

Great Brickhill Neighbourhood Plan

Basic Conditions Statement

V1.5 April 2026

Prepared by Great Brickhill Parish Council

In conjunction with
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CONTENTS

1	INTRODUCTION	3
2	LEGAL REQUIREMENTS.....	3
3	CONFORMITY WITH NATIONAL POLICY/ADVICE.....	8
4	CONTRIBUTION TO SUSTAINABLE DEVELOPMENT	13
5	CONFORMITY WITH STRATEGIC POLICIES	16
6	COMPATIBILITY WITH EU OBLIGATIONS / PRESCRIBED CONDITIONS.....	19
7	CONCLUSIONS	22
	APPENDIX A - EQUALITY IMPACT ASSESSMENT.....	23
	APPENDIX B - SCREENING STATEMENT.....	26

1 INTRODUCTION

The Basic Conditions Statement is one element of the document set needed for formal submission and examination. The following documents will make up the complete Great Brickhill Neighbourhood Plan submission.

- Great Brickhill Neighbourhood Plan including Appendices;
- A map of the Designated Neighbourhood Plan Area;
- This Basic Conditions Statement;
- A Consultation Statement detailing the extensive consultation with residents and other local stakeholders and statutory bodies throughout the development process;
- A Screening Statement on the determination of the need for a Habitats Regulations Assessment (HRA) and a Strategic Environmental Assessment (SEA) as carried out by Buckinghamshire Council; and
- An evidence base comprising the evidence base documents identified in the NP including:
 - Settlement Character Appraisal & Design Code.
 - Landscape Character Assessment.
 - Important Views Assessment.
 - Local Green Spaces Assessment.
 - Biodiversity and Habitats Report.
 - Housing Needs Assessment.

For additional information please see <https://greatbrickhillpc.com/neighbourhood-plan/>

2 LEGAL REQUIREMENTS

The legal requirements of Neighbourhood Plans, and the related procedural obligations, are set out in the Town & Country Planning Act 1990 (as amended), The Planning and Compulsory Purchase Act 2004 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended).

As part of the process of writing this Neighbourhood Plan the Steering Group has had regard to the various legal requirements contained in the key legislation. The following paragraphs of this statement describe those requirements and the compliance assessment.

Is Great Brickhill Parish Council a ‘Qualifying Body’ authorised to act in relation to the Neighbourhood Area?

This requirement is described in Sections 61E(1) / 61E(6) and 61F (1) of the Town & Country Planning Act 1990 (as amended).

Great Brickhill Parish Council is a Qualifying Body and is therefore authorised to act in relation to the production of a Neighbourhood Plan covering the Neighbourhood Area.

Has the Neighbourhood Area been designated by Buckinghamshire Council?

This requirement is described in Section 61G(1) of the Town & Country Planning Act 1990 (as amended).

The Great Brickhill Neighbourhood Area application was submitted on 5th June 2023 and on 24th August 2023 the Buckinghamshire County Council Planning Policy Team Leader, on behalf of Steve Bambrick, Director of Planning and Environment designated the area, which covers the whole parish area.

Does the designation follow an application for designation by the ‘Relevant Body’ (i.e. Great Brickhill Parish Council)?

This requirement is described in Section 61G(1a) of the Town & Country Planning Act 1990 (as amended).

The Great Brickhill Neighbourhood Area application was submitted by the Great Brickhill Parish Council who are the ‘Relevant Body’ for the purposes of Section 61G(1a).

The designated Neighbourhood Area is indicated below in Figure 1:

