



BIERTON, BROUGHTON & KINGSBROOK NEIGHBOURHOOD PLAN



Local Green Spaces 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.

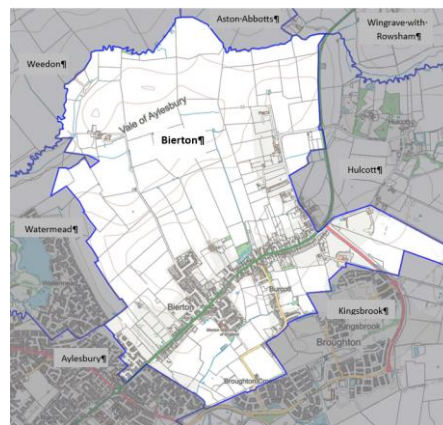
After this stage it became apparent, and subsequently formalised, that Kingsbrook Parish could no longer support the plan and the area needed to be re-designated. The plan became “The Bierton Neighbourhood Plan”. Broughton Hamlet Parish could not be included as it shares no common boundaries with Bierton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

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 Green space report looks to assess the Local Green Infrastructure and designate as Green Space against a set of scoring criteria.

A copy of the letter sent to landowners who are affected by the Local Green Space designation can be seen in Appendix 3 of this document.

1.1 The National Planning Context

There are a number of measures in the Localism Act 2011 that provide important new opportunities for communities to expand the provision of green spaces in their neighbourhoods and enable local people to play a bigger role in planning, designing, managing and maintaining community green spaces for food growing or recreational and leisure purposes.

The National Planning Framework (NPPF), published by the Ministry of Housing, Communities & Local Government in July 2018, and with minor amendments in February 2019, sets out the government's planning policies for England. Paragraphs 99 to 101 introduce a Local Green Space designation (LGS) to protect local green areas of particular importance to local communities. This will enable communities, in certain circumstances, to identify and protect areas that are of value to them through local and neighbourhood plans.

Once designated, the LGS is subject to the same strong development restrictions as Green Belt, and new development here is ruled out other than in special circumstances.

The LGS is designated by the planning authority (borough, district, metropolitan or other unitary authority). Local people need to lobby the authority to designate LGS, based on the criteria. We explain below what we know of the LGS: whether to designate land is a matter for local discretion.

Some areas may already be available for public access, other land could be considered for designation even if there is no public access. Designation does not confer any rights of access over what currently exists.

2 Local Green Space Criteria

1. Reasonably close proximity to the community it serves

There is no definition of this in the NPPF and it will be up to individual planning authorities to define. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community and would normally be within easy walking distance of the community served.

2. Demonstrably special to a local community

Evidence must be provided of the land's value to and use by the local community to show the land holds a particular local significance. The land must fulfil one or more of the following criteria:

(a) Beauty

This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.

(b) Historic significance

The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.

(c) Recreational value

It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.

(d) Tranquillity

Some authorities have an existing 'tranquillity map' showing areas that provide an oasis of calm and a space for quiet reflection.

(e) Richness of wildlife

This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

3. Local in character, not an extensive tract of land

The criteria may differ between settlements depending on their physical size and population. The areas would normally be relatively self-contained with clearly-defined edges. Blanket designation of open countryside adjacent to settlements will not be appropriate. There is a no minimum size limit for LGS.

4. Land already designated

If land is already protected by Green Belt policy or, in London, policy on Metropolitan Open Land, consideration should be given to whether any additional local benefit would be gained. This may be in a case where LGS designation could help to identify areas that are of particular importance to the local community.

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3 Local Green Space Designation

The following areas of Green Infrastructure have been designated as Local Green Space

LGS ID	Green Infrastructure	ID From Landscape Study
LGS1	Fields bounded by important hedges that provide enclosure/ firm Bierton village edge.	1
LGS2	Bierton Sports Centre, Recreation Grounds and Lawn tennis Club, Burcott Lane	4
LGS3	Kingsbrook GI (Sports Fields)	5
LGS4	Kingsbrook GI (Railway Park)	6
LGS5	Kingsbrook GI (Nature Park/ Ecological Mitigation Land)	8
LGS6	Kingsbrook GI (Canal Park) Historic meadows (distinctive feature)	12
LGS7	The Coppice Park (Recreation Ground)	14
LGS8	St Osyth's Well, Bierton	18
LGS9	St James the Great Church Churchyard, Bierton	19
LGS10	Allotments off Bierton Road	21
LGS11	Great Lane Allotments, Bierton	24
LGS12	Field next to Badricks Farm, Bierton	25

Whilst other GI met the scoring criteria, they have not been designated as Local Green Space on the grounds of:

- a) A walk should not be classified as LGS
- b) There is no gain in designating the SSSI or SAM Green Infrastructure as Local Green Space given their inherent protection.

