From:	Beata Ginn
To:	Neighbourhood Planning Mailbox
Cc:	Planning SE; Spatial Planning; "transportplanning@dft.gov.uk"
Subject:	[EXTERNAL] FORMAL RESPONSE@2026 06 29: (NH/25/16329) Great Brickhill Neighbourhood Plan – Publication of plan proposal – Regulation 16 of The Neighbourhood Planning (General) Regulations 2012
Date:	29 June 2026 16:49:04

For the attention of: The Planning Policy Team Planning, Growth and Sustainability, Buckinghamshire Council

Our Reference: NH/26/16329

RE: Great Brickhill Neighbourhood Plan – Publication of plan proposal – Regulation 16 of The Neighbourhood Planning (General) Regulations 2012

Dear Sir or Madam,

Thank you for your e-mail dated 15 May 2026 consulting us on the above.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN; the A5.

We have reviewed information available on your planning portal and have 'No Comments'.

Regards

Mrs Beata Ginn (Assistant Spatial Planner (Area 3)
Operations Directorate, Spatial Planning Team South
National Highways | Ground Floor, Building 1000, Cathedral Square, Guildford, GU2 7YL.
Mobile: 0787 204 6392
Web: https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/

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National Highways Limited | General enquiries: 0300 123 5000 |National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | https://nationalhighways.co.uk | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Three Snowhill, Snowhill Queensway, Birmingham, B4 6GA

Consider the environment. Please don't print this e-mail unless you really need to.

Date: 02 July 2026
Our ref: 549669
Your ref: Great Brickhill Neighbourhood Plan

Hornbeam House
Crewe Business Park
Electra Way
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CW1 6GJ
T 0300 060 3900

The Planning Policy Team
Buckinghamshire Council

BY EMAIL ONLY
neighbourhoodplanning@buckinghamshire.gov.uk

Dear Sir/Madam

Great Brickhill Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 15 May 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.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development 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 a Strategic Environmental Assessment. 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 Strategic Environmental Assessment 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 an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully
Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The Magic[1] website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from the Association of Local Environmental Records Centres .

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here[2]. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here[3].

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the Magic[4] website and also from the LandIS website[5], which contains more information about obtaining soil data.

Natural environment issues to consider

The National Planning Policy Framework[6] sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance[7] sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

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[1] http://magic.defra.gov.uk/
[2] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[3] https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making
[4] http://magic.defra.gov.uk/
[5] http://www.landis.org.uk/index.cfm
[6] https://www.gov.uk/government/publications/national-planning-policy-framework--2
[7] http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here[8]), such as Sites of Special Scientific Interest or Ancient woodland[9]. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed here [10]) or protected species. To help you do this, Natural England has produced advice here[11] to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see Guide to assessing development proposals on agricultural land [12].

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the National Planning Policy Framework. If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory Biodiversity Metric may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the Small Sites Metric may be used. This is a simplified version of the statutory Biodiversity Metric and is designed for use where certain criteria are met. Further information on biodiversity net gain including planning practice guidance can be found here

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's Green Infrastructure Framework sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance[13]).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

[8] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[9] https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences
[10] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[11] https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals
[12] https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land
[13] https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's Environmental Benefits from Nature tool may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory Biodiversity Metric and is available as a beta test version.

Hertfordshire and North London Neighbourhood Plan Advice Note

Updated: June 2021

Neighbourhood Plans provide a unique opportunity to deliver enhancements to the natural environment at the local level. This document sets out the key environmental issues, within our remit, which should be considered.

We have had to prioritise our limited resource and focus on strategic plans where the environmental risks and opportunities are highest. This advice note sets out our substantive response to Neighbourhood Plan consultations including Strategic Environmental Assessment screening and scoping.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/

Drawing up a neighbourhood plan is a fantastic opportunity to build community resilience to climate change and make the local natural environment better. Opportunities include:

- New green spaces and improvements to public space through new development. This could include planting trees, creating rainwater gardens or enhancing local waterways for water quality and biodiversity.
- Recognising the value of certain environmental features within a plan area, e.g. a floodplain, wetland habitat or rivers. Identify these features and outline how you intend to protect them and improve them.
- Helping a community to manage and adapt to the risk of flooding and climate change by incorporating natural features and green space to manage and store water, and supporting the use of sustainable drainage systems (SuDS).
- Promoting energy and water efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to reduce utility bills for future occupiers. This will also help reduce unsustainable water consumption and carbon emissions.

We also recommend your Plan takes account of relevant Local Planning Authority's policies, plans and strategies including Local Planning Authority's Strategic Flood Risk Assessment, flood risk strategies (https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies), and the Thames River Basin Management Plan (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289937/geth0910bswa-e-e.pdf) as appropriate.

The information below explains the key issues we would consider in reviewing your Plan. We aim to reduce flood risk, while protecting and enhancing the water environment.

Infrastructure Delivery

We recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space, is taken into account if the Plan looks to fund local infrastructure.

Flood risk

Development must be safe and should not increase the risk of flooding.

Neighbourhood Plans should conform to national and local policies on flood risk:
If a Neighbourhood Plan is proposing sites for development please check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations. You can view a site's flood zone on the Flood Map for Planning on our website: https://flood-map-for-planning.service.gov.uk/

If the proposed allocation is located within Flood Zone 2 or 3 you should consult the Flood Risk and Coastal Change pages of the National Planning Policy Guidance (NPPG):
http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/.

Here you can determine whether the flood risk vulnerability of the proposed development and the flood zone are compatible. In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk taking into account climate change. This should be informed by the Environment Agency's Flood Map for Planning and the Local Planning Authority's Strategic Flood Risk Assessment (SFRA), if they have one. We recommend you contact the Local Planning Authority to discuss this requirement further.

If the Neighbourhood Plan proposes development in flood risk areas, the Strategic Environmental Assessment should include baseline information about the flood risks, and include it as a key sustainability issue and as an objective.

We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken. It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.