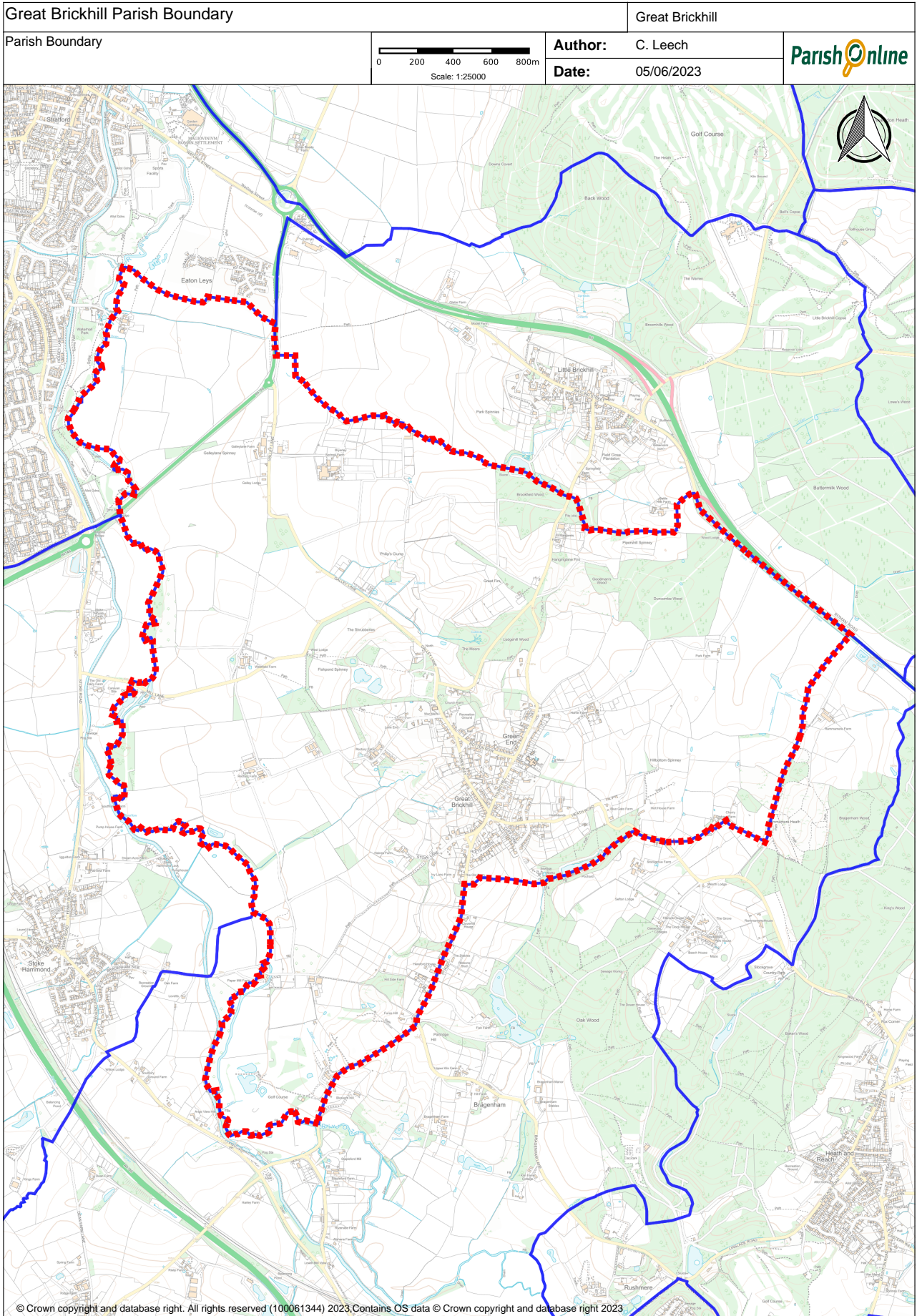


Figure 1. Designated Neighbourhood Area

Do the Great Brickhill Neighbourhood Plan and Basic Conditions Statement specify the period for which the Plan is to have effect?

This requirement is described in Section 38B (1a) of the Planning and Compulsory Purchase Act 2004 (as amended).

Both the Neighbourhood Plan and the Basic Conditions Statement specify the period over which the Plan is to have effect, namely the period to 2035.

Does the Great Brickhill Neighbourhood Plan include provisions about development that is 'Excluded Development'?

This requirement is described in Section 38B(1b) of the Planning and Compulsory Purchase Act 2004 (as amended). 'Excluded Development' is defined in Section 61k of the Town & Country Planning Act 1990 (as amended) as development that consists of a county matter (i.e. minerals and waste matters); or the carrying out of prescribed operations / development / development in prescribed area; development within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment; or nationally significant infrastructure projects.

The Neighbourhood Plan does not contain provisions about development that is 'Excluded Development'.

Does the Great Brickhill Neighbourhood Plan relate to more than one neighbourhood area?

This requirement is described in Section 38B(1c) of the Planning and Compulsory Purchase Act 2004 (as amended).

As noted above, the Neighbourhood Plan covers the entire area within the parish boundary.

Are there any other Neighbourhood Plans in place for the Great Brickhill Neighbourhood area?

This requirement is described in Section 38B(2) of the Planning and Compulsory Act 2004 (as amended).

There are no other 'made' Neighbourhood Plans that cover an area that is located within the Great Brickhill parish boundary and the Neighbourhood Plan Area.

Does the Great Brickhill Neighbourhood Plan contain policies that relate to the development and use of land?

The Great Brickhill Neighbourhood Plan contains policies which relate to the development or use of land and are therefore appropriate for inclusion within a Neighbourhood Plan.

Does the Great Brickhill Neighbourhood Plan meet the ‘Basic Conditions’?

The requirement to meet ‘Basic Conditions’ is set out in Schedule 4b(8(1a)) to the Town & Country Planning Act 1990 (as amended), with the basic conditions themselves being set out in Schedule 4b(8(2a-g)).

The rest of this Statement is devoted to assessing the degree to which the submission Neighbourhood Plan meets the basic conditions set out in Schedule 4b.

For the sake of completeness, the basic conditions that are relevant to Neighbourhood Plans such as this are as follows:

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan

(b) the making of the neighbourhood plan contributes to the achievement of sustainable development

(c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (in this case Buckinghamshire Council)

(d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law

(e) the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites (this is a ‘Prescribed Condition’)

Basic Conditions (d) and (e) are addressed together in Section 6 of this Statement.

Schedule 4b (8(6)) also indicates that it is necessary to consider whether the neighbourhood plan is “compatible with the Convention rights”. The interpretation section (s.17) in Schedule 4b confirms that “the Convention rights” have the same meaning as in the Human Rights Act 1998. This will be considered in Section 6 of this Statement.

3 CONFORMITY WITH NATIONAL POLICY / ADVICE

The Great Brickhill Neighbourhood Plan has been prepared with regard to national policies as set out in the revised National Planning Policy Framework (NPPF) dated December 2024 and amended in February 2025. The Neighbourhood Plan has also had regard to the guidance set out on the National Planning Practice Guidance (NPPG) website, published by the Government in 2014 and updated on a rolling basis.

The Parish Council believes that the Neighbourhood Plan plans positively for future development in the parish area and that it is consistent with the provisions of the Vale of Aylesbury adopted Local Plan 2013-2033.