4 Local Green Space Identification

4.1 Grading and Scoring

Grading of Green Infrastructure was based on LGS Criteria 1-3:

1. Reasonably close proximity to the community it serves
2. Demonstrably special to a local community
3. Local in character, not an extensive tract of land

This gave way to 7 categories for Grading:

Category	Scoring Criteria
1. Proximity**	Score of 2: Less than 500m Score of 1: Greater than 500m Score of 0: Remote / No Significance
2. Beauty	Score of 2: Significant
3. Historic Significance	Score of 1: Moderately Significant
4. Recreational Value	Score of 0: No Significance
5. Tranquillity	
6. Wildlife	
7. Local Character	

** Distance is in metres, approximate, linear, and from the focal point to the nearest border of the GI. Four focal points were selected based on being central hubs within the community – Jubilee Hall (JH) within Bierton, and 3 Kingsbrook Community Centres (KCC).

4.2 GI Scoring and LGS Designation

The Landscape Study identified 26 sites of Green Infrastructure which were to be considered for Local Green Space Designation. Each was scored against the Grading categories and the total score for each GI calculated.

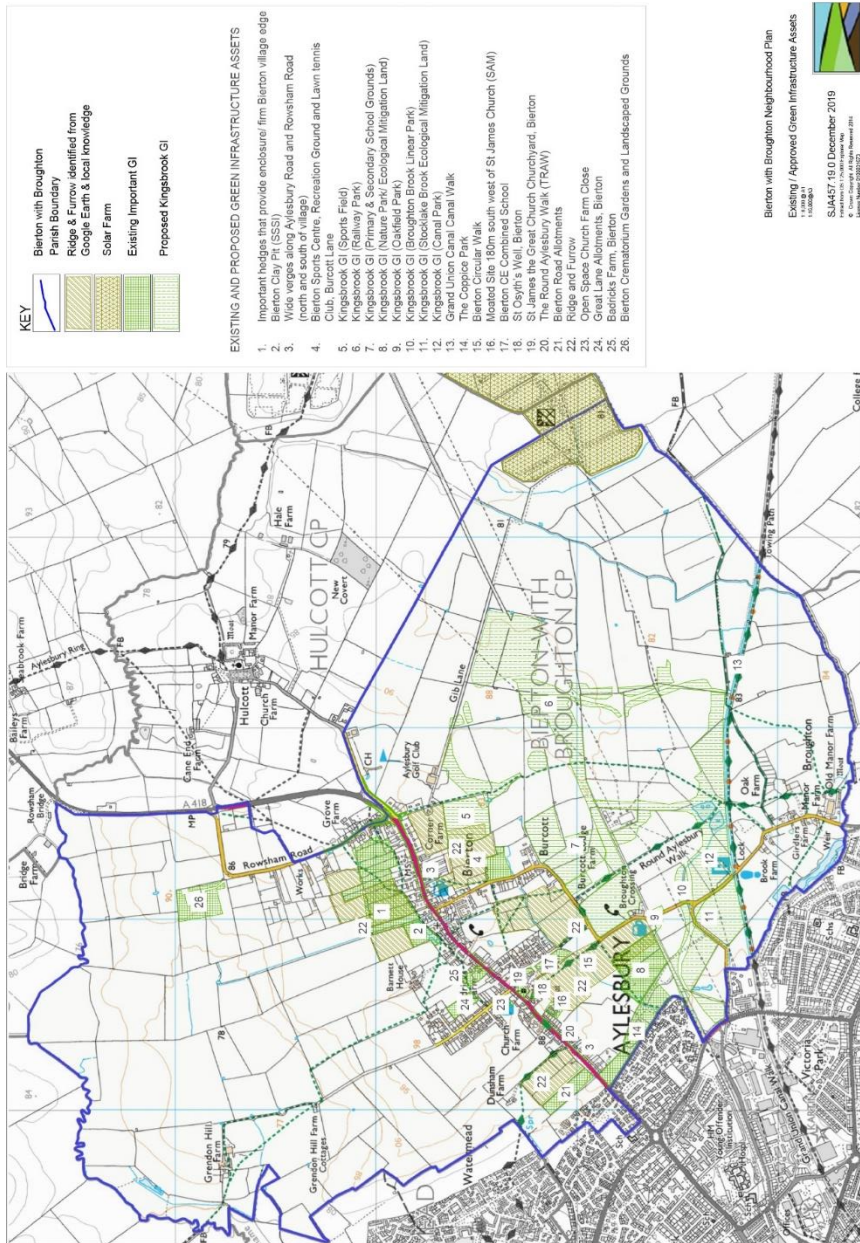
LGS designation was considered for GI sites with a score of ≥ 10 . The scoring and Recommendation for LGS Designation is as follows:

Scoring and Recommendation Table

0		Distance	1. Close to Community		2. Special to local Community				3 Character		Total Score	Recommendation
			1. Proximity	2. Beauty	3. Historic Significance	4. Recreational Value	5. Tranquillity	6. Wildlife	7. Local Character			
1	Fields bounded by important hedges that provide enclosure/ firm Berton village edge.	(JH) 575m	1	1	2	2	2	2	1	11	LGS1 - Designate as green space.	
2	Berton Clay Pit (SSSI)	(JH) 390m	2	1	2	0	2	2	2	11	Already classified as an SSSI so no further designation necessary	
3	Wide verges along Aylesbury Road/ Rowsham Road and to the south	(JH) 575m	1	0	1	0	1	1	1	5	Retain as Green Infrastructure only.	
4	Berton Sports Centre, Recreation Grounds and Lawn tennis Club, Burcott Lane	(JH) 450m	2	1	2	2	1	1	2	11	LGS2 - Designate as green space.	
5	Kingsbrook GI (Sports Fields)	(KCC) 300m	2	1	0	2	2	1	2	10	LGS3 - Designate as green space.	
6	Kingsbrook GI (Railway Park & Ecological Mitigation)	(KCC) 250m	2	2	2	2	2	2	2	14	LGS4 - Designate as green space.	
7	Kingsbrook GI (Primary & Secondary School Grounds)	(KCC) 400m	2	0	0	1	0	1	0	4	Retain as Green Infrastructure only.	
8	Kingsbrook GI (Nature Park/ Ecological Mitigation Land)	(KCC) 570m	1	2	0	1	2	2	2	10	LGS5 - Designate as green space.	
9	Kingsbrook GI (Oakfield Play Area)	(KCC) 370m	2	1	0	2	1	1	1	8	Retain as Green Infrastructure only.	
10	Kingsbrook GI (Broughton Brook Linear Park)	(KCC) 235m	2	2	0	1	1	2	1	9	Retain as Green Infrastructure only.	
11	Kingsbrook GI (Stocklake Brook Ecological Mitigation Land)	(KCC) 405m	2	1	0	0	0	2	0	5	Retain as Green Infrastructure only.	
12	Kingsbrook GI (Canal Park) Historic meadows (distinctive feature)	(KCC) 270m	2	2	1	2	2	2	1	12	LGS6 - Designate as green space.	
13	Grand Union Canal Walk	(KCC) 400m	2	2	2	2	2	2	2	14	walks cannot be classified as green space. Retain as GI only.	
14	The Coppice Park (Recreation Ground)	(JH) 770m	1	1	1	2	2	2	2	11	LGS7 - Designate as green space.	
15	Around Berton Walk	(JH) 100m	2	2	2	2	2	2	2	14	walks cannot be classified as green space. Retain as GI only.	
16	Moated Site 180m south west of St James Church (SAM) Entry Number: 1018760	(JH) 115m	2	1	2	0	2	2	2	11	Already classified as a SAM so no further designation necessary	
17	Berton CE Combined School	(JH) 220m	2	0	1	1	0	2	1	7	Retain as Green Infrastructure only.	
18	St Osyth's Well, Berton	(JH) 205m	2	2	2	1	2	2	2	13	LGS8 - Designate as green space.	
19	St James the Great Church Churchyard, Berton	(JH) 125m	2	1	2	1	1	1	2	10	LGS9 - Designate as green space.	
20	The Round Aylesbury Walk (TRAW)	(KCC) 5m	2	1	2	2	1	2	2	12	walks cannot be classified as green space. Retain as GI only.	
21	Allotments off Berton Road	(JH) 650m	1	1	1	2	2	2	2	11	LGS10 - Designate as green space.	
22	Ridge and Furrow	(JH) 250m	2	1	2	0	0	2	1	8	Retain as Green Infrastructure only.	
23	Open Space Church Farm Close	(JH) 250m	2	0	0	0	0	0	0	2	Retain as Green Infrastructure only.	
24	Great Lane Allotments, Berton	(JH) 135m	2	1	2	2	2	2	2	13	LGS11 - Designate as green space.	
25	Field next to Badricks Farm, Berton	(JH) 75m	2	1	1	1	1	2	2	10	LGS12 - Designate as green space.	
26	Berton Crematorium Gardens and Landscaped Grounds	(JH) 1500m	0	2	0	1	2	2	1	8	Retain as Green Infrastructure only.	

