



# Great Brickhill Neighbourhood Plan

**Consultation Statement  
V3.0 April 2026**

Prepared by Great Brickhill Parish Council

In conjunction with  
Bluestone Planning LLP



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## 1 INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012. It has been prepared by Great Brickhill Neighbourhood Plan Steering Group on behalf of Great Brickhill Parish Council, with support from Buckinghamshire Council (BC) and consultants, Bluestone Planning LLP.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement is:

- a) *contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan [F14<sup>1</sup> or neighbourhood development plan as proposed to be modified.];*
- b) *explains how they were consulted;*
- c) *summarises the main issues and concerns raised by the persons consulted;*
- d) *describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan [F15<sup>2</sup> or neighbourhood development plan as proposed to be modified.]*

## 2 CONSULTATION AIMS

The consultation process for the Great Brickhill Neighbourhood Plan was designed to:

- involve the community as fully as possible at every stage of the Plan’s development, ensuring that the views of residents and other stakeholders shaped the Plan from the outset;
- reach a broad cross-section of the community by using a range of communication methods and consultation techniques;
- hold consultation events at key stages in the process where important decisions were required; and
- share the outcomes of consultations promptly with residents, both in printed form and online via the Neighbourhood Plan website.

Throughout the preparation of the Great Brickhill Neighbourhood Plan, the Steering Group engaged with local residents, BC and other relevant stakeholders. A detailed summary of consultation activities is provided in Table 1.

<sup>1</sup> Words in reg. 15(2)(a) inserted (31.1.2018) by [The Neighbourhood Planning \(General\) and Development Management Procedure \(Amendment\) Regulations 2017 \(S.I. 2017/1243\), regs. 1, 5\(8\)](#) (with [reg. 13](#))

<sup>2</sup> Words in reg. 15(2)(d) inserted (31.1.2018) by [The Neighbourhood Planning \(General\) and Development Management Procedure \(Amendment\) Regulations 2017 \(S.I. 2017/1243\), regs. 1, 5\(8\)](#) (with [reg. 13](#))

## 3 BACKGROUND

### 3.1 The Designated Neighbourhood Plan Area

Great Brickhill Parish Council submitted an application for the designation of a Neighbourhood Area, which was considered and approved on 24th August 2023.

The Great Brickhill Neighbourhood Plan area encompasses the whole of Great Brickhill Parish, which is situated in Buckinghamshire, England. For planning purposes, Great Brickhill Parish is covered by Buckinghamshire Council.

The designated area has a population of around 860 residents, mainly in the settlement area. There are also many countryside areas which have small pockets of settlement, including Strawberry Fields, Bragenham Side and Home Farm.

### 3.2 Initiation of Neighbourhood Planning

To ensure that any future development took place in keeping with the needs of the community, whilst being in accordance with The Vale of Aylesbury Local Plan (VALP) 2013 – 2033, work was initiated in 2023 on a Neighbourhood Plan for Great Brickhill Parish. This included the creation of a Steering Group made up of residents and Parish Councillors.

An initial public meeting was held at Great Brickhill Parish Hall on 29<sup>th</sup> November 2023 to discuss what a Neighbourhood Plan is, outline the Neighbourhood Planning process and invite residents to volunteer to participate on a steering group.

## 4 CONSULTATIVE PROCESS – SUMMARY

### 4.1 Ongoing Communication and Community Engagement

Throughout the development of the Great Brickhill Parish Neighbourhood Plan, the Parish Council ensured that residents were kept informed and engaged through a range of communication channels. Regular updates were provided via the Village Newsletter and WhatsApp Group, at Parish Council Meetings and through discussion with residents after regular Steering Group and Working Group meetings. In addition to this, a dedicated 'Neighbourhood Plan' section was created on the Great Brickhill Parish Council website to:

- explain what a Neighbourhood Plan is and why it is important,
- encourage volunteers to take part in its preparation,
- keep the community informed of progress,
- provide access to engagement materials and survey results,

- share the draft Plan and supporting documents during the later stages of the process.

Minutes from Steering Group meetings were also published on the website for full transparency. In addition, the Great Brickhill Village Network WhatsApp group was used to further promote updates and publicise community engagement activities, including the Regulation 14 Pre-Submission Consultation.

## 4.2 Community Surveys

To ensure broad participation and gather a wide range of views, two surveys were carried out.

The main surveys were as follows:

- Initial Residents’ Survey - conducted from 24<sup>th</sup> May to 23<sup>rd</sup> June 2024, this survey invited residents to contribute their ideas and express interest in being involved in shaping the Plan. It gathered views on what the Neighbourhood Plan should address, residents' priorities for the future of the Parish and what they would like to see improved. The survey was conducted using on-line forms, and for those not proficient in internet use, drop-in sessions were held at the Parish Hall where residents could be assisted in completing the survey. The results of this survey were shared on Great Brickhill Parish Council website as well as at an exhibition held in the Parish Hall on 13<sup>th</sup> July 2024
- A further supplementary online survey was conducted from 24<sup>th</sup> March to 6<sup>th</sup> April 2025, seeking residents’ opinions on housing allocation within the parish in response to potential largescale development to the northern side of the parish. Hard copies were also distributed in the form of brochures delivered to every household and promoted via social media and village noticeboards.

## 4.3 Regulation 14 – Pre-Submission Consultation

Following the initial stages of engagement and the analysis of survey findings, a draft Pre-Submission version of the Great Brickhill Neighbourhood Plan was produced. In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a formal consultation period took place from Monday 30<sup>th</sup> June 2025 to Friday 22<sup>nd</sup> August 2025.

During this period, residents and stakeholders were invited to review and comment on the draft Plan. Feedback was collected using both a Google Form and hard copy response forms, which could be submitted by email, post or in person at two presentation events at the Parish Hall on 12<sup>th</sup> July and 16<sup>th</sup> July 2025.

### 4.4 Regulation 16 – Submission Consultation

The next formal stage of consultation, Regulation 16 (Submission), is scheduled to commence in due course, following the incorporation of feedback received during the Regulation 14 process.

