

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.

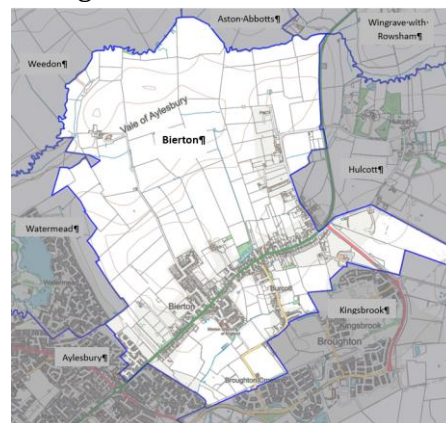
After this stage it became apparent, and subsequently formalised, that Kingsbrook Parish could no longer support the plan and the area needed to be re-designated. The plan became “The Bierton Neighbourhood Plan”. Broughton Hamlet Parish could not be included as it shares no common boundaries with Bierton 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

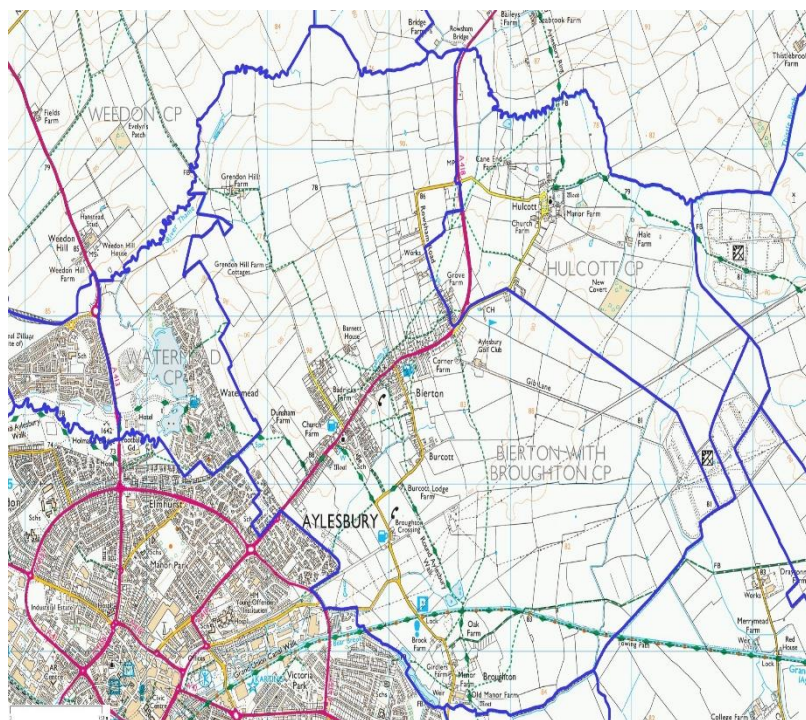
The following evidence paper contains information from the original Neighbourhood Area, so some of the document details within this paper will now be irrelevant as they are outside the new and revised Neighbourhood Area boundary. During the revisions of the new Neighbourhood Plan maps, tables and numbering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

Parish Identity

Draft Objectives

- 1 Preserve a distinct Identity from surrounding areas.
- 2 Maintain and protect the rural character of the parish

Situated in the Vale of Aylesbury in the County of Buckinghamshire, Berton with Broughton is a civil parish to the NE of Aylesbury town predominantly surrounded by farmland. The area has many well used footpaths and public rights of way which criss-cross the whole parish and beyond.



The western edge of the parish runs along the Aylesbury town boundary with a distinct green space of open countryside apart from a small area in Oldhams Meadow in Berton village. At the North East end of the parish is Burcott, once separate but now part of Berton connected along Burcott Lane. Further along the lane is the hamlet of Broughton Crossing. Only a few cottages now remain. The hamlet of Broughton is in the South of the parish with the road, Broughton Lane, joining the main Tring road, the A41.

