

Bierton Parish Council – Objection PL/26/07248/OA

[PL/26/07248/OA | Outline application \(with all matters other than access reserved for future determination\) for up to 55 dwellings, including, public open space, landscaping, surface water drainage, and associated infrastructure, with means of vehicular access from Burcott Lane | Land West Of Burcott Lane Bierton Buckinghamshire](#)

Bierton Parish Council objects to this application in the strongest terms. The proposal is **unsound, unsustainable, environmentally harmful, and contrary to adopted planning policy**, including the Bierton Neighbourhood Plan (2025), the VALP, and national policy.

The site lies completely within the Parish of Bierton, not Kingsbrook as stated by the developer.

1. Conflict with the Adopted Bierton Neighbourhood Plan (2025) & Proposed Bucks Local Plan

- Bierton PC was advised by Buckinghamshire Council, when it was creating the NHP not to include any housing allocation as the 2,450 house Kingsbrook development was considered to be sufficient. However, the new NPPF overrides this advice and means that Bierton is unprotected as it followed Buckinghamshire Council's advice. There is not sufficient time for Bierton PC to put in place a revised NHP which would include a housing allocation, if there was sufficient time, Bierton PC would include the approved development of 36 houses off Barnett Way (**25/01867/AOP**).
- As part of the proposed Buckinghamshire Local Plan we anticipate around 3,000 additional houses around the NLR. Since the draft plan was published, 115 houses at Gib Lane and 36 at Barnett Way have been approved which we consider is more than enough to satisfy our quota for a medium sized village.
- The land is not included in the Draft Local Plan for Bucks and is deemed unsuitable in the HELLA.
- The site lies **outside the defined settlement boundary**, where development is expressly resisted.
- The land forms part of the **village's rural setting and green gap**, contributing to the open character of Burcott Lane.
- The Neighbourhood Plan identifies this area as part of a **valued landscape** that should remain undeveloped to preserve Bierton's rural identity.
- Any approval would directly undermine a democratically endorsed statutory plan supported by **94% of residents**.

2. Harm to Landscape, Rural Character and Public Rights of Way

- This leaves no green buffer in between Kingsbrook and Bierton which was promised by Barratt/David Wilson homes and was an agreed term in the approval for the Kingsbrook development.
- The proposal represents a **major intrusion into open countryside**, replacing pastoral fields with dense housing.

- Bierton is a small village of 880 houses, adding a further 115 from Gib Lane, 36 from Barnett Way and now 55 from this development increases the size of the village by 23% - a significant and harmful increase.
- The proposed development site is on Flood zone 1 monitored by the Environmental Agency, which forms part of the Stocklake Flood Storage/Management area. Environmental Agency signs around the site warn walkers of flooding dangers. The area is prone to flooding. New housing will overwhelm the existing drainage systems resulting in large scale serious flooding on a regular basis. According to the developer's plans, run off water will be partly directed towards the road and therefore existing homes. As the road has an adverse camber this water will pool in front of existing houses. It is also adjacent to Flood zones 2 & 3 and to existing houses at Broughton Crossing who have experienced flooding in their homes in the past.
- Two public footpaths cross or border the site, forming part of a **continuous green corridor** across Bierton. These would be severed, urbanised, and visually degraded.
- The development would erode the **distinct separation between Bierton and Aylesbury**, contrary to VALP policies protecting settlement identity.

3. Significant Ecological and Environmental Constraints

Buckinghamshire Council's own mapping places the site within the **red impact risk zone for great crested newts**, indicating high-value habitat and likely presence—grounds for refusal in itself.

- The developer's ecology survey stated that the only wildlife on the proposed site were bats and butterflies. However, there is significantly more wildlife including foxes, badgers, hedgehogs, owls, insects, field mice, voles, shrews, chinese water deer, muntjac deer, pheasants etc. The habitats of these animals have already been impacted hugely by the Kingsbrook development and nearby football pitch. By not completing a proper ecological survey and therefore not considering the habitats of these additional animals, there will undoubtedly be further damage to and loss of habitat for local wildlife which is unacceptable.
- The land is **Grade II agricultural**, currently used for grazing and capable of supporting future crop production, aligning with national **food-security** objectives.
- It adjoins the **Conservation Areas** of St James Church, St Osyth's Well and an Ancient Monument with views across to the Chiltern Hills and the proposal would damage its setting.

