



**BIERTON with BROUGHTON  
NEIGHBOURHOOD PLAN  
2019-2033**



# **Views and Vistas Report**

# FOREWORD – Inserted (July 2024)

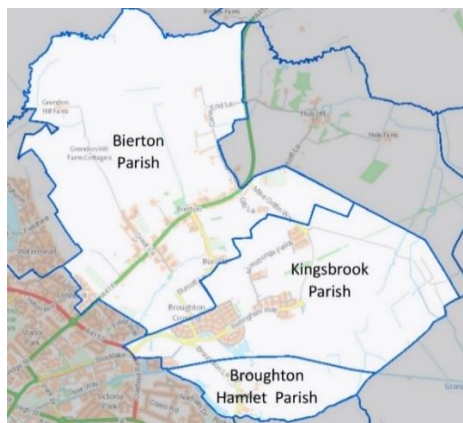
The “Bierton Neighbourhood Plan” was first conceived in the latter part of the last decade and work started in earnest in 2017, at this time it was designated as the “Bierton with Broughton Neighbourhood Plan”, the Plan Area was coincidental with the then parish of Bierton with Broughton. Soon after 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.

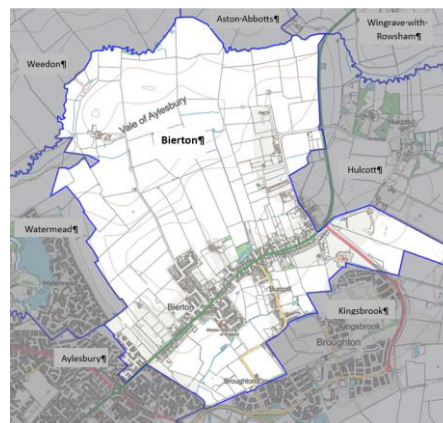
After this stage it became apparent, and subsequently formalised, that Kingsbrook Parish could no longer support the plan and the area needed to be re-designated. The plan became “The Bierton Neighbourhood Plan”. Broughton Hamlet Parish could not be included as it shares no common boundaries with Bierton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

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# 1 Introduction and Context

The Bierton and Broughton Neighbourhood Area (NA) is rural in nature and is overlooked by the Chiltern Hills (AONB). It is characterised by open fields, farmland, hedgerows and the Aylesbury branch of the Grand Union Canal running across the south. It is also the location of some important historical assets feature in views and vistas. These view and vistas are integral to the character of the NA and part of what makes it 'home' to local people.

In response to the Consultation feedback and subsequent objective:

To protect and enhance the NA's green spaces, views and vistas, and public footpaths.

The purpose of this document is to set out the rationale for protecting certain views and vistas, and then to identify the important and significant views around and within the NA, to which a protective NP policy will apply, using a logical and consistent approach to the identification of locally important landscape and view characteristics.

## 1.1 Why are Views and Vistas important?

Views and vistas can be important as an integral part of the experience and enjoyment of landscapes that are nationally or regionally cherished, such as the Chiltern Hills (AONB). These areas of land are protected by national policy from inappropriate development within them, and usually a buffer zone around them is similarly controlled. However, policies in this plan are essentially about the internal qualities of the special areas, and their setting, and the experience of them as viewed from within the Neighbourhood Area. No higher level polices exist to protect the views into them from afar enjoyed by people located outside the special areas.

Views and vistas of special landscapes are not exclusive in being important. Local views play an important role in shaping our appreciation and understanding of our environment, at both liminal and subliminal levels. The existence of particular and familiar views adds to peoples' enjoyment of places, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. In this sense they are locally cherished. Whilst views can become cherished because of the presence of distinctive and important buildings and landscapes, they can also be cherished because they frame the setting for people's everyday existence within their community and family life, having value as the place where their life experiences occur. This 'attachment to the ordinary landscape' has important implications for psychological and thereby to social well-being (See Appendix 3) and must be therefore be seen as an essential element in sustainable development. It means that landscapes and views do not have to be special to justify protection.

