

## **Bierton with Broughton Neighbourhood Plan**

### **Evidence Paper: Housing**

**Updated : November 2019**

#### 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<sup>1,2,3,4</sup>. 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 facilities<sup>5</sup>. 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 resident<sup>6</sup>. Based on 2011 Census data, the majority of accommodation types are houses or bungalows, and most households were owned<sup>6</sup>.

Further details are provided in the initial Housing Evidence Paper<sup>7</sup>.

#### 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 2004<sup>11</sup>. 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 Document<sup>8</sup>.

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 2014<sup>10</sup>.

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 5<sup>th</sup> February 2014.

There is now a further emerging Development Plan document for AVDC called “Vale of Aylesbury Local Plan” (VALP)<sup>11</sup>, which has been submitted and taken to public examination. The Hearing dates were the 10<sup>th</sup> to the 20<sup>th</sup> July 2018 and this new plan is to cover the period from 2013 to 2033. The Inspector’s report is expected at the end of 2018. 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 Assessment<sup>12</sup>. 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 Bierton 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 report<sup>13</sup>. The launch event for public consultation on the NP was held at the Sports Centre on 2<sup>nd</sup> October 2017. Further public consultation events were held at the Jubilee Hall (7<sup>th</sup> October 2017), St. James Church (14<sup>th</sup> October 2017), The Doghouse (17<sup>th</sup> October 2017), and The Barn (25<sup>th</sup> October 2017). In addition, a special event was held with residents of William Hill Drive, Retirement Development (23<sup>rd</sup> October 2017). Comments were also received by email/letter correspondence.

Analysis of the comments received from the consultation events<sup>14</sup>, demonstrated commonly-held opinions amongst stakeholders regarding housing. Typical comments were:

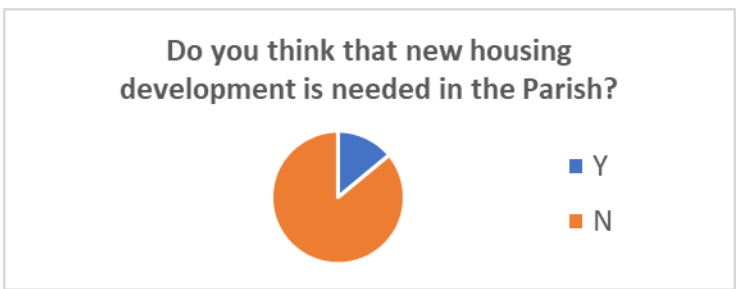
- *In order to keep the village's identity, no more houses*
- *2,450 new homes at Kingsbrook is enough*
- *Housing development must be matched by improved infrastructure*
- *Any new housing should maintain village character and identity*
- *Do not build on green spaces*
- *More smaller houses for first 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 document<sup>15</sup>. 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.



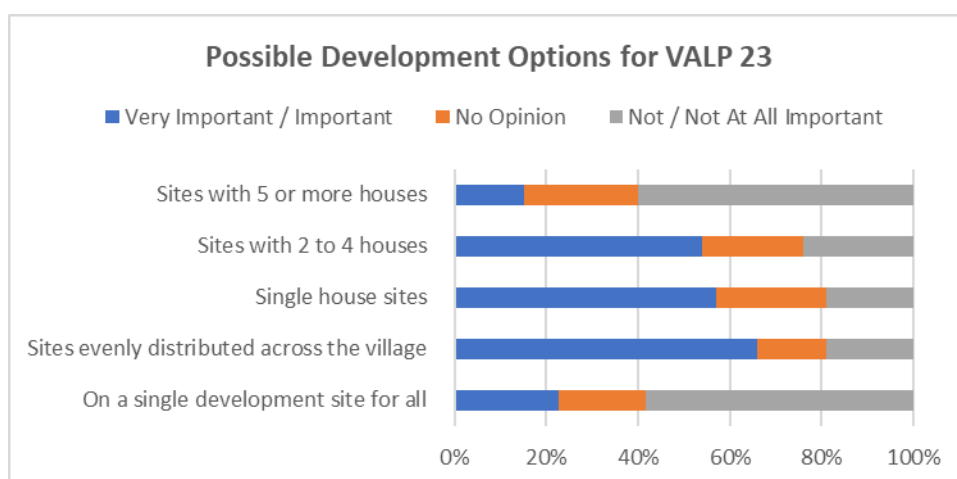
The survey then stated, “**Even if it is felt that no further housing development is needed we would still like to gather your views and opinions.**”