Note: KCC, designates distances from the nearest of the 3 Kingsbrook Community Centres.

Appendix 1 – Local Green Space Map



Appendix 2 – Local Green Infrastructure Descriptions

1	Important hedges that provide enclosure/ firm Bierton village edge.	Field strips to the rear of properties on the northeastern side of Aylesbury Road between Brick Kiln Lane and The Paddocks. These fields were recorded on the 1770 Enclosure Map and are today defined by mature hedgerows. Their elongated form can be interpreted as reflecting their creation by enclosure from a medieval open field furlong and strips to form closes appurtenant to medieval peasant crofts; a view supported by the survival of ridge and furrow within some plots. Well preserved enclosed furlongs and strips are a very rare and sensitive historic landscape type in Aylesbury Vale. Adds significantly to landscape character of the village.
2	Bierton Clay Pit (SSSI)	A flooded disused clay pit with no geology visible. Ponds are the remains of former clay pits associated with the Bierton Brickworks set up here during the 1850's. It can be viewed from the footpath between Barnett Way and Brick Kiln Lane. The ponds now form an attractive semi-natural environment
3	Wide verges along Aylesbury Road/ Rowsham Road and to the south	Grass verges form an important and characteristic element in the street scene and add significantly to the landscape character of the village.
4	Bierton Sports Centre, Recreation Grounds and Lawn tennis Club, Burcott Lane	Recreational Space offering a sports Centre, football club, tennis club, bowls and Karate and associated sport fields. The Recreation Ground was donated to the village by the Rothschilds in 1919 and the Parish Council are the trustees.
5	Kingsbrook GI (Sports Fields)	Part of Kingsbrook development, a new community of 2,450 homes to the south of Bierton with strategic and local GI provision to include sports facilities, parks, wetland mitigation and links with existing GI and local green spaces. The sports fields will provide two outdoor tennis courts and three adult grass pitches will be provided, together with changing facilities.
6	Kingsbrook GI (Railway Park)	Part of Kingsbrook development. Railway Park forms the southern edge of Orchard Green. This open space along the former Aylesbury–Cheddington Railway Line will be a primary green corridor as well as a neighbourhood park for the whole development. It will incorporate play space, a multi-use games area, amphitheatre / outdoor classroom, public art, informal recreation and a community orchard as well as extensive habitat zones.
7	Kingsbrook GI (Primary & Secondary School Grounds)	Part of Kingsbrook development.
8	Kingsbrook GI (Nature Park/ Ecological Mitigation Land)	Forms part of the Green Infrastructure for the Kingsbrook development whereby Ecological mitigation areas are being created together with nature reserves either side of the canal. The total network of GI being created comprises an area to the east of Kingsbrook which will see the creation of 101 Hectares (250 acres) of wildlife-rich open space. This will include a visitor centre and will be accessible to all residents of Aylesbury Vale.