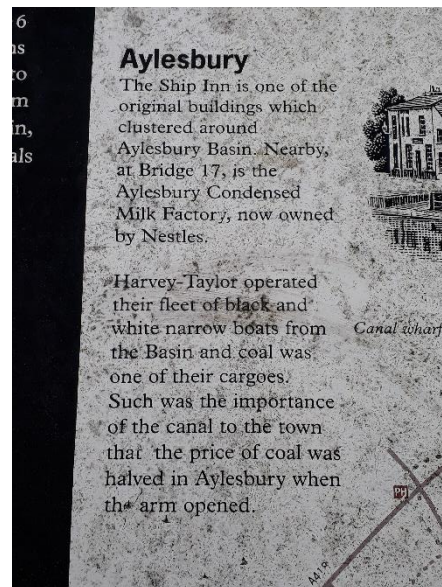
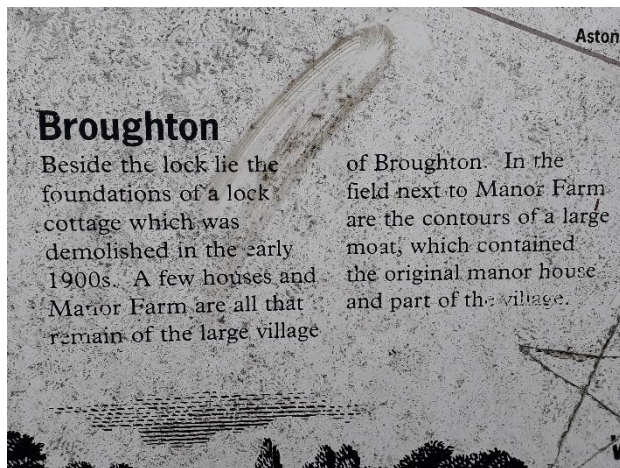
Kingsbrook is a new housing development which lies north of the canal and south of Broughton Crossing. The final number of dwellings is planned to be approximately 2,500, of which about 400 are at present completed and occupied. Building work is continuing. The needs of the additional residents of the parish naturally add to the demands on the parish infrastructure.

All other parish boundaries are adjoining farm land of other rural parishes.

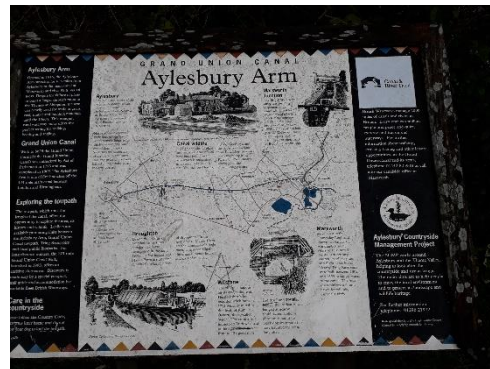
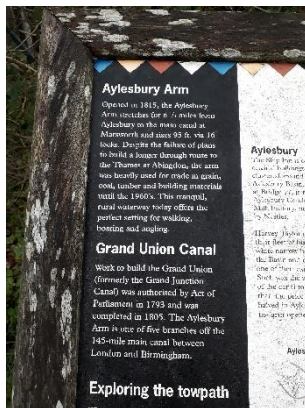
The A418, a busy main road which links Milton Keynes and Leighton Buzzard with Aylesbury, goes directly through Bierton. With the new Kingsbrook development Burcott and Broughton Lanes have both become busy main routes for vehicles accessing the either A41 southwards or the A418 northwards. Both of the Lanes are small and winding country roads not designed for the volume of traffic they are now carrying. The new Bellingham Way, the boundary between Burcott and Broughton Lanes, leads to Aylesbury town from Kingsbrook.

The Aylesbury arm of the Grand Union canal runs through the parish close to Broughton. This was completed in 1814 and carried timber, building materials into Aylesbury and agricultural produce, hay and livestock, out.

