

Local Plan – Regulation 19

Bierton Action Group Feedback Guidance.

Following the Bierton Village meeting to discuss the Local Plan the Action Group has been asked to summarise the topics discussed and provide guidance for making representations by 6th September.

Representation A – NESS003

1. Click <https://buckinghamshire.oc2.uk/document/114/6202#d6204>
2. Click 'Comment'
3. Login or Create an Account
4. Legally compliant? click YES (if you agree with the Action Group's assessment)
5. Sound? Click NO. [Next]
6. Box 1: Summary (max 100 words – please modify using your own words and comment theme options at the end of this representation.

“I do not consider NESS003 sound. The policy requires a strategic green gap to prevent coalescence with Bierton, protect its Conservation Area setting and provide visual separation. The published evidence does not demonstrate why Formal Outdoor Sports adjoining Bierton is preferable to the reasonable alternative of Natural Green Space, with sports provision relocated. Nor does it adequately justify a more direct eastern connection to the A418 for the proposed eastern NLR alignment or a southern connection towards Bierton. These reasonable alternatives could better protect Bierton's identity and setting and should be properly assessed before the Plan is adopted.”

7. Box 2: Changes needed (max 100 words – please modify using your own words and comment theme options at the end of this representation.

“Amend the NESS003 Concept Plan so the strategic green gap immediately north and east of Bierton is predominantly Natural Green Space rather than Formal Outdoor Sports. It should provide a permanent natural/semi-natural buffer incorporating woodland, meadow, hedgerows, habitat creation and Biodiversity Net Gain, protecting Bierton's Conservation Area and village identity. Retain the overall Formal Outdoor Sports provision but relocate it further north within NESS003, including onto suitable currently unallocated land. Remove the proposed southern link road towards Bierton and route the northern link road eastwards north of the schools and crematorium and extend east to connect directly with the A418.” [Next]

8. Upload up to 4 Files:

Please attach the Bierton Action Group evidence paper if you support it. Plus any other files that you personally wish to add to make local points etc). [Next]

9. Do you consider it necessary to participate in the examination hearing session(s)?

Most residents can select **NO**. The Action Group intends to seek participation in the relevant examination hearing sessions and will present the principal Bierton issues. Residents who have particular professional expertise, evidence or a distinct issue they wish personally to address may select YES. [Next]

10. Click 'Submit'.

Comment Theme options

- a. **Strategic green gap:** Formal sports pitches do not provide the strongest landscape/visual separation or natural transition between a 9,080-home urban extension and historic Bierton.
- b. **Conservation Area and village identity:** the Concept Plan should demonstrably implement the policy promise to protect Bierton's setting and prevent coalescence.
- c. **Natural Green Space/BNG:** put natural/semi-natural green infrastructure alongside Bierton and move formal sport further into NESS003.
- d. **Road connection south to Bierton:** The proposed southern connection risks directing additional through-traffic onto the traffic-calmed A418 through Bierton and potentially undermining the objective of maintaining the village's separate identity and character.
- e. **NLR route:** is not logical – the route should go straight on to an eastern connection to the A418.

Representation B – SMA001/Appendix K Bierton allocations

1. Click <https://buckinghamshire.oc2.uk/document/117/6764#d6707>

There are three further sites that can be commented on. A comment needs to be made for each site:

735 Gib Lane – 115

3128 Corner Farm – 70

238 The Paddocks – 33

2. Click 'Comment' (for each site separately)
3. Login or Create an Account
4. Legally compliant? click YES (if you agree with the Action Group's assessment)
5. Sound? Click NO [Next]
6. Box 1: Summary (max 100 words – modify using your own words where possible).

“I do not consider the Bierton allocations in SMA001/Appendix K sound. They propose 218 additional homes around Bierton, a Tier 5 village, including 115 dwellings at Gib Lane (Decided), alongside the 9,080-home NESS003 strategic development. The published evidence does not adequately demonstrate that the cumulative effects of these allocations and NESS003 on Bierton's infrastructure, landscape setting, Conservation Area and separate village identity have been properly assessed. Nor does it demonstrate why this scale of additional growth around Bierton represents the most appropriate strategy, particularly when the Plan itself recognises the need to protect Bierton from coalescence with NESS003.”

7. Box 2: (max 100 words – modify using your own words where possible).

“Delete sites 735 Gib Lane, 3128 Corner Farm and 238 The Paddocks from SMA001/Appendix K unless the Council can demonstrate through proportionate evidence that their allocation, individually and cumulatively with NESS003, is justified and compatible with Bierton's Tier 5 status, infrastructure capacity, landscape and Conservation Area setting and separate village identity. The Council should assess reasonable alternatives for meeting this housing requirement in locations where development would cause less cumulative harm. If any Bierton allocations are retained, their scale and development requirements should be reconsidered to ensure identified impacts are satisfactorily mitigated.” [Next]

8. Upload up to 4 Files:

Please attach the Bierton Action Group evidence paper if you support it. Plus any other files that you personally wish to add to make local points etc). [Next]

9. Do you consider it necessary to participate in the examination hearing session(s)?

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[Next]

10. Submit