We can provide any flooding information which we have available – such as predicted flood levels and historical flood data. Please note that there may be a charge for this information. Please contact our Customers and Engagement Team at HNLenquiries@environment-agency.gov.uk for further details.
In addition to the above you should also check with the Local Planning Authority's Neighbourhood Planning team with regards to other sources of flooding (such as surface water, groundwater, sewers and historic flooding) as detailed in their Strategic Flood Risk Assessment (SFRA). The Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.

Climate Change Allowances

The Local Authority's Strategic Flood Risk Assessment should indicate the extent of flood zones with likely climate change. On 19 February 2016, we published new guidance for planners and developers on how to use climate change allowances: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

Flood Defences

Areas of your Neighbourhood Plan area, or proposed sites, may be given protection by a flood defence/alleviation scheme. Where this is the case the Plan should acknowledge this and identify the level of protection provided (including any climate change allowance). It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.

Thames Estuary 2100 (Tidal Defences)

In line with requirements set out in the Thames Estuary 2100 (TE2100) plan, developments in this location will need to demonstrate how the flood defence could be raised in the future to meet the demands of climate change.

No activities on site should preclude access to the flood defence from maintenance or prevent the future raising of flood defences. In some cases we hold technical drawings of flood defence structures which may be of use. To request these you should contact our Customers and Engagement Team at hnlenquiries@environment-agency.gov.uk.

Ecology and Water Management

Proximity to watercourse/ Ecology

Main rivers can be viewed on the Environment Agency's map:
https://environment.maps.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386

The neighbourhood plan should draw upon evidence of designated or non-designated sites of nature conservation sites of international, national or local importance, and seek to ensure these sites are safeguarded and there is no degradation to these sites. The mitigation hierarchy of avoid mitigate and compensate should be followed to ensure this.

In accordance with national policy, any development proposal should avoid significant harm to biodiversity and seek to protect and enhance it; delivering **biodiversity net gain**. The forthcoming Environment Bill will mandate when enacted the demonstration of a minimum 10% biodiversity net gain using the Defra Biodiversity Metric 2.0 (or subsequent version), even where development proposals do not result in biodiversity loss. The Neighbourhood Plan could identify opportunities to incorporate requirements for achieving biodiversity and wider environmental net gains.

The provision of green infrastructure, particularly along rivers, can bring about benefits for people and wildlife. Creating networks of green space and habitats can also ensure wildlife are able to migrate and move across sites more easily enabling recovery and resilience of different wildlife species. The Neighbourhood Plan could play a role in helping to preserve, safeguard and establish green buffer zones along rivers by including policies or design guidance for their area. Even where buffer zones do not currently exist it is becoming more vital that we create them not just for the benefit of biodiversity but to reduce flood risk and increase our resilience to climate change.

This is a key way in which we can carry out our legal duty to further and promote the ecological and landscape value of rivers and land associated with them. In urban areas, in particular, rivers have often been degraded by past development, and we expect that any new development should go some way to redress the balance.

Neighbourhood Plans provide an opportunity to promote river restoration and enhancements helping us all to achieve the targets to improve waterbodies as part of the Water Framework Directive (WFD). There should be no deterioration in water quality and development should bring about improvements to the ecological status of any water body. Local WFD catchment data for the rivers in your area can be obtained from: http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/. We have identified WFD action measures for specific locations or whole reaches of watercourse (e.g. river bank restoration, improving fish passage, etc) and can be obtained from hnlenquiries@environment-agency.go.uk on request.

Objectives to achieve WFD improvements across all sectors are outlined in the Thames River Basin Management Plan (RBMP) (https://www.gov.uk/search?q=River+Basin+Management+Plans).

An assessment of the potential impacts of the Neighbourhood Plan on watercourses under WFD should be included within the SEA/SA appraisal, making use of the datasets available above.

Groundwater Quality

Development must not cause pollution to the water environment.

Aquifers and Source Protection Zones

Some of your local area, and specific potential site allocations, may be located upon or within aquifers and Source Protection Zones (link below). SPZ 1 is especially sensitive. You might consider these within your Plan and when allocating sites. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection

To see if a proposed development is located within a Source Protection Zone, please use our online map: https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs

Land Contamination

You must consider land contamination when preparing your plan. Managing it during development is key to addressing past contamination and preventing further impacts during development.

You can establish if a site may be contaminated in several ways. Your Local Authority may hold a register of sites it knows to be contaminated. A list of potentially contaminated sites can be accessed on the following link: https://www.claire.co.uk/useful-government-legislation-and-guidance-by-country/76-key-documents/198-doe-industry-profiles

We recommend you contact your Local Authority's Environmental Health team who may hold records on known/potential land contamination. Please note our primary concern is with regards to water quality. Your Local Authority's Environmental Health team will advise you on issues related to human health.

Your plan may include areas which are located on aquifers and Source Protection Zones. These areas represent the most sensitive and highest risk in terms of potential pollution to protected groundwater supplies, some of which are used for drinking water. These should be considered within your plan if growth or development is proposed here. Further information can be accessed on the following links:

Guiding principles for the Land Contamination
https://www.claire.co.uk/useful-government-legislation-and-guidance-by-country/192-guiding-principles-for-land-contamination-gplc

Approach to Groundwater Protection:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Envirnment-Agency-approach-to-groundwater-protection.pdf

Water supply and foul drainage

When allocating sites in you Plan, you will need to consider if the water supply and foul drainage infrastructure can accommodate the development. Your local water company can provide further information about water supply and sewerage capacity. Our 'Water Stressed Areas – final classification' 2013 explains that our area is seriously water stressed. This is particularly significant as population numbers rise and there are increased impacts from climate change on water resource availability and reliability. The Neighbourhood Plan should consider what further measures could help the local area achieve water sustainability that are not already in the Local Plan, water efficiency standards and measures including the retrofitting of existing buildings.

Surface water drainage

The inclusion of Sustainable Drainage Systems (SUDS) should always be a consideration within any development to reduce the risk of surface water flooding on and off site. The Lead Local Flood Authority, is the main contact for SUDS issues. However, we have interest in SUDS from a groundwater protection perspective and improving water quality.