## 5 INITIAL COMMUNITY SURVEY

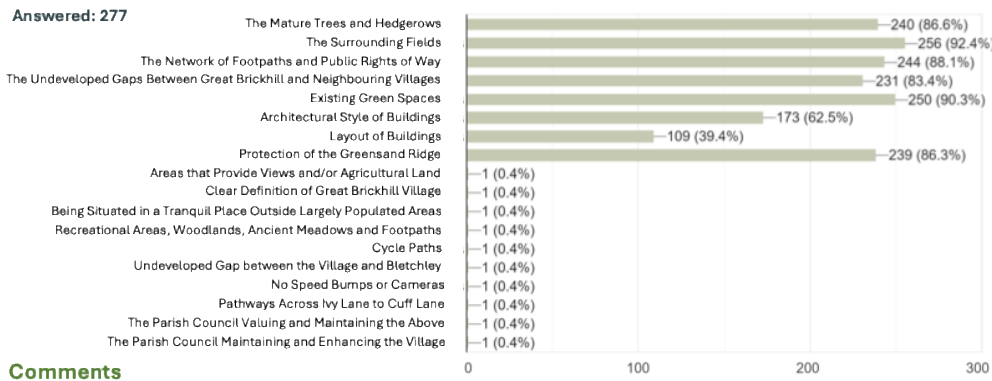
In May 2024 the Great Brickhill Neighbourhood Plan Steering Group, in collaboration with Bluestone Planning LLP, conducted an initial community survey. The purpose of the survey was to encourage residents to participate in shaping the Neighbourhood Plan and to gather their views on key issues to inform the Plan’s vision, objectives and potential policy themes.

The survey was made available online via Google Forms and was also available in hard copy for those without internet access. Completed forms could be returned via email, post or in person. A Help Session was held on 15<sup>th</sup> June to provide paper copies and assistance as required.

Whilst the vast majority of responses were submitted online, a number of hard copies were also received, which were then added to the online submissions.

In total, 285 responses were collected, representing 33% of the parish population (based on 860 residents). The survey featured quantitative questions (e.g. tick-box responses, generating percentages) with options for qualitative comments (open-text responses), allowing for a rich and varied dataset. See example in Figures 1 below. Note, respondents could tick more than one box, so percentages shown do not add up to 100%

### Q26: What, if any, of the following aspects of the Parish are important to you?



- Combining the additional comments, the three aspects of the Parish which are the most important to respondents were the surrounding fields (258 responses), existing green spaces (250 responses) and the network of footpaths and public rights of way.
- Other comments regarding aspects of the parish that are important include the recreational areas, cycle paths and Parish Council valuing, maintaining and enhancing the village.

Figure 1. Community Survey - Question 26 (Quantitative & Qualitative Data)

A further supplementary online survey was conducted from 24<sup>th</sup> March to 6<sup>th</sup> April 2025, seeking residents’ opinions on housing allocation within the parish in response to potential largescale development to the northern side of the parish. Hard copies were also distributed in the form of brochures delivered to every household and promoted via social media and village noticeboards.

### 5.1 Survey Content and Topics

The survey explored a range of topics relevant to the Neighbourhood Plan, including:

- what residents liked about living in Great Brickhill Parish (used to shape the draft vision and objectives - see Figure 2);
- what residents disliked about living in Great Brickhill Parish (used to inform key themes for policies and community aspirations - see Figure 3);
- specific topic areas such as:
  - housing,
  - road safety and transport/connectivity,
  - heritage,
  - important views,
  - local green spaces,
  - community facilities, and
  - local employment opportunities.

#### Q4: What, if anything, do you like about Great Brickhill?

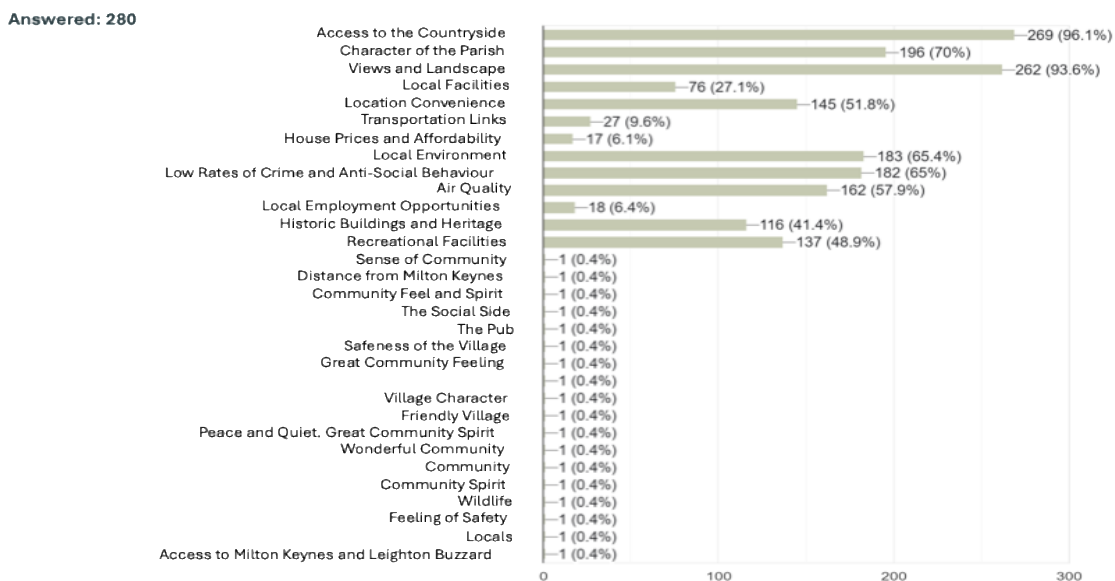


Figure 2. Community Survey - Question 4 (Shaped Vision and Objectives)

## Q5: What, if anything, do you dislike about Great Brickhill?

Answered: 275

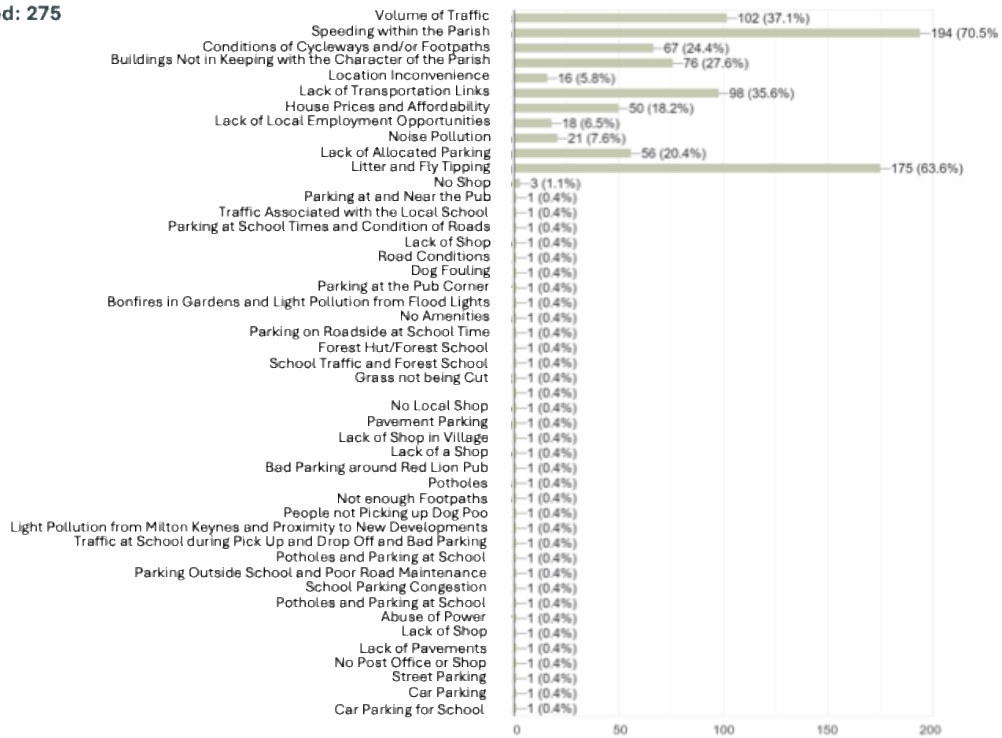


Figure 3. Community Survey - Question 5 (Shaped Key Themes for Policies and Aspirations)