Ref: [Aylesbury Canal Society](#)



BIERTON WITH BROUGHTON NEIGHBOURHOOD PLAN



Broughton

Bounded to the south by Bear Brook which is the Parish boundary and to the north by the Aylesbury arm of the Grand Union Canal. Little now remains of the old hamlet. There is an old water mill which stand beside Bear Brook. The manor house still exists on Old Manor Farm with original moat and oak beamed façade, not visible from the road. A private thatched cottage was once the Seven Stars public house. Unusual Black Poplars grow along the banks of the canal here.

Broughton Crossing, grew up round the level crossing of the old North Western Railway, on the old line from Aylesbury town to Cheddington. This line closed to passenger trains in 1954.

There are three pubs in the Parish, The Dog House at Broughton Crossing; and two much older ones in Bierton, the Bell and the Red Lion.

Bierton

The village was first recorded in the Domesday book of 1086 as "Bortone". It has also been known as "Berton" and "Bearton". The village is a linear settlement which according to historical records was the last road leading from Aylesbury to have its tollgate removed.

Church records for the parish go back to 1294 though there is evidence to show that a church existed on the same site. . before this date. The present church dates back to the 14th century.

BIERTON WITH BROUGHTON NEIGHBOURHOOD PLAN



Close by is St. Osyth's Well which is said to be dedicated to the Saxon Princess, Osyth.



The Red Lion pub, opposite St James church, is a 16th century listed building which is on the A418 main road.



Whilst The Bell is at the other end of this linear village again on the main road.

BIERTON WITH BROUGHTON NEIGHBOURHOOD PLAN



The well-used Bierton Road allotments are situated close to the boundary with Aylesbury town and are a community asset to the area.

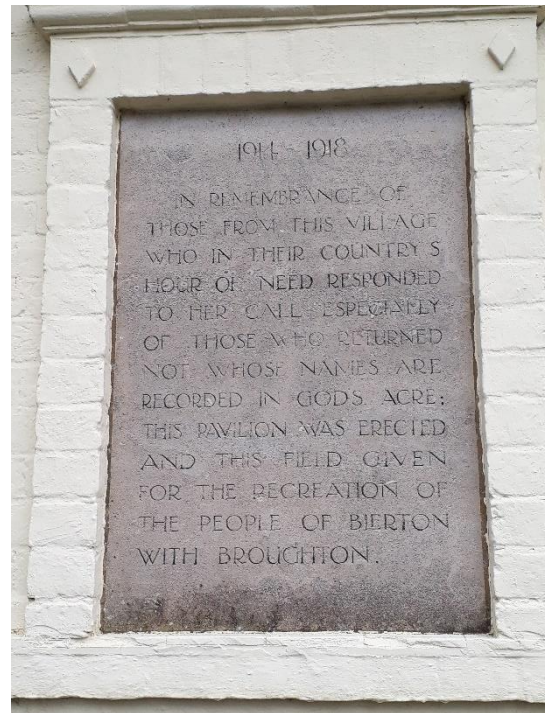


At the North end of the village is Gib Lane, as it was the site of the last public execution in Buckinghamshire, in 1773. The turnpike road was built in 1810 which linked Aylesbury, Bierton and Rowsham to Hockliffe in South Bedfordshire. The extra traffic provided the impetus for the village to grow. By the early 20th Century the village had six pubs, one forge, one carpenters yard a substantial brickworks down Brick Kiln Lane. Bierton also had at least one brewery and a shop with a bakery beneath it and a butcher alongside.

Ref: [Bierton history](#)

The sports field, which is fairly central to the whole Parish, was donated to the parish at the end of the First World War and the original pavilion (still standing but now superseded by a more modern facility) built in recognition of those who fought and died in that conflict.





Parish Identity Survey Results

1. 98% of respondents to the survey thought that the parish should retain a distinct identity from the surrounding parishes and towns.
2. 97% of respondents stated that green area separating the parish were important.