Set out in Table 1 overleaf, is a brief summary of how each policy conforms to the NPPF and NPPG. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
ALL POLICIES	<p><i>NPPF Paragraphs 8 (sustainable development), 12-14, 18, 21, 29-30, 37, 51, 53, 69-70, 74, 106, 132, 145 and 167 (neighbourhood planning).</i></p> <p><i>NPPG Paragraphs 41-001-20190509-41-107-20200925 (neighbourhood planning).</i></p>	<p>The neighbourhood plan has been drafted having regard to the extensive policy and guidance contained in the Government's NPPF and NPPG resources. The policy and guidance has fundamentally informed and shaped the policies in this neighbourhood plan as a result.</p>
Policy GB1: Landscape Character	<p><i>NPPF Paragraphs 8 (sustainable development), 124-126 (making effective use of land), 131-140 (design), 187 (landscape), 135, 198 (amenity) and 202-206 (conserving and enhancing the historic environment).</i></p> <p><i>NPPG Paragraphs 18a-001-20190723 to 18a-021-20190723 (historic environment), 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape) and 66-006-20190722 to 66-007-20190722 (amenity).</i></p>	<p>This policy draws on the evidence contained in the Character Appraisal (Appendix I) and Design Code (Appendix VII) to identify the areas with natural features that define the rural character of the settlement and wider landscape. This will ensure that the characteristics and green features that make the landscape valuable are preserved and continue to play an important role in defining the visual setting of the Plan area.</p> <p>This policy reflects the relevant paragraphs of the NPPF and NPPG, which seek to conserve and enhance the natural environment and in particular valued landscapes and will ensure that developments pay special attention to the sensitivity of these areas.</p>
Policy GB2: Important Views and Vistas	<p><i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 198(c) (dark landscapes).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design) and 8-036-20190721 to 8-042-20190721 (landscape).</i></p>	<p>This policy draws on the evidence contained in Appendix I to identify and manage the impact of development on the important key views that are listed, in a way that is consistent with the requirements of NPPF at paragraphs 131-140 by ensuring that the design of development reflects the special qualities of the Plan area.</p>
Policy GB3: Local Green Space	<p><i>NPPF Paragraphs 8 (sustainable development), 20, 96, 164, 187 and 199 (green infrastructure) and 103-108 (open space and recreation).</i></p> <p><i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure).</i></p>	<p>This policy draws on the evidence provided in the Local Green Spaces Assessment (Appendix III) of the Neighbourhood Plan and seeks to conserve existing green infrastructure that define the unique character of the NP Area.</p> <p>This policy is considered to comply with the requirements set out in the relevant paragraphs of the NPPF and the associated guidance in the NPPG.</p>
Policy GB4: Biodiversity and Habitats	<p><i>NPPF Paragraphs 8 (sustainable development), 187 (landscape) and 20, 96, 164, 187-195, 199 (biodiversity / Net Gain / green infrastructure).</i></p> <p><i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain / green infrastructure).</i></p>	<p>This policy draws on paragraphs 164, 187 - 195 of the NPPF and Biodiversity Reports (Appendix IV) that form the base evidence of this Neighbourhood Plan and seeks to manage new development in a way that will ensure the preservation of significant habitats and will also support the national requirement for a minimum 10% biodiversity net gain.</p> <p>Opportunities to allow developers to incorporate biodiversity improvements that will exceed the statutory mandatory figure of 10% on site or off site will be strongly encouraged. Therefore the policy is considered to be in accordance with the requirements of the NPPF.</p>

Policy GB5: Dark Night Skies	<p><i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 198(c) (dark landscapes).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design) and 8-036-20190721 to 8-042-20190721 (landscape).</i></p>	<p>This policy encourages good design which minimises light pollution in order to maintain its rural character.</p> <p>This is consistent with the NPPF approach to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (NPPF paragraph 198(c)), as well as recognising the need for quality design, protecting and enhancing the landscape and recognising the intrinsic character and beauty of the countryside.</p>
Policy GB6: Gaps Between Settlements	<p><i>NPPF Paragraphs 8 (sustainable development), 72-74 (delivering housing), 82-84 (rural housing), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (natural environment) and 135, 198 (amenity).</i></p> <p><i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 66-006-20190722 to 66-00720190722 (amenity) and 67-00920190722 to 67-010-20190722 (rural housing).</i></p>	<p>This policy reflects the relevant paragraphs of the NPPF and the associated guidance in the NPPG, and therefore is consistent with national policy that focuses on preserving the distinctive character of settlements and preserving areas that are considered to have a significant ecological value.</p>
Policy GB7: Flooding and Drainage	<p><i>NPPF Paragraphs 8 (sustainable development) and 170-182 (flood risk).</i></p> <p><i>NPPG Paragraphs 7-001-20140306 to 7-068-20140306 (flood risk) and 6-001-20140306 to 6-012-20190315 (climate change).</i></p>	<p>This policy identifies the areas in the Plan area that are at risk of flooding and highlights that proposals for new development should be in accordance with the requirements set out in the relevant paragraphs of the NPPF.</p> <p>It is also noted that new development should incorporate Sustainable Urban Drainage Systems, when appropriate.</p>
Policy GB8.1: Land North of A4146	<p><i>NPPF Paragraphs 8 (sustainable development), 115-118 (transport), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (landscape), 135, 198 (amenity), 198(c) (dark landscapes) and 202-206 (conserving and enhancing the historic environment).</i></p> <p><i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 18a-001-20190723 to 18a-063-20190723 (heritage), 26-001-20191001 to 26-023-20191001 (design), 42-001-20140306 to 42-015-20140306 (transport) and 66-006-20190722 to 66-007-20190722 (amenity / daylight).</i></p>	<p>This policy draws primarily from Appendix VII and sets out the main requirements that developers need to meet in order to demonstrate future development north of A4146 relates to the character of the local area.</p>
Policy GB8.2 Housing for an Ageing Population	<p><i>NPPF Paragraphs 8 (sustainable development), 61-76 (housing mix and affordability), 82-84 (rural housing), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (landscape), 135, 198 (amenity) and 202-206 (conserving and enhancing the historic environment).</i></p> <p><i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 66-006-20190722 to 66-00720190722 (amenity) and 67-00920190722 to 67-010-20190722 (rural housing).</i></p>	<p>This policy seeks to encourage new development for specialist accommodation provided it is accessible and maintains the special character of the settlements in the area.</p> <p>This approach is considered to be consistent with national planning policy and guidance on specialist housing development proposals.</p>