**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.*

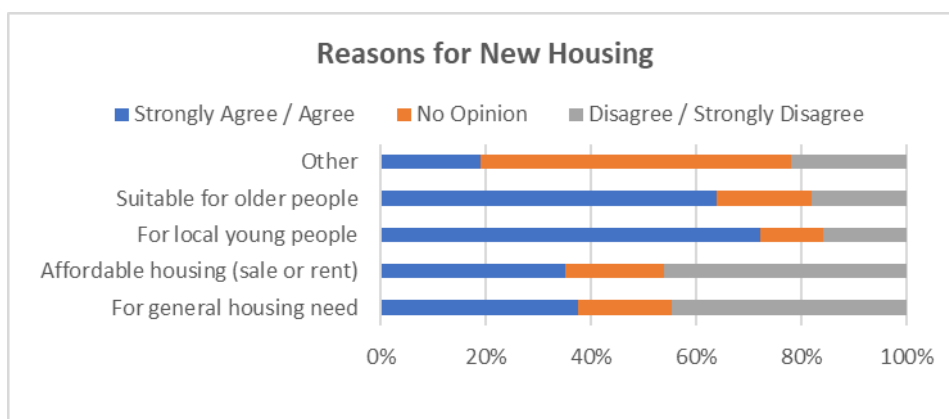


- *Bierton has had more than enough development with 2450 at Kingsbrook, no more is needed.*
- *No further housing development should be allowed between the existing village and Kingsbrook.*
- *I think with the large Kingsbrook development so close that there should not be any further requirement within 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?**

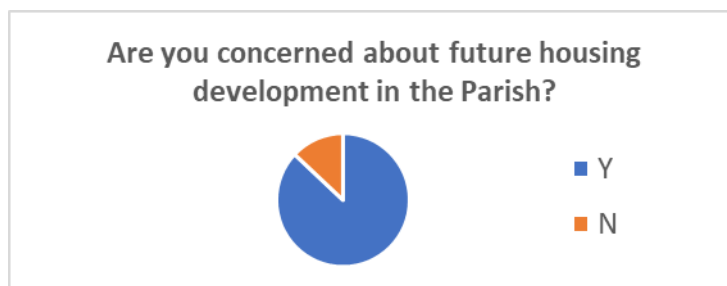
The most popular choices were for local young people, followed by accommodation suitable for older people.

	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.



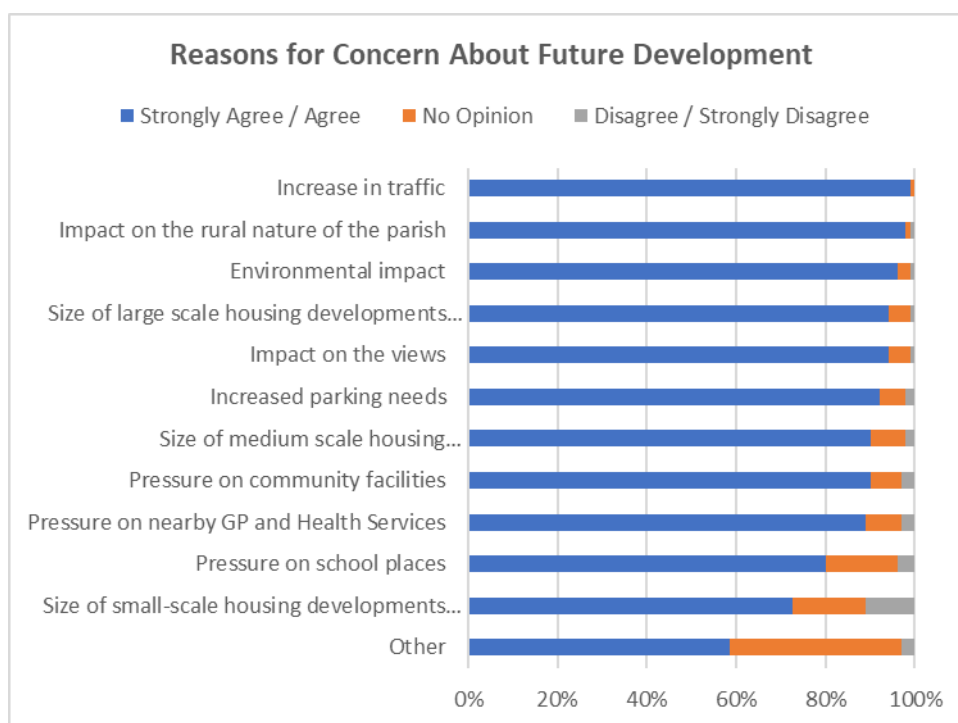
**6.6 In terms of future housing development in the Parish, are you concerned because of the.....?**

