

Great Brickhill Neighbourhood Plan

Basic Conditions Statement - Addendum

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Prepared by Great Brickhill Parish Council

In conjunction with
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1 INTRODUCTION

The Great Brickhill Neighbourhood Plan was submitted to Buckinghamshire Council on 7 April 2026 together with a Basic Conditions Statement. That statement considered whether the draft Neighbourhood Plan met the Basic Conditions set out in the Town and Country Planning Act 1990 (as amended).

On 25 March 2026, Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into effect. These provisions introduced changes to the legislative requirements for neighbourhood plans by amending both the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 in relation to legal compliance and the Basic Conditions.

In broad terms, the additional legal requirements mean that, where considered appropriate by the qualifying body and having regard to the subject matter of the plan, the neighbourhood plan should:

- be prepared so that development and land use within the neighbourhood area help support climate change mitigation and adaptation; and
- take into account any Local Nature Recovery Strategy prepared under Section 104 of the Environment Act 2021 that applies to all or part of the neighbourhood area.

A new Basic Condition has also been introduced requiring that:

- the making of the neighbourhood development plan must not lead to less housing being delivered across the authority's area than would be provided if the plan were not made.

This requirement replaces the previous Basic Condition that neighbourhood plans should be in general conformity with the strategic policies of the development plan.

A further Basic Condition connected to the new environmental assessment framework has also commenced. However, as the framework for Environmental Outcome Reports has not yet been fully implemented, compliance with that requirement cannot currently be assessed.

As no transitional arrangements accompanied the introduction of Sections 98 and 99, the Great Brickhill Neighbourhood Plan must also be examined against these updated legislative provisions.

This addendum to the Great Brickhill Basic Conditions Statement explains how the policies contained within the draft Neighbourhood Plan address and satisfy the requirements introduced through Sections 98 and 99 of the Levelling-up and Regeneration Act 2023.

NP Policy Number and Title	Does the policy support the mitigation of, and adaptation to, climate change?	Does the policy account for any local nature recovery strategy* under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area?	Would the policy lead to less housing being delivered in the area than would occur if the Plan were not made?
ALL POLICIES	<p>The Plan makes a positive but focused contribution to climate change mitigation and adaptation, particularly through GB3, GB7, GB11, GB13 and GB14.</p> <p>GB4 and GB6 also provide indirect support through biodiversity protection, green space and landscape connectivity.</p> <p>Other policies are limited or neutral as they relate mainly to landscape, design or heritage rather than climate outcomes.</p>	<p>The Plan has appropriate regard to the LNRS, particularly through GB1, GB3, GB4, GB6, GB7 and GB8.1.</p> <p>GB2, GB5, GB10, GB13 and GB14 also indirectly account for the LNRS through landscape protection, minor biodiversity benefits and green infrastructure delivery and integration.</p> <p>Other policies have limited or no direct LNRS relevance but do not conflict with its objectives.</p>	<p>The Plan does not reduce housing delivery compared to a no-plan scenario. Policy GB8.1 supports a site allocation at North of A4146, resulting in a positive contribution to supply.</p> <p>All other policies manage design, location or mitigation and do not set housing caps or prevent allocations.</p>
Policy GB1: Landscape Character	Neutral - the policy protects the character of the countryside but does not address climate change mitigation or adaptation.	Yes - the policy supports the LNRS by safeguarding landscape structures that underpins habitat connectivity and ecological networks.	No impact on housing supply; policy applies to design and landscape integration only.
Policy GB2: Important Views and Vistas	Neutral - the policy relates to protection of identified views and visual amenity only.	Limited - the policy indirectly contributes through protection of landscape setting.	No impact on housing numbers; relates to visual amenity only.
Policy GB3: Local Green Space	Yes - the policy protects Local Green Spaces.	Yes - the policy protects locally designated green spaces that may support habitats and ecological function.	No reduction in housing supply.
Policy GB4: Biodiversity and Habitats	Limited - the policy requires protection and enhancement of biodiversity, supporting ecological resilience to climate impacts.	Yes - the policy directly requires protection and enhancement of habitats and ecological networks consistent with LNRS objectives.	No reduction in housing delivery; introduces enhancement and mitigation requirements only.
Policy GB5: Dark Night Skies	Neutral - the policy controls lighting impacts but does not address climate change.	Limited - the policy has minor ecological benefits for nocturnal species.	No impact on housing supply.
Policy GB6: Gaps Between Settlements	Limited - the policy maintains gaps between settlements, preventing coalescence and retaining open countryside.	Yes - the policy supports the LNRS by maintaining habitat corridors and landscape permeability.	No reduction in overall housing provision; may influence spatial distribution but not housing requirement.
Policy GB7: Flooding and Drainage	Yes - the policy requires development to avoid flood risk areas and incorporate sustainable drainage systems.	Yes - the policy supports natural flood management and water-based habitats consistent with LNRS.	No reduction in housing supply; applies only where flood risk constraints exist.
Policy GB8.1: Land North of A4146	Limited - the policy requires green infrastructure and drainage measures to manage environmental impacts.	Yes - the policy requires biodiversity net gain and ecological integration.	Positive housing contribution; supports a housing allocation on a specific site.

Policy GB8.2 Housing for an Ageing Population	Neutral - the policy relates to housing mix and specialist needs only.	Neutral - the policy does not contain matters relating to the LNRS.	No reduction in housing supply; supports housing mix rather than restricting delivery.
Policy GB8.3 Replacement Dwellings and Residential Extensions	Limited - the policy allows redevelopment which may improve building efficiency	Neutral - the policy does not contain matters relating to the LNRS.	No reduction in housing supply; allows appropriate redevelopment and intensification.
Policy GB9: Heritage Assets	Neutral - the policy protects heritage assets and their settings but no climate change requirements.	Neutral - the policy does not contain matters relating to the LNRS.	No material impact on housing numbers; may influence design and siting only.
Policy GB10: Character and Design Principles	Limited - the policy requires development to respond positively to character and design.	Limited - the policy indirectly relates to the LNRS through potential green infrastructure integration.	No impact on housing supply; relates to design quality only.
Policy GB11: Community-Led Renewable Project	Yes - the policy supports renewable energy generation, directly contributing to emissions reduction.	Neutral - the policy does not contain matters relating to the LNRS.	No impact on housing supply.
Policy GB12: Community Services and Employment	Limited - the policy supports local services and employment, reducing travel demand.	Neutral - the policy does not contain matters relating to the LNRS.	No reduction in housing supply; supports settlement sustainability.
Policy GB13: Infrastructure	Yes - the policy supports infrastructure including drainage and utilities which can contribute to climate resilience.	Limited - the policy indirectly relates to the LNRS through potential green infrastructure delivery.	No impact on housing supply; enabling infrastructure policy.
Policy GB14: Transport, Access and Safety	Yes - the policy supports walking, cycling and sustainable transport, reducing reliance on private vehicles.	Limited - the policy indirectly relates to the LNRS through supporting green corridors.	No reduction in housing supply; improves sustainability of development.