## 5.2 Publicity and Promotion

The survey was publicised using a variety of methods to ensure broad reach and participation:

- Before the survey was made available a flyer, Figure 4, was hand delivered to all households and posted on social media by the Steering Group notifying residents of, and explaining, the survey.
- An online post was published in the Great Brickhill Facebook Group.
- Direct links to the survey were provided online and printed on physical promotional materials.



Figure 4. Publicity Material - Initial Community Survey Flyer

### 5.3 Sharing Results and Follow-Up Engagement

Once the survey closed, all responses were compiled, analysed and published on the Great Brickhill Parish Council website. To further engage residents and explore emerging themes, the Steering Group hosted an Exhibition in the Parish Hall on 13<sup>th</sup> July 2024, to present key findings and gather feedback.

At the event:

- Rolling Presentations of the survey results were displayed on four screens, covering the Key Survey Results, Consultant's Results for the Main Questionnaire, Consultant's Results for the Supplementary Questions, and Parish Maps.
- Residents were invited to provide both verbal and written feedback using Post-it

notes displayed on the wall (see Figure 6).

While the survey results were not revisited in full, this session provided an opportunity for more detailed consultation on specific elements raised during the initial engagement.



Figure 1. Exhibition - Initial Community Comments

## 6 HOUSING NEEDS ASSESSMENT

At the request of the Steering Group, a Housing Needs Assessment was undertaken by AECOM Limited, reporting in January 2025, drawing on public information sources. The conclusions of the 2024 survey conducted by the Great Brickhill Neighbourhood Plan Steering Group were discussed with AECOM Limited so that AECOM Limited was aware of the themes of concern to the village. Members of the Great Brickhill Steering Group were able to review the draft of this document in December 2024 on behalf of the Parish Council.

## 7 REGULATION 14 – PRE-SUBMISSION CONSULTATION

In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, the Steering Group conducted a formal Pre-Submission Consultation on the draft

Great Brickhill Neighbourhood Plan and its supporting documents, including the Character Appraisal, Design Code and Housing Needs Assessment.

## 7.1 Publicity and Promotion

To promote the consultation and encourage public participation, the Steering Group hand delivered a flyer (see Figure 7) to all households and posted on social media.

All consultation documents were made available online through the Parish Council website for easy public access. Comments could be submitted in two ways:

- online, via a dedicated Google Form.
- offline, using a downloadable Word version of the consultation response form, which could be returned via email, post or delivered in person.
- Two Presentations were held in the Parish Hall on 1<sup>st</sup> & 16<sup>th</sup> July to provide paper copies and assistance as required.

In addition, all statutory consultees were contacted directly via email at the start of the consultation period. A full list of consultees is visible in Table 2.



The poster features a light green header with the GB NP logo on the left, the text 'GREAT BRICKHILL NEIGHBOURHOOD PLAN' in the center, and the tagline 'Planning our future village environment together' below it. On the right is the Great Brickhill Parish Council logo. The main title is 'Neighbourhood Plan Pre Submission Draft Consultation' in large red font. Below this, it states 'Important next step in the creation of Great Brickhill's Neighbourhood Plan' and 'Your view is important' in green. A red call to action says 'Please read the draft & comment at:' followed by the URL 'https://greatbrickhillpc.com/neighbourhood-plan/'. Contact information for John Brown and Chris Leech is provided, along with an invitation to presentations. Key dates for the consultation and the draft presentation are highlighted in green. The footer includes a thank you message and contact details for the Steering Group.

Figure 2. Publicity Material - Pre-Submission Consultation Poster

## 7.2 Review and Response

All responses and comments received during the Regulation 14 Pre-Submission Consultation were systematically recorded in a consultation response spreadsheet created by the Steering Group. This spreadsheet served as a central log for assessing the feedback and determining whether amendments to the draft Neighbourhood Plan were required.

Each individual comment was carefully reviewed and categorised according to the Steering Group’s agreed decision-making framework:

- noted but not actioned - where a comment was acknowledged but no change was deemed necessary, a clear explanation was provided outlining the rationale.
- actioned in part or in principle - in some cases, comments were only partially incorporated. These were accompanied by an explanation of which elements were taken forward and how they were reflected in changes to the draft Plan.
- fully actioned - where a comment led directly to a revision, the specific amendments made to the draft Plan were recorded.

This structured approach ensured transparency, accountability and a clear audit trail of how community and stakeholder input shaped the Plan. The Steering Group’s objective throughout was to respond constructively to all feedback, while balancing community priorities with planning constraints and the wider evidence base.

For a full summary of the comments received, alongside the Steering Group’s response and details of any resulting amendments to the draft Plan, please refer to Table 3.

## 8 MEETING THE STATUTORY REQUIREMENTS

This Consultation Statement has been prepared in accordance with the legal obligations set out in Part 5, Section 15(2) of the Neighbourhood Planning (General) Regulations 2012, see below. It demonstrates how the statutory requirements for consultation have been met throughout the development of the Great Brickhill Neighbourhood Plan.

In compliance with Section 15(2), this Consultation Statement:

- a) *contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan [F10 or neighbourhood development plan as proposed to be modified.];*
- b) *explains how they were consulted;*
- c) *summarises the main issues and concerns raised by the persons consulted;*
- d) *describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan [F11 or neighbourhood development plan as proposed to be modified]*

In accordance with the Neighbourhood Planning (General) Regulations 2012, specific consideration was given to the requirement to consult the following:

- m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;*
- n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;*
- o) bodies which represent the interests of different religious groups in the neighbourhood area;*
- p) bodies which represent the interests of persons carrying on business in the neighbourhood area;*
- q) bodies which represent the interests of disabled persons in the neighbourhood area.*

In planning the consultation exercise, the Steering Group ensured that no groups were overlooked and that hard-to-reach residents were included in the consultation process. To ensure comprehensive engagement, consultation activities included door-to-door leaflet distribution and direct conversations with residents on their doorstep whenever possible when the survey leaflet was delivered. This process did not identify any minority organisations that exist within the parish which required specific consultation.

