Kimmeridge clays on the lower slopes.

Appendix 2 - Areas that should be retained as Important Green Spaces

Source: https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Bierton01-05-2013.pdf

An accessibility audit carried out by Aylesbury Vale District Council in 2011 identified the following locations of green space with the village of Bierton:

Recreation Ground Burcott Lane	17,634m ²
St James Church Aylesbury Road	4,532m ²
Allotments Bierton Road	20,026m ²
Open Space Church Farm Close	698m ²
Allotments Great Lane	10,085m ²

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

This following map is an extract from the document "Bierton Conservation Areas" produced by AVDC in 2008. It shows the important green spaces, important hedgeroes and trees with preservation orders within the village of Bierton, as the main area of population in the Parish at that time. The solid lines denoting the conservation areas are also present, but not easily discernible.



The new development of Kingsbrook, in the south of the Parish, promises to provide many areas of green space and ecological mitigation, which will be important with the high density of housing brought by this development. Although not yet in existence, these green spaces are so significant in the Parish that they are shown here, in a site map from the website of the developers, Barratt Homes.

Source: [https://www.barrathomes.co.uk/new-homes/buckinghamshire/H762201-Barratt-Homes-at-Kingsbrook/#prettyPhoto\[siteplan\]/2/](https://www.barrathomes.co.uk/new-homes/buckinghamshire/H762201-Barratt-Homes-at-Kingsbrook/#prettyPhoto[siteplan]/2/)



Appendix 3 - Views and Vistas

Source: https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Bierton01-05-2013.pdf

This source is "The Vale of Aylesbury Plan Bierton Fact Pack" published in October 2011. Section 5 "Issues Facing the Parish" states the need to preserve these key views and vistas:

- 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 A418 in both directions

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

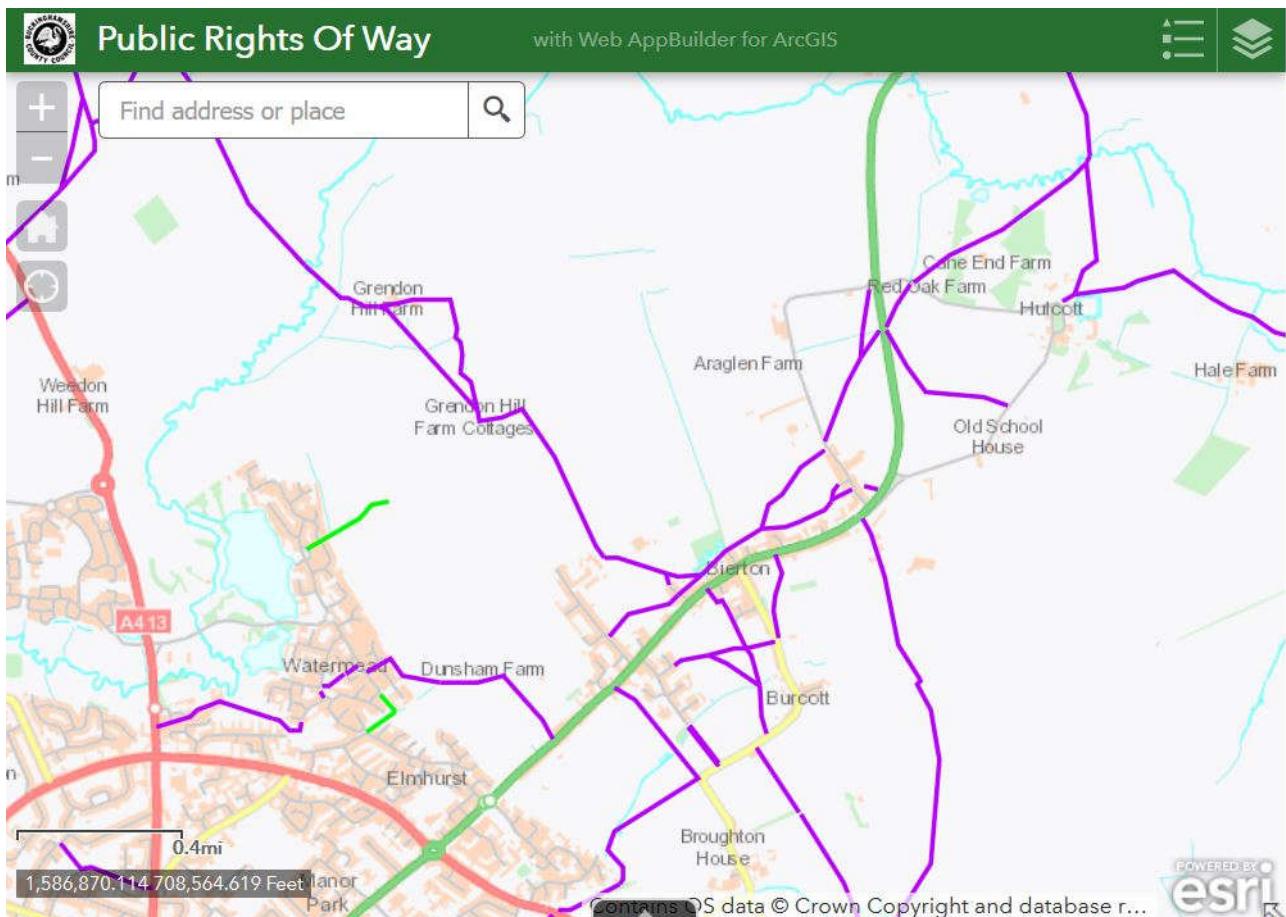
This following map is an extract from the document "Bierton Conservation Areas" produced by AVDC in 2008. It shows the important views within the village of Bierton, as the main area of population in the Parish at that time. The solid lines denote the conservation areas.



Appendix 4 - Footpaths/Public Rights of Way/Bridleways

Source: <https://www.buckscc.gov.uk/services/environment/public-rights-of-way/changes-to-public-rights-of-way/public-rights-of-way-online-map/>

This map shows the public footpaths that cross the Parish, marked as purple lines. According to this source there no bridleways in the Parish, which would be marked as green lines.



It should be noted that the new development of Kingsbrook lies to the south of Burcott on this map, and that the two paths which cross that area are both closed at this time, due to development work taking place. It has been stated that these closures are temporary, and it is to be hoped that this is the case, as they form an important section of the Bierton Circular Walk, a recreational feature supported by the Parish Council. The next two images show how this Walk is publicised:

In contrast to the railway, the Canal branch from Marsworth to Aylesbury now has a new lease of life with much leisure traffic. Work commenced on the canal in August 1811 and was opened to traffic in 1814. The last delivery of coal was made in 1964. There are 19 bridges on the route and 16 locks.

Our route leaves the Canal and heads back to Bierton across the old Aylesbury Railway for the second time.