9	Kingsbrook GI (Oakfield Play Area)	Oakfield Park forms the gateway into the site from Broughton Lane. The design is formal in character with a strong geometric structure of planting. The central feature tree and paved area provides the focus of the space and defines the vista in views from the Green link. A sinuous path runs through the park connecting it to the adjacent "One Up One Down" and "Broughton Brook Linear Park".
10	Kingsbrook GI (Broughton Brook Linear Park)	Forms part of the Green Infrastructure for the Kingsbrook development The existing stream course will be retained and enhanced. There will be areas of wetland vegetation, woodland and open glades which form part of the total 101 Hectares (250 acres) of mitigation space being created. The water meadows along the various streams are noted for their ecological value. A distinctive feature of the watercourses and ditches are the mature black poplar trees a nationally rare species.
11	Kingsbrook GI (Stocklake Brook Ecological Mitigation Land)	Part of Kingsbrook development. Part of the 101 Hectares (250 acres) of ecological mitigation areas being created together with nature reserves either side of the canal. A distinctive feature of the watercourses and ditches are the mature black poplar trees a nationally rare species.
12	Kingsbrook GI (Canal Park) Historic meadows (distinctive feature)	Part of Kingsbrook development, a new community. The first phase of Canal Park is provided as part of Oakfield Village. The 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. Barratt David Wilson will provide a financial contribution for improvements to the canal towpath.
13	Grand Union Canal Walk	A recreational corridor; provides strategic green corridors for biodiversity and towpaths links/connectivity through Bierton with Broughton parish; retains an accessible towpath linking to Wendover and Tring (and then the national network). In wider context it forms part of the Aylesbury Ring/Grand Union Canal Walk.
14	The Coppice Park (recreation ground)	Recreational Space offering: •A large and interesting open space with links to the open countryside and a network of walks which are ideal for spotting wildlife. •Two full sized football goals set into grass for informal games. •A traditional style fenced play space designed for ages 2-12. •Sheltered seating. •A single football goal with reverse basketball hoop and tarmac square.
15	Bierton Circular Walk	An existing walk currently closed due to the Kingsbrook development works but will be incorporated into existing and proposed GI.

16	Moated Site 180m south west of St James Church (SAM) Entry Number: 1018760	A Nationally important archaeological site. The remains of the moat a short distance to the southwest of the church of St. James. This is thought to be the site of a former late medieval manor house. It is of local archaeological and historical interest.
17	Bierton CE Combined School	Community Space at centre of village valued by community.
18	St Osyth's Well, Bierton	St. Osyth's Well, also known as Uptown Well, is situated alongside St. James' Church and is dedicated to St Osyth, a local Anglo Saxon princess. The well was restored in 2001. Located within open green space.
19	St James the Great Church Churchyard, Bierton	The Benefice of Bierton and Hulcott serves the following areas: Bierton, Hulcott, The Coppice, Oldhams Meadow, Bierton Park, Northern Elmhurst, Watermead and Buckingham Park. 14th Century church and graveyard.
20	The Round Aylesbury Walk (TRAW)	The Round Aylesbury Walk (TRAW), one of three walks that circumnavigate Aylesbury. Part of the bridleway by the Grand Union Canal is the remains of an old drover's route that once gave access to fields in this area.
21	Allotments off Bierton Road	Community Space.
22	Ridge and Furrow	Specific locations are referred to in 'Bierton Conservation Areas', 5 th March 2008 and in this document, identified adjacent to allotments off Bierton Road.
23	Open Space Church Farm Close	Provide green corridors for biodiversity and connectivity through Bierton with Broughton parish.
24	Great Lane Allotments, Bierton	Community Space.
25	Badricks Farm, Bierton	At Badricks Farm it reveals a field bounded by railings. This field acts as an important break in development, recalls the formerly open character of this area of the village and the once common pattern of intermittent development along Aylesbury Road. Adds significantly to landscape character of the village.
26	Bierton Crematorium Gardens and Landscaped Grounds	A new crematorium opened in April 2019, located off the A 418 which offers: <ul style="list-style-type: none"> • Pavements from bus stops on the main road • Extensive level gardens enclosed within a perimeter fence • Panoramic views over Aylesbury Vale • Natural wildflower areas to promote wildlife • Designated areas for ash scattering • Well maintained gardens

Appendix 3 – Letter to Land Owners impacted by LGS Designation

Bierton with Broughton Neighbourhood Plan Steering Group



Correspondence: Neighbourhood Plan Steering Group
13 Burcott Close
Bierton
Bucks
HP22 5DH

Email: nplan@biertonvillage.org.uk

16th October 2019

<<Land Owner & Address>>

Dear Sirs

Re: Green Space Designation: Great Lane Allotments, Bierton (GI #24)

As you may be aware, the Neighbourhood Plan Steering Group, under the auspices of the Parish Council, has been working to create a Neighbourhood Plan to help guide the development of the Parish/Neighbourhood Plan Area over the coming years up to 2033.