Town and Country Planning and the legislative/policy framework with which it is delivered tends to emphasise the special in a national or county-wide perspective, and thus many ordinary landscapes tend to be disregarded in the development of planning policies and the assessment of development proposals. Neighbourhood Plans, rooted to community self-determination and localism, provide the opportunity to redress this imbalance as part of their task in delivering sustainable developments.

## 1.2 Definition of a View or Vista

A view is a sight of a landscape that can be taken in by the eye from a particular place. Three elements have been taken into account for this definition:

- a. The Viewer - the person who sees and determines that a view exists and gives it meaning (see below). This is a personal and subjective experience of a view, although others may share this experience.
- b. The Viewing Place – the location determines what is seen, how it is experienced, and it may also give it meaning (see below). This location is defined with each protected view and the features of the view are usually consistently visible (subject to weather conditions). This view may be seen from other points within the area or glimpsed when moving through the area.
- c. The Landscape of the View – this is formed from a number of different elements including the foreground, middle and long distance, any focal points and distinguishing historical/very special features.

As a guide, the local meaning of a view might be derived from:

- Principles of townscape and landscape quality, which underpin the area's varied character and appearance. These include: -
  - o Views of specific buildings from specific viewpoints;
  - o Panoramas from specific viewpoints encompassing a broad vista containing many objects of interest. Prospects often giving 180 degree or wider visibility.
- A sense of permanence and continuity: from a human perspective, many elements of the landscape are fixed or change very slowly providing a strong sense of place and reassurance, sometimes referred to as being 'timeless'.
- Memories and associations: Individuals and communities may associate certain landscapes with particular experiences, for example childhood play (the running field, the scary woods), social encounters (the Fairfield, first kisses), happy times (walks with a lost loved one) etc.
- Diversity and character: The distinctiveness and character of a landscape helps define a sense of place at both local and wider levels.
- National identity: All landscapes are part of our national identity, but some project a special sense of belonging.
- Local cultural activity: for example important processional assembly and processional routes.

No restriction is given to the width or 'arc' of a view or vista, as sometimes the view is in the form of a 'glimpse' of something in the landscape that looms large in terms of setting or context.

To ensure consistency the criteria below are used:

A. The view or vista must be accessible from a public road or public community space – to ensure the inclusion of the majority of residents including pedestrians, horse riders, cyclists and drivers.

B. There must be a specific reason for including the view or vista, such as an overreaching far view across the countryside or river, view to an historical or public interest building, glimpse of a key landscapes or streetscape feature etc. – to ensure there is a valid reason for including the view rather than applying a restricted blanket protection.

C. There must be a risk, sometime in the NP period, that the view or vista will be blocked or reduced in some unacceptable way – to ensure that good reason for including the view in the NP policy.

It is appreciated that many residents enjoy beautiful views and personal views from private residences or gardens which are important, however this document focuses on vistas and panoramic views that can be enjoyed by the majority of the wider public.

The terms view and vista are generally synonymous with each other. However, to be more precise, a view is associated with a sight or prospect of a landscape, that can be taken in by the eye from a particular place, whilst a vista is often associated with a pleasing view seen through a long, narrow avenue or passage, as between rows of trees or houses. To be clear and inclusive, both words have been used.

## **2 Process**

Each potential view was assessed against the criteria detailed and recommended to be protect/designate as key view/vista based on at least two of the criteria being fulfilled.

### **2.1 Attributions**

The majority of the photographs are originals and taken by Steve Jowers Associates and can be seen in Appendix 7 of the Landscape assessment Study.