The document has been compiled by the Great Brickhill Neighbourhood Plan Steering Committee, on behalf of Great Brickhill Parish Council, with support from Buckinghamshire Council and Bluestone Planning LLP, consultants to the Parish Council.

## 9 STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATIONS ASSESSMENT

Given the presence of environmentally sensitive areas within Great Brickhill Parish, a key step in the Neighbourhood Plan process was to assess whether a Strategic Environmental Assessment (SEA) and/or a Habitat Regulations Assessment (HRA) would be required. This determination, referred to as a screening, is the responsibility of the Local Planning Authority, BC.

To support this screening process, the Neighbourhood Plan Steering Group prepared and submitted a screening report, compiling the relevant environmental evidence. This report included a summary of findings, primarily in map form, gathered during the preparation of the Plan's evidence base. The full report is available on the Great Brickhill Parish Council website.

Following review, Buckinghamshire County Council issued a formal screening determination in March 2026 confirming that a SEA and HRA was not required.

## 10 TABLES

### 10.1 Table 1: Community Engagement

No.	Event or activity	Date
1	Initial Residents' Survey - this survey invited residents to contribute their ideas and express interest in being involved in shaping the Plan. It gathered views on what the Neighbourhood Plan should address, residents' priorities for the future of the Parish and what they most valued or would like to see improved.	24 <sup>th</sup> May – 23 <sup>rd</sup> June 2024
2	Post-Residents' Survey Exhibition - the results of the initial residents' survey were presented at an in-person exhibition in Great Brickhill Village Hall giving residents the opportunity to share their opinions on the topics discussed and ask any questions they may have.	13 <sup>th</sup> July 2024
3	Housing Needs Assessment – undertaken by AECOM Limited, drawing on public information sources. AECOM were made aware of the themes of concern to the village by the Great Brickhill Steering Group.	January 2025
4	Regulation 14 Pre-Submission - a draft Pre-Submission version of the Great Brickhill Neighbourhood Plan was produced and in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a formal consultation period took place.	30 <sup>th</sup> June – 22 <sup>nd</sup> August 2025

## 10.2 Table 2: Statutory Consultees for Regulation 14

Organisation	Contacted	Responded
Buckinghamshire Council (Neighbourhood Planning)	Y	Y
Buckinghamshire Council (Rachael Riach)	Y	N
Homes and Communities Agency (Homes England)	Y	N
Natural England	Y	N
Environment Agency (Planning)	Y	N
Historic England (e-s east)	Y	N
Network Rail (Town Planning)	Y	N
Highways England	Y	N
Buckinghamshire Clinical Commissioning Group (CCG)	Y	N
NHS Planning	Y	N
NHS England	Y	N
National Grid	Y	N
National Grid – land and acquisitions	Y	N
National Gas	Y	N
Thames Water - Planning	Y	N
Affinity Water - Planning	Y	N
Anglia Water - Planning	Y	N
Thames Valley Chamber of Commerce	Y	N
Buckinghamshire Disability Service	Y	N

### 10.3 Table 3: Non-Statutory Consultees for Regulation 14

Organisation	Contacted	Responded
Soulbury Parish Council	Y	N
Little Brickhill Parish Council	Y	N
Stoke Hammond Parish Council	Y	Y
Milton Keynes Council	Y	Y
Great Brickhill Church	Y	N
High Ash School	Y	N
Little Ashes Pre School	Y	N
Cricket Club	Y	N
Tennis Club	Y	N
Women's Institute	Y	N
Greensand Trust.	Y	N

## 10.4 Table 4: Regulation 14 Responses

ID	Reference	Comment	Steering group Response to Comments	Changes to Plan
1	GB8.1 - 7.1.24	I do not support policy Gb8.1A. Potentially development within sites 4 or 5 would not be appropriate given the comments made elsewhere in the draft. I am supportive of policy Gb8.1B.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
2	7.1.24	It's should be expressed in the plan that sites 4 and 5 are deemed inappropriate due housing development.	This is implied and does not need further comment.	No action required.
3	7.1.24 and 7.1.25	Prefer 7.1.25.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
4	Figures 24 and 25	Query whether references to "Heath Lane" are correct. Should they be Heath "Road"?	Replace all mentions of "Heath Lane" with "Heath Road".	Actioned, as per comment.
5	Q4 and Q5	There are some themes here in the single response answers that could be grouped to make more obvious / comparable. Eg "no shop" and "lack of shop" are the same point.	This is data from the survey and cannot be altered.	No action required.
6	General	It's clear a lot of work has gone into developing this. I just want to express thanks to the committee for their efforts.	Acknowledged with thanks.	No action required.
7	GB14	On GB14, it would be good to specifically include the importance of off-road cycle ways that link Great Brickhill to the canal tow path and the MK redway network. Specifically, the road / track from the bottom of Stoke Road to the barn is a key route to improve (hard-standing or tarmac). Also an off-road or protected cycle path down Galley Lane would be a very important development in encouraging car use. If CIL money came from large developments on parish land near Bletchley, then this would be a very good use of it.	We think that a cycle path down Galley Lane would be more problematic than helpful.	Added an aspiration regarding the desire for a cycle path from the roundabout at the end of Galley Lane along the A4146 to the new traffic lights at the entrance to Woburn Downs.

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8	Design Code	On the design code question for new buildings within the village, I would like there to be a clause to allow for exceptionally innovative designs that do not use the local palette of materials or design to also be considered. The case in point is that we built our own home that involved a radically different design and set of materials to the Gt. Brickhill norm. However we ameliorated it by sinking the building from public view and using natural planting on the roof. As such it blends with the countryside and doesn't provide much visual impact. Sinking the building into the ground was an important factor in the building's thermal design. However has we been restricted to using local brick and the type of glazing typical throughout the village, we would not have been able to build successfully build it. In summary, a clause to allow for exceptionally innovative designs (with low visual impact) should be included please.	We believe that such exceptions would in any case be considered, even if against the design code, if they have merit.	Actioned, as per comment.
9	General	Finally, I couldn't find where in the document is the impact of the school is referred to. As a resident of Green End, the huge amount of traffic twice a day is intolerable. Can we have a clause in the plan that requires any user that generates large volumes of traffic (e.g.: the school) to actively manage traffic parking. Currently the large Parish Hall car park is largely empty, while Green End in rammed solid with cars. There are many ways to manage traffic better (walking buses, lift-sharing, parking in Parish Hall), but no policy to enforce it. If we had a policy in the NP this would be a good step forward for many residents.	Covered in Paragraph 8.6.3.	No action required.
10	GB8.1B	GB8 1B Land north of A4146. My preferred site for any proposed new housing development within the parish.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
11	GB8.1B	GB8 1B Land north of A4146. The above site is my preferred option for any proposed new housing development within the parish.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
12	GB8.1	I support option B in policy 8.1. Adopt GFB8.1B.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
13	Design Code, pg. 4	I am of the view and in agreement that the open spaces around the village should be protected. Any development should therefore be outside the village near the A5 as identified by the plans.	Acknowledged.	No action required.