4. Unsafe and Unsuitable Access from Burcott Lane

The application relies entirely on access from **Burcott Lane**, which is:

- Access onto Burcott Lane is in between two sharp bends (one showing several chevron signs indicating the severeness of the bend). There are also several cars parked at one end for residents of Broughton Crossing and The Doghouse PH. This is a country lane which has become very busy with the new Kingsbrook Sports Field, parents parking on the lane for both Kingsbrook and Bierton schools, Bierton Recreation Ground and Bierton Coffee House.
- There is a dangerous bend within 100 metres of the proposed entrance. This bend regularly has accidents due to drivers driving at speed and/or ice/slippery surface. Adding further traffic to this route is dangerous.

- Just around the corner the road is used twice a day for school parking with up to 40 cars parked at school times and is heavily used at the weekend for sporting events at the sports field. Adding further traffic to this already busy country road will cause accidents.
- This road is already characterised by poor visibility at junctions and adding additional traffic to this road will increase accidents
- The road is unsuitable for construction traffic over a multi-year build period.
- Incompatible with accommodating **55 dwellings' worth of vehicle movements** – an estimated 120 additional car movements mainly at peak times daily – significantly increasing the risk of accidents – particularly when the road is used as a car park by parents at school times
- The proposal fails to demonstrate safe access, contrary to **NPPF para. 111**.
- A footpath is proposed to be installed along the side of the hedgerow, starting near Broughton House and continuing up Burcott Lane to the access road of proposed new housing site. This would mean that residents who currently park here would no longer be able to – where are they meant to go? Secondly, a drainage ditch would need to be filled to create space for the path without narrowing the road – this would negatively impact the risk of flooding.
- All traffic leaving or entering the site would be going either to the A418 Aylesbury Road, Birtton (recently traffic calmed) or to Bellingham Way on Kingsbrook - another very busy junction.

5. Infrastructure Impacts

- The development would add **100–120 additional daily vehicle movements**, worsening congestion and air quality.
- There are currently no streetlights or footways between the Doghouse and Kingsbrook Sports Fields and we have been told on numerous occasions that the verges are not wide enough to accommodate them. There is also no room for a cycleway. This combined with poor visibility, parked cars opposite the Doghouse Pub make this a treacherous place for children to walk to/from school and for others to use this route.
- Existing houses will be impacted by both an increase in light pollution caused by street lighting installed as part of the new development and have reduced daylight due to the new houses creating darker afternoons.
- Birtton Primary School is **already oversubscribed**, meaning new families would need to drive to schools elsewhere, increasing emissions.
- Local GP capacity is already stretched, and the application provides no mitigation. The ICB has previously stated that there is no capacity locally and that residents will have to travel to Mandeville Surgery – although there is no direct bus route and it is too far for residents to walk to.

6. Not Allocated for Development in Any Strategic Plan

- The site is **not allocated** in the VALP or the emerging Buckinghamshire Local Plan.
- The nearby **Kingsbrook** development and proposed **NESS003 (3,000+ homes)** already meet strategic housing requirements.
- Buckinghamshire Council's own assessment identifies this land as **unsuitable for development**.

7. Fails the Tests of Soundness

The proposal is:

- **Unjustified** – contradicts adopted evidence and policy.
- **Ineffective** – relies on unsafe access and inadequate infrastructure.
- **Inconsistent with national policy** – harms biodiversity, landscape, and community wellbeing.

Conclusion

Bierton Parish Council requests that Buckinghamshire Council:

1. **Refuse planning application PL/26/07248/OA.**
2. **Reaffirm the site's unsuitability** for development in line with adopted policy and environmental constraints.
3. **Give full weight** to the Bierton Neighbourhood Plan and the protection of Bierton's rural landscape, biodiversity, and community safety.