Policy GB8.3 Replacement Dwellings and Residential Extensions	<p>NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 128-129 (density), 131-140 (design), 135, 193 (amenity), 180 (landscape) and 195-199 (conserving and enhancing the historic environment).</p> <p>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity), 18a-001-20190723 to 18a-063-20190723 (heritage) and 18a-039-20190723 to 18a-041-20190723 (non-designated heritage assets).</p>	<p>This policy addresses matters which are relevant to the replacement of dwellings and residential extensions in the context of a variety of scenarios and with a variety of impacts that are discussed in detail in both the NPPF and NPPG.</p> <p>It also addresses the potential impacts on existing amenity and environmental considerations associated with replacement Dwellings and residential extensions, in a way that reflects the policy in the NPPF as well as the NPPG.</p>
Policy GB9: Heritage Assets	<p><i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 202-206 (conserving and enhancing the historic environment).</i></p> <p><i>NPPG Paragraphs 18a-001-20190723 to 18a-021-20190723 (heritage), 26-004-20191001 (design).</i></p>	<p>This policy reflects national policy on conserving and enhancing the historic environment including its heritage assets in the NPPF. In addition, it is consistent with national policy that focuses on preserving existing designated and non-designated heritage assets and supporting high quality design as set out in the NPPF.</p> <p>This policy also refers to evidence of the Neighbourhood Plan, such as Appendix VI Non Designated Heritage Assets. This ensures that the policy reflects the relevant paragraphs of the NPPF and the associated guidance in the NPPG.</p>
Policy GB10: Character and Design Principles	<p>NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 128-129 (density), 131-140 (design), 135, 193 (amenity), 180 (landscape) and 195-199 (conserving and enhancing the historic environment).</p> <p>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity), 18a-001-20190723 to 18a-063-20190723 (heritage) and 18a-039-20190723 to 18a-041-20190723 (non designated heritage assets).</p>	<p>This policy draws primarily from Appendix I, VI and VII and sets out the main requirements that developers need to meet in order to demonstrate a development relates to the character of the area and it fully accords with the requirements in both the NPPF and NPPG on design.</p>
Policy GB11: Community-Led Renewable Project	<p><i>NPPF Paragraphs 8 (sustainable development), 161-169 (climate change).</i></p> <p><i>NPPG Paragraphs 5-001-20140306 to 5-031-20150415 (renewable and low carbon energy) and 6-003-20140612, 6-007-20140306 and 6-012-20190315.</i></p>	<p>This policy reflects the guidance provided in the NPPG and paragraphs to the left column and sets out a list of requirements that developers will need to meet in order for new renewable energy projects to be supported.</p>
Policy GB12: Community Services and Employment	<p><i>NPPF Paragraphs 8 (sustainable development), 58, 85-89 (economy), 96-97, 100 (healthy / safe communities), 103-104 (open space / recreation), 128 (viability) and 200 (pollution).</i></p> <p><i>NPPG Paragraphs 37-003-20140306 (open space / recreation), 41-045-20190509 to 41-046-20190509 (infrastructure needs); 10-007-20190509 to 10-028-20180724 (viability).</i></p>	<p>This policy seeks to protect the existing community infrastructure and facilities and support the reuse of community assets in the NP when appropriate.</p>
Policy GB13: Infrastructure	<p>NPPF Paragraphs 8 (sustainable development), 55, 57-58 (planning obligations), 96-97, 99 (healthy / safe communities) and 127 (viability)</p> <p>NPPG Paragraphs 10-007-20190509 to 10-028-20180724 (viability), 23b-001-20190901 to 23b-038-20190901 (planning obligations), 41-045-20190509 to 41-046- 20190509 (infrastructure needs).</p>	<p>This policy seeks to secure appropriate contributions from developers in order to ensure that development will not have an unacceptable impact on existing community facilities.</p>

<p>Policy GB14: Transport, Access and Safety</p>	<p><i>NPPF Paragraphs 8 (sustainable development), 96, 102 (healthy communities), 105, 109, 115-117 (traffic / highways) and 131-140 (design).</i></p> <p><i>NPPG Paragraphs 42-013-20140306 to 42-015-20140306 (transport), 26-001-20191001 to 26-023-20191001 (design), 53-004-20190722 (healthy communities) and 66-006-20190722 to 66-007-20190722 (amenity).</i></p>	<p>The criteria contained in this policy echo the national policy objectives for road safety, appropriate mitigation and the promotion of sustainable transport methods at paragraphs 109 and 115 to 117 of the NPPF, whilst also referencing good practice in designing for rural locations.</p> <p>This policy specifically identifies roads and junctions where there are particular highway safety concerns and a high number of road traffic incidents to evidence the need for the policy.</p> <p>It also identifies a number of lanes and sets out detailed guidance which aims to improve and maintain the quality of life for local residents and ease traffic movements in the Plan area.</p>
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4 CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

There are three over-arching objectives to sustainable development: economic, social and environmental (see NPPF paragraph 8). The three objectives are mutually dependent.

In addressing the above basic conditions, the Neighbourhood Development Plan pays particular regard to NPPF, Paragraph 9, which requires that

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but on doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”.

When testing the policies set out in the NP the following three categories have been assessed and the conclusions are summarised below.

Sustainable Development Category	Responsibility
Economic (Econ)	The Plan encourages and supports rural businesses, employment of local people and development which have a tangible benefit to community infrastructure and services.
Social (So)	The Plan’s policies recognise the social dimension seeking to preserve and enhance community facilities and promoting active and sustainable travel. Emphasis has been placed on the need to manage traffic and pedestrian safety and improve cycling facilities in the Plan area. The Plan also identifies proposed Local Green Spaces and a green infrastructure network, which are valued for their social benefits.
Environmental (En)	The Plan encourages development to respect the local character, landscape, biodiversity, heritage and a range of other environmental attributes of the Parish, as well as protecting the identity of individual settlements by using appropriate landscape and design policies.

The following table shows how the NP objectives relate to the more detailed sustainability themes.