The Steering Group have chosen not to identify sites for development, but instead, are developing policies to address the needs of the Parish as guided by the community through the Bierton with Broughton Neighbourhood Plan Survey. As is common with Neighbourhood Planning, the policies seek to protect and enhance areas of archaeological, historical, landscape, biological heritage and green infrastructure.

In the latter case – Green Infrastructure – the plan will identify important areas of open space within the Parish. Furthermore, the plan seeks to designate Green Spaces as part of the overall green infrastructure.

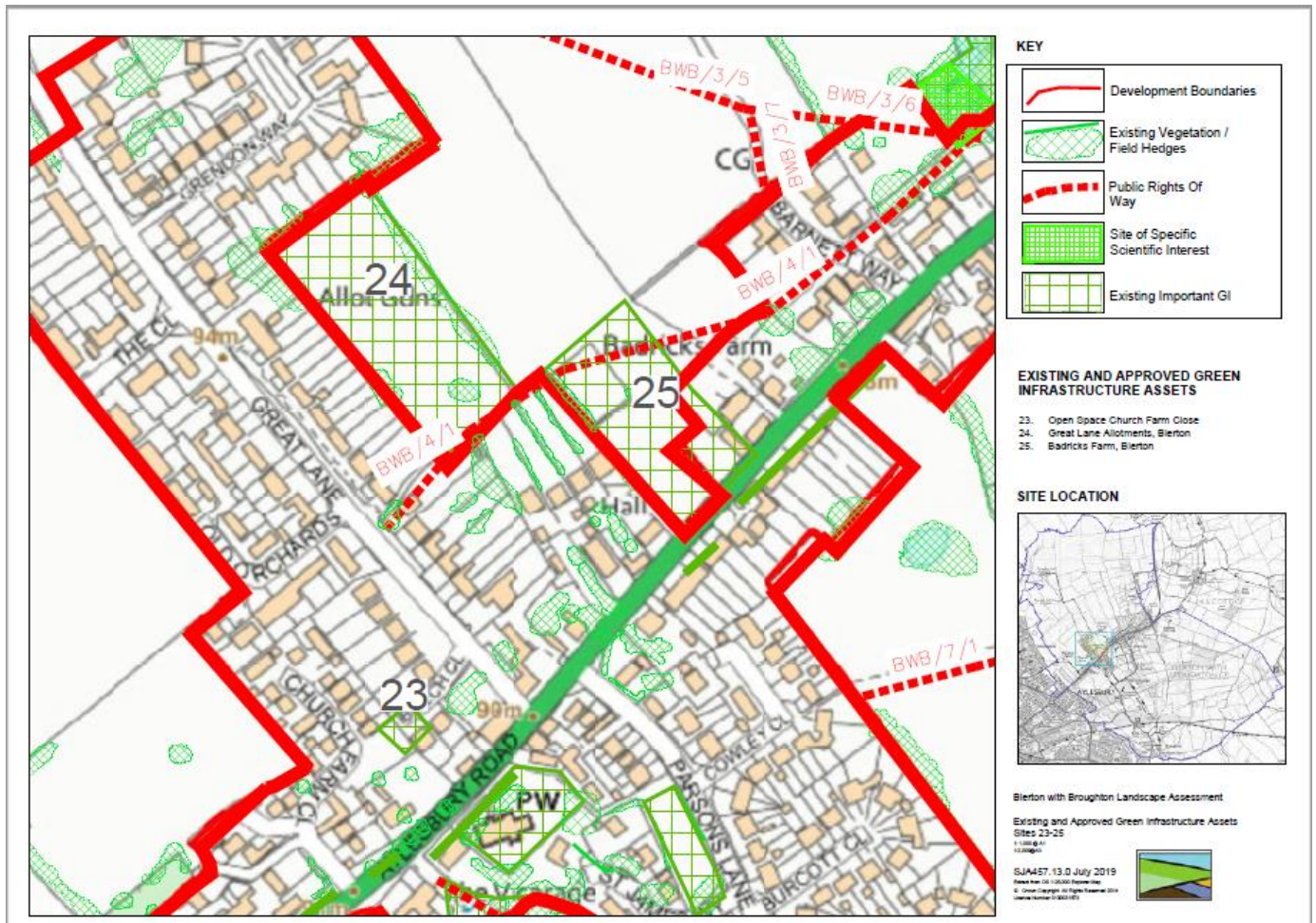
We are writing to you as a landowner of one of the Green Spaces we are looking to protect. We would stress that this in no way imposes anything on you as the owner. The designation as Green Space is designed to record the importance of the area to the Parish, and to the people who live within it and aims to protect the area from future development.