The collection and dispersal of clean surface water to ground to recharge aquifer units and prevent localised drainage or surface systems flooding in heavy rainfall is encouraged. However, dispersal into the ground through soakaways or other infiltration systems requires a site-specific investigation and risk assessment. Generally, we would accept roof drainage going to soakaway (or other systems), but other surface drainage may need to go through treatment systems or to foul main, for instance vehicle parking. Infiltrating water has the potential to cause mobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of underlying groundwater resources. Where contamination is known or suspected, remedial or other mitigating measures will likely be required so that it can be demonstrated that there is no resultant unacceptable risk to Controlled Waters.

We advise applicants to follow our guidance – Groundwater Protection. This is a report that highlights the importance of groundwater and encourages industry and other organisations to act responsibly and improve their practices. This can be found at: https://www.gov.uk/government/collections/groundwater-protection

The design of the drainage systems should be in line with G1, G9, G12 and G13 position statements: https://www.gov.uk/government/publications/groundwater-protection-position-statements

Please note

This document is a response to a Neighbourhood Plan consultation and does not represent our final view in relation to any future planning application made in relation to any site. You should seek your own expert advice in relation to technical matters relevant to your neighbourhood plan before submission.

If you have any questions please contact the Hertfordshire and North London Sustainable Places team: HNLSustainablePlaces@environment-agency.gov.uk

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avisonyoung.co.uk

Our Ref: MV/ 15B901605

12 June 2026

Buckinghamshire Council
neighbourhoodplanning@buckinghamshire.gov.uk
via email only

Dear Sir / Madam
Great Brickhill Neighbourhood Plan Regulation 16 Consultation
May – July 2026
Representations on behalf of National Gas Transmission

National Gas Transmission has appointed Avison Young to review and respond to Local Planning Authority Development Plan Document consultations across the UK on its behalf. Avison Young are instructed by National Gas Transmission to submit the following representation with regard to the current consultation on the above document.

About National Gas Transmission
National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

Proposed sites crossed or in close proximity to National Gas Transmission assets:
An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.

National Gas Transmission has identified that no National Gas Transmission assets are currently affected by proposals (including allocations) included within the Neighbourhood Plan area for Great Brickhill.

As such, no further action is required by National Gas Transmission or Buckinghamshire Council at this stage.

Development Guidance

National Gas Transmission provides information in relation to its assets at the website below.

- https://www.nationalgas.com/our-businesses/network-route-maps

Planning and Development Guidance is provided at the following link in relation to National Gas Transmission assets.

- https://www.nationalgas.com/our-businesses/planning-and-development

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Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

National Gas Transmission also provides advice regarding '*Guidelines when working near National Gas Transmission assets'* at the following link:

- https://www.nationalgas.com/our-businesses/working-near-our-assets

LSBUD

Linesearch BeforeUdig (LSBUD) is a free online service used before carrying out any development at a site, specifically digging or excavation work. National Gas use SBUD Website: https://lsbud.co.uk/ to monitor any work around their High Pressure Gas Pipelines and use LSBUD. This is a free to use online search service that any individual ("User") can use to check their works against over 160 asset owners' ("Members") utility assets.

Submitting a query to LSBUD has several benefits, including improving safety of proposed developments and to ensure there is an audit trail for all responses to them. The LSBUD enquiry will provide clear documentation, including detailed utilities plans, and confirmation of who owns assets within a particular area / site.

Further Advice

Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgas.uk@avisonyoung.com

Avison Young
Wellbar Central
36 Gallowgate
Newcastle upon Tyne
NE1 4TD

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

Matt Verlander MRTPI
Director
0191 269 0094

matt.verlander@avisonyoung.com
For and on behalf of Avison Young

Additional Guidance

National Gas Transmission is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Gas Transmission have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

How to contact National Gas Transmission

If you require any further information in relation to the above and/or if you would like to check if National Gas Transmission's transmission networks may be affected by a proposed development, please visit the following website: https://lsbud.co.uk/

For local planning policy queries, please contact: nationalgas.uk@avisonyoung.com

If you wish to contact National Gas Transmission directly to discuss any proposed work near National Gas Transmission assets, please contact the Asset Protection Team using the following details:

box.assetprotection@nationalgas.com

National Gas Transmission
National Grid House
Warwick Technology park
Gallows Hill
Warwick
CV34 6DA

neighbourhoodplanning@buckinghamshire.gov.uk

Your Ref

Our Ref CRTR-POL-2026-47020

Thursday 2nd July 2026

Great Brickhill Neighbourhood Plan

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal & River Trust (the Trust) is a statutory consultee in the Development Management process and a Specific Consultation Body for Local Plan making, and as such we welcome the opportunity to input into planning policy related matters to ensure that our waterways are protected, safeguarded and enhanced within an appropriate policy framework.

The Trust own and manage the Grand Union canal which runs to the west of the Neighbourhood Plan Area (NPA) on an almost north-south alignment. The waterways can be used as tools in place making and place shaping and contribute to the creation of sustainable communities. The Trust seek for any development to relate appropriately to the waterway, minimise the ecological impacts and optimise the benefits such a location can generate for all parts of the community.

Our waterways should be acknowledged as significant blue/green infrastructure, which can serve as a catalyst for regeneration; a sustainable travel resource for commuting and leisure; a natural health service acting as blue gyms and supporting physical and healthy outdoor activity; an ecological and biodiversity resource; a tourism, cultural, sport, leisure and recreation resource; a heritage landscape; a contributor to water supply and transfer, drainage and flood management.

The Neighbourhood Plan states that the canal falls outside the Parish area though it is in close proximity to the NPA and from the interactive map, it seems some small sections may be within the NPA in places. However, it is positive to note that the NP does acknowledge the canal and the leisure and recreation opportunities it provides and also identifies it as an important wildlife corridor.