Before the footpath crosses the main Leighton Buzzard road, we travel along Gib Lane. As the name implies, the lane adjoined the field where the local gallows and gibbet were placed. The most interesting story concerned with this gibbet was that of Corbet of Tring. In 1773,

he committed a burglary in Bierton resulting in a murder. He entered by the chimney and left by the door but in doing so inadvertently let his dog into the house. The next morning the dog was still in the house and was recognized as Corbett's. Guided by the dog who followed the scent of his master, the felon was caught and eventually executed at Gib Lane.

There are some interesting cottages and buildings in Rowsome Road before the route takes the walker back across open meadows to a footpath which runs at the back of some cottages which front Aylesbury Road. On either side are ponds which are all that remain of claypits probably excavated for brickmaking.

PLEASE FOLLOW THE COUNTRY CODE:

Enjoy the countryside and respect its life and work;
Guard against all risks of fire;
Protect all trees;
Keep your dogs under close control;
Keep to public paths across farmland;
Use gates and stiles to cross fences,
hedges and walls;
Leave livestock, crops and machinery alone;
Take your litter home;
Help to keep all water clean;
Protect wildlife, plants and trees;
Take special care on country roads;
Make no unnecessary noise.

LEAVE ONLY YOUR FOOTPRINTS
TAKE ONLY PHOTOGRAPHS



This walk runs between Bierton and the Canal over mainly low lying grazed pasture. There are eight main points at which to join the walk and it has been nick named the Spider Walk. This walk is approximately 3.5 miles long.

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Directories show that J Bonham, Bonham Bros and George Bonham were brickmakers from 1864-1895. The sites are also shown on late Victorian O/S maps as being brick kilns. Indeed, the lane one crosses is called Brick Kiln Lane.

Before the route finishes at The Red Lion, the 17th century Badricks Farm can be seen on the left.

We
hope you enjoyed
your walk

ENQUIRIES AND FURTHER INFORMATION:

Roger King
16 Milton Road
Aylesbury
Bucks
HP21 7LZ



TEXT by Roger King
ILLUSTRATIONS by Nick Carter
DESIGN by Aylesbury Countryside Management Project

The walk and leaflet produced in partnership by



Bierton is a linear village sitting astride the A418 Thame to Leighton Buzzard main road and is 2 miles from Aylesbury's Market Square.

The name of the village is thought to be a derivation of burh-tun, a fortified farm from the 14th century. Old records also show the village to be named Burton, Byton and Bearton. The village may have given the name to the Bearbrook which runs from nearby through Aylesbury to join the River Thame.

The suggested start to the walk is at The Red Lion public house, Bierton. The walk may also be joined from a number of feeder routes. These include the Canal



Old clay pit ponds



From the church one should turn left down a track. Immediately on the right is a village pump and a well dedicated to St Ostryth. She was said to be from Quarrendon and was betrothed by her father Frewald to marry Sighere, a Christian king from East Anglia, even though she had already vowed to be celibate all her life. On her wedding day, her new husband agreed to her keeping her virginity and gave her a village near Clacton in Essex, now known as St Ostryth. She was eventually beheaded by marauding Danes and her body moved to Aylesbury. Many miracles were said to have been performed at her shrine.

Our route takes us across open fields but immediately on the left, where now stands a small development

Towpath from Aylesbury, the public footpaths from the Coppice Estate and Broughton or the Aylesbury Road from Cleveland Park and Elmhurst.

The Red Lion is reputed to be 500 years old; it is certainly at least 16th century. Bierton was a

Royalist stronghold and it was said that Charles I hid in this splendid half-timbered white plastered hostelry.

Leaving the Red Lion, the route takes the walker past the stately perpendicular St James' church, well worth a visit, time permitting. The impressive tower dates from the 13th century and parts of the nave are a century later. Inside there is a splendid Jacobean memorial to Samuel Rose. He is depicted kneeling with his wife in black and ruffs, four sons behind him and seven daughters behind her, while six babies lie in cradles. The font is Norman and the nave roof is quite spectacular dating back to the 15th century. Another memorial is to Henry Feirr Lazar, father of Henry the immortal explorer of Ninevah.



Broughton Crossing showing the Aylesbury to Cheddington railway line in the 1900s.