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14	GB8.1B	I support GB8.1.B the site specific housing policy. This supports the retention of green spaces and areas with important views that could otherwise be put forward for large scale development.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
15	GB8.2	The village is already not well provided for an ageing population because of lack of local shops, transport to essential services such as Doctors so I don't see that further housing for ageing population would be helpful without addressing these already difficult issues. A local shop would go some way to solving this but public transport is the biggest concern.	Acknowledged.	Supporting text added to GB8.2 to outline that the parish is a less suitable location for specialist accommodation due to limited amenities and public transportation.
16	GB8.1, pg. 61	I would favour Policy GB8.1B - Land North of the A4146. If this policy is favoured by the village it should be part of the agreement that the village is protected from further development for at least 10 years but ideally many more decades as it will obviously be a major development with a large number of houses. Way more than a village should be expected to provide. There should also be a large nature reserve next to the river and sports fields/walking areas. The road would also need to be redesigned to cope with the extra traffic. The Greensand Ridge is a vitally important landscape which should have the strongest protection available.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
17	GB8.1B, pg. 61	I would favour this policy (GB8.1B) because I think this is a better site for housing as it has access to roads, services, Emergency Services etc.. It could also include amenities and specifically tailored area for wildlife around the waterways. Nature sites would be great for wildlife and for people who live nearby to enjoy. Any buildings should include Swift bricks. Owl boxes should be provided in appropriate positions. The road would have to be improved to accommodate and avoid traffic delays.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
18	GB4	I believe chemicals such as pesticides and weed killer should be avoided if possible as they are harmful to peoples health and wildlife. Educate villagers about the damage that these chemicals do and natural alternatives.	Acknowledged.	Added as aspiration for Policy GB4.
19	General	An untended consequence of opting for sites 1, 2 or 3 is that in any future Buckinghamshire Local Plan, that Gt Brickhill would be classified as a larger village, and as such would attract a more sympathetic view from planners for attracting yet more development - an upwards spiral. There may also be a bias towards these areas in the makeup of a future Parish	Acknowledged.	Added as aspiration for Policy GB8.1.

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		Council which could have a negative affect on the core of the existing settlement. A boundary change so that site 1, in particular, but maybe also sites 2 and 3 become part of Milton Keynes borough.		
20	6.7	Fully support this concept so as to preserve the current atmosphere of the village. Very happy with the proposal.	Acknowledged with thanks.	No action required.
21	GB8.1B	I support this proposal. This proposal would allow development of first homes which is much needed.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
22	Code GB.5 Code GB (b)	This is a statement of existing properties and not relating to new developments. Correct the draft.	Acknowledged.	Rewritten code to clarify that (b) is referring to new developments.
23	Design Code, pg. 14	Half hipped roofs are often suggested by planners to reduce the visual impact of a property, without affecting its size, and should be appropriate for the code BG.6. Consider a change to Code GB.6.	Can include for rear extensions but not public realm.	Rewritten code to include half hipped roofs for rear extensions.
24	Design Code, GB. 7, pg. 15	If Sandstone is used as a main building material, or as cladding it should be locally sourced "greensand" and not yellow "Northampton Sand".	Acknowledged.	Rewritten code to include locally sourced greensand as a stone type.
25	Design Code, GB. 9, pg. 18	Oil Tankers, should be replaced with 'Oil tanks'.	Acknowledged.	Actioned, as per comment.
26	Design Code, GB17, pg. 28	This needs clarifying, What should be thin 30 Deg of due South? Clarification could include 'main roof ridge line'.	Acknowledged.	Rewritten code to clarify what 30 degree of due South is.
27	GB8.1B	I strongly support this option.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
28	Character Assessment - Part 2 Non Designated Heritage Assets	It is unclear on what grounds and applying which criteria The Old Farm has been included as a proposed Non Designated Heritage Asset. I do not feel the Old Farm should be included in this list. Remove the Old Farm from the list of non-designated heritage assets.	Remove The Old Farm from the list of Non Designated Heritage Assets.	Removed The Old Farm from list of Non-Designated Heritage Assets.
29	Map B and C	I feel that any future development should be restricted to the land on the north side of the A4146, site 1 on the map. This is to protect the character and environment of Great Brickhill and preserve the unique	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.

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		vistas from many parts of the village which are enjoyed by residents and visitors.		
30		Only individual one off developments should be permitted within the village boundary, except for site 1 on the map. Such developments should be considered on a case by case basis.	This is implied and does not need further comment.	No action required.
31	GB8.1B	I support the proposed development of the land North of the A4146 (Site 1 In Figure 23) to provide more houses within Great Brickhill Parish. Seek and identify developers that can deliver good quality homes compatible with the GB Design Code.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
32	GB6	The 5 Gaps between settlements should be maintained to prevent piecemeal ribbon development along existing roads, like Ivy Lane which has seen significant low quality infill development in recent years.	This is implied and does not need further comment.	No action required.
33	GB8.1B	I support the proposed development of the land North of the A4146 (Site 1 in Figure 23) to provide space for additional housing in Great Brickhill including affordable housing. A larger developer should be identified who could build high quality homes consistent with the GB Design Code.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B.	Removed Policy GB8.1A from the Plan.
34		Stoke Hammond Parish Council has read the draft neighbourhood plan with interest. The PC wonders whether the steering group undertook any ‘Call for Sites’. It is noted that everything for suggested future development is aimed very much at the land north of the A4146 with no sites identified in Great Brickhill Village itself.	Buckinghamshire County Council already did a Call for Sites and there are no viable sites in the village itself.	No action required.
35		Cllrs wondered whether GBPC might consider a joint informal meeting towards the end of the year, to see how we could work together where there is common ground. ie better footpaths between the two parishes.	PC will arrange something.	No action required.
36	Policy GB8.1	It is unclear whether the neighbourhood plan is supporting the proposed development of the site. The site has not been previously allocated for development in the Aylesbury Vale Local Plan, and Buckinghamshire County Council has not yet published a new Local Plan or potential sites for consultation. Whilst appreciating the wish of the Parish Council to have an influence over any development that might take place in advance of adoption of a new Local Plan or approval of a planning	Need to clarify position in supporting text.	Rewritten supporting text for GB8.1 to clarify that large scale development is not favoured but if it is required as part of a housing land supply, resident’s preference for the location of development would be North of A4146.