Sustainability Theme	Categ.	General Sustainability Appraisal Objective	Parish Objective
1. Biodiversity	En	Protect and enhance all biodiversity and geological features and avoid irreversible losses.	NE1, NE2, NE3, NE4, NE5
2. Water Resources and Flood Risk	En	Use and manage water resources in a sustainable manner.	NE1, NE2, NE3, NE4, NE5
	En	Protect people and property from risk of flooding.	NE1, NE4, NE5
3. Climatic Factors	En	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	NE1, NE4, NE5
4. Landscape and Townscape	En	Conserve and enhance the character and quality of Great Brickhill's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	NE1, NE2, NE3, NE4, NE5
5. Healthy Communities	So	Provide a safe and healthy environment in which to live.	BE1, BE2, BE3, BE4, BE5, BE6
6. Education and Skills	So	Raise educational attainment and provide opportunities for people to improve their workplace skills.	BE3
7. Economy and Enterprise	Econ	Encourage a vibrant and diversified local economy and provide for long-term sustainable economic growth.	BE3, BE4, BE6
	Econ	Ensure adequate provision of employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	BE3, BE6
8. Land and Soil Resources	En	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	BE1, BE2, BE5

The degree to which policies meet key sustainable development objectives is scored using the scoring scheme shown in the following table.

Score	Commentary
++	The policy will result in a very positive effect on the sustainability objective in question.
+	The policy will result in a positive effect on the sustainability objective in question.
0	The policy will result in a neutral effect on the sustainability objective in question.
-	The policy will result in a negative effect on the sustainability objective in question.
–	The policy will result in a very negative effect on the sustainability objective in question.

The following table shows how these conclusions have been reached. The Plan's policies have been assessed in terms of how they will deliver sustainable development in the economic, social and environmental aspects of sustainability and the assessment shows that the Plan's policies address all three objectives in clear and logical ways.

Policy Number, Category and Description		Achievement of Sustainable Development		
Natural Environment		Economic	Social	Environmental
Policy GB1	Landscape Character	0	+	++
Policy GB2	Important Views and Vistas	0	++	++
Policy GB3	Local Green Spaces	0	++	++
Policy GB4	Biodiversity and Habitats	0	+	++
Policy GB5	Dark Night Skies	0	0	++
Policy GB6	Gaps Between Settlements	0	0	++
Policy GB7	Flooding and Drainage	0	+	++
Housing and Development		Economic	Social	Environmental
Policy GB8.1	Land North of A4146	++	+	0
Policy GB8.2	Housing for Ageing Population	0	++	0
Policy GB8.3	Replacement Dwellings and Residential Extensions	++	+	0
Heritage and Design		Economic	Social	Environmental
Policy GB9	Heritage Assets	0	++	+
Policy GB10	Character and Design Principles	0	++	+
Community, Services and Accessibility		Economic	Social	Environmental
Policy GB11	Community-Led Renewable Project	++	++	+
Policy GB12	Community Services and Employment	++	++	+
Policy GB13	Infrastructure	+	+	0
Policy GB14	Transport, Access and Safety	+	++	+

5 CONFORMITY WITH STRATEGIC POLICIES

The Development Plan in the Aylesbury Vale consists of the Vale of Aylesbury Local Plan 2013-2033, which was adopted in December 2013.

The policies of the Great Brickhill Neighbourhood Plan can be seen in the table below. Each Neighbourhood Plan policy is accompanied by a statement describing the 'general conformity' with strategic policies of the Development Plan.

The Development Plan strategic policies that have not been included in the table below are not considered to be directly relevant to the Great Brickhill Neighbourhood Plan.

NP Policy Number and Title	Aylesbury Vale Local Plan 2013-2033	Comment on Conformity
Policy GB1: Landscape Character	<i>VALP Policies: S3: Settlement hierarchy and cohesive development; NE2: River and stream corridors; NE4: Landscape character and locally important landscape and NE8: Trees, hedgerows and woodlands</i>	<p>This policy seeks to preserve the locally specific characteristics of the highlighted features, as described in Appendix I and Appendix VII.</p> <p>This approach is considered to be in general conformity with the approach that is set out in VALP policies S3, D3, NE2, NE4 and NE8.</p>
Policy GB2: Important Views and Vistas	<i>VALP Policies: S3: Settlement hierarchy and cohesive development; BE2: Design of new development; BE3: Protection of the amenity of residents; NE4: Landscape character and locally important landscape and NE8: Trees, hedgerows and woodlands</i>	<p>This policy identifies locally important views and seeks to ensure development within the setting of these areas responds in a positive manner.</p> <p>This reflects the policy approach in policies S3, D3, BE2, BE3, NE4 and NE8 of the VALP, and therefore is considered to be in general conformity with the above policies.</p>
Policy GB3: Local Green Spaces	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; BE3: Protection of the amenity of residents; NE4: Landscape character and locally important landscape; NE6: Local green space; and NE8: Trees, hedgerows and woodlands</i>	<p>The policy reflects national policies and lists a number of green spaces that are proposed for designation, due to their compliance with the criteria set out in the NPPF and the benefits they provide to the local community.</p> <p>It is accordingly considered that this policy is in conformity with the policies of the VALP that are set out in the column to the left.</p>
Policy GB4: Biodiversity and Habitats	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; NE1: Biodiversity and Geodiversity; NE2: River and stream corridors; NE4: Landscape character and locally important landscape and NE8: Trees, hedgerows and woodlands</i>	<p>Trees and hedgerows are considered a significant local asset in the NP area and this policy seeks to protect these features from development that would have an unacceptable harm to them.</p> <p>This policy also provide additional information on significant wildlife corridors and ecological assets and sets out species-specific enhancements that should be incorporated into new development proposals. It also suggests that new development should aim to deliver a biodiversity net gain of at least 20%, when practicable.</p> <p>It is accordingly considered that this policy is in general conformity with VALP S1, NE1, NE2, NE4 and NE8.</p>