KEY
 — The Walk
 ••• Other Rights of Way
 → Access Point
 ○ Parking

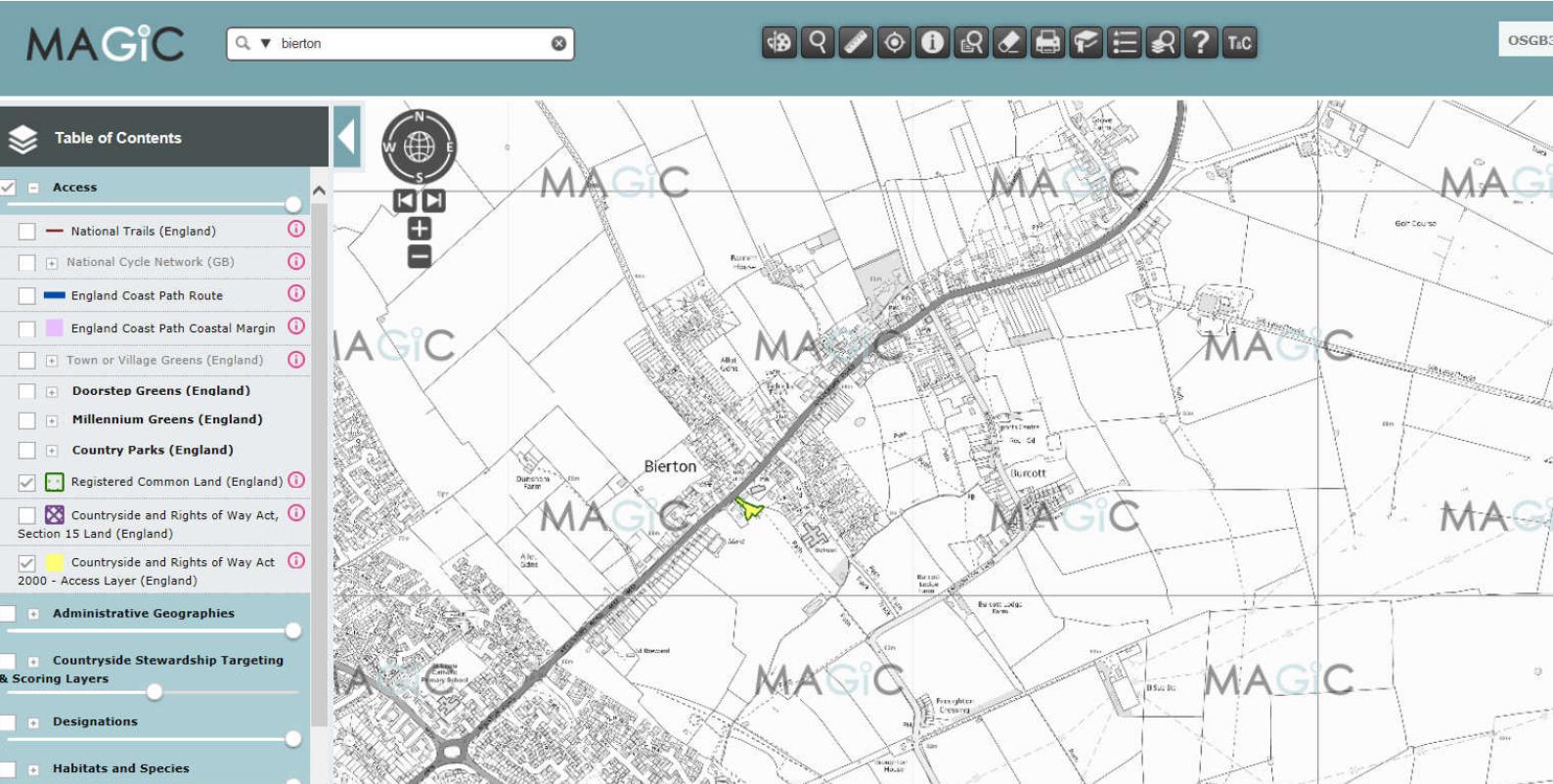


Aylesbury Arm - Grand Union Canal
 of executive houses, excavations in 1979 revealed settlements dating back to the Iron Age 100 BC and the Roman period, up to 400 AD. Medieval fragments of pottery were found, as were perfectly preserved steps leading down to a cellar thought to be of a former manorhouse.

In Bierton Lane, we turn left but a small detour straight on would take the walker to the small hamlet of Broughton Crossing and refreshments can be taken at the early Victorian Prince of Wales public house. The main walk now takes us past a dairy and across open fields to the canal. Detective work by some may reveal the route of the old Aylesbury branch line from Cheddington. This was the first branch line in the country and was opened on 10th June 1839 amidst much fanfare and jubilation in Aylesbury including a banquet at the White Hart. The journey time to London was cut by half a day taking just two hours to Euston. The line was initially profitable but was eventually closed to passengers in 1953 and freight in 1963. All the track had been lifted by 1965.

An area within the village of Bierton is designated as Registered Common Land, and is shown in the following map:

Source: [MagicMap](#)



Appendix 5 - Ponds/Protected Hedgerows/Protected Trees/Woodland

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

The map reproduced above under the "Important Green Spaces" section also shows the major ponds, important hedgerows and protected trees which exist in the village of Bierton. For convenience, it is repeated now; there is clearly an association between these open spaces. The ponds are marked in blue, the hedgerows are shown as jagged green lines, and protected trees are marked as green dots.



The next map shows the location of trees identified as Black Poplars (by local residents) in the Parish around the village of Bierton. According to the Forestry Commission, "black poplar is the most endangered native timber tree in Britain"

Source: <https://www.woodlandtrust.org.uk/visiting-woods/trees-woods-and-wildlife/british-trees/native-trees/black-poplar/>

[NOTE: this is a photograph of a marked-up map from the Buckinghamshire County Council Planning and Transportation Dept. It is very poor quality (the trees are marked as small dots with information written next to them). If needed for the NP final evidence pack, this will have to be reworked.]



As a demonstration of how tree loss has occurred over the last 150 years or so, here is a map of a small part of Bierton and Burcott (a separate hamlet at that time) from 1877-79.



Appendix 6 - Nature Reserves/Sites of Scientific Interest (SSI)/Other Important Local Habitats

Source: Local knowledge

Bierton Village has, or had, three nature reserves:

The Bierton Clay Pit SSS1 is a fully submerged geological feature of an area approximately .07 hectares located at the farthest south western perimeter of the Old Brickworks/Bierton Lakes. This feature makes up a tiny fraction (less than 5%) of the entire site which; since 1928, has been used for the private recreational enjoyment and natural history pursuits of successive owners.

The Old Brickworks/Bierton Lakes (including the flooded pits) are now subject to a programme of extensive habitat restoration and conservation. This is being carefully carried out by the current owner with the input and guidance of local fishing clubs, wildlife groups and key stakeholder organisations (Forestry Commission, Environment Agency, and Natural England) under the Countryside Stewardship Scheme and others.

The location of the Clay Pits is shown in this map:

Source: [MagicMap](#)



The following map, from 1899, shows the centre of Bierton with the area around the Clay Pits labelled as "Brick Works", indicating such activity taking place there at that time:



Another nature reserve site is at the bottom of the field at Bierton School. This is where the 777 group first started their activities. It was originally an overgrown site which they opened up and then introduced several rare breeds such as the greater crested newt, bats, owls, frogs, toads etc. to the area. They gained national recognition for their work including an appearance on BBC TV News and an award by David Bellamy, a well known conservationist, who also visited the site.

A further site was at the rear of St James Churchyard where the 777 converted another overgrown area to attract wildlife, installed seating, etc. This area has not been maintained, once the group disbanded when the leader(s) left the area to go to university.

With the development of Kingsbrook in the parish, there are plans for much ecology and open spaces including three parks:

Canal Park – 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.

Broughton Brook Park – The existing stream course will be retained and enhanced; there will be areas of wetland vegetation, woodland and grassland. Boardwalks will allow access to the ecological area and Canal Park.