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		application, it is unclear how a policy can be drafted for a proposal that is yet to be known.		
37	Policy GB8.1	Noting that the consultation is requesting a preference between two policies, one of which is site specific, and the other applying more general criteria for housing policies in the parish, it is suggested that the latter approach is more appropriate until there is clarification as to the status of the site.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B, therefore GB8.1A has been removed.	No action required.
38	Policy GB8.1, Figure 18	The wording of Policy GB6 also needs to be reviewed. Gap 01 shown on Figure 18 is to the north of the A4146, whilst the policy wording refers to a gap being preserved to the south. It is suggested that, in line with the comments above regarding Land North of the A4146, reference to this is removed.	Acknowledged.	Revised policy wording to ensure clarity and consistency with figures, in addition to revising maps to include cross hatching.
39	Policy GB8.1, 1a and 1b	Whilst Policy GB8.1A is preferable, there is concern that the wording of paragraph 1, setting out where residential development will be supported, needs to be clarified. Paragraph 1.a refers to development that consist of entirely affordable housing or specialist housing for older people, and in accordance with relevant policies in the Development Plan, being acceptable. It should be clarified what is meant by ‘Development Plan’ in this instance, as Paragraph 1.b refers to an allocation within the Local Plan, itself part of the Development Plan, and which would likely be required to make the proposal acceptable.	Acknowledged.	Removed Policy GB8.1A from the Plan.
40	Design Code, pg. 4	The proposed Design Code also labels sites as having ‘potential development’ on page 4, as well as set out a specific design code, Code MK, for these sites. Considering the above comments, and particularly if Policy GB8.1B is removed from the Neighbourhood Plan itself, it is suggested that these references are removed.	Acknowledged.	No action required.
41	Figure 9, pg. 27	The quality of the figure is not very clear. This would be difficult to identify a site on in practice.	Acknowledged.	Figure resolution improved and re-inserted into the Plan.

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42	6.2.2, pg. 27	It is encouraging that wildlife corridors are recognised as important. The map should clearly show connected habitats across the parish, illustrating interconnections rather than fragmentation, with buffers and proposed corridors highlighted to minimise habitat isolation and support wildlife movement. These mapped connections can then inform where to focus efforts under Policy GB1.	Acknowledged.	Included map in Plan to demonstrate interconnections of habitats across the parish through biodiversity corridors.
43	GB1, pg. 28	Should this policy reference Figure 8?	Reference to Figure 8 is correct.	No action required.
44	GB1, pg. 28	Is criteria C necessary – doe this overlap with policy GB2?	It is believed that the repetition is context specific and useful to the objectives of each policy.	No action required.
45	GB1, pg. 28	Take in account the design code' is not firm enough and nor clear enough to DM. The policy needs to say exactly as it should be used and also how landscape where harm is cause will need mitigation secured and managed.	Acknowledged.	Policy rewritten to clarify how the Design Code should be used.
46	GB2, pg. 33-35	GB2 the views and vistas should have a 'point' on Figure 10 so it is clear exactly where the view is from.	Acknowledged.	Replaced Important Views Map in Plan with an updated version showing points.
47	GB2, pg. 33-35	The policy should allow for changes in design and siting needed and mitigation such as screening and management put in place then a proposal can still be deemed acceptable under the policy.	Can amend last paragraph to address this by adding "massing and landscaping".	Policy rewritten to allow for changes in design, siting and mitigation such as screening and management.
48	pg. 37	To note, Foxhole is a designated priority wet woodland habitat within the Moors and Great Firs Local Wildlife Site, bordered by other local wildlife sites.	This is a statement of fact.	No action required.
49	pg. 37	Is there any consideration of St Mary's churchyard as a green space; this biological notification site features notable acidic grassland and has local interest.	Acknowledged.	St Mary's Churchyard added as a Local Green Space (LGS8).

50	6.2.1, pg., 40	<p>Data has been sourced from the Buckinghamshire Milton Keynes Environmental Record Centre. The report references the LNRS, BOA, and both statutory and non-statutory sites.</p> <p>The Neighbourhood Plan proposes to secure ecologically valued areas, including the use of buffers to minimise potential impacts and support ecological resilience.</p> <p>There is currently no mention of notable or protected species within Great Brickhill, despite existing records of protected species in the Parish such as bats, hedgehogs, badgers, red kites, and great crested newts.</p>	Acknowledged.	Notable and protected species list added to Appendix IV and supporting text added to GB4.
51	6.2.1, pg., 40	<p>Planning permission may be refused if applicants do not provide sufficient information regarding protected species, as this precludes a full assessment of potential impacts and may contravene requirements set out by the National Planning Policy Framework (2021), ODPM Circular 06/2005, or the Conservation of Habitats and Species Regulations 2017. The Council is authorised to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3), which addresses general requirements for full applications. According to CLG 2007 ‘The validation of planning applications’, applications should not be registered if an assessment of biodiversity impacts is needed. Section 99 of ODPM Circular 06/2005 states: “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being</p>	This is a statement of fact.	No action required.

		present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations before permission is granted.”		
52	GB4, pg. 43	Reference is made to Figure 9; however, this figure is currently unclear and may be difficult to reference in planning applications.	All figures to be reviewed for resolution quality.	Figure resolution improved and re-inserted into the Plan.
53	GB4, pg. 43	It is advisable to provide a clear map of the parish indicating existing BOA, LNRS sites, statutory and non-statutory sites, as well as identified wildlife corridors and priority habitats— specifically those important to local residents or supporting significant protected or priority species. Clearly delineating these areas, including relevant buffer zones to prevent direct impacts, will minimise confusion and support the preservation of these sensitive sites.	Figures 31 and 34 address this.	Included map in Plan to demonstrate interconnections of habitats across the parish through biodiversity corridors.
54	GB4, pg. 43	If the Parish intends to enhance certain areas with biodiversity in mind, particularly where habitat corridors do not currently exist or could be improved, it would be beneficial to produce an additional figure illustrating these aspirational sites. Such an 'aspiring map' would clarify potential opportunities for enhancement and connection across the landscape. The inclusion and maintenance of wildlife corridors are commendable and should be visually incorporated into the plan. Reference to Professor Sir John Lawton’s principles on landscape-scale conservation is recommended, highlighting the aim to create larger, better-connected spaces for nature recovery.	Acknowledged.	Included map in Plan to demonstrate interconnections of habitats across the parish through biodiversity corridors.