The towpath is also an important traffic free route for walking /cycling for both leisure and utility walkers and represents a multifunctional asset, providing linkages to local facilities, recreational opportunities, and a safe, convenient, and attractive walking and cycling network to promote health and well-being, consistent with the aims of the NPPF. The general and cross-cutting efforts to support and encourage walking and cycling throughout the draft NP are therefore positive. The towpath here offers the opportunity for walking/cycling

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linkages from the NPA north to Milton Keynes or south to Leighton Buzzard, which appears to be a key requirement for new developments within the NP (Policy GB14).

The Trust generally seeks to maintain its assets in a "steady state", and in the case of towpath maintenance, this is based on current usage. Where new development has the likelihood to increase usage the Trust's maintenance liabilities will also increase, and we consider that it is reasonable to request a financial contribution from developers to either cover increased maintenance costs, or to upgrade the towpath surface to a standard which is more durable and thus able to accommodate increased usage without adding to the Trust's future maintenance costs.

The Trust would therefore welcome policies which support enhancements to the canal as part of the green and blue infrastructure network, including improvement of the towpath and accesses for walking and cycling, including connectivity and wayfinding. Considering its proximity to the canal corridor, this could be a particular requirement for the site – Land North of A4146 (Policy GB8.1)

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Anne Denby MRTPI
Area Planner
Anne.Denby@canalrivertrust.org.uk

https://canalrivertrust.org.uk/specialist-teams/planning-and-design

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Grand Union Canal Transfer

Adams Hendry

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Our Ref:
AFF/1902

Your Ref:
Click here to enter text.

Project No:
AFF/1902

29th June 2026

Re: Great Brickhill Neighbourhood Plan Submission Consultation – Grand Union Canal Transfer Project

To Whom it may concern,

We write on behalf of Affinity Water, Severn Trent and the Canal & River Trust charity (the Trust) – in their capacity as the Project Partners taking forward the Grand Union Canal Transfer Project (the project) – in respect of the above consultation. Part of the site of the project is located within Great Brickhill Parish.

For the avoidance of doubt, the response is separate from, and does not prejudice, any representation which may be submitted by the partners individually on this matter or any other related consultations.

The Trust is a statutory consultee within the development management process, and a Specific Consultation Body for Local Plan making within the new plan making system as introduced on 25th March 2026. The Trust should continue to be separately consulted, and will respond individually on the implications of, and opportunities presented by, the draft policies in the emerging Neighbourhood Plan.

Project Overview

The project starts at the existing Minworth Wastewater Recycling Centre (WwRC) within the Birmingham City Council area, where water is planned to be transferred via a new pipeline to Atherstone within the North Warwickshire Borough Council area. It will then begin its journey along the Coventry, Oxford and then the Grand Union canals. The water from Minworth's WwRC will be treated recycled water, which would usually be discharged into the River Tame. Under the project, some of this recycled water will be diverted to a new Advanced Water Treatment Plant within the Minworth WwRC site to bring it to the required quality for transfer through the canal network.

Once it has been transferred through the canal network, the water will be piped from the canal, stored and treated again at a proposed new water treatment works southeast of Milton Keynes, before being transferred via a new buried pipeline as clean drinking water into Affinity Water's supply network for customers through an existing covered reservoir near Luton.

The Project is a central component of both the Water Resources in the South East (WRSE) Regional Plan and Affinity Water's statutory Water Resources Management Plan (WRMP) 2024 in respect of providing

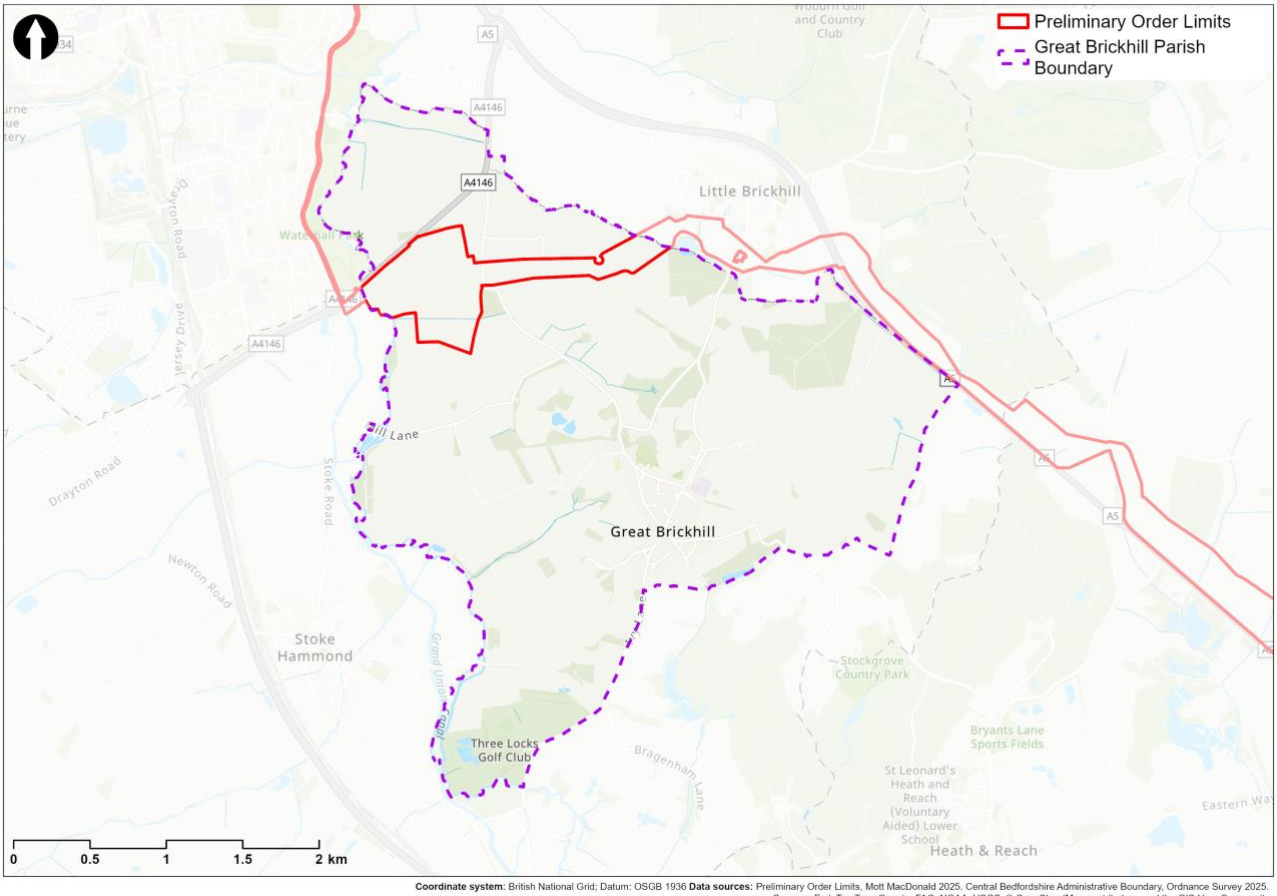
water resilience for Affinity Water customers in Hertfordshire and North West London. It is also part of the Regulators' Alliance for Progressing Infrastructure Development's (RAPID) programme of Strategic Resource Options (SROs) to help meet the water needs set out in the Environment Agency's National Framework, that will benefit customers and wider society and help to protect and enhance the environment.