Policy GB5: Dark Night Skies	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; NE1: Biodiversity and Geodiversity; and NE4: Landscape character and locally important landscape</i>	This policy seeks to conserve and enhance tranquility in relation to light pollution and dark night skies. A number of areas within the NP area are identified to suffer greatly from light pollution and this policy aims to prevent excessive light spill in areas that are dark at night. It is accordingly considered that this policy is in general conformity with VALP S1, S3, NE1 and NE4.
Policy GB6: Gaps Between Settlements	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; D4: Housing development at smaller villages; NE1: Biodiversity and Geodiversity; and NE4: Landscape character and locally important landscape</i>	This policy identifies a series of important open gaps, which define the character of the NP area and setting of Great Brickhill from neighbouring settlements. The selection of these gaps was informed by the Landscape Character Assessment and 2024 village survey in support of this NP. Accordingly, this policy is considered to be in general conformity with VALP S1, S3, D3, NE1 and NE4.
Policy GB7: Flooding and Drainage	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; NE2: River and stream corridors; I4: Flooding and I5: Water resources and Wastewater Infrastructure</i>	This policy seeks to redirect development away from those areas that have been identified, as shown on Figures 21 and 22 in the NP, to be liable of flooding. It also provides additional information in connection with the dischargement of surface water. Therefore, it is considered to be in general conformity with VALP S1, NE2, I4 and I5.
Policy GB8.1: Land North of A4146	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; D4: Housing development at smaller villages; T5: Delivering transport in new development; T7: Footpaths and cycle routes; BE2: Design of new development; BE3: Protection of the amenity of residents; BE4: Density of new development; NE4: Landscape character and locally important landscape; NE8: Trees, hedgerows and woodlands and C4: Protection of public rights of way</i>	The policy requires from any new development coming forward for housing in this location to demonstrate a thorough understanding of the local character area by complying with Appendix VII. It also seeks to ensure that the development proposals do not adversely harm the local wildlife and focus on delivering a scheme that is accessible by everyone. This is considered essential to ensure that the special character the NP area is preserved and any future development proposals are well-connected with the existing settlement. This policy is considered to be in general conformity with the strategic policies of the VALP that are set out in the column to the left.
Policy GB8.2: Housing for an Ageing Population	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; D4: Housing development at smaller villages; H1: Affordable housing; H6a: Housing mix; H6b: Housing for older people; H6c: Accessibility; and BE2: Design of new development</i>	The policy seeks to reinforce existing housing development plan policies by supporting housing development for the elderly population, provided that they are in accessible locations, designed to high standards and respect the character of the NP area. This policy is considered to be in general conformity with the strategic policies of the VALP that are set out in the column to the left.
Policy GB8.3: Replacement Dwellings and Residential Extensions	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; D4: Housing development at smaller villages; H4: Replacement dwellings in the countryside; BE2: Design of new development; and BE3: Protection of the amenity of residents</i>	This policy draws upon Appendix VII and seeks to create a framework that will ensure future development proposals for replacement dwellings and residential extensions will be in keeping with the character of the NP area. Therefore, it is considered to be in general conformity with VALP S1, S3, H4, BE2 and BE3.

Policy GB9: Heritage Assets	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; BE1: Heritage assets; BE2: Design of new development; and BE3: Protection of the amenity of residents</i>	The policy draws from Appendix VI by identifying a list of non-designated heritage assets and sets out what will be required from development proposals to be considered compatible with the unique features, characteristics or elements for each designated and non-designated heritage asset. Consequently, it is considered that this policy is in general conformity with the strategic policies of the VALP that are set out in the column to the left.
Policy GB10: Character and Design Principles	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; D4: Housing development at smaller villages; BE2: Design of new development; and BE3: Protection of the amenity of residents</i>	The policy draws from Appendix VII and requires from new development proposals to conserve the rural character of the NP area by delivering high quality schemes which comply with the local features identified in the Great Brickhill Design Code. This policy is considered to be in general conformity with the strategic policies of the VALP that are set out in the column to the left.
Policy GB11: Community-Led Renewable Project	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; BE2: Design of new development; BE3: Protection of the amenity of residents; NE1: Biodiversity and Geodiversity; NE4: Landscape character and locally important landscape; and C3: Renewable Energy</i>	This policy draws from the 2024 village survey and seeks to support the installation of community led renewable energy schemes, provided that they have no adverse harm to the natural and built environment. Consequently, it is considered that this policy is in general conformity with the strategic policies of the VALP that are set out in the column to the left.
Policy GB12: Community Services and Employment	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; E2: Other employment sites; E3: Ancillary uses on employment land; E6: Shop and business frontages; E7: Tourism development; E8: Tourist accommodation; BE2: Design of new development; BE3: Protection of the amenity of residents; I2: Sports and recreation; and I3: Community facilities, infrastructure and assets of community value</i>	This policy seeks the improvement, retention of existing and creation of new community and employment facilities within the NP area provided that development proposals meet certain requirements. This approach reflects the objectives of VALP S1, S3, E2, E3, E6, E7, E8, BE2, BE3, I2 and I3.
Policy GB13: Infrastructure	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; D4: Housing development at smaller villages; I1: Green infrastructure; and I3: Community facilities, infrastructure and assets of community value</i>	This policy seeks to secure appropriate contributions from developers in order to ensure that development will not have an unacceptable impact on existing community facilities. It also sets out a list of funding priorities, where the financial contributions from S106 agreements and CIL will be allocated to. Consequently, it is considered that this policy is in general conformity with the strategic policies of the VALP that are set out in the column to the left.
Policy GB14: Transport, Access and Safety	<i>VALP Policies: S1: Sustainable development for Aylesbury Vale; S3: Settlement hierarchy and cohesive development; D4: Housing development at smaller villages; T5: Delivering transport in new development; T6: Vehicle Parking; T7: Footpaths and cycle routes; T8: Electric Vehicle Parking; and C7: Protection of public rights of way</i>	This policy sets out a number of criteria that development proposals will need to meet in order to promote sustainable travel and to ensure that they will have no adverse impact on highway safety. This approach is considered to be in general conformity with VALP policies

6 COMPATIBILITY WITH EU OBLIGATIONS (AS INCORPORATED INTO UK LAW) / PRESCRIBED CONDITIONS

The EU Directives (as incorporated into UK law) that are of most relevance to the Great Brickhill Neighbourhood Plan are as follows:

- The Strategic Environmental Assessment (SEA) Directive 2001/42/EC.
- The Habitats Directive 92/43/EEC.
- The Wild Birds Directive 2009/147/EC.