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55	GB4, pg. 43	It is also recommended that the policy references Aylesbury Vale Local Plan policies NE2 and NE8, which pertain to securing natural buffers for linear features in development areas.	Acknowledged.	Rewritten policy to reference Local Plan policies NE2 and NE8.
56	GB4, pg. 43	The reference to biodiversity net gain within the policy is welcomed. To ensure meaningful and proportionate outcomes, it is recommended to consult appropriate guidance and documentation. Please note that under government guidelines, some developments may qualify for exemptions from biodiversity net gain requirements.	This is a statement of fact.	No action required.
57	GB4, pg. 43	In accordance with best practice and government policy on biodiversity and sustainability, all feasible measures should harmonise development with wildlife needs. Species-specific enhancements, such as bat boxes, bird boxes, and hedgehog access points, should be integrated into new developments, given the numerous records of these species locally.	Acknowledged.	Rewritten policy to include references to species-specific enhancements.
58	GB4, pg. 43	It is suggested that the Neighbourhood Plan includes explicit biodiversity enhancement requirements. For example, Policy G3: 'Biodiversity' from the Wendover Neighbourhood Plan (2019–2033) mandates: “_All suitable new buildings bordering open spaces will be required to incorporate integrated swift and bat boxes._”“I. Where there is potential for development, the design and layout of the development should secure biodiversity enhancement, and the council will use planning conditions and obligations as needed to help achieve the aims of the biodiversity opportunity area. "This Neighbourhood Plan empowers the parish to specify preferred species-specific enhancements within proposed developments.	Acknowledged.	Rewritten policy to include references to species-specific enhancements.
59	GB4, pg. 43	The wording “when appropriate” is ambiguous and is unclear for decision making, how will seeking 20% BNG 'when appropriate' be achieved?	Reviewed and revised policy wording.	Rewritten Policy GB4.
60	GB4, pg. 43	The plan should have an evidence base of why 20% and not 10%. Why go further in this parish compared to 10% in the Vale as a whole? It can be done but it needs evidence to justify the higher figure and how it would not affect viability and deliverability.	The Plan already has an evidence base supporting the 20% BNG proposal.	No action required.

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61	GB4, pg. 43	Refer to a plan showing the Kings and Bakers Wood and Heaths SSSI and the Local Wildlife Sites and Biological Notifications Sites within the policy.	This has already been done in Figures 31 and 34.	No action required.
62	GB4, pg. 43	Does the biodiversity net gain requirements align with the mandatory requirements?	The Plan is in conformity with national policy.	No action required.
63	GB4, pg. 43	Should define what ‘where appropriate’ means in terms of the 20% net gain requirement as it is not clear how this would be applied.	Acknowledged.	Rewritten Policy GB4.
64	GB5, pg. 46	Developers are required to ensure that any necessary external lighting is wildlife-sensitive, particularly in accordance with guidance on bats and artificial lighting at night (‘Bats and Artificial Lighting at Night’ ILP Guidance Note update released - News - Bat Conservation Trust).	Acknowledged.	Rewritten Policy GB5.
65	GB5, pg. 46	The type of lighting needs to be managed by a condition so a landowner cant get permission with the correct lighting and then change it a year later.	Acknowledged.	Rewritten Policy GB5.
66	GB5, pg. 46	Does the second part of this policy regarding the Institute of Lighting Professionals guidance relate to all development proposals or only development proposals in certain areas e.g. outside settlement, in the countryside.	Acknowledged.	Rewritten Policy GB5.
67	GB5, pg. 46	Criteria C – is this something that an applicant would be able to demonstrate easily?	Acknowledged.	Rewritten Policy GB5.
68	Figure 18, pg. 48	It is recommended that the gaps take into consideration of the existing statutory, no statutory and priority habitat sites.	Acknowledged.	No action required.
69		‘Development beyond the three settlements’ – no settlement boundaries have been identified within the policy?	Acknowledged.	Reference to settlement boundaries within Policy GB have been removed.
70	GB6, pg. 51	It is not clear the extent to which the proposed green gaps apply. Is it just the arrow or does it apply to the whole field/several fields? It is recommended to show this differently (i.e.. a hashed area) to make this clearer for decision makers.	Acknowledged.	Revised mapping to include cross hatching.
71	GB6, pg. 51	Might there be some land uses that are acceptable in a green gap e.g. a drainage system, a community growing area/allotment, public open space or perhaps a small renewable energy installation?	Acknowledged.	Rewritten Policy GB6.
72	GB7, pg. 54	Requirement for SuDS schemes to be detailed within a site-specific flood risk assessment seems overly onerous as not every development	Acknowledged.	Rewritten Policy GB7.

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		would require a site-specific flood risk assessment. SuDS scheme can often be set out within a drainage report.		
73	Figure 23, pg. 56	Site 1 and site 2 is adjacent to Waterhall Park Local Wildlife Site. The impacts of these sites on the identified ecological valued habitats are to be known and should be appropriately mitigated following the mitigation hierarchy.	Acknowledged.	Added supporting text to recognise proximity to Waterhall Park Local Wildlife Site.
74	GB8.1A and GB8.1B, Figure 23, pg. 56	In relation to Policy GB8.1A/GB8.1B it is to be noted that the Local Plan Policy ‘NE1 Biodiversity and Geodiversity’ of the Aylesbury Local Plan 2013-2033 states that: “f. <i>The Council will, where appropriate, expect ecological surveys for planning applications. These must be undertaken by a suitably qualified person and consistent with nationally accepted standards and guidance (BS 42020: Biodiversity – Code of Practice for planning and development; and CIEEM Ecological Report Writing guidance) as replaced</i> ”.	Acknowledged.	No action required.
75	GB8.3, Figure 23, pg. 56	In relation to GB8.3 replacement dwelling and residential extensions should take into consideration of potential protected species such as nesting birds and roosting bats. To which appropriate mitigation and enhancement biodiversity measures should be in place.	Reviewed and revised policy wording.	Rewritten Policy GB8.3. to include appropriate mitigation and enhancement biodiversity measures.
76	GB8.1A, pg. 60	1 a. ‘within the built-up area of the village’ – should this reference a settlement boundary?	Reg 14 has demonstrated that the majority of respondents favour GB8.1B, therefore GB8.1A has been removed.	No action required.
77	GB8.1A, pg. 60	Criteria under part 2 are not necessarily reasonable for all scales of windfall residential development – should this include a threshold?	Reg 14 has demonstrated that the majority of respondents favour GB8.1B, therefore GB8.1A has been removed.	No action required.
78	GB8.1A, pg. 60	Depending on where the site is – criteria d may not be relevant to all residential development schemes.	Reg 14 has demonstrated that the majority of respondents favour GB8.1B, therefore GB8.1A has been removed.	No action required.
79	GB8.1B, pg. 61	Criteria d – should there be a reference here to a specific part of the plan and/or design code? Unclear what this means without a reference.	Will revise to include reference to a specific part of the Plan and/or Design Code.	Rewritten Policy GB8.1B to include a reference to the Design Code.