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



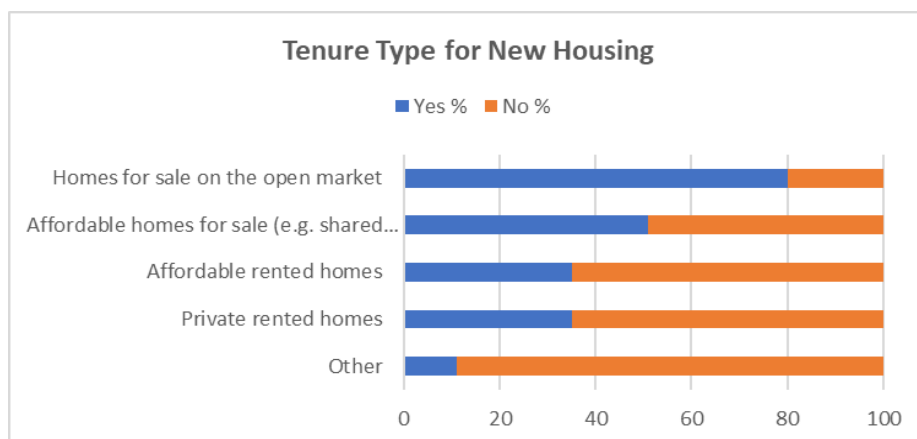
	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
Size of large-scale housing developments e.g. 50 or more houses	85	9	5	0	1	330
Environmental impact	73	23	3	1	0	330
Impact on the rural nature of the parish	76	22	1	1	0	334
Increase in traffic	92	7	1	0	0	337



**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.

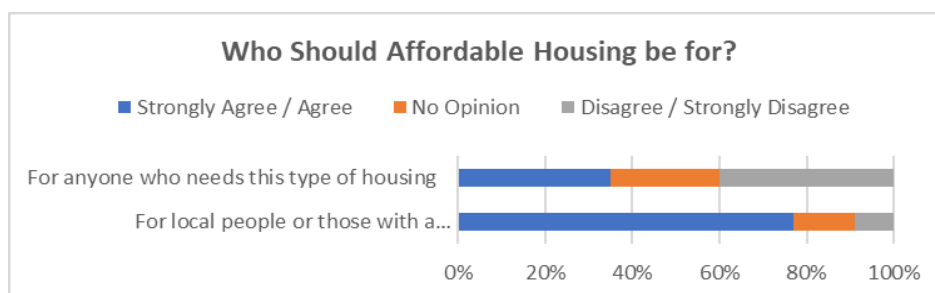
	Yes %	No %	N=
Other	11	89	38
Private rented homes	35	65	346
Affordable rented homes	35	65	360
Affordable homes for sale (e.g. shared ownership or part buy, part rent)	51	49	364
Homes for sale on the open market	80	20	367



