

# CALVERT GREEN NEIGHBOURHOOD PLAN

2024 – 2034



**PRE-SUBMISSION VERSION**



Published by Calvert Green Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended).

May 2024

## **A Guide to Reading this Plan**

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

### **1. Introduction & Background**

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

### **2. The Neighbourhood Area**

This section describes the key features of the village and of the wider designated area.

### **3. Planning Policy Context**

This section relates this Plan to the Government's National Planning Policy Framework and to the planning policies of the Vale of Aylesbury Local Plan 2013-2033.

### **4. Community Views on Planning Issues**

This section explains the community involvement that has taken place.

### **5. Vision, Objectives & Land Use Policies**

This is the key section. Firstly, it sets out the Parish Council's Vision and Objectives for the Neighbourhood Plan. It then proposes a small number of planning policies to address the issues outlined in Sections 3 and 4. There is a Policy Map at the back of the document showing where the policies will apply in and around the village.

### **6. Implementation**

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by future infrastructure funding and identifies a number of issues that were raised by the local community that could not be directly addressed by the Neighbourhood Plan that may be taken forward separately by the Parish Council.

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## FOREWORD

Calvert Green is a small civil parish in North Buckinghamshire, comprising mainly of the village of Calvert Green. It is located approximately 14 miles from Aylesbury, 8 miles from Buckingham, and close to the Oxfordshire border.

As a rural parish, Calvert Green has limited amenities. Local residents rely heavily on neighbouring villages for shopping and accessing services. Calvert Green is currently surrounded by open countryside.

In 2020, following Royal Assent, the Government issued a notice to proceed on High Speed Two (HS2) which will pass very closely to the north-eastern side of the village. The construction of this railway is immense, and the impact is significant and will continue for many years to come.

Although the current Vale of Aylesbury Local Plan only supports minimal development in our area, Calvert Green village is surrounded by land owned by property developers, and there has been a number of outline plans for vast property expansion in our area. Other local villages are expanding, and the aftermath of HS2 construction will likely provide more accessible land to developers.

With this in mind, producing a neighbourhood plan will allow for the definition of village boundaries, establish protection for open green space, and provide clarity for future development. In addition, a range of policies can be established to ensure as far as possible the protection and character of the settlements within the Parish.

Neighbourhood plans are part of the Government's reforms to devolve greater power to local communities to manage development in their area. They form part of the statutory development plan, which must be taken into account in reaching planning decisions. Our Neighbourhood Plan provides a proactive approach to managing change on the basis of the local community's priorities, rather than relying on a reactive approach, often in the form of resisting change, in response to developer pressure (which we currently see regularly).

With agreement from Charndon Parish Council, an area of land in its parish, adjoining Calvert Green village has been included in our neighbourhood plan designated area to help protect and define existing village interests.

Work on the Neighbourhood Plan started in 2019 and has included public engagement surveys, face-to-face, and virtual public events. A steering committee was setup and we obtained funding for additional consultation.

The Parish Council approached the Neighbourhood plan process with two options – embrace potentially significant development with benefits in amenities, - or protect the existing rural and tranquil nature of the parish with minimal development growth, but with little or no additional benefits. The feedback results from public consultation were showed a majority in favour of protecting our existing village and providing for only minimal development.

Calvert Green Parish Council believes that based on what the community has said during the public engagement process, there is a strong wish to protect and enhance village life by influencing future development by reflecting the wishes of the community, using the policies outlined in this Plan. It also recognises the rural character and tranquil setting of our Parish and the need to protect it.

Thanks are given to Parish Councillors, the Steering Group, and the community for making this Plan come to fruition so that future development in the Parish is no longer left to the developers and the local authority. Our Plan gives us a voice and a means to shape our future development.