## 2.2 Views and Vistas Identification and designation

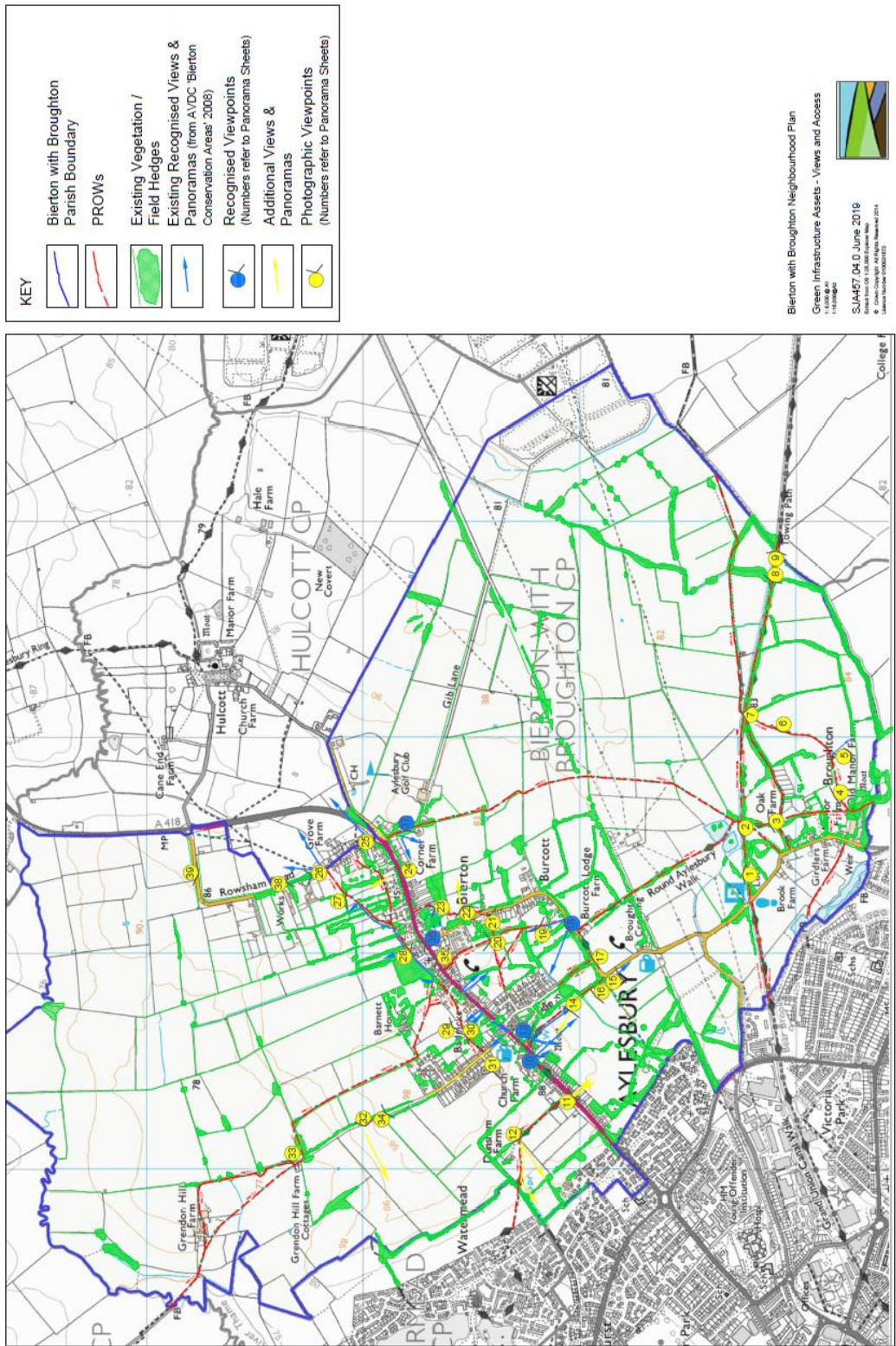
View and Vista Designation as follows based on the criteria A-C above:

		Criteria			Recommendation
		A - Accessibility	B – Reason	C - Risk	
1	Grand Union Canal, lock.	✓	✓	✓	Protect/Designate
2	Grand Union Canal, bridge.	✓	✓	✓	Protect/Designate
3	End of Ivy Lane.	✓	✓	✓	Protect/Designate
4	Overlooking the fields by Manor Farm.	✓	✓	✓	Protect/Designate
5	Overlooking the fields by Manor Farm.	✓	✓	✓	Protect/Designate
6	Fields south of Grand Union Canal.	✓	✓	✓	Protect/Designate
7	Grand Union Canal	✓	✓	✓	Protect/Designate
8	Grand Union Canal	✓	✓	✓	Protect/Designate
9	Grand Union Canal	✓	✓	✓	Protect/Designate
10	Fields south of Bierton Village (Chilterns).	✓	✓	✓	Protect/Designate
11	Fields south of Bierton Village (Chilterns).	✓	✓	✓	Protect/Designate
12	Dunsham Farm	✓	✓	✓	Protect/Designate
13	Fields south of Bierton Village (St Osyths Well)	✓	✓	✓	Protect/Designate
14	Fields south of Bierton Village (St James' Church).	✓	✓	✓	Protect/Designate
15	Fields south of Bierton Village (Broughton Crossing).	✓	✓	✓	Protect/Designate
16	Fields south of Bierton Village (St James' Church).	✓	✓	✓	Protect/Designate
17	Muddy Lane	✓	✓	✓	Protect/Designate
18	Bierton from Burcott Lane	✓	✓	✓	Protect/Designate
19	Fields south of Bierton Village.	✓	✓	✓	Protect/Designate
20	William Hill Drive	✓	✓	✓	Protect/Designate
21	Bierton Sports Centre	✓			
22	Fields to the East of Burcott Lane.	✓	✓	✓	Protect/Designate
23	Fields south of Bierton Village.	✓	✓	✓	Protect/Designate
24	Listed Buildings (194 Aylesbury Road).	✓	✓	✓	Protect/Designate
25	Entrance to Gib Lane.	✓	✓	✓	Protect/Designate
26	Views towards Wingrave.	✓	✓	✓	Protect/Designate
27	Fields North of Bierton Village.	✓	✓	✓	Protect/Designate
28	Brick Kiln Lane.	✓	✓	✓	Protect/Designate
29	Fields North of Badricks Farm.	✓	✓	✓	Protect/Designate
30	Great Lane Allotments.	✓	✓	✓	Protect/Designate


		Criteria			
		A - Accessibility	B – Reason	C - Risk	Recommendation
31	Old Orchards.	✓	✓	✓	Protect/Designate
32	Great Lane, Farm-track	✓	✓	✓	Protect/Designate
33	Grendon Hill Farm Cottages.	✓	✓	✓	Protect/Designate
34	Great Lane, Farm-track	✓	✓	✓	Protect/Designate
35	Brick Kiln Lane.	✓	✓	✓	Protect/Designate
36	Fields North of Bierton Village.	✓	✓	✓	Protect/Designate
37	Fields South of Bierton Village.	✓	✓	✓	Protect/Designate
38	Rowsham Road.	✓	✓	✓	Protect/Designate
39	Cane End Lane	✓	✓	✓	Protect/Designate








# Appendix 1 – Views and Vistas Map






## Appendix 2 – View and Vista Descriptions

VP ID	Description
1	<p>View facing North. Grand Union Canal showing the Lock and the southern tip of Oakfield Village, Kingsbrook in the background.</p>  <p>Approximate location:            Lat, Long: 51.820235, -0.778403            OSGB36 Grid ref: SP 8429714218</p>
2	<p>View facing North-northwest. Grand Union Canal showing the bridge and the two ponds and the southern tip of Oakfield Village, Kingsbrook in the background.</p>  <p>Approximate location:            Lat, Long: 51.820492, -0.774278            OSGB36 Grid ref: SP 8458014251</p>
3	<p>View facing North-northwest. End of Ivy Lane looking out over the fields towards the Grand Union Canal. Treeline characteristic of the NA.</p>  <p>Approximate location:            Lat, Long: 51.819107, -0.774416            OSGB36 Grid ref: SP 8457314097</p>
4	<p>View facing Northwest. Overlooking the fields by Manor Farm, including outbuildings and treeline characteristic of the NA.</p>  <p>Approximate location:            Lat, Long: 51.816404, -0.771902            OSGB36 Grid ref: SP 8475213799</p>
5	<p>View facing South-southeast. Overlooking the fields by Manor Farm. Treeline characteristic of the NA.</p>  <p>Approximate location:            Lat, Long: 51.816368, -0.769475</p>