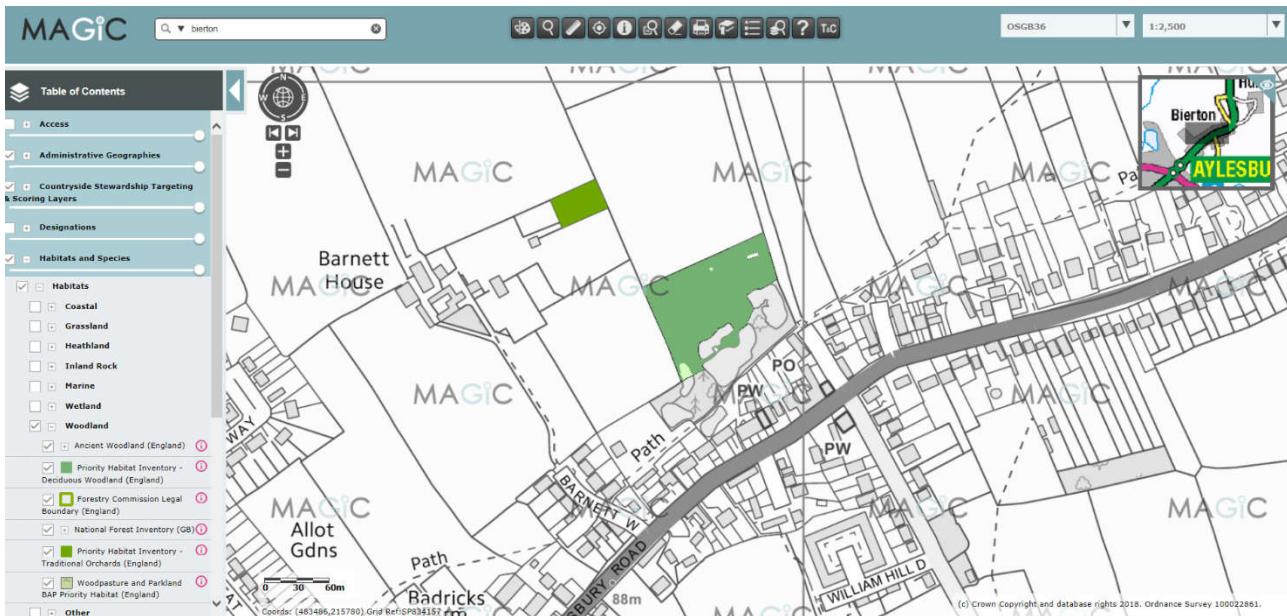
Pavilion Park – This forms the gateway into the site from Broughton Lane and is a more formal, traditional style park. There will be a central pavilion and paved area, seating areas and formal hedges, structured planting and swathes of wildflower grassland.

Source: “*Neighbourhoods for Nature*”, summer 2018, published by the RSPB

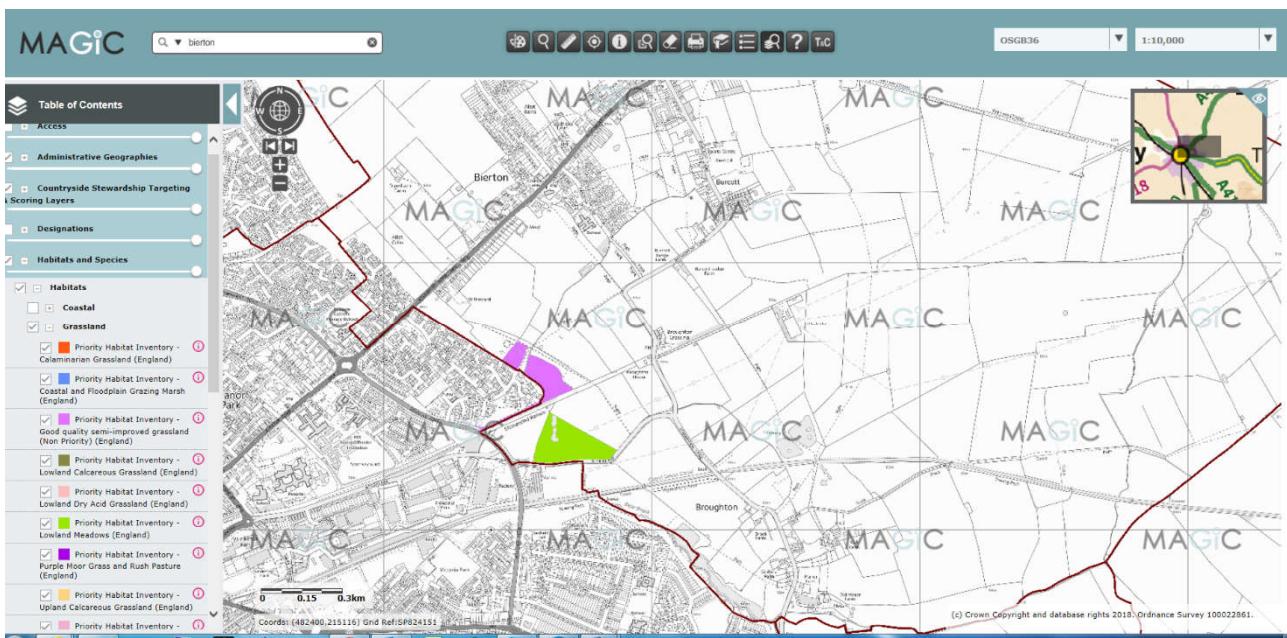
There is to be a green corridor around the existing sub-station and other areas of public open space, also tree-lined streets and boulevards. Ecological mitigation land including a receptor site for Great Crested Newts will be provided. The RSPB are also working with Barratts, the developers. Work is also being done to preserve the common pipistrelle bat in the area.

Within the village of Bierton itself, there are two areas designated as Priority Habitats, as shown in this map:

Source: [MagicMap](#)



In the south-west corner of the Parish there are two further areas recorded in the Priority Habitat Inventory:



Appendix 7 - Farmland and the Extent of Agricultural Land Classification

Source: [ALC map London and the South East](#)