On 1st October 2024 the Secretary of State for Environment, Food and Rural Affairs gave a direction under section 35 of the Planning Act 2008 that the Project is to be treated as a development for which development consent is required because it is of national importance. The Project has been registered with the Planning Inspectorate and is listed on the National Infrastructure Project web pages here https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/WA0210001.

The Project held its first phase of public consultation in September/October 2024. The Project has recently undertaken its second phase of public consultation, which ran for a six-week period from 11th February to 2nd April 2026, with the consultation materials available here: Consultation 2026 - Grand Union Canal Transfer.

Details of the project within Great Brickhill

The land needed for the scheme within Great Brickhill is shown on the figure 1 below and includes land for the proposed Galley Water Treatment Works, Water Storage Site and approximately 1.1km of the proposed pipeline that will ultimately connect the new water treatment works to an existing covered reservoir near Luton. Further detail of the development components was included by the Project Partners in response to the Draft Local Plan for Buckinghamshire Consultation, which is appended to this document.



Coordinate system: British National Grid; Datum: OSGB 1936 **Data sources:** Preliminary Order Limits, Mott MacDonald 2025. Central Bedfordshire Administrative Boundary, Ordnance Survey 2025. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Relevant National & Local Planning Policy

The National Policy Statement for Water Resources Infrastructure (July 2025) (NPS) sets out the need and the Government's policies for the development of nationally significant infrastructure water resource projects. The NPS provides guidance for applicants and is the primary basis for examination and determining applications for water resources infrastructure under the Planning Act 2008. National Policy Statements form part of the overall framework of national planning policy and may be a material consideration in preparing local development documents.

Whilst the development plan is not explicitly referenced as part of the decision-making policy framework set out in the Planning Act 2008 it may be considered as a relevant matter by the Secretary of State in terms of deciding an application for development consent.

Great Brickhill Neighbourhood Plan Submission Consultation

The Project Partners welcome the Neighbourhood Plan's recognition of the Scheme within paragraph 7.1.12, noting that the Neighbourhood Plan does not consider the site the project is putting forward for the delivery of Galley Water Treatment Works and Water Storage Site to be suitable for housing. Currently the relevant text reads as follows:

"Site 2 has also been identified for the Grand Union Canal Transfer Scheme, which proposes a water treatment and storage facility linked to the canal at the southern end of the project area. Should the scheme proceed, it is important that any land within the site that is not required for the delivery of the canal transfer infrastructure is managed in a way that supports the wider objectives of the Neighbourhood Development Plan. Specifically, any surplus land arising from this allocation should be retained as green space to enhance local biodiversity, provide opportunities for recreation or contribute to landscape character, ensuring that the land continues to deliver environmental and community benefits."

The Project Partners will be developing their proposals for the Galley Water Treatment Works site to meet the policies set out in the NPS and deliver their statutory duties in respect of recreation as set out in the Water Industry Act 1991 (as amended). It should be noted that 'any surplus land' will not be within the Project Partners control and, therefore, this wider aspiration to deliver environmental and community benefits outside of the land required in some way for the Grand Union Canal Transfer Project will need to be pursued separately.

<u>Policy GB6 – Green Buffers Between Settlements</u>

A proportion of the land identified as Buffer 2 within proposed Policy GB6 is to be required to facilitate the delivery of the proposed Galley Water Treatment Works, water storage site and proposed pipeline. As currently indicated, Buffer 2 appears to serve the purpose of maintaining separation between existing and proposed development, including Levante Gate, land to the west of Little Brickhill and land to the north of the A4146, in order to safeguard the distinct rural character of Great Brickhill.

As presented through the scheme's second phase consultation, the proposed Galley Water Treatment Works is to be constructed within the land proposed to be allocated for Buffer 2. The Project Partners object to the land required for the scheme being included within Buffer 2 and wish to see this land excluded from this designation. Whilst it is not considered that the proposed Galley Water Treatment Works would result in the 'merging of settlements', the land is required for delivery of a nationally significant project.

The Project Partners responded to the Draft Local Plan for Buckinghamshire Consultation in October 2025 requesting that the land needed permanently to deliver the scheme is safeguarded within the Regulation 19 Submission Draft Local Plan, please see Appendix A which includes a plan of the land in question. As noted in the Government's Planning Practice Guidance (Paragraph: 009 Reference ID: 41-009-20190509), the local planning authority should work with the qualifying body so that complementary neighbouring and local plan policies are produced. The Project Partners would therefore request that this conflict be addressed within the Neighbouring Plan and the aforementioned land be removed from the Buffer 2 designation.

Finally, it should be noted that the Project Partners would welcome the opportunity to work collaboratively with the Parish Council to help ensure that the aspirations of both the scheme and the Neighbourhood Plan can be achieved.

Summary of Representation
An area of the proposed Grand Union Canal Transfer project falls within the administrative boundary of Great Brickhill Parish Council.

Recommendations have been provided on the draft allocation under policy GB6. The purpose of providing requested amendments to the emerging allocation and policy is to ensure their soundness. As previously noted within this representation, the Project intends to continue its engagement activities in respect of the interfaces identified in this response.

We trust that the information provided is clear and self-explanatory. We would welcome continued dialogue with the council as the plan progresses towards adoption and would be happy to provide supporting information where possible to assist discussions.

Yours faithfully,

SPidgeon

Suzanne Pidgeon
Technical Director

Appendix A: The project partners response to the Draft Local Plan for Buckinghamshire Consultation

Grand Union Canal Transfer

Adams Hendry

Draft Local Plan Consultation
Planning Policy
Buckinghamshire Council
Walton Street
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Buckinghamshire
HP20 1UA

Adams Hendry Consulting Ltd
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Email:
s.pidgeon@adamshendry.co.uk

Our Ref:
L LBC Local Plan 251029

Your Ref:

Project No:
AFF/1902

29th October 2025

Dear Sir/Madam

Re: Draft Local Plan for Buckinghamshire Consultation – Grand Union Canal Transfer Project

We are writing on behalf of Affinity Water, Severn Trent and the Canal & River Trust charity (in their capacity as the Project Partners) in respect of the Grand Union Canal Transfer Project (the Project). The Project Partners are jointly responding to the Draft Local Plan for Buckinghamshire consultation and, in summary, are requesting that land required for the Grand Union Canal Transfer Project within the administrative control of Buckinghamshire Council is safeguarded and reflected as appropriate within the emerging plan.

For the avoidance of doubt, this response is provided on behalf of the Project specifically and is separate to any representations which the Project Partners may wish to submit individually to the consultation in respect of their other activities and interests.

The Project is a central component of both the Water Resources in the South East (WRSE) Regional Plan and Affinity Water's statutory Water Resources Management Plan 2024 (WRMP24) in supplying water resilience for Affinity Water customers in Hertfordshire and North West London. It is also part of the Regulators' Alliance for Progressing Infrastructure Development's (RAPID) programme of Strategic Resource Options (SROs) to help meet the water needs set out in the Environment Agency's National Framework, that will benefit customers and wider society and help to protect and enhance the environment.

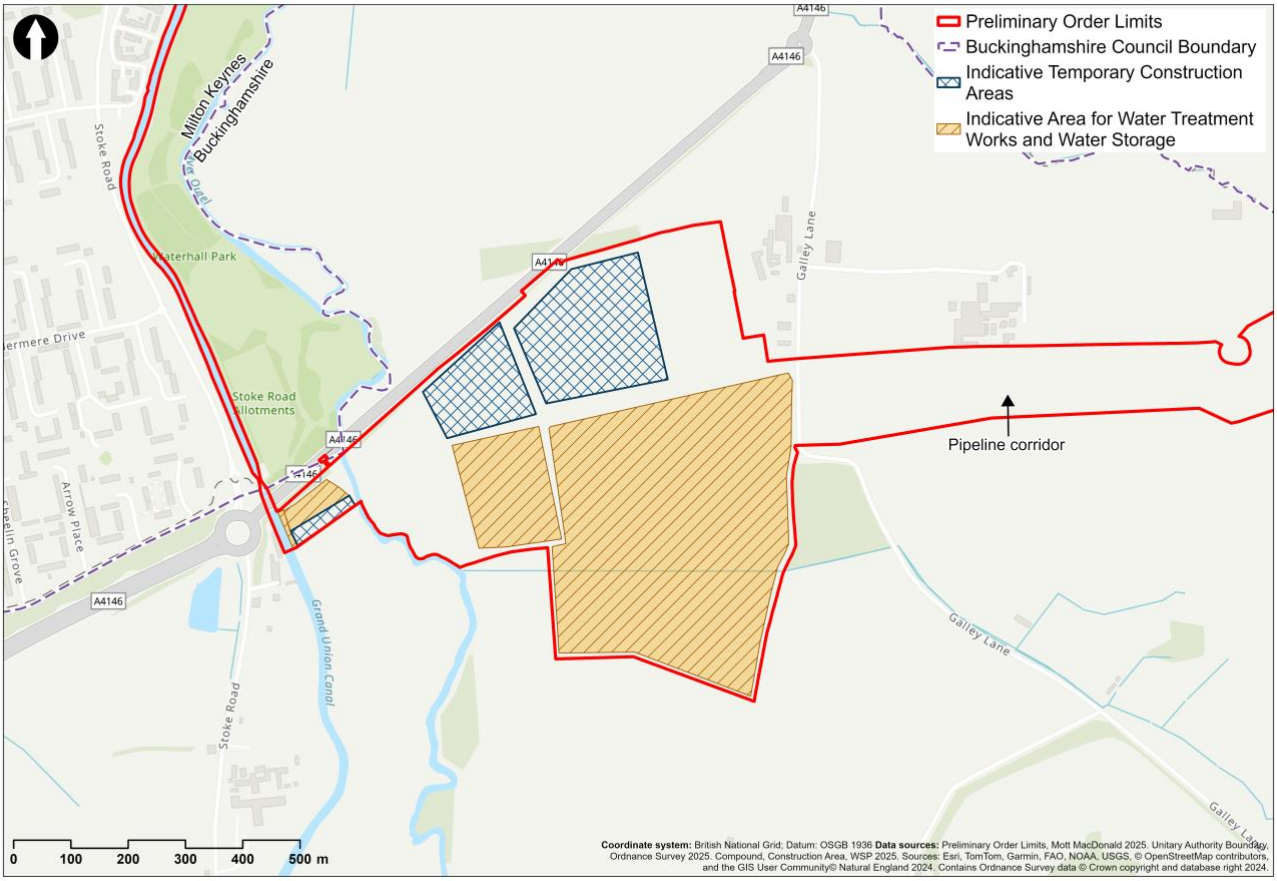
On 1st October 2024 the Secretary of State for Environment, Food and Rural Affairs gave a direction under section 35 of the Planning Act 2008 that the Project is to be treated as a development for which development consent is required because it is of national importance. The Project has been registered with the Planning Inspectorate and is listed on the National Infrastructure Project web pages here - https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/WA0210001

The scheme starts at the Minworth Wastewater Recycling Centre (WwRC) near Birmingham, where water is planned to be transferred via a new pipeline to Atherstone in Warwickshire. It will then begin its journey along the Coventry, Oxford and then the Grand Union canals. The water from Minworth's WwRC is treated recycled water, which would usually be discharged into the River Tame. Under the scheme, some of this recycled water will be diverted to a new Advanced Water Treatment Plant (AWTP) to bring it to the required quality for transfer through the canal and ensure the safeguarding of fish and wildlife is maintained.

Once it's been transferred through the canal network, the water will be piped from the canal, stored and treated again at a proposed new water treatment works southeast of Milton Keynes, before being transferred via a new buried pipeline as clean drinking water into Affinity Water's supply network for customers from an existing covered reservoir near Luton.

The Project held its First Phase Public Consultation in September/October 2024 where a number of sites were considered for the treatment and storage of water abstracted from the Grand Union Canal before distribution to Affinity Water customers. This included site options within both Buckinghamshire and Central Bedfordshire District as set out in the Site and Route Evaluation Report September 2024. The outcomes from this consultation have been considered alongside further assessment work, which will be presented at the Second Public Consultation, currently planned for February 2026.

Through this ongoing work and analysis, the Project Partners have now identified a specific site from which to abstract water from the Grand Union Canal and on which to locate the water treatment works and water storage elements of the Project. This site (referred to as Site B in the Site and Route Evaluation Report (September 2024) and now known as Galley Water Treatment Works) along with an approximately 1km of the transfer pipeline, are located within Buckinghamshire. The draft Preliminary Development Consent Order limits that have been prepared for the purposes of the Second Phase Public Consultation show the land within Buckinghamshire that is required for the Project.



The Project Partners request that the land needed permanently to deliver the project is safeguarded within the Regulation 19 Submission Draft Local Plan. The plan provided should be treated as indicative, noting that surveys, technical and environmental assessment work is currently progressing and the precise

boundaries shown may alter. We would also wish to discuss with the Council an appropriately worded policy to allocate the land for Galley Water Treatment Works.

The Project Partners are also aware one of the landowners has put forward some of the land identified for housing as part of the Council's call for sites. The Project is in active discussions with the landowner and these have included how housing could potentially be developed on parts of the site not required for water supply purposes, should the Council be minded to allocate land within this area at some point in the future for residential development.

We would welcome a continued dialogue with the Council as the Regulation 19 Submission Draft is developed to ensure that the appropriate land is safeguarded for the Grand Union Canal Transfer Project. We would be happy to provide supporting information, as necessary, to assist the Council in taking forward the safeguarding in the Local Plan.

Yours faithfully

SPidgeon

Suzanne Pidgeon
Technical Director

Great Brickhill Neighbourhood Plan Submission Version

Milton Keynes City Council's Comments July 2026

Policy GB8.1 – Land North of A4146

MKCC raises the following concerns in respect of the rationale behind Policy GB8.1 - Land North of A4146.

The site identified in Policy GB8.1 has not been previously allocated for development in the Aylesbury Vale Local Plan (VALP Policy Map and Local Plan). In addition, the emerging Buckinghamshire Council's local plan site engagement exercise (part of Regulation 18 stage of drafting the Local Plan) has shown that the sites mentioned in Policy GB8.1 (Figure 23 - Map of Potential Housing Development Sites) are '**unsuitable and may have unacceptable harm to landscape and settlement pattern, intrude into the open countryside, be out of character, have an unsustainable location, flood risk and provides unsuitable access**'. This can be seen in the Interactive Map of all assessed sites 2026.

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 application, it is unclear how a policy can be drafted for a proposal that is yet to be known. Applying more general criteria for housing policies is preferrable.

Policies Map

There is no single Policies Map in the Plan. Rather policies refer to the various figures within the plan. Figure 23 is referenced in policy GB8.1 which is confusing as this is a plan showing sites that were considered but discounted. Figure 19 illustrating proposed green buffers including the '02 Buffer' south of the A4146 appears to contradict Figure 23 which illustrates 'Site 2' for development.

Policy GB6 – Green Buffers Between Settlements

The wording of Policy GB6 also needs to be reviewed. Buffer 01 shown on Figure 19 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.

Design Code

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 GB8.1 is removed from the Neighbourhood Plan itself, it is suggested that these references are removed.

Great Brickhill Reg16 Submission Consultation Representations from Your Voice Bucks

Interest in consultation	Name	Support/Object	Comments
Resident	Katarzyna Uzar	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Tom Muldownie	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Carol muldownie	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Joanna Buckley	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Helen Rumbell	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	I would like to object to the proposed planning on Ivy Lane. Great Brickhill village has not got the infastructure to be able to cope with any more houses being built. The roads are not adequate for the increase in traffic that this will generate, there is no shop or other amenities and also it will take away more green space and the wildlife will be greatly impacted. There is already new developments being built on the outskirts of the village and this is enough.
Resident	Alicia Aldis	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Jeanette Mills	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered

Great Brickhill Reg16 Submission Consultation Representations from Your Voice Bucks

Interest in consultation	Name	Support/Object	Comments
Resident	Malcolm Aldis	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Merryl Jenkins	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Lauren White	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Claire Pincott	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Scott White	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	I wholly support the plan as submitted.
Resident	David Marlow	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	The Planning Committee should defer ANY planning applications concerning housing development in Great Brickhill until the Neighbourhood Plan at reference is completed. In particular PL/26/03638 - Ivy Lane MK17 9AH should not be progressed until the Plan is completed.
Resident	Alan Turner CBE	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Organisation -Great Brickhill Parish Hall	David M Bratt	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered

Great Brickhill Reg16 Submission Consultation Representations from Your Voice Bucks

Interest in consultation	Name	Support/Object	Comments
Resident	Carol Muldownie	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	John Brown	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Christine Fancourt	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Vanessa Edmonds	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	The Neighbourhood Plan clearly sets out the wishes of the majority of residents of Great Brickhill on where they best think development should occur within the parish. The residents were surveyed and Ivy Lane Meadows was NOT deemed or supported as a suitable site. Please may the Planning department take not of this or it renders Neighbourhood Plans useless when a huge about of time, effort and money has been spent on getting it right and reflective of the villagers. Thank you
Resident	Russell Mark Fancourt	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Derek Jenkins	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered

From: Maggie Spratt
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Great Brickhill Neighbourhood Plan submission consultation
Date: 18 May 2026 11:11:20

I agree with the Great Brickhill Neighbourhood Plan that has been submitted.
Sent from my iPad

From: Justin Lewis-Vivas
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Great Brickhill Neighbourhood Plan submission consultation
Date: 15 May 2026 16:23:41

I am a resident of Great Brickhill ([redacted]).

I support the comments made in respect of Ivy Lane in relation to the Great Brickhill Neighbourhood Plan submission The proposal for residential development on the site off Ivy lane is not appropriate.

Regards

JUSTIN LEWIS-VIVAS
PARTNER
[redacted]
wedlakebell.com

Wedlake Bell LLP 71 Queen Victoria Street London EC4V 4AY LinkedIn | X

Wedlake Bell is proud to be supporting BOSP as our charity of the year. BOSP's vision is for children and young adults with complex disabilities or life-limiting conditions, and their families, to live the best life possible BOSP | Brighter Opportunities for Special People (registered charity no: 1107392)

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Directorate for Planning, Growth & Sustainability
Buckinghamshire Council
Walton Street Offices
Walton Street
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neighbourhoodplanning@buckinghamshire.gov.uk
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The Great Brickhill Neighbourhood Plan

Buckinghamshire Council's Comments on the Great Brickhill Neighbourhood Plan Reg16 Submission Consultation

Team	Section/ policy	Page	Comment
Highways DM	Policy GB8.1 – Land North of A414	58	Point e doesn't make sense. possibly need additional wording added, change from: *'provide good access to services and facilities, and are within walking distance of essential services and amenities, having regard to the catchment distances in;…'* to: *'provide good access to services and facilities, and* ***ensure any development is*** *within walking distance of essential services and amenities, having regard to the catchment distances in;…'*
Highways DM	*'Policy GB13 – Infrastructure*	76	*'Policy GB13 – Infrastructure* • *• Development proposals will be supported for the provision or funding of infrastructure that directly mitigates the effect of the development where the proposal is consistent with other policies.* • *• Site-specific planning obligations, in accordance with future Infrastructure Levy Regulations, will be sought in relation to development proposals deemed necessary by Buckinghamshire Council, in consultation with the Parish Council.* • *• Any future infrastructure levy income received from applicable development in the Great Brickhill NP area will be spent on projects to be agreed by the Parish Council in consultation with parishioners.'*

Team	Section/ policy	Page	Comment
			I am worried about this wording, we will obviously take the Parish's comment on board, but we would not 'consult' with the Parish. The Parish need to be aware that the Council and the Parish's priorities may differ.
Highways DM	Figure 31 Policy GB14 – Transport, Access and Safety	78/79	*'Figure 31 - Map of Road Accidents in Great Brickhill Parish (2000-2022)'* *'Policy GB14 – Transport, Access and Safety* *Development which exacerbates the current problems with the road network including accident blackspots, constrained junctions and narrow rural lanes (as shown in Figure 31) will not be supported.'* We cannot support this without an independent assessment of the collisions. Where is this information from? What were the causation factors? What were the conditions like. etc. Also we would only accept collision data that is a maximum of 5 years old.
Highways DM	Figure 31 Policy GB14 – Transport, Access and Safety	79	*'b. Improving safe and convenient walking and cycling routes including to Milton Keynes and Leighton Buzzard,* ***such as along Stoke Lane, Partridge Hill and Lower Way.*** *'* Has any work been done to see if this is feasible along these specific routes? Cannot support the wording in bold without knowing a scheme is possible.
Highways DM	Policy GB14 – Transport, Access and Safety	79	*'Aspirations:* *Install traffic calming measures, particularly at the junction immediately adjacent to the school. Reduce speeding within the village.'* Must be aware that traffic calming measures require public consultation which is outside of the planning process.
Highways DM	Policy GB14 – Transport, Access and Safety	79	*'Aspirations:* *Creation of 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.'* As above, cannot support something so specific until we have confirmation that this is feasible.
Transport Strategy	GB14(E)	79	We commend the addition of the requirement for developers to '…where appropriate, contribute to the improvement of public transport services and infrastructure…as part of transport mitigation measures.' However, the wording could be strengthened by defining what 'where appropriate' means. This should be aligned with the draft Local Plan for Buckinghamshire policy TR1 and draft Local Transport Plan 5.

Team	Section/ policy	Page	Comment
			Suggested wording could be “developments of 10 or more dwellings or where the development generates significant travel demand will be required to demonstrate how it will manage traffic and support sustainable travel choices including contributions to improving local public transport accessibility”.
Transport Strategy	Design Code	19-21	The revisions made to the parking bay dimensions following Reg 14 are welcomed. However, there remains conflict between the Design Code parking dimensions recommendations and BC parking standards. We suggest that the recommendation for larger parking spaces should include a note that the Design Code should be read alongside BC parking standards, which take precedence in the event of any conflict. Reference should be made to the draft Parking Standards for New Developments.
Transport Strategy	Design Code	Electric Vehicle Charging Infrastructure (EVCI) 20	We support the requirement for all housing with on plot parking to have dedicated EV charging. We encourage the parish to add to this requirement all residential developments with off street parking to provide active or passive EVCI.