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80	GB8.1B, pg. 61	Site 1 was assessed in the Aylesbury Vale HEELA 2017 as being unsuitable for the following reason: “Development of the site would have a harmful landscape and visual impact on qualities and key characteristics of this Area of Attractive Landscape and also the settlement pattern on this side of Bletchley.”	Can revise text to clarify that it is a supporting policy, not an allocation.	Inserted supporting text for Policy GB8.1B that clarifies the policy is not a site allocation.
81	GB8.1B, pg. 61	Great Brickhill was identified as a “smaller village” in the VALP and acknowledges that housing is expected to come forward through NPs or the development management process. Policy D4 in the VALP sets out policy requirements for housing development at smaller villages; this policy supports small scale development (normally 5 dwellings or fewer). A neighbourhood plan allocation slightly larger than this could be possible, but an allocation of the size of site 1 would likely not meet the basic conditions by conflicting with strategic policy.	Can revise text to clarify that it is a supporting policy, not an allocation.	Inserted supporting text for Policy GB8.1B that clarifies the policy is not a site allocation.
82	GB8.1B, pg. 61	The plan will need to be screened for SEA once it is clear what the final proposal is.	Acknowledged.	SEA/HRA Screening Opinion Questionnaire and Letter will be sent once post-Reg 14 amendments are finalised.
83	GB8.2	This policy could be improved by including some criteria to set out on what basis should proposals be supported other than when a need is established with the housing need survey.	Can add some supporting text summarising the conclusion of the Housing Needs Assessment.	Inserted supporting text for Policy GB8.2 that outlines findings from the HNA.
84	GB8.2	There will be issues with the development of retirement or care housing that need managing. To help development management, it would be helpful to define in the policy or supporting text what each of 'retirement' and 'care' would be as there are so many types of housing now coming forward.	Acknowledged.	No action required.
85	GB8.3, pg. 64	Criteria d – this requirement seems overly onerous; would this apply to single-storey extensions as well.	Acknowledged.	No action required.
86	pg. 65-70	The NP includes a section on the Historic Environment but does not consider archaeological remains, which are also heritage assets. The only reference to archaeology in the whole document is under the landscape character area 6.2 where Watling Street (a Roman road) is mentioned. The NP area contains a number of Archaeological	Create a map displaying all heritage assets in the parish.	Heritage map created and inserted in supporting text for Policy GB9.

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		Notification Areas, which help to illustrate the development of the settlement, such as the site of Roman cremations at Holts Green, medieval pottery kilns at Green End and a number of early 15th century cottages.		
87	GB9, pg. 70	This is the only policy relating to the Historic Environment. The plan states that <i>Policy GB9 aims to safeguard the significance of locally important assets</i> , but refers only to buildings and structures, and does not include archaeological sites. A heritage policy should include all heritage assets. We would suggest that Policy GB9 be expanded to include all heritage assets and recommend that development proposals should, as a minimum, consult with the Historic Environment Record (HER) and consider the impact on the whole archaeological resource, and not just buildings and structures. This would be in accordance with paragraph 207 of the NPPF which states that in determining applications. "As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".	Revise Policy GB9 and supporting text.	Revised Policy GB9 and supporting text to include all heritage assets.
88	GB10, pg. 73	The last sentence of this policy seems unnecessary as this is covered by policy GB9.	Acknowledged.	No action required.
89	GB10, pg. 73	The policy includes at the end 'assessed in accordance with the NPPF'. The NPPF can be replaced as often as every year it would be better to include in the neighbourhood plan the relevant planning practice guidance linked to the NPPF policy so it is not lost should the NPPF be replaced/ relevant paragraphs amended.	Can insert specific references to NPPF.	NPPF Paragraph numbers added to Policy GB10.
90	GB11, pg. 75	Does the parish council have areas for such a project in mind or areas that would be best suited? For example, it could designate 'opportunity areas for renewable energy development'.	Acknowledged.	No action required.
91	8.5, pg. 76	We are supportive of the proposed protection of existing employment sites and support the requirements for planning applications proposing a change of use to demonstrate that continued economic use is no longer viable or feasible. Detail could be included on how this is to be demonstrated (e.g. evidence of marketing). It may be worth noting though that through permitted development rights, not all changes of	This is a statement of fact.	No action required.

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		<p>use will require a planning application and therefore in some circumstances the ability to prevent loss of employment will be limited.</p> <p>We welcome the encouragement of new rural industries and tourist accommodation (subject to appropriate conditions).</p>		
92	GB12, pg. 77	What about if a facility/service is no longer viable and the business has closed? The plan could require 2 years marketing evidence as its last use before a change of use can be sanctioned. To just 'protect indefinitely' seems less useable.	GB12 is a supporting policy.	No action required.
93	GB13, pg. 78	North and Central area of Buckinghamshire Council does not currently have CIL.	Acknowledged.	Removed CIL references and replaced them with "infrastructure levy".
94	8.6.3, pg. 78	None of these projects have been assessed by the Highway Authority so it cannot be determined whether these works are feasible.	This is a statement of fact.	No action required.
95	GB14, pg. 81	Not all criteria reasonable for all scales of development (e.g. A, B and E) – should this include a threshold?	A) and C) should apply to all developments including infill. B), D) and E) should only apply to larger developments.	Policy GB14 revised to read "where appropriate in scale and nature".
96	GB14, pg. 81	Para 8.7.2 notes poor public transport provision. Aspirations for improving public transport services could be better reflected in policy GB14. There is a missed opportunity for this to be tied to mitigation measures for new developments which could help improve services.	Acknowledged.	Policy GB14 revised to include mitigation measures for new developments.
97	Design Code, pg. 19	Diagram shows tandem parking – Tandem parking can lead to excessive on street parking and should be removed or minimised. On larger developments additional visitor parking should be provided to capture any potential on-street parking in these areas.	Add a note to justify the inclusion.	Revised diagram to justify the inclusion of tandem parking.
98	Design Code, GB11, pg. 20	All parking space dimensions quoted do not align with VALP parking standards or Buckinghamshire Council Parking standards therefore would be in excess of what we could request and we would have no power if the developer pushed back.	Amend to standards.	Revised dimensions to Buckinghamshire Council Parking standards.
99	Design Code, GB12, pg. 21	Point C. The width of the footway does not align with current standards therefore would be in excess of what we could request and we would have no power if the developer pushed back.	Amend to standards.	Revised dimensions to Buckinghamshire Council Parking standards.

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100	Design Code	Diagram shows a cycleway as '1.5m or greater' The guidance in LTN 1/20 states that this would only be acceptable for a one-way cycle lane, an absolute minimum of 2m would be required for a two-way cycle lane.	Amend to standards.	Revised dimensions to Buckinghamshire Council Parking standards.
101	General	There should be some caveat that this document has not been assessed by Buckinghamshire Highways or Highways Development Management Delivery and any inclusion in this Design Code should not be taken as an agreement that this is acceptable for adoption as part of the publicly maintained highway.	Acknowledged.	Actioned, as per comment.