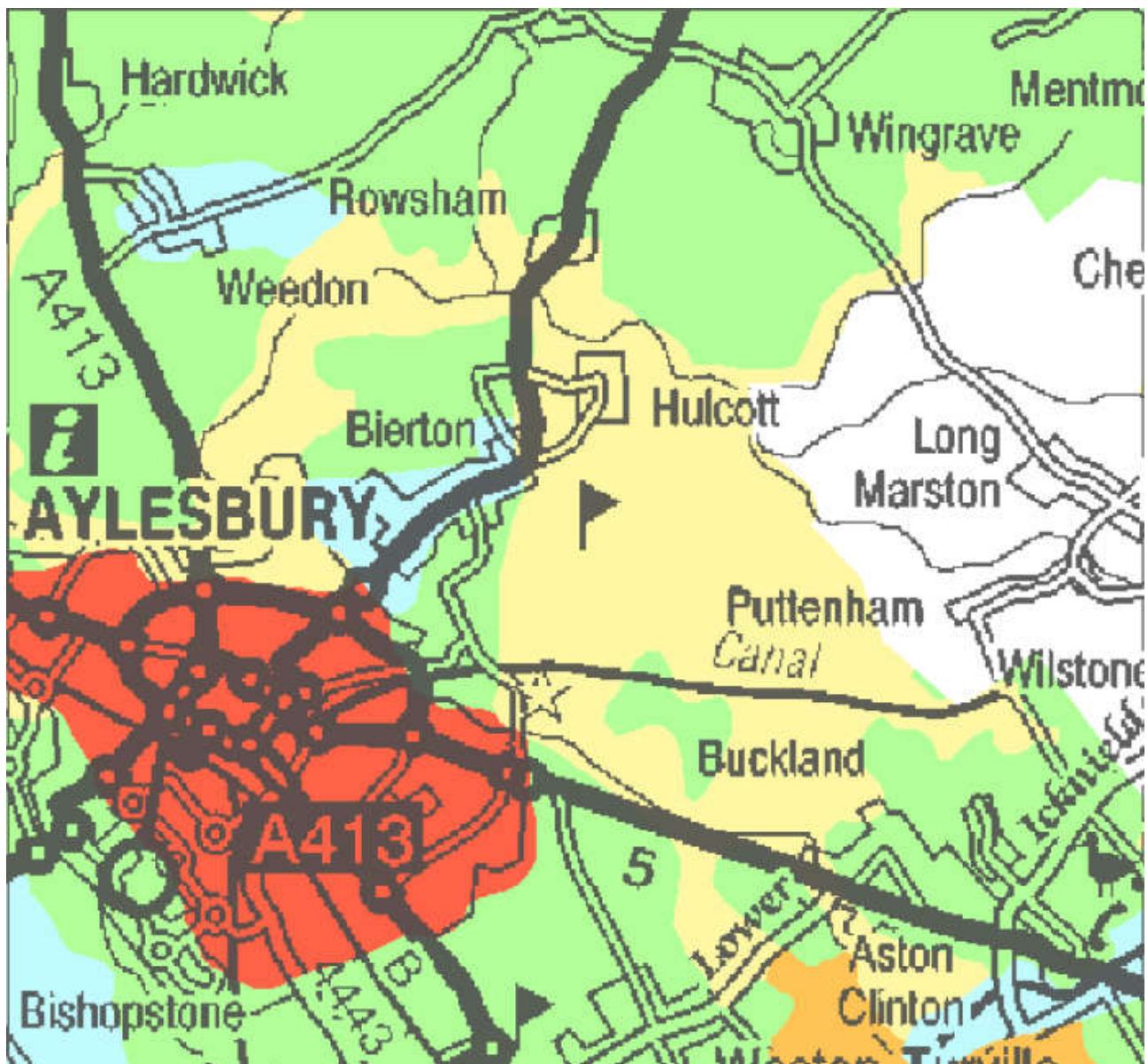
This source is the “Agricultural Land Classification map London and the South East” produced by Natural England in 2010.

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.

The original document referenced in the source covers a wide area, but the following map is a much-enlarger version showing the area which includes the Parish from which it can be seen that the Parish outside of the village of Bierton includes farmland rated as “Good to Moderate (Grade 3)” to the north, and moving towards “Poor (Grade 4)” in the south. ["The Vale of Aylesbury Plan Bierton Fact Pack" published in October 2011](#) describes the area as follows, in Section 6 “Parish Constraints”:

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.

Note however that the new Kingsbrook development now covers most of the area south of Bierton.



Key:

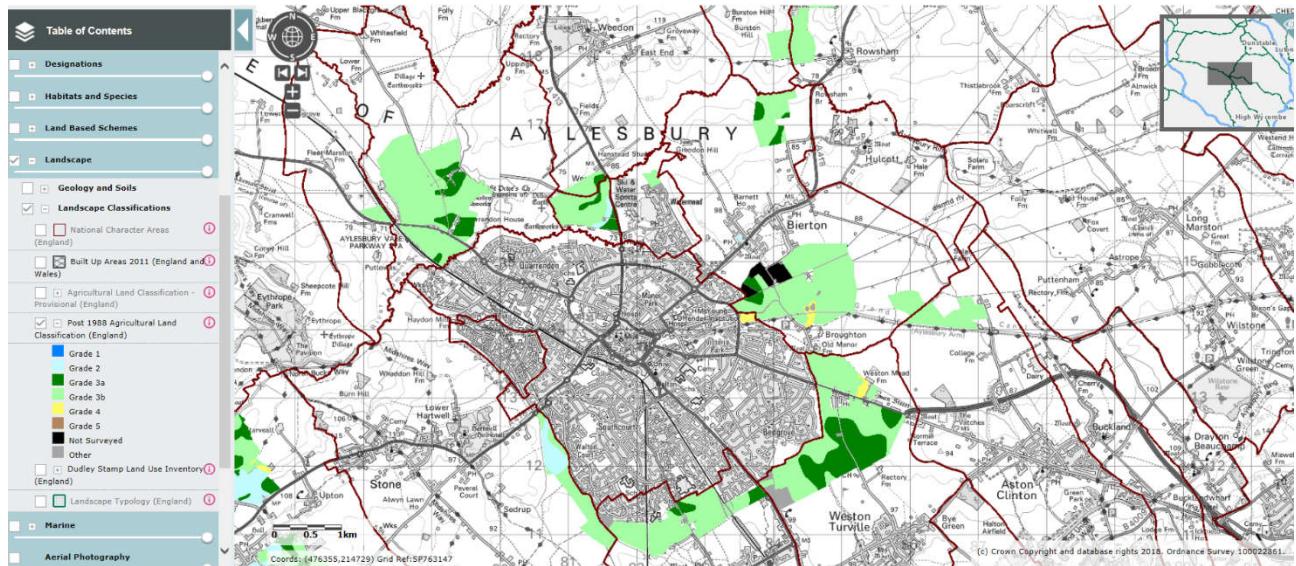
<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Non-Agricultural Land

- Other land primarily in non-agricultural use
- Land predominantly in urban use

The relative position of these areas can be seen in this more detailed map:

Source: [MagicMap](#)



Appendix 8 - Water Supply and Flood Risk Zones

Source:

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Aylesbury%20Vale%20Water%20Cycle%20Study%20Phase%201%20%28Final%29%20v2.0.pdf

The Aylesbury Vale District Council “Water Cycle Study : Phase I” Final Report of February 2017 concluded that the Parish (described as “Bierton (including Broughton)” is rated as Amber in both the Water Resource Capacity and Local Distribution System Impact assessments, meaning that “Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required, but no significant constraints to the provision of this infrastructure have been identified”. The detailed assessment says:

Water Resource Capacity: Identified as Amber risk as (Thames Water) has current limited capacity within its bulk transfer system to accommodate all of the proposed demand, however plans are in place to enhance this system. In the short term, as initial development comes on line, this is expected to be accommodated through existing and proposed new bulk transfer enhancements to the Mid Bucks system. In the longer term, as all proposed development comes on line, it may be required to invest in additional water treatment capacity within the Slough Wycombe & Aylesbury system. In addition to bulk transfer enhancements, and possibly water treatment increased capacity, local network enhancements are expected to accommodate the proposed growth without detriment to existing customers.