**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

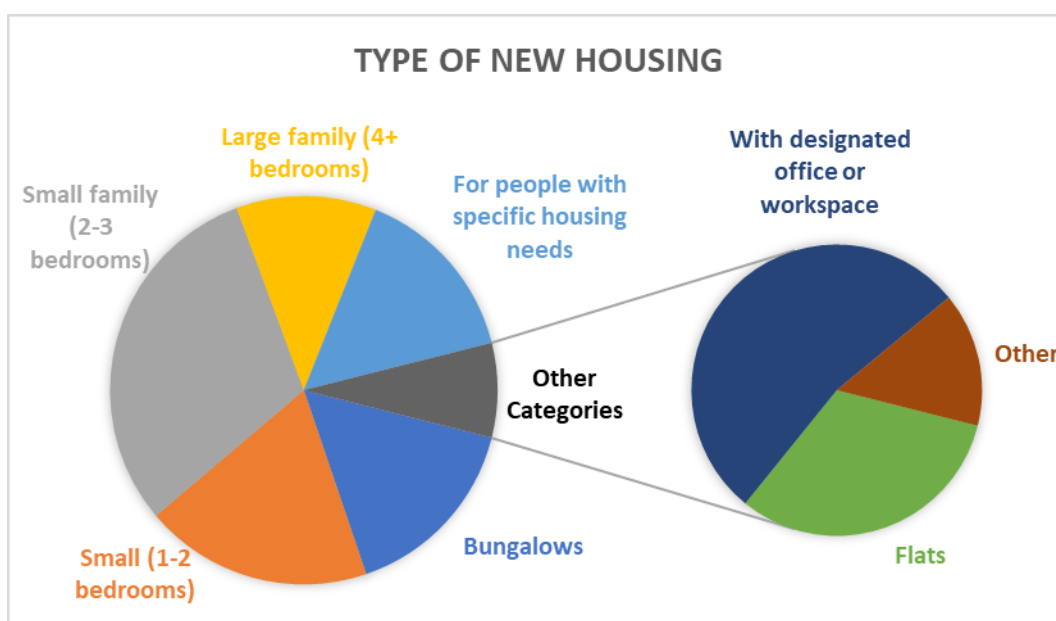


**6.9 What type of new housing should be built in the Parish?**

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



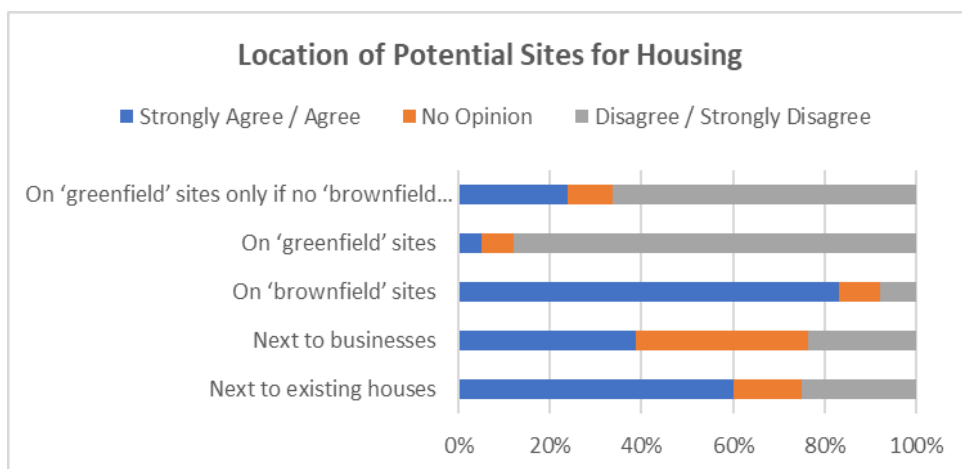
N=	314	305	279
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Chart based on calculating a score for each category (row of table) by multiplying the Priority 1 % response by 3 (x3), x2 for Priority 2, x1 for Priority 3, and summing the results to give an overall score for each category.

**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.

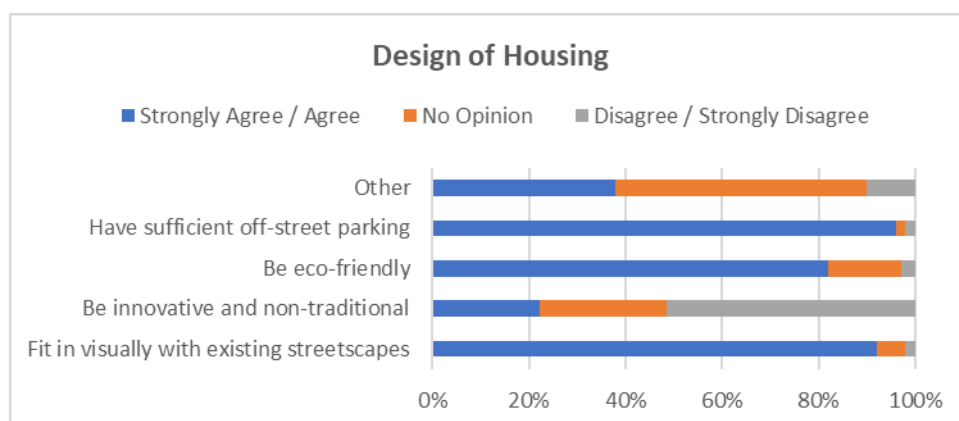
	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
Next to existing houses	15	45	15	12	13	393
Next to businesses	8	31	38	15	9	370
On 'brownfield' sites	44	40	9	3	5	396
On 'greenfield' sites	2	3	7	21	67	387
On 'greenfield' sites only if no 'brownfield sites'	5	19	10	18	49	394