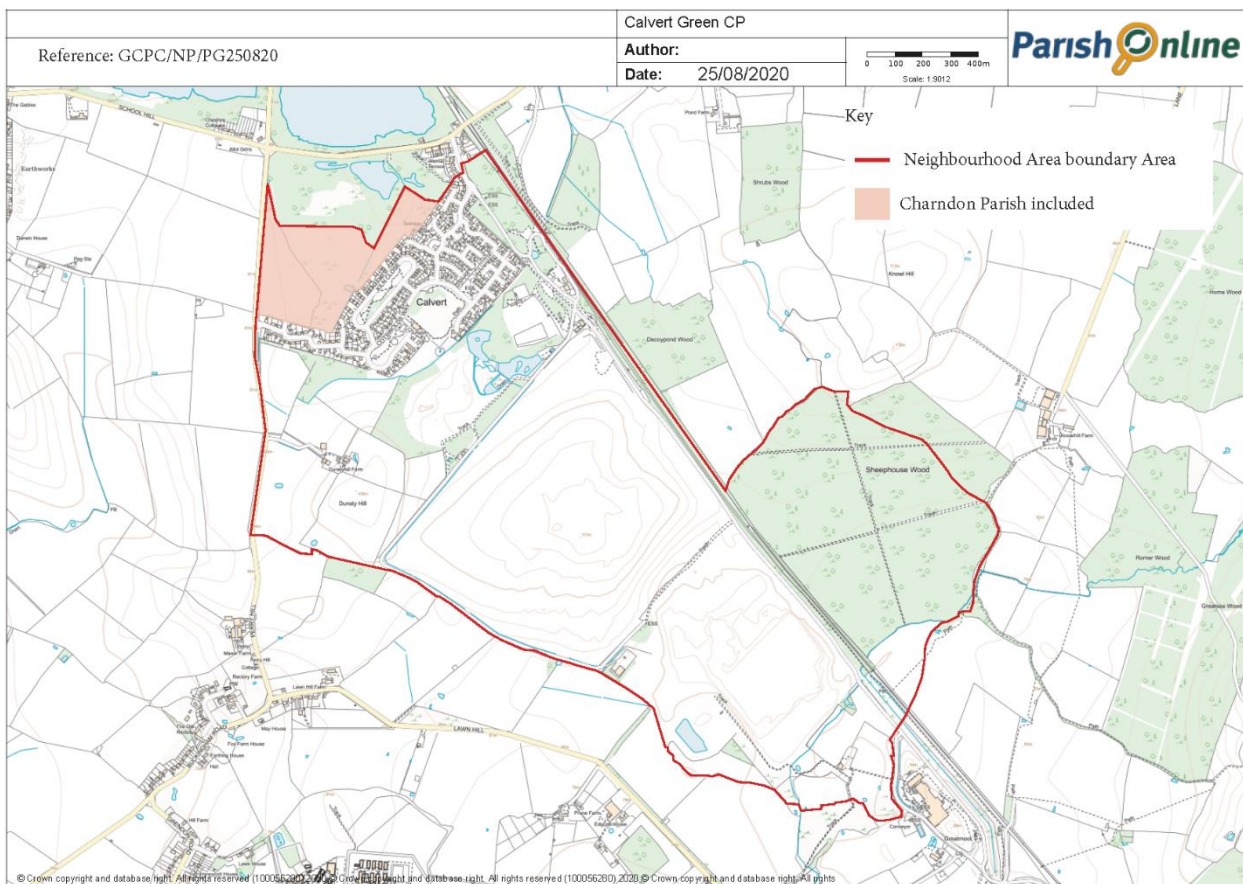
## LIST OF POLICIES

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# 1. INTRODUCTION & BACKGROUND

1.1 Calvert Green Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, formerly Aylesbury Vale District Council, on 20<sup>th</sup> May 2020 (see Appendix B). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The designated Area primarily coincides with the Parish boundary of Calvert Green (see Plan A below) and is centred on the village. However, with the agreement of its neighbour, Charndon Parish Council, the Area also includes a small area on the northern edge of the village that lies, and will continue to lie, in its Parish (shown in red on Plan A).



*Plan A: Designated Calvert Green Neighbourhood Area*

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the designated area in the period to April 2033. Once approved at a referendum, the Neighbourhood Plan will form part of the development plan for the Parish, alongside the Vale of Aylesbury Local Plan ('VALP'), which cover the same period. The new Buckinghamshire Council has begun to prepare its first Local Plan for the county that will replace the VALP.

1.4 Neighbourhood Plans provide local communities with the chance to manage the scale and quality of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will help determine how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that

there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of UK law?

1.6 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it is 'made' by Buckinghamshire Council.

### **Future Changes to the Planning System**

1.7 In May 2022 the Government published its Levelling Up & Regeneration Bill, which proposes to make changes to both the development plan and management system. Importantly, it strengthens the purpose and role of neighbourhood planning in that system.

### **The Pre-Submission Plan**

1.8 The Pre-Submission Plan is the opportunity for the Parish Council to formally consult the local community and others on the proposed vision, objectives and policies of the Plan. The proposals have been informed by the community engagement carried out so far and by an analysis of national planning policy and the policies of the VALP so that they can be refined to best fit the future of Calvert Green.

### **Strategic Environmental Assessment & the Habitats Regulations**

1.9 Buckinghamshire Council has confirmed in its screening opinion that a Strategic Environmental Assessment (SEA) of the Neighbourhood Plan is not required (as per the Environmental Assessment of Plans & Programmes Regulations 2004). It has consulted the statutory bodies – Natural England, Historic England and the Environment Agency – they have agreed that the Neighbourhood Plan policies do not have the potential to lead to significant environmental effects. The Plan does contribute to the achievement of sustainable development in that it recognises the rural, undeveloped natural environment around Calvert Green and seeks to protect and enhance this. Construction of a Solar Park on brownfield land within the Neighbourhood Plan area would also be supported. The Plan encourages and enables the reuse, refurbishment and extension of existing dwellings in the village and one-for-one replacement of derelict residential properties within the Neighbourhood Plan boundary. The Plan reflecting the wishes of the local community does not provide for any further large scale housing development. The Plan seeks to maintain and respect the existing character of the village through the protection of valued green spaces within the village and requiring extensions to existing homes, or any new residential property, to meet minimum design standards.

1.10 Buckinghamshire Council has also confirmed that the Neighbourhood Plan proposals do not have the potential to lead to significant effects on any internationally designated habitats site in the wider area. Its screening opinion, as per the Conservation of Habitats and Species Regulations 2017 (as amended), setting



out this conclusion has been agreed with Natural England and therefore no Habitats Regulations Assessment has been required.

### **The Next Steps**

1.11 Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Plan. This will be submitted to Buckinghamshire Council to arrange for its independent examination and then the referendum.

### **Consultation**

1.12 If you have comments to make on this plan, please do so by 10 July 2024 at the latest in the following ways:

**EMAIL: [clerk@calvertgreenparish.co.uk](mailto:clerk@calvertgreenparish.co.uk)**

POSTAL ADDRESS:

#### **Neighbourhood Plan Comments**

**The Parish Clerk**

**10 Rustics Close**

**Calvert Green**

**Buckinghamshire MK18 2FG**

1.13 Further information on the Plan and its evidence base can be found on the project website at:

**[www.calvertgreenparish.co.uk/neighbourhoodplan](http://www.calvertgreenparish.co.uk/neighbourhoodplan)**

## 2. THE NEIGHBOURHOOD AREA

Calvert is a village in Buckinghamshire, England, near the village of Steeple Claydon.