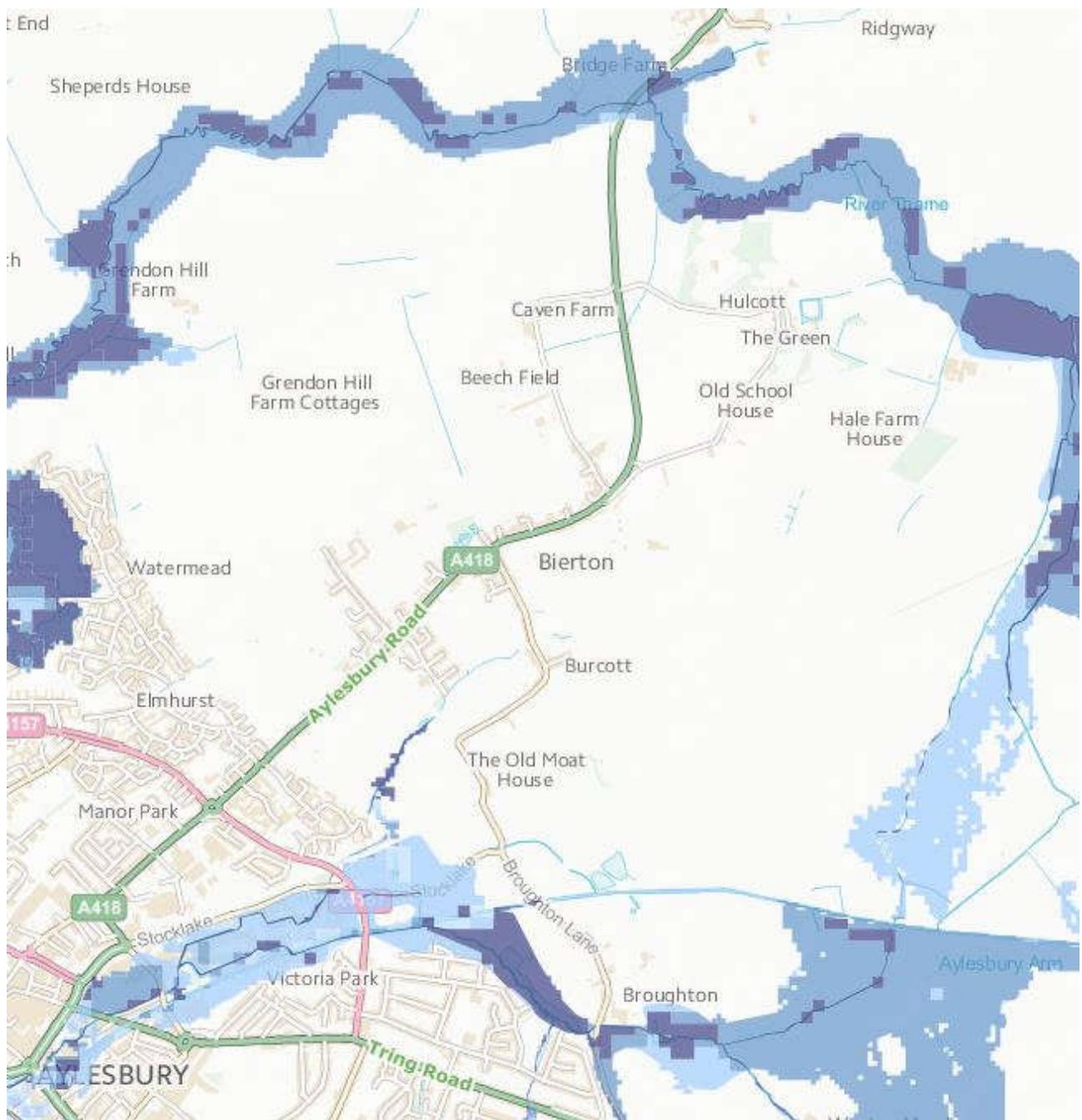
Local Distribution System Impact:

Identified as Red risk due to likely significant impact on local supply system, particularly on local network and expected local pumping requirements. Lower likelihood of impact on reservoir storage, but would require more detailed study to confirm.

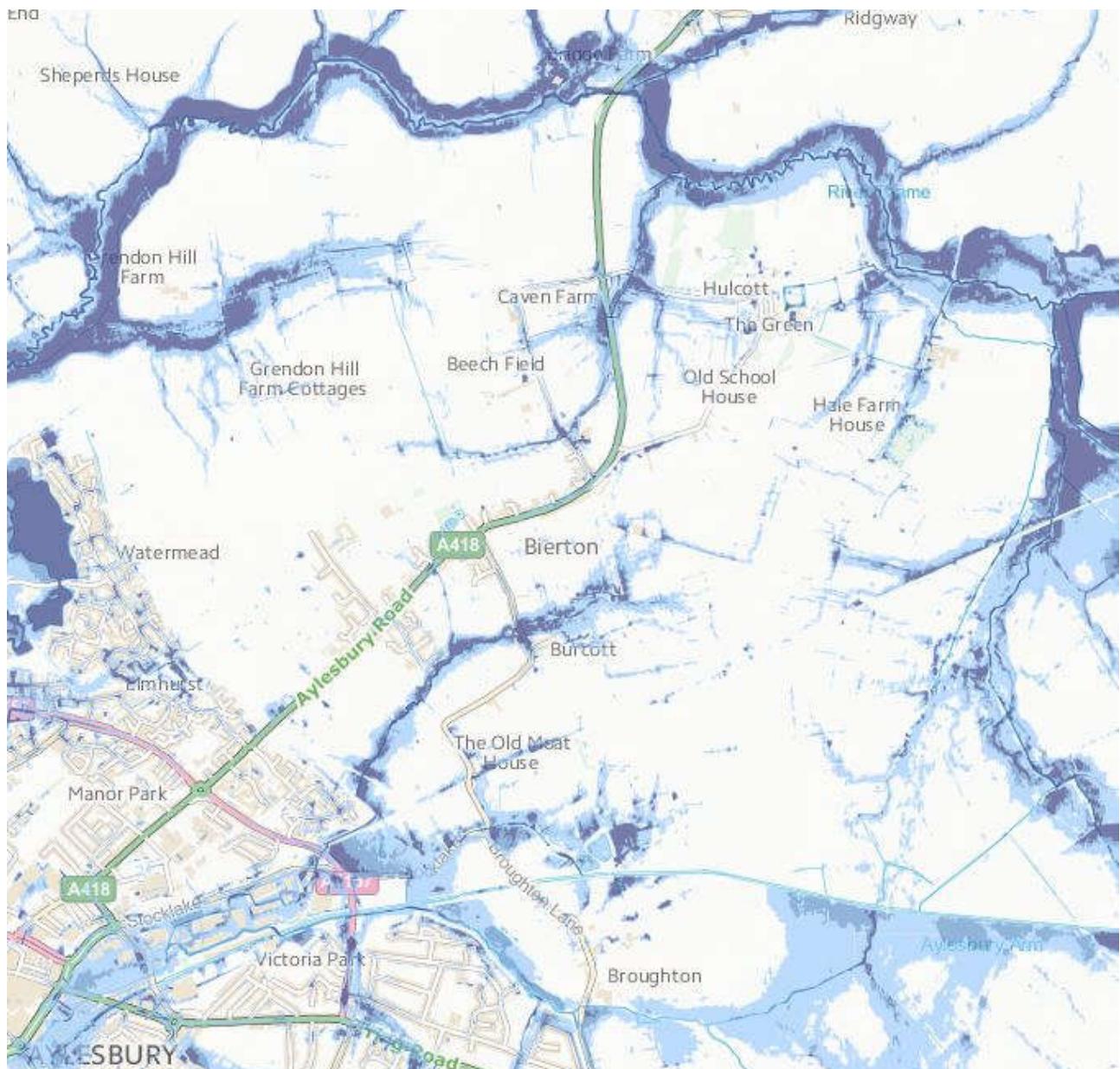
Flood Risk Zones are shown in the next 3 maps from the Environment Agency, in which higher risk is marked as deeper blue in colour.