**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.

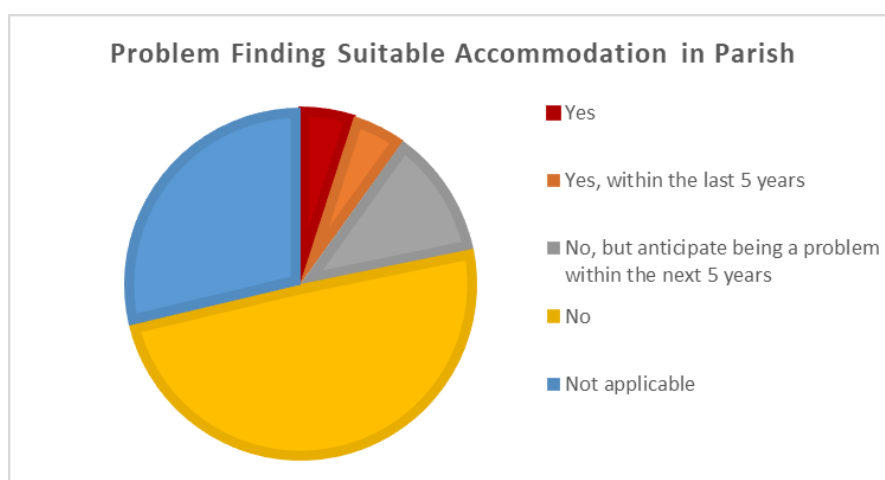
	Strongly Agree %	Agree %	No Opinion %	Disagree %	Strongly Disagree %	N=
Fit in visually with existing streetscapes	61	31	6	1	1	399
Be innovative and non-traditional	5	17	26	31	20	384
Be eco-friendly	33	49	15	1	2	385
Have sufficient off-street parking	74	22	2	1	1	402
Other	38	0	52	3	7	29



**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.

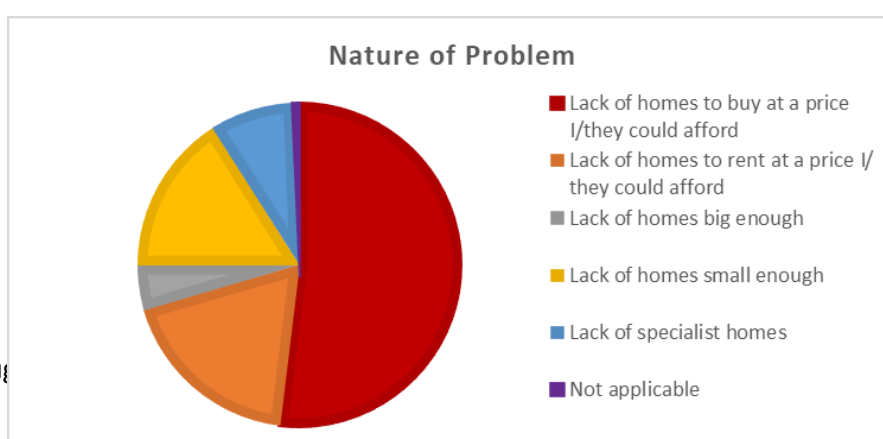
	%
Yes	5
Yes, within the last 5 years	5
No, but anticipate being a problem within the next 5 years	12
No	50
Not applicable	29
N=	407



**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



#### 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:

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4. [The Vale of Aylesbury Plan: Bierton Fact Pack, October 2011](#)
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7. BwB Neighbourhood Plan – Initial Housing Evidence Paper, [Initial Evidence Paper - Housing](#)
8. Adopted Aylesbury Vale District Local Plan (AVDLP) 2004, <https://www.aylesburyvaledc.gov.uk/section/ADOPTED-AYLESBURY-VALE-DISTRICT-LOCAL-PLAN-AVDLP>
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11. [Vale of Aylesbury Local Plan 2013 - 2033 for submission, November 2017](#)
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](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](https://327f34a8-bde4-4d23-aad5-aa9f29cdc9c6.filesusr.com/ugd/506003_a6ca55e80f494697aa6f28f615534384.pdf)
15. [Final Report August 2018 BwB NP Survey Results](#)