VP ID	Description
	OSGB36 Grid ref: SP 8491913798
6	<p data-bbox="457 268 1421 331">View facing West-northwest. Overlooking the fields south of Grand Union Canal. Treeline characteristic of the NA.</p>  <p data-bbox="457 583 852 676">Approximate location: Lat, Long: 51.818493, -0.767802 OSGB36 Grid ref: SP 8503014036</p>
7	<p data-bbox="457 688 1144 720">View facing North. Grand Union Canal and fields beyond.</p>  <p data-bbox="457 842 852 934">Approximate location: Lat, Long: 51.820428, -0.766510 OSGB36 Grid ref: SP 8511614253</p>
8	<p data-bbox="457 947 1177 978">View facing West. Grand Union Canal showing the towpath.</p>  <p data-bbox="457 1755 852 1848">Approximate location: Lat, Long: 51.819051, -0.756697 OSGB36 Grid ref: SP 8579514111</p>
9	View facing East. Grand Union Canal showing the towpath.

VP ID	Description
	 <p data-bbox="457 1003 852 1102">Approximate location: Lat, Long: 51.819051, -0.756697 OSGB36 Grid ref: SP 8579514111</p>
10	<p data-bbox="457 1108 1511 1176">View facing Southeast. From A418, Aylesbury Road. Fields south of Berton Village with thatched cottage and Chiltern Hills (AONB) in the background.</p>  <p data-bbox="457 1346 852 1444">Approximate location: Lat, Long: 51.829188, -0.789619 OSGB36 Grid ref: SP 8350715200</p>
11	<p data-bbox="457 1451 1511 1556">View facing Southeast. From A418, Aylesbury Road. Fields south of Berton Village with Chiltern Hills (OANB) in the background. In addition, this is a good example of breaks between houses.</p>


VP ID	Description
	 <p data-bbox="459 898 854 999">Approximate location: Lat, Long: 51.827717, -0.792187 OSGB36 Grid ref: SP 8333315034</p>
12	<p data-bbox="459 1010 1495 1077">View facing Southwest. Overlooking fields at Dunsham Farm. Treeline characteristic of the NA.</p>  <p data-bbox="459 1199 854 1297">Approximate location: Lat, Long: 51.830005, -0.795019 OSGB36 Grid ref: SP 8313315285</p>
13	<p data-bbox="459 1308 1451 1375">View facing South. St Osyth's Well, pond, fields to the South of Berton Village with Chiltern Hills (OANB) in the background.</p>  <p data-bbox="459 1545 854 1644">Approximate location: Lat, Long: 51.829441, -0.788334 OSGB36 Grid ref: SP 8359515230</p>
14	<p data-bbox="459 1654 1435 1719">View facing Northwest. From the fields south of Berton Village showing St James' Church, treeline.</p>

VP ID	Description
	 <p data-bbox="459 432 852 533">Approximate location: Lat, Long: 51.827801, -0.785699 OSGB36 Grid ref: SP 8378015051</p>
15	<p data-bbox="459 541 1495 642">View facing Southeast. From the fields South of Bierton Village, overlooking the fields. Treeline characteristic of the NA. Hamlet of Broughton Crossing in the background and the northern edge of Oakfield Village, Kingsbrook.</p>  <p data-bbox="459 1073 852 1171">Approximate location: Lat, Long: 51.826276, -0.784372 OSGB36 Grid ref: SP 8387414883</p>
16	<p data-bbox="459 1180 1495 1247">View facing Northwest. From the fields South of Bierton Village, overlooking the fields. Treeline characteristic of the NA with St James' Church in the background.</p>  <p data-bbox="459 1476 852 1575">Approximate location: Lat, Long: 51.826276, -0.784372 OSGB36 Grid ref: SP 8387414883</p>
17	<p data-bbox="459 1583 1458 1650">View facing Northwest. Muddy Lane as seen from Burcott Lane. Treelined footpath linking to Parsons Lane which forms part of the character of the NA.</p>