Source: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

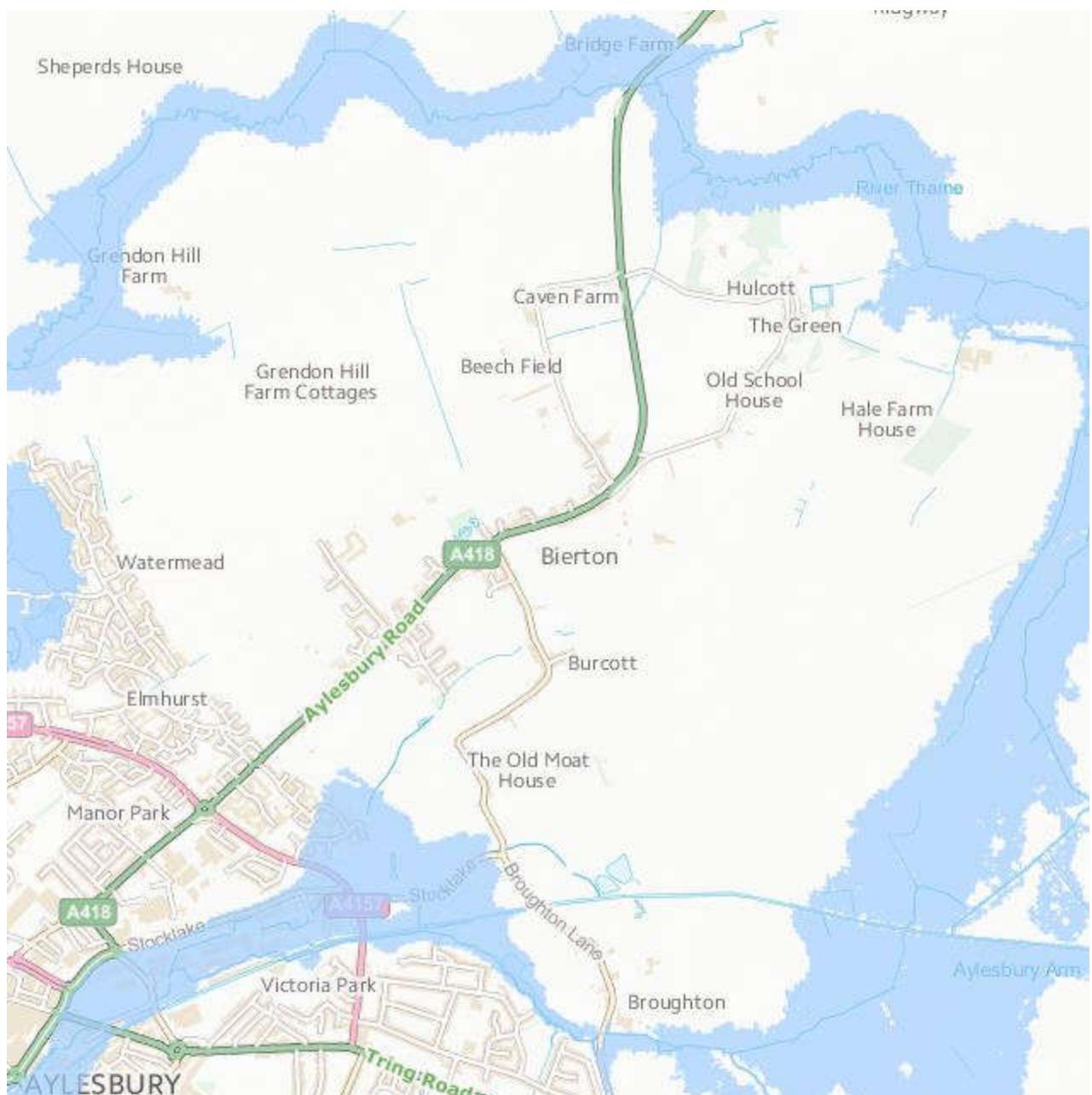
The first map shows the risk of river flooding, most severe at the River Thame (in the far north of the Parish) and the Stocklake, Burcott and Broughton Brooks (south of the Parish).



The next map shows the risk of surface water flooding:



The final map in this sequence shows the risk of flooding from reservoirs:



Source: https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Bierton01-05-2013.pdf

The flood risk situation was summarised in “The Vale of Aylesbury Plan Bierton Fact Pack” of October 2011 as:

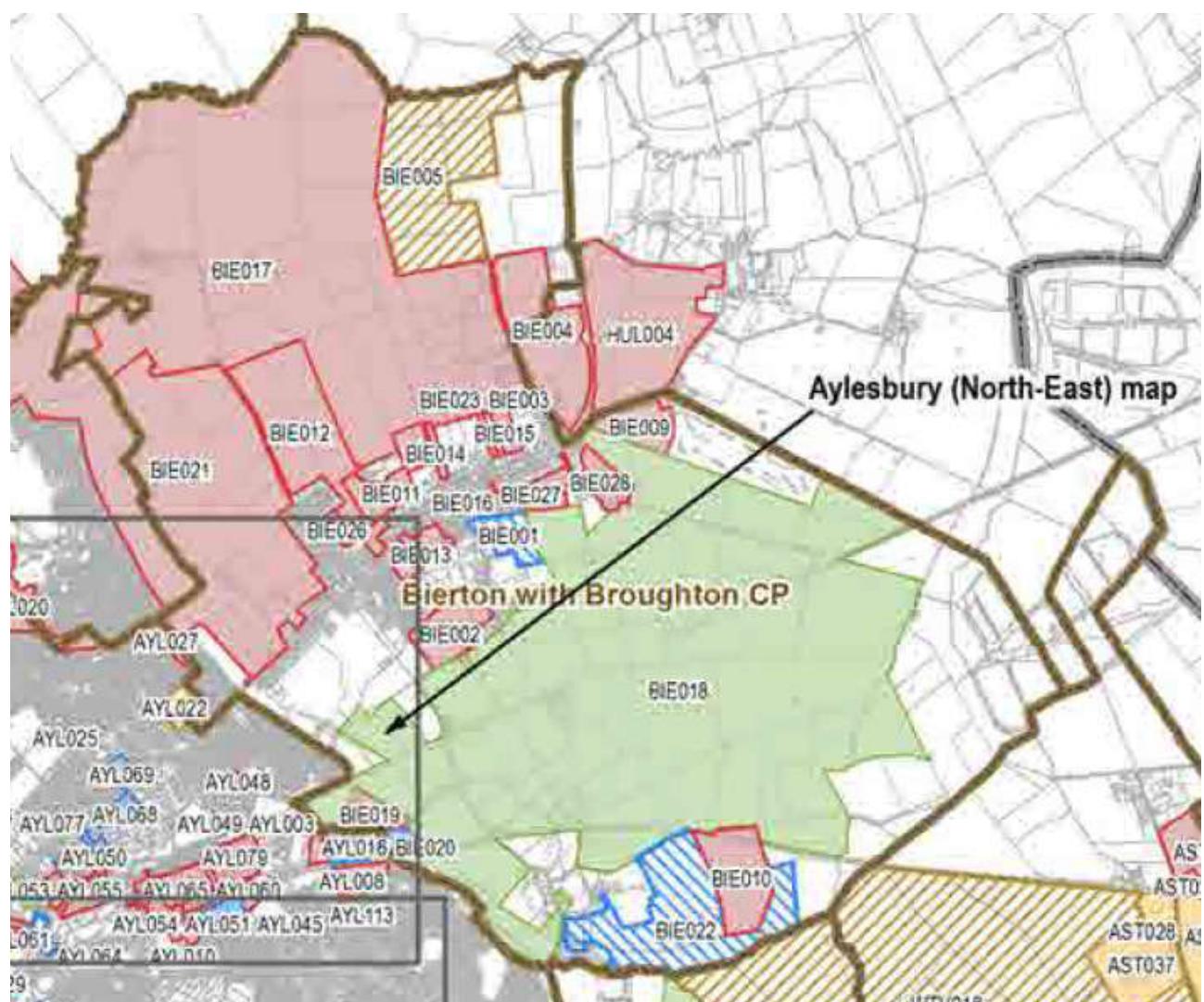
Bierton village has a small area of flood risk towards the south of the settlement. These are areas susceptible to Flood Zones 2 or 3 as defined by the Environment Agency. Towards the southern end of the parish near to Broughton, there are significant areas susceptible to flooding lying in flood zones 2 and 3 and some surface water flooding, mainly towards the south of Broughton. Surface water flooding occurs when drainage capacities are likely to be exceeded during heavy rainfall.

Appendix 9 - Vale of Aylesbury Local Plan (VALP)

The Housing and Economic Land Availability Assessment (HELAA) is a key component of the evidence base to inform the preparation for the Vale of Aylesbury Local Plan (VALP).

<https://www.aylesburyvaluedc.gov.uk/housing-economic-land-availability-assessment-helaa>

The HELAA is a strategic assessment of housing land availability, as required by the National Planning Policy Framework. The assessment of the HELAA states the following with regards to The Parish:



Reference	Site Address	Site Assessment	Housing Suitability	Economic Suitability
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BIE010	Land East of Broughton adjacent Grand Union Canal Aylesbury Arm	Unsuitable - The site does not have vehicular access and until the large site to the north Aylesbury East is planned in detail and completed the site is otherwise very remote from settlement an isolated piece of land on the side of the Aylesbury Arm of the Grand Union canal.	No	No
BIE018	Land East Of Aylesbury (Kingsbrook) Broughton Crossing Bierton	Suitable – The site has permission for 2,450 housing and 10ha employment. There is also further development such as secondary and primary schools (floorspaces would be agreed at the reserved matters stage for different land parcels). Semi improved grassland with hedge and mature trees on most boundaries that needs to be retained. Construction of the infrastructure on the site has started.	Yes	Yes
BIE019	Three Ponds Field Stocklake	Unsuitable - Biodiversity, Landscape and Flood Zones 2 and 3 constraints make this site difficult to develop.	No	No
BIE020	Land East of Circus Fields, Stocklake, Oakfield Road	Suitable - site has permission for 42 dwellings.	Yes	No
BIE021	Land East Of A413 Buckingham Road & Watermead, Aylesbury	Unsuitable - There are historic features within the existing parliamentary field enclosures/patterns which would be engulfed if the site was developed. Development would have a harmful landscape and visual impact as development would spill over the Bierton ridge spur and harm the rural setting and identity of Bierton.	No	No

		<p>Development would lead to coalescence of settlements which would be harmful to the distinct character and identity of Watermead and to Bierton.</p> <p>Development would potentially have a severe impact on the existing highway network. It is likely that development would also have a harmful impact on existing habitats and ecology (there is a mixture of arable and semi improved grassland, hedges and mature trees on boundaries with isolated ponds on site). Bats and Great Crested Newts are likely to be present. Furthermore an appeal decision on a proposal of 1,560 homes from summer 2016 also raised concerns to the loss of best and more versatile agricultural land.</p>		
BIE022	Manor Farm, Broughton	<p>Part suitable – This site is to the south of the approved (Kingsbrook) MDA at BIE018, once this has been delivered then this part of this site (approx.10ha to the north) would be suitable for development through a sensitively designed scheme.</p> <p>The southern part of the site within Flood Zone 2 and 3 should be excluded. The eastern link road provided by BIE018 comes to the north of the site and this would need to be continued south through the site. The area of the site to the west of this link road could then be suitable, allowing for a buffer between the village of Broughton, the Scheduled Ancient Monument to the south of the site and the</p>	Yes	No

		<p>listed building adjacent the site. Broughton Manor Farm Barn is within the site boundary and is a Grade II* building at risk, there is the opportunity to repair this building as part of the development. The canal runs to the north of the site, a buffer should also be provided where the site adjoins this, along with farmland bird compensation habitat enhancements.</p>		
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Source:

<https://www.aylesburyvaledc.gov.uk/sites/default/files/VALP/Aylesbury%20Vale%20HELA%20Jan%202017%20Pt%201%20Intro%20-%20Aylesbury%20R.pdf>

Page 72-76 and p96

References

Note: One particular source of mapping information is used throughout this document.

<http://magic.defra.gov.uk/MagicMap.aspx>

[Produced by a partnership including the Dept. for Environment, Food and Rural Affairs and Natural England, this is a multi-layered online map application with a considerable amount of data!](#)

[Maps from this source are marked as "MagicMap" below.](#)