The above have been transposed into UK law in the following way of the Environmental Assessment of Plans and Programmes Regulations 2004.

- The Habitats and Wild Birds Directives have been transposed into UK legislation by way of the Conservation of Habitats and Species Regulations 2017 as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

Other Directives that are not directly relevant to the Neighbourhood Plan are as follows:

- The Environmental Impact Assessment (EIA) Directive 2011/92/EU.
- The Waste Framework Directive (2008/98/EC).
- The Air Quality Directive (2008/50/EC).
- The Water Framework Directive (2000/60/EC).

The above have been transposed through the following main legislative tools (which may be subject to further amendments):

- Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- Waste (England and Wales) Regulations 2011 (Waste Regulations 2011), SI 2011/988; Waste (Circular Economy) (Amendment) Regulations 2020, SI 2020/904.
- Air Quality Standards Regulation 2010 (as amended).
- Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and The Environmental Permitting (England and Wales) Regulations 2016.

Furthermore, it is necessary to consider whether the Neighbourhood Plan is compatible with European Convention on Human Rights (ECHR) obligations which are the same as those set out in the Human Rights Act 1998.

Human Rights Act 1998

Dealing with this last matter first, the Neighbourhood Plan Steering Group, being cognisant of the obligations in relation to Human Rights, have sought to ensure that the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the ECHR and that it complies with the Human Rights Act 1998.

These rights can be summarised as follows:

- The right to life.
- The prohibition of torture and inhuman treatment.
- Protection against slavery and forced labour.
- The right to liberty and freedom.
- The right to a fair trial and no punishment without law.
- Respect for privacy and family life and the right to marry.
- Freedom of thought, religion and belief.
- Free speech and peaceful protest.
- No discrimination.
- Protection of property.
- The right to an education.
- The right to free elections.

The process of developing this Neighbourhood Plan has involved a significant amount of public consultation, seeking to engage with as full a range of consultees as possible to ensure the greatest opportunity for discussion about the Neighbourhood Plan (see Consultation Statement for details).

This engagement with the local community (through consultation with a wide array of individuals, businesses, landowners and community organisations) has provided many opportunities for the community to feedback and be involved in the process. This has meant that in having the opportunity to consider the draft Neighbourhood Plan and to seek to influence it where appropriate, respondents have been able to ensure, through discussion and feedback, that those rights identified above have been protected throughout the process.

In addition, as Appendix A to this Statement demonstrates, an Equalities Impact Assessment of the Neighbourhood Plan has been carried out to ensure that no groups or individuals are

disadvantaged as a result of decisions being made which fail to take account of their requirements.

Other EU Obligations as Transposed into UK Legislation

Furthermore, the Plan does not contain policies which would have implications for air quality, water or waste and it is therefore compatible with the EU Directives dealing with those matters, as transposed into UK legislation.

Finally, the Plan does not propose individual projects or projects of a scale which would trigger the need for an Environmental Impact Assessment (EIA) and therefore the Plan is also compatible with EIA Directive as transposed into UK legislation.

Prescribed Conditions

The fifth Basic Condition requirement that 'Prescribed Conditions' are met, means - for the purposes of this Neighbourhood Plan - that the making of the Neighbourhood Plan must not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which sets out the habitat regulations assessment process for land use plans, including consideration of the effect on habitats sites.

This requirement was introduced by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Neighbourhood Plan Steering Group submitted a formal Screening Opinion request to Buckinghamshire Council in relation to the need for a (SEA) and a (HRA) of the draft Neighbourhood Plan on January 2026.

A formal Screening Statement was received from Buckinghamshire Council on March 2026. This can be found at Appendix B. The Screening Statement concluded that it is the view of Buckinghamshire Council that the proposed Neighbourhood Plan will not lead to significant effects that could require a SEA and / or a HRA to be carried out. As a consequence, it is considered that the Great Brickhill Neighbourhood Plan does not breach, and indeed it is compatible with the SEA, Habitats and Wild Birds Directives, and that the requirements of the Environmental Assessment of Plans and Programmes Regulation 2004, and Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulation 2017 (as amended), are met.

Equality

Neighbourhood Plans fall within the remit of the Equality Act 2010. This legislation seeks to ensure that no groups or individuals are disadvantaged as a result of decisions being made which fail to take account of their requirements; and that policies and decision making do not discriminate either accidentally or deliberately.

An Equality Impact Assessment (EqIA) of the policies of the Neighborhood Plan is provided at in Appendix A to this document. The assessment concludes that the policies in the Great Brickhill Neighbourhood Plan submission will in some cases result in positive impacts for all road users and those with disability and for the community facilities of the area. In other cases the policies will have a neutral impact on the protected characteristics.

7 CONCLUSIONS

Having undertaken an analysis of the Neighbourhood Plan in the preceding sections of this Statement, it is concluded that the Plan meets the basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

APPENDIX A - EQUALITY IMPACT ASSESSMENT

The explanatory notes to the Equality Act 2010 explain that the Act “... has two main purposes - to harmonise discrimination law, and to strengthen the law to support progress on equality.”