VP ID	Description
	 <p data-bbox="459 552 852 653">Approximate location: Lat, Long: 51.826794, -0.782983 OSGB36 Grid ref: SP 8396914942</p>
18	<p data-bbox="459 653 1490 726">View facing Northwest. Bierton Village from various points along Burcott Lane. Treeline characteristic of the NA with 'Bierton' sign/gate characteristic of a rural village.</p>  <p data-bbox="459 877 852 978">Approximate location: Lat, Long: 51.827725, -0.780575 OSGB36 Grid ref: SP 8413315048</p>
19	<p data-bbox="459 982 1498 1056">View facing North-northwest. Fields South of Bierton Village. Treeline characteristic of the NA. Typical example of non-coalescence between development boundaries.</p>  <p data-bbox="459 1329 852 1430">Approximate location: Lat, Long: 51.828706, -0.781453 OSGB36 Grid ref: SP 8407115156</p>
20	<p data-bbox="459 1430 1498 1503">View facing North. William Hill Drive Residential care homes. Treeline characteristic of the NA.</p> 



VP ID	Description
	<p>Approximate location:            Lat, Long: 51.831391, -0.781641            OSGB36 Grid ref: SP 8405315455</p>
21	<p>View facing East. Bierton Sports Centre/Recreation Grounds as seen from Burcott Lane.</p>  <p>Approximate location:            Lat, Long: 51.831105, -0.779622            OSGB36 Grid ref: SP 8419215425</p>
22	<p>View facing East. Fields to the East of Burcott Lane. Treeline characteristic of the NA.</p>  <p>Approximate location:            Lat, Long: 51.832020, -0.779165            OSGB36 Grid ref: SP 8422215527</p>
23	<p>View facing North. Fields South of Bierton Village. Treeline characteristic of the NA. Typical example of non-coalescence between development boundaries.</p> 



VP ID	Description
	<p>Approximate location:            Lat, Long: 51.832396, -0.778408            OSGB36 Grid ref: SP 8427415570</p>
24	<p>View facing North. Listed Buildings, including 194 Aylesbury Road, characteristic of Berton Village.</p>  <p>Approximate location:            Lat, Long: 51.834929, -0.776329            OSGB36 Grid ref: SP 8441215854</p>
25	<p>View facing South. Entrance to Gib Lane as seen from A418, Aylesbury Road.</p>  <p>Approximate location:            Lat, Long: 51.835398, -0.774794            OSGB36 Grid ref: SP 8451715908</p>
26	<p>Views towards Wingrave from various points along Rowsham Road</p>  <p>Approximate location:            Lat, Long: 51.837972, -0.776823            OSGB36 Grid ref: SP 8437216192</p>
27	<p>View facing South. Fields North of Berton Village. Treeline characteristic of the NA.</p>

VP ID	Description
	 <p data-bbox="459 386 852 489">Approximate location: Lat, Long: 51.837382, -0.778722 OSGB36 Grid ref: SP 8424316124</p>
28	<p data-bbox="459 495 1258 525">View facing Southeast. Brick Kiln Lane up to A418, Aylesbury Road.</p>  <p data-bbox="459 945 852 1045">Approximate location: Lat, Long: 51.834199, -0.782200 OSGB36 Grid ref: SP 8400915766</p>
29	<p data-bbox="459 1052 1455 1115">View facing South-southeast. Fields North of Badricks Farm with Barnett way in the background.</p>  <p data-bbox="459 1535 852 1635">Approximate location: Lat, Long: 51.832262, -0.787715 OSGB36 Grid ref: SP 8363215544</p>
30	<p data-bbox="459 1642 1422 1705">View facing Northwest. Great Lane Allotments, with Great Lane and surrounding farmland in the background.</p>

