

6. 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.

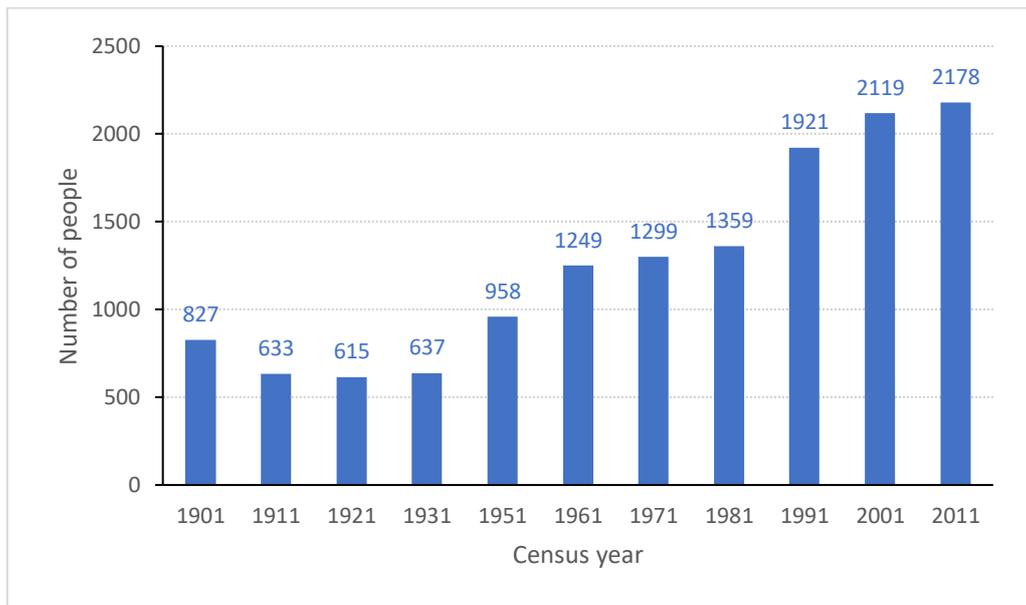
The small settlement at Broughton Crossing grew up around the station on the old North Western Railway. The station has long since closed and very little now remains of the old railway line.

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 1](#)). 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 1: 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 development⁷; 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	%
<i>Whole house or bungalow:</i>	892	94.9
Detached	324	34.5
Semi-detached	356	37.9
Terraced (including end-terrace)	212	22.6
<i>Flat, maisonette or apartment:</i>	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
<i>Total</i>	940	100

Data from 2011 Census (KS401EW)

Table 2: Tenure in Bierton with Broughton Parish

Type	Count	%
<i>Owned:</i>	724	79.4
Owned outright	328	36.0
Owned with a mortgage or loan	396	43.4
<i>Shared ownership (part-owned and part-rented)</i>	7	0.8
<i>Social rented:</i>	68	7.5
Rented from council (Local Authority)	19	2.1
Other	49	5.4
<i>Private rented:</i>	103	11.3
Private landlord or letting agency	91	10.0
Other	12	1.3
<i>Living rent free:</i>	10	1.1
<i>Total</i>	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 HELAA⁷ 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	WHEELDON 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](http://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.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/ED166%20Interim%20findings%2029%20August%202018%20.pdf