The purpose of this letter is to make you aware of the designation. If you wish to make formal comments on the Neighbourhood Plan, please fill in one of our Comment Forms available on the website (www.bwbnplan.co.uk) or write to the Neighbourhood Plan Steering Group (details on the header of this letter).

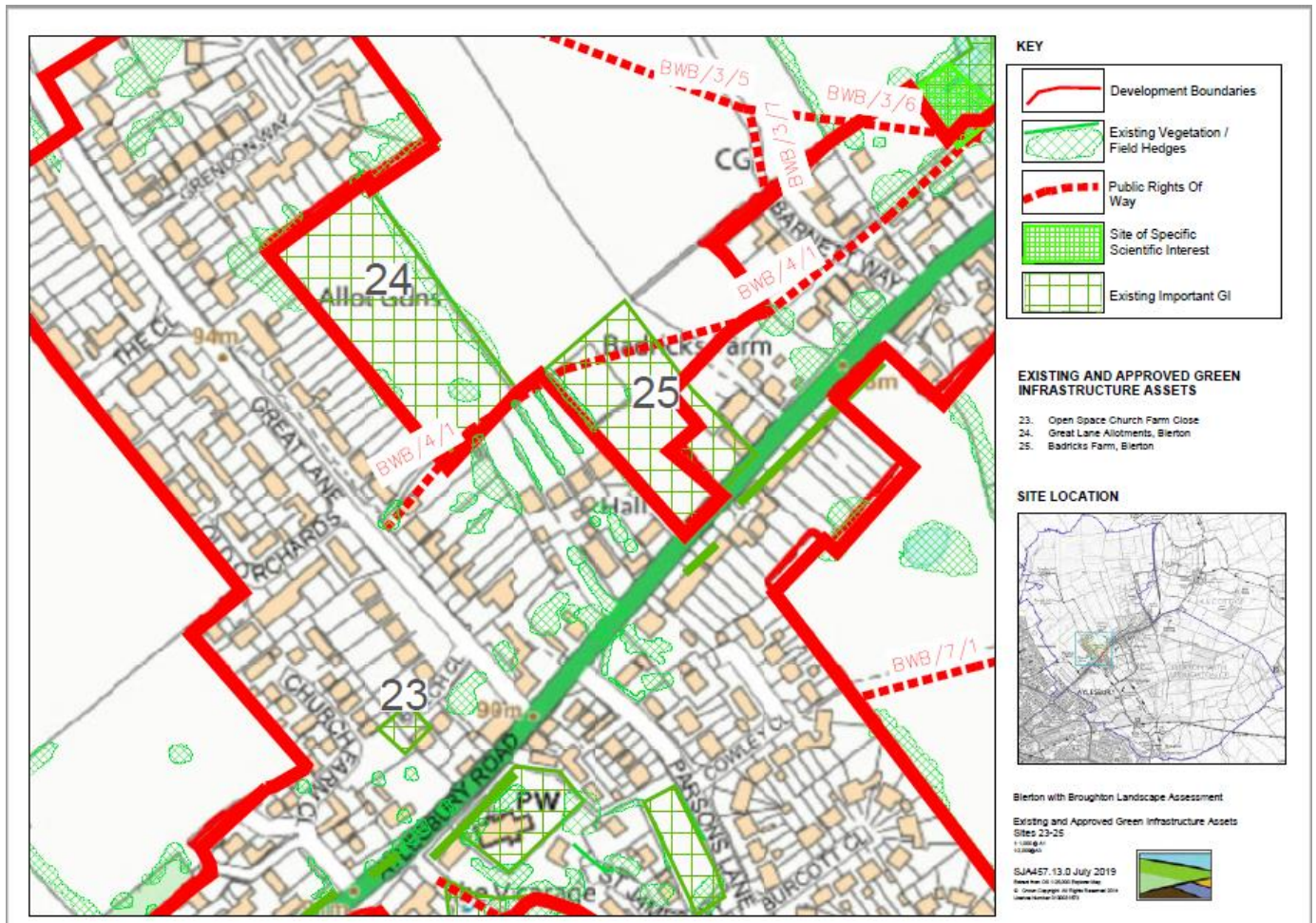
Yours faithfully

On behalf of the Neighbourhood Plan Steering Group

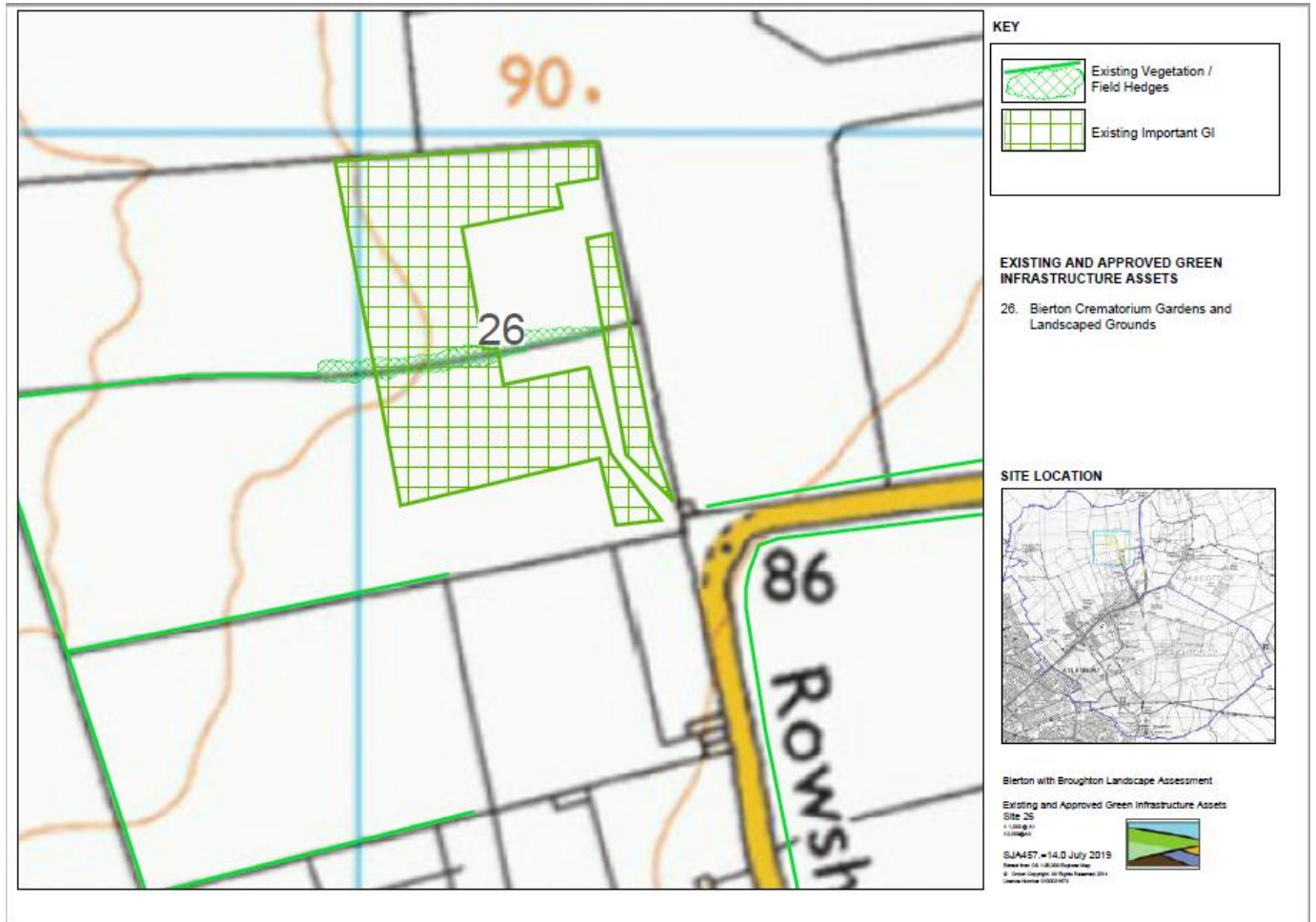
Green Space Designation: Great Lane Allotments, Bierton (GI #24)



Green Space Designation: Badricks Farm, Bierton (GI #25)



Green Space Designation: Bierton Crematorium Gardens and Landscaped Grounds (GI #26)



Note: In the final cut of designations, this did not meet the criteria set and was therefore excluded.

References

Open Spaces Society - <https://www.oss.org.uk/>

BwB Landscape Assessment (Parts 1-6) - <https://www.bwbnplan.co.uk/maps>