Calvert Green is a civil parish in Aylesbury Vale, Buckinghamshire, England. It was created in 2003 from parts of Charndon and Steeple Claydon civil parishes. The new housing estate is built upon an old brick works and the village hall, in the centre of the development, was erected above the old kilns.

Originally named after a wealthy local family who had inherited property at Claydon House, Middle Claydon, on condition that they changed their surname to Verney, the village was founded as a hamlet in the Victorian era to house workers for the brick works that were constructed in the area. The Calvert Brick works was opened in 1900 by Arthur Werner Itter, a brick maker from the Peterborough area, but have since been closed in 1991 and turned into a nature reserve and landfill. All that remains of the hamlet is a small group of red brick terrace houses.

At the start of the 21st century a new housing estate was built called Calvert Green, greatly enlarging the original hamlet of Calvert. In 2007 Calvert Green was detached from Charndon and formed into a new civil parish. The hamlet comprises 420 homes with an estimated population of 2,300. Half of the homes are detached and a third are semi-detached, with a small number of terraced homes. Around 10% of homes are rented. There are limited amenities within the village comprising a village shop, several playparks and a village hall. There are a number of local primary schools in nearby villages and parents living in Calvert Green have chosen a variety of different schools for their children.

The Calvert Green Community Association (CGCA) was formed at the creation of the new village. It operates the Village Hall and runs other community services. There are no employers in the village other than the village shop and the only other employment in the Parish is the Greatmoor Energy from Waste facility on its southern edge. HMP Grendon Springhill lies just beyond the Parish boundary near Edgcott village.

The Parish is bounded in part by the HS2 railway project forming the eastern edge of the village. The HS2 route is crossed by the East West Rail project (connecting Oxford to Milton Keynes) half a mile to the north of the village (beyond the Calvert Jubilee Nature Reserve) and a major maintenance depot will be constructed near that junction.

The Nature Reserve is managed by the Berkshire Buckinghamshire & Oxfordshire Wildlife Trust. Its large lake was created by clay extraction for the brick industry. Later, part of the site was a municipal rubbish tip. Steep banks were carefully sculpted to form shallows in front of two bird hides while the creation of three floating raft islands have enabled common terns and waterfowl to nest away from local foxes. The scrubby area around the lake contains a surprising range of wild flowers, including delicate orchids. The flowers support a range of butterflies including the grizzled skipper and green hairstreak.

There has been no further growth of the village since the last phase of development in 2014. Proposals have been made by local landowners for housing and other schemes outside the village but have been refused. The HS2 operations have been a prominent issue for the last few years, as have been plans to grow the incinerator and prison sites.

### 3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the Buckinghamshire Local Planning Authority (LPA) area, formerly Aylesbury Vale District. Local government reorganisation in April 2020 created the new Buckinghamshire Unitary Council ('Buckinghamshire Council').

#### National Planning Policy

3.2 The latest National Planning Policy Framework (NPPF) published by the Government in 2023 is an important guide in the preparation of local plans and neighbourhood plans (see [www.gov.uk/government/publications/national-planning-policy-framework](http://www.gov.uk/government/publications/national-planning-policy-framework)). The following sections of the NPPF are considered especially relevant to Calvert Green:

- Achieve sustainable development including environmental objectives to mitigate and adapt to climate change (§8)
- Size, type and tenure of housing (§62)
- Networks of high-quality open space and Local Green Spaces (§98 - §103)
- Achieving well designed places (§126 - §132)
- Planning for climate change (§153 and §154)
- Protecting and enhancing biodiversity (§179)

3.3 The NPPF also provides a system for neighbourhood plans to meet local housing needs (§67 and §68). The local planning authority is able to provide an indicative housing figure as a target for neighbourhood plan makers to reach through site allocations if they wish. For Calvert Green, that target is zero for the plan period to 2033 as the VALP has provided for all the former Aylesbury Vale district housing needs. Any targets set by the emerging Buckinghamshire Local Plan will cover the period to 2040 and the Parish Council may review the Neighbourhood Plan to take into account any target for the Parish in due course.

3.4 The Government published its first National Design Guide in autumn 2019 to encourage an improvement in design standards in development proposals. The Guide encourages local communities to engage in understanding the character of their areas and, where preparing Neighbourhood Plans, to prepare design policies specific to their local areas.

3.5 The Government has also published statements on its broad goals for tackling climate change and brought in the Environment Act 2021, which includes new provisions for delivery biodiversity net gain and local nature recovery. The Government is also expected to incorporate some proposals for changing how the planning system operates in its 'Levelling Up' policy programme.

#### Strategic Planning Policy

3.6 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, in this case with the Vale of Aylesbury Local Plan (VALP) adopted in 2019. The separate Basic Conditions Statement explains how this has been achieved. In summary, the key strategic policies that are most relevant to this Neighbourhood Plan are:

- S3 Settlement Hierarchy and Cohesive Development
- D4 Housing Development at Smaller Villages
- BE2 Design of New Development
- I1 Green Infrastructure
- I3 Community Facilities

3.7 These policies establish Calvert Green as a 'Smaller Village' in the settlement hierarchy of the District (Policy S3), where limited housing growth should come forward through infill schemes and neighbourhood plan allocations. Beyond them the VALP makes clear that development in the countryside should be avoided.

3.8 Although not applicable in Parishes with made neighbourhood plans, Policy D4 of the VALP sets out guidance for how housing schemes should be located and designed to fit within the 'existing developed footprint' of the Smaller Villages. The VALP does not itself show 'settlement boundaries' on its Policies Map but the policy includes a worded definition that serves the same purpose. Neighbourhood plans across former Aylesbury Vale district have shown settlement boundaries on their Policy Maps, which has been considered an approach that is in general conformity with Policy D4.