VP ID	Description
	 <p data-bbox="459 447 852 548">Approximate location: Lat, Long: 51.832262, -0.787715 OSGB36 Grid ref: SP 8363215544</p>
31	<p data-bbox="459 554 1490 617">View facing West. Overlooking the fields from Old Orchards. Treeline characteristic of the NA.</p>  <p data-bbox="459 987 852 1087">Approximate location: Lat, Long: 51.831108, -0.790243 OSGB36 Grid ref: SP 8346015413</p>
32	<p data-bbox="459 1094 1417 1157">View facing West. Overlooking fields and farm-track from the top of Great Lane. Hedgerows and treeline characteristic of the NA.</p>  <p data-bbox="459 1438 852 1541">Approximate location: Lat, Long: 51.836535, -0.793780 OSGB36 Grid ref: SP 8320716013</p>
33	<p data-bbox="459 1547 1435 1648">View facing Northwest. Overlooking fields and farm-track from Grendon Hill Farm Cottages, Great Lane, with Grendon Hill farm in the background. Treeline and hedgerows characteristic of NA.</p> 

VP ID	Description
	<p>Approximate location:            Lat, Long: 51.839326, -0.796337            OSGB36 Grid ref: SP 8302516320</p>
34	<p>View facing Southeast. Overlooking fields and farm-track towards Great Lane. Treeline and hedgerows characteristic of NA.</p>  <p>Approximate location:            Lat, Long: 51.836535, -0.793780            OSGB36 Grid ref: SP 8320716013</p>
35	<p>View facing North-northwest from corner of Old Forge Gardens on the A418. Listed buildings and old Baptist Chapel now converted into a private residence Characteristic of the NA</p>  <p>Approximate location:            Lat, Long: 51.833216, -0.782767            OSGB36 Grid ref: SP 8397215656</p>
36	<p>View facing North. Field strips enclosed by trees and hedgerows as seen from the footpath which runs behind the houses on A418 Aylesbury Road, characteristic of the</p>

VP ID	Description
	<p data-bbox="456 233 734 260">rural aspects of the NA</p>  <p data-bbox="456 953 852 1052">Approximate location:  Lat, Long: 51.834663, -0.781332  OSGB36 Grid ref: SP 8406815819</p>
37	<p data-bbox="456 1062 1468 1125">View facing Southwest. Fields South of Berton Village. Treeline characteristic of the NA. Typical example of non-coalescence between development boundaries.</p>  <p data-bbox="456 1310 852 1409">Approximate location:  Lat, Long: 51.834638, -0.774440  OSGB36 Grid ref: SP 8454315824</p>
38	<p data-bbox="456 1419 1354 1446">View facing South. Treelined lane towards Rowsham Road, now a footpath</p>

VP ID	Description
	 <p data-bbox="457 961 852 1066">Approximate location:  Lat, Long: 51.839570, -0.777693  OSGB36 Grid ref: SP 8430916369</p>
39	<p data-bbox="457 1073 1036 1104">View facing South. As seen from Cane End Lane.</p>  <p data-bbox="457 1304 852 1407">Approximate location:  Lat, Long: 51.843202, -0.776595  OSGB36 Grid ref: SP 8437816774</p>

## **Appendix 3 – Place of Attachment**

Much interest in so-called 'place attachment' has been shown in the fields of psychology and sociology. 'Attachment to the Ordinary Landscape' by Robert B. Riley in 'Place Attachment' a reader in the subject by Irwin Altman, Setha M. Low, which can be found on Google Books, provides a useful overview.

## References

For a larger set of pictures and map, please refer to BwB Landscape Assessment (Parts 5-6) - <https://www.bwbplan.co.uk/maps>

OS Grid References: <http://www.nearby.org.uk/>