It goes on to note that the Act combines a number of Acts of Parliament and sets of Regulations dating back to 1970. It places various duties on public bodies and identifies a series of ‘protected characteristics’ that could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. These protected characteristics are:

- Age,
- Disability,
- Marriage and civil partnership,
- Pregnancy and maternity,
- Race,
- Religion and belief,
- Sex,
- Sexual orientation, and
- Gender reassignment.

The purpose of this section is to assess the submission draft of the Great Brickhill Neighbourhood Plan against the above protected characteristics. Where the policies are found to have a negative effect on a protected characteristic then this can be used to identify necessary amendments to policies or to inform the consideration of potential amendments during the examination into the submission Neighbourhood Plan.

The degree to which policies meet equality characteristics is scored using the scoring scheme shown in the following table.

Score	Commentary
+	The policy will result in a positive effect on the equality characteristic in question.
0	The policy will result in a neutral effect on the equality characteristic in question.
-	The policy will result in a negative effect on the equality characteristic in question.

This assessment is intended as a final check in the process of preparation of the Plan for submission. Earlier consultation exercises with the local community have engaged with a range of individuals and groups, providing an opportunity for them to comment on all aspects of the draft Plan, including whether the draft Plan supports equality.

The table over page identified each policy and assess the policy against each of the protected characteristics. The final row of each table is for comments including any actions arising from the assessment of each specific policy.

Finally, conclusions are drawn from the exercise and the conclusions fed into the Basic Condition Statement findings.

Great Brickhill Neighbourhood Plan Basic Conditions Statement - Version 1.5

Policy Reference	Policy Description	Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Race	Religion and Belief	Sex	Sexual Orientation	Pregnancy and Maternity	Comments
Natural Environment											
Policy GB1	Landscape Character	0	0	0	0	0	0	0	0	0	
Policy GB2	Important Views and Vistas	0	0	0	0	0	0	0	0	0	
Policy GB3	Local Green Spaces	+	+	0	0	0	0	0	0	0	
Policy GB4	Biodiversity and Habitats	0	0	0	0	0	0	0	0	0	
Policy GB5	Dark Night Skies	0	0	0	0	0	0	0	0	0	
Policy GB6	Gaps Between Settlements	0	0	0	0	0	0	0	0	0	
Policy GB7	Flooding and Drainage	0	0	0	0	0	0	0	0	0	
Housing and Development											
Policy GB8.1	Land North of A4146	+	+	0	0	0	0	0	0	0	
Policy GB8.2	Housing for an Ageing Population	+	+	0	0	0	0	0	0	0	Policy supports the provision of suitable accommodation for the elderly population.
Policy GB8.3	Replacement Dwellings and Residential Extensions	+	+	0	0	0	0	0	0	0	
Heritage and Design											
Policy GB9	Heritage Assets	0	0	0	0	0	0	0	0	0	
Policy GB10	Character and Design Principles	+	+	0	0	0	0	0	0	0	
Community, Services and Accessibility											
Policy GB11	Community- Led Renewable Project	0	0	0	0	0	0	0	0	0	
Policy GB12	Community Services and Employment	+	+	0	0	0	0	0	0	0	Policy supports the retention, improvement of existing and creation of new community facilities businesses for all.
Policy GB13	Infrastructure	+	+	0	0	0	0	0	0	0	
Policy GB14	Transport, Access and Safety	+	+	0	0	0	0	0	0	0	Policy has the potential to promote sustainable travel, and improve road safety for all road users including those with a disability.

APPENDIX B - SCREENING STATEMENT

3. Buckinghamshire Council's Draft Screening Opinion

12. The Council has reviewed the information provided by Great Brickhill Parish Council (Appendix 1) and agrees that the conclusions are consistent with the Council's assessment.

3.1. Strategic Environmental Assessment

13. In undertaking the SEA screening, the Council has assessed the scope, content, and potential effects of the GBNP against the SEA Regulations criteria. Key considerations include:
- The plan does not allocate land for development.
 - Policies are protective or enhancement led, seeking to conserve local character and the natural environment.
 - Future windfall proposals will be determined within the existing Local Plan framework, which has already been subject to full SEA.
14. Given the types of policies and the absence of land allocations, it is considered that the Great Brickhill Neighbourhood Plan is unlikely to result in significant environmental effects.

3.2. Habitats Regulations Assessment

15. Great Brickhill is not located within or immediately adjacent to any European designated sites. The nearest SAC is 16km to the south, the Chiltern Beechwoods nearest extent near Ringshall. Therefore, no HRA is needed due to distance. The plan does not allocate sites or promote growth beyond what is already anticipated in the Local Plan. The council is satisfied that the plan will not lead to any significant effects on European designated sites.

4. Conclusion

16. Having considered the content of the Great Brickhill Neighbourhood Plan the Council concludes that:
 - **A Strategic Environmental Assessment is not required**, and
 - **A Habitats Regulations Assessment is not required**.
17. This is because the Neighbourhood Plan does not allocate development sites and is not expected to result in significant environmental effects or have any likely significant effects on European designated sites. Any windfall sites that may come forward during the plan period will be assessed against the policy framework provided by the Neighbourhood Plan and the adopted Local Plan.
18. The Council's recommendation in the Final Screening Outcome is supported by the findings of the formal consultation. A response was received from Natural England; however, Historic England and the Environment Agency did not provide comments. The response from Natural England is included below.

5. Consultation Responses

Date: 12 March 2026
 Our ref: 540679
 Your ref: Great Brickhill Neighbourhood Plan



Ms Ella Wood
 Buckinghamshire Council

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 Crewe
 Cheshire
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BY EMAIL ONLY

neighbourhoodplanning@buckinghamshire.gov.uk

Dear Ms Wood

Great Brickhill Neighbourhood Plan - SEA/HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 5 February 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites¹, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected

¹ Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Sally Wintle
Consultations Team