3.9 The remaining development management policies cover a wide range of planning matters. The housing policies set out the general requirements for affordable housing and housing mix and continue to allow for 'rural exception sites'. The design policy is generic in setting out the principles for good design (further to Policy D4), which neighbourhood plans can refine in greater detail. Similarly, VALP includes green infrastructure and suchlike general policies that neighbourhood plans can refine in shaping the location and design of future development proposals.

3.10 There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in this Neighbourhood Plan. There are two made neighbourhood plans in the vicinity at Steeple Claydon and Marsh Gibbon but neither include policies affecting Calvert Green.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

### 4.1 Calvert Green Neighbourhood Plan Questionnaire (July 2020)

Over 400 questionnaires were distributed to every household in Calvert Green. Based on the results of 84 questionnaires returned, below are the prevailing themes of the community on local planning issues and how these play into the future development of Calvert Green:

#### Community Spirit and Assets

Some of the key qualities that residents identified as unique about living in the village were the quiet and peaceful environment, the common and open spaces and the countryside, with the majority hoping that the parish would be described as safe, friendly, attractive and tranquil in 15 years.<sup>1</sup> Based on these themes and responses, it is clear that Calvert Green residents value the rural position of the Village and wish to maintain this.

#### Parish Amenities

The Parish of Calvert Green has several amenities including a local shop, community bar, village hall, village green and children's play area, with 80 percent of respondents to the questionnaire stating that they use and value the local shop and village green the most.<sup>2</sup>

There were however, over 57% of respondents<sup>3</sup> who requested additional activities ranging from sporting facilities to community events, demonstrating an eagerness to provide more to the local village in light of its rural location.

#### Education

Overall, it is viewed that there is adequate provision of primary school education in the villages surrounding Calvert Green (Twyford, Steeple Claydon, Grendon Underwood, Marsh Gibbon, East Claydon). However, some respondents felt that there would be a growing need for education provision specifically in the areas of parent and toddler groups, pre-school groups, secondary education, and adult education/evening classes.<sup>4</sup>

#### Public Safety

Despite the secluded nature of the village, over 90% of responses stated that they felt safe in their home. However, 18% reported a direct concern with dog fouling and behaviour as well as speeding on local highways.<sup>5</sup> Any future development to the village or surrounding areas, should reflect these public safety concerns.

#### Health Infrastructure

Despite its rural location, the local health infrastructure in the surrounding areas is well received, and primary care services are provided by other Parishes in the local area (Steeple Claydon, Buckingham, Winslow, and Bicester). Despite this, over 63% of respondents see a growing need for a health centre or doctors' surgery within the Parish in the coming years and this is supported by nearly 50% of respondents being between the ages of 51 and 80+.<sup>6</sup>

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<sup>1</sup> Calvert Green Neighbourhood Plan Questionnaire Responses, August 2020 – sections 2.1 and 2.2

<sup>2</sup> Ibid, section 3

<sup>3</sup> Ibid, section 3.6

<sup>4</sup> Ibid, section 4

<sup>5</sup> Ibid, section 5.2 and 5.3

<sup>6</sup> Ibid – section 6 + 1.2

### **The Environment**

As a green infrastructure network, the prevalent and preservation of wildlife, trees and green spaces is fundamentally important to the Village's character and to its residents. There is an awareness and growing concern by the local community of the impact which National projects such as HS2 and East West Rail have had on the biodiversity of the area. Where possible it is the residents hope that biodiversity can be maintained or re-established to previous levels.

### **Transport**

As a predominantly isolated village that relies on personal vehicles for travel, the level of public transport is minimal and irregular and insufficient for the current need of many of the residents. Whilst 38.8% of respondents use trains frequently, they still rely heavily on a personal vehicle to access these services in neighbouring towns (Bicester, Milton Keynes and Winslow)<sup>7</sup>. There is a prevailing request by respondents for more frequent and accessible bus services with connectivity to local villages and surrounding towns.

### **Climate Change & Sustainable Energy**

In relation to new developments and major refurbishments, over 82% of respondents were open to solar energy capture as a means of energy generation despite the visible appearance and 36.9% were open to biomass boilers. Overall, there is an awareness of sustainable practice within the Parish, and this is reflected in the wish to preserve existing undeveloped land and to re-establish biodiversity.<sup>8</sup>

### **Housing**

34.5% feel that if there was a need for more housing, it should exist outside of the neighbourhood plan boundary and just over 10% of respondents felt development could be achieved within the existing boundary.

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<sup>7</sup> Ibid – section 8.1

<sup>8</sup> Ibid – section 9

## 5. VISION, OBJECTIVES & LAND USE POLICIES

### Vision

5.1 A vision for Calvert Green in 2033 was created in 2019 by the community facilitated by the Calvert Green Parish Council. The vision has been updated for this plan.

The vision of Calvert Green in 2033 is:

*“Calvert Green remains a safe, healthy, clean and caring place that people want to live in for the long term. It is inclusive, promoting a strong sense of community spirit every day. It is better connected with local transport and communication links fit for the future and its character and unique environment and open spaces have been protected.”*

### Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To continue to support and improve the Village Greens and Play Areas.
- To seek to improve and maintain local beneficial facilities
- To protect the rural nature of the village whilst recognising the future housing, education and infrastructure needs of the residents in the future.
- To ensure all our geographical and natural assets are identified, promoted and protected so that they are preserved for the future of the village

### Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Neighbourhood Area of Calvert Green. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to maintain and improve the distinct character of the village.

5.4 Each policy is numbered and titled and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map at the back of the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

#### **Policy CALV1: Calvert Green Village Boundary**

***The Neighbourhood Plan defines a Calvert Green Village Boundary, as shown on the Policies Map. Proposals for housing development within the Village Boundary will be supported, provided they adhere to the Housing Infill Design Code of Policy CALV2. Development proposals on land outside the defined Village Boundary will not be supported other than for uses that are suited to a countryside location such as appropriate agricultural, leisure and recreational uses.***

5.5 Policy CALV1 establishes and defines the Calvert Green Village Boundary to distinguish the consideration of planning applications within the ‘existing developed footprint of the village’, as defined by Policy D4 of the VALP, from those outside the boundary. In doing so, it refines Policy D4 by showing where that footprint is drawn on the Policies Map so that the correct distinction is made between the village and the countryside when proposals are being made and determined. This approach removes the ambiguity in

the definition used in the footnote to Policy D4 so that applicants, the local community and Buckinghamshire Council officers can all be clear on where the boundary lies.

5.6 As there was no drawn boundary for the Neighbourhood Plan to inherit, the new boundary has been drawn following the conventions used by the many local planning authorities in England that have used this approach for many years (and which are generally consistent with the VALP footnote). The boundary is primarily a visual device that divides the blocks of buildings that make up the village from the open countryside and dispersed farm and other buildings and structures that lie within the countryside.

5.7 The Neighbourhood Plan has made no provision in defining the boundary for extensions to the village to accommodate new housing. Not only is this not a requirement for the plan period, as noted in §3.3 above, but the village is remote from the highway network and lacks enough local services and facilities to be a sustainable location for housing growth (including rural exception sites and the like), relative to other larger villages in this part of the county. Should the spatial strategy of the emerging Buckinghamshire Local Plan seek to shift this approach then the Parish Council will consider making modifications to the boundary in its first review of the Neighbourhood Plan after 5 years (circa 2028).

### **Policy CALV2: Village Design Code**

***Development proposals will be supported provided they accord with the Calvert Green Design Code as relevant to their location, scale and nature.***

5.8 This policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance by refining VALP Policy BE2 Design of New Development to provide village-specific design guidance in the form of a Code that sets out how successful infill schemes should be achieved.

5.9 This policy introduces the new design code for the village, which is attached as Appendix A. The code has been prepared as an integral part of the Neighbourhood Plan and has therefore been consulted on alongside its other policies. In the early survey work the community expressed a keenness to see the distinct character of the village retained when future, primarily householder, proposals were being prepared and determined.

5.10 The village is different to all others in the county in its history, age and appearance. Its two phased development 2002 and then 2014 is clear in the strong pattern book approach used by the respective housebuilders. It is uniformly residential in character as well as use with a clear hierarchy of roads and spaces and regular plots and building forms and materials. There are some differences in character, but they are subtle, derived from the common use of building types in different roads. They range from larger detached houses, to medium sized detached houses and smaller houses and flats. Similar detached house types form various 'cul de sac' layouts. In all but a few cases, rear gardens are short, although many front gardens are more generous in depth than in more recent housing developments. Together with the important green spaces onto which many of these houses front, this creates the type of 'arcadian' landscape appearance of a more traditional village.

5.11 The code seeks to strike the right balance between allowing householders flexibility in the design of their extension proposals (where planning permission is required) and maintaining the essential design features of the village. There are few opportunities for infill development; the village was laid out to make an efficient use of the former brickworks land so this is not a surprise. However, there will be scope for householders to make better use of their property through potentially extending outwards or upwards or redeveloping their side or rear garages for example. The code sets out the key principles that will apply in doing so.



5.12 Applicants will therefore be expected to have acknowledged, understood and responded positively to the Code as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made.

### **Policy CALV3: Green Infrastructure Network**

***A. The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Policies Map, comprising sites of biodiversity value, woodlands, significant trees and hedgerows, footpaths, water courses and bodies, green spaces and amenity land. As a parish in a rural environment the Green Infrastructure Network and the amenities it consists of are particularly valued by the community.***

***B. Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining and improving the Network, including delivering a net gain to general biodiversity value, in the design of their layouts, landscaping schemes and public open space and play provisions. Elsewhere, all proposals should protect and maintain trees and hedgerows, and provide for the planting of new trees, hedgerows and bulb planting where it is compatible with the street scene.***

5.16 This policy defines a network of well-connected green infrastructure assets within the Neighbourhood Area boundary, many of which extend well beyond the Parish, including to Calvert Jubilee Nature Reserve and Grebe Lake. Much of that infrastructure is a legacy of the former brickworks use of the land but is very well established, notably with the combination of woodland and lakes north and south of the village. Decoypond Wood within the boundary also has important biodiversity value and connects with the Sheephouse Wood SSSI to its south along the former railway corridor. Although some significant assets have been lost to the HS2 works it is hoped that once complete that scheme will enable the restoration of some non-operational land and investment in compensatory improvements elsewhere in the network.

5.17 The policy requires that applicants consider how their proposals may have the potential to harm or improve the network through their layout and landscape design. Improvements could include the provision of footpaths connecting the Parish to neighbouring local villages. In some cases this will relate closely to the new biodiversity net gain (BNG) and local nature recovery provisions of the Environment Act 2021 though it is too early at this stage to be precise about how and where.

### **Policy CALV4: Local Green Spaces**

***The Neighbourhood Plan designates as Local Green Spaces the following sites that are part of the defined Green Infrastructure Network, as shown on the Policies Map:***

- 1. Village green, Cotswolds Way parks***
- 2. Tudors Close park***
- 3. Kiln Close green space***
- 4. Rustics Close playground***
- 5. Chimney Meadows***

***Proposals for inappropriate development on a Local Green Space will not be supported.***

5.18 This policy identifies four parcels of land that lie within the defined green infrastructure network of Policy CALV3 that are considered to each meet the tests of §102 of the NPPF for Local Green Space designation. Each space is very well used and cherished by the local community, given they are all very accessible to adjoining and residential areas in the village. None are considered to be 'extensive tracts of land'.

5.19 All four spaces were laid out as part of the original masterplan to provide a mix of amenity and recreational uses. The village green is the largest and most informal; the others comprise a range of formal play spaces as well as surrounding amenity land.

5.20 The policy follows §103 of the NPPF in engaging the NPPF's provisions for managing development in the Green Belt, of which Local Green Spaces are the equivalent. In which case, although most development will be defined as 'inappropriate' there are some exceptions, including the provision of appropriate sports and recreation facilities as per §149(b) of the NPPF

## **6. IMPLEMENTATION**

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by Buckinghamshire Council.

### **Development Management**

6.2 Buckinghamshire Council will use a combination of the adopted Local Plan (VALP until the adoption of the new Local Plan) and Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

### **Local Infrastructure Improvements**

6.3 Although the scale of development likely to be consented in the Parish during the plan period is likely to be very limited, there may be opportunities through S106 agreements (or through future 'Infrastructure Levy'-type provisions) to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the neighbourhood plan to inform its view in liaising with Buckinghamshire Council.

### **Other Non-Planning Matters**

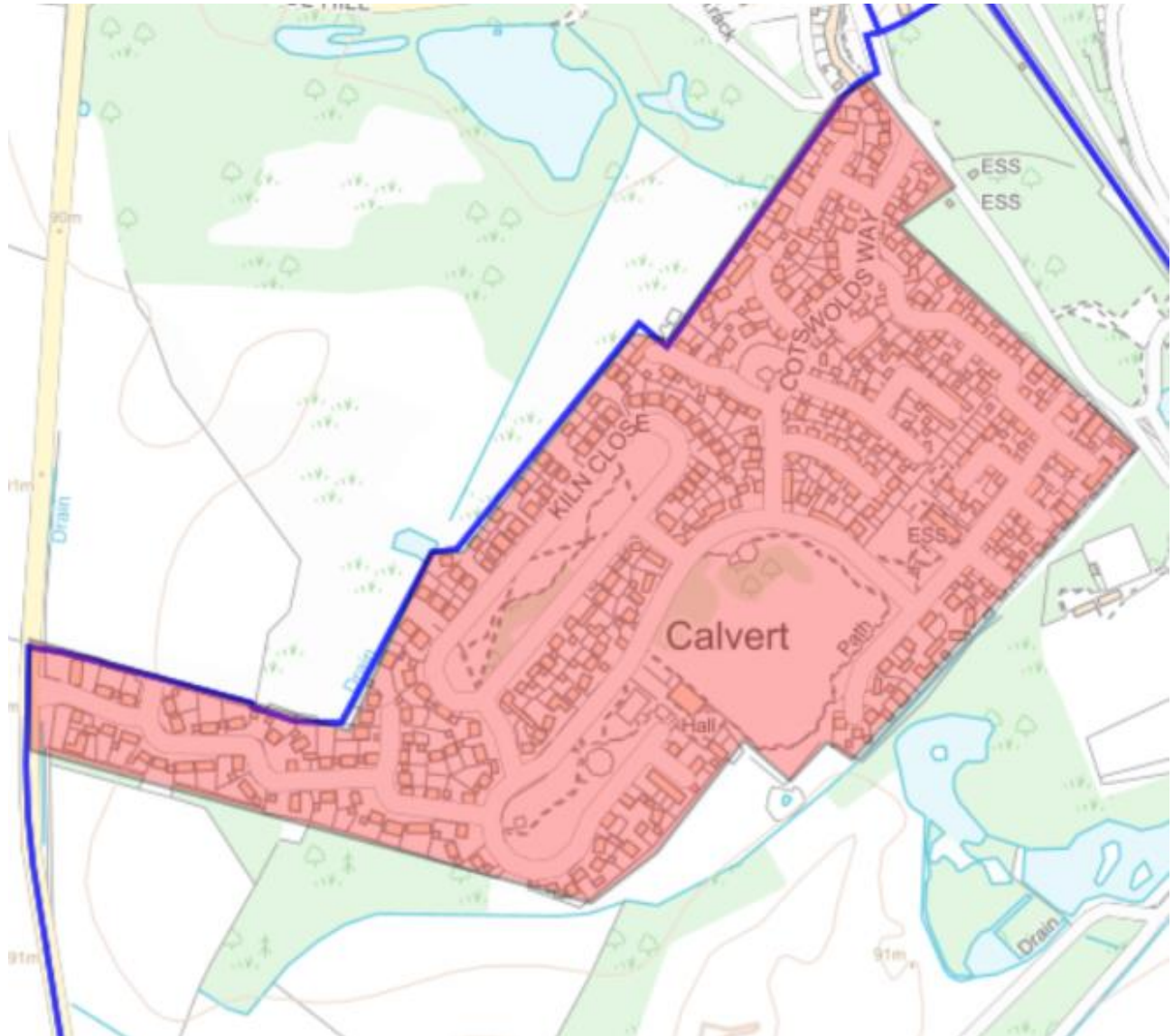
6.4 During the process of preparing the Neighbourhood Plan, there have been some ideas for improving or addressing current problems in the village that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.

6.5 They include:

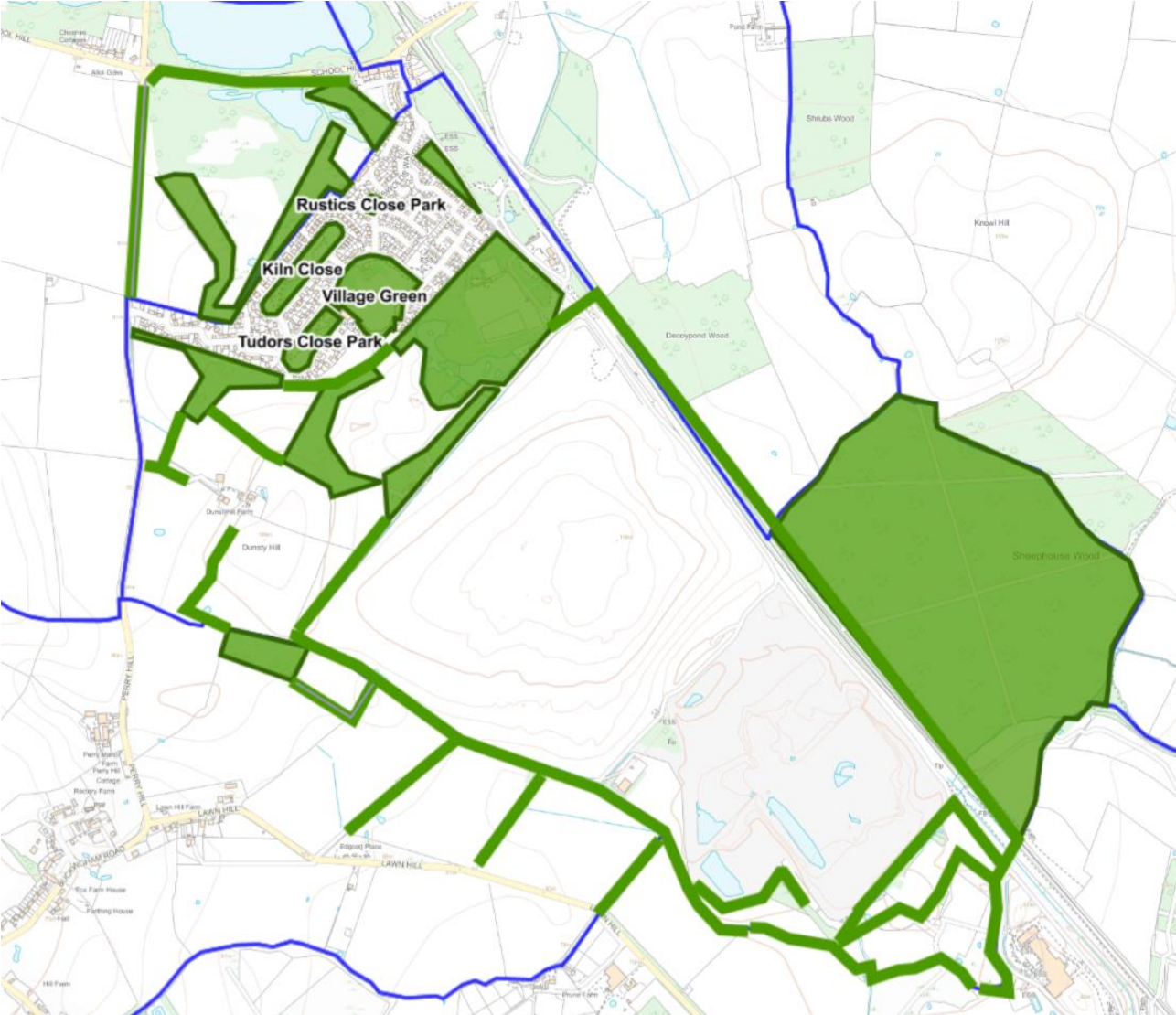
- Improved broadband to include a wider range of providers
- Improved public transport
- Connectivity with local villages via footpaths, public transport and cycle lanes
- Improved school transport to cover surrounding schools
- Childcare facilities
- Improved road infrastructure to increase speed awareness
- Outside sports clubs and for different age groups
- Allotments

## POLICIES MAP & INSETS

### CALV1 Calvert Green Village Boundary

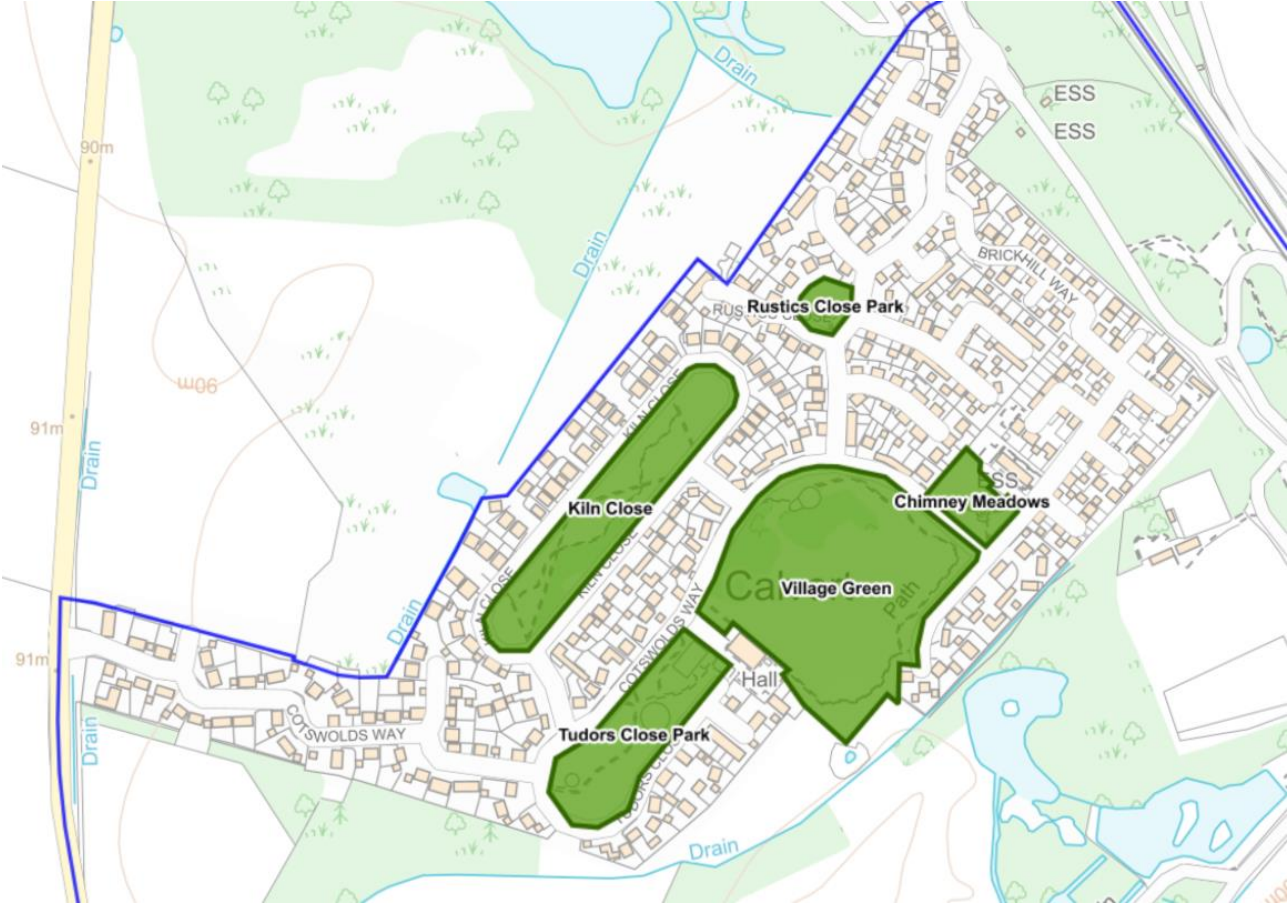


**CALV3 Green Infrastructure Network**





**CALV4 Local Green Spaces**



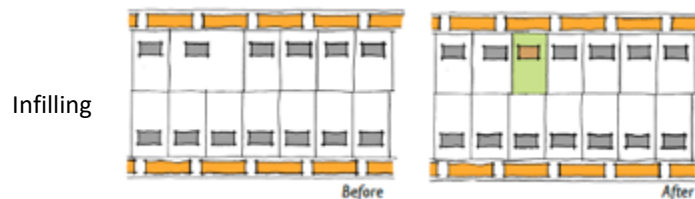
## APPENDIX A: CALVERT GREEN DESIGN CODE (POLICY CALV2)

The following design code operates as formal planning policy in the determination of planning applications. It is not supplementary planning guidance; it has been prepared and consulted on as an integral element of the Neighbourhood Plan and therefore carries the full weight of the development plan. While the design code primarily addresses infilling and extension to existing residential properties, the code would also apply to applications relating to any new residential property with the Neighbourhood Plan boundary.

### PART ONE (INFILLING)

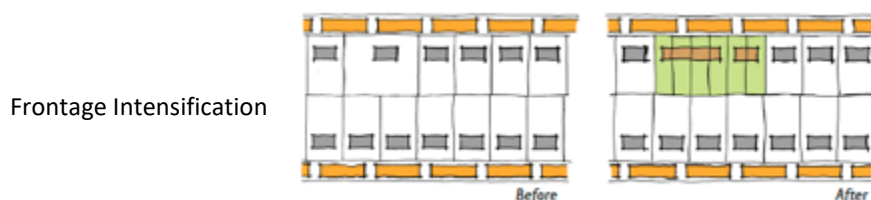
#### 1A. Infilling

- The development of a gap in the otherwise substantially built-up frontage may be supported, where the gap is formed by a side (not rear) garden of sufficient size to be consistent with the other parts of the design code or by the redevelopment of one or more garage structures, provided there is no net loss of off-street parking spaces
- The proposal will comprise new buildings of the same or a lower height and the same architectural style as those adjoining the scheme
- The proposal should avoid the loss of any mature vegetation within the plot unless necessary, in which case the landscape scheme should propose the planting of net additional mature trees within the new plot boundary



#### 1B. Frontage Intensification

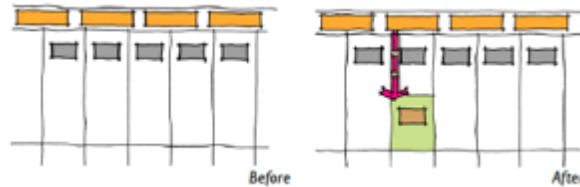
- The redevelopment of one or more adjoining plots will comprise new buildings of the same height and architectural style as those in the remaining streetscene and will result in the overall rhythm of that streetscene being maintained
- The proposal will maintain the existing plot depth and a gap of at least 1m with a common boundary
- Where the plot(s) to be redeveloped include off street parking, provision should be made in the new scheme for at least the same quantum of off-street parking spaces
- The proposal should avoid the loss of any mature vegetation within the plot unless necessary, in which case the landscape scheme should propose the planting of net additional mature trees within the new plot boundary



### 1C. Tandem Development

- The development of land within the rear of a plots will not be appropriate as the separation distances between front and rear elevations in the village are too short with no practical means of gaining new vehicular access without causing harm to the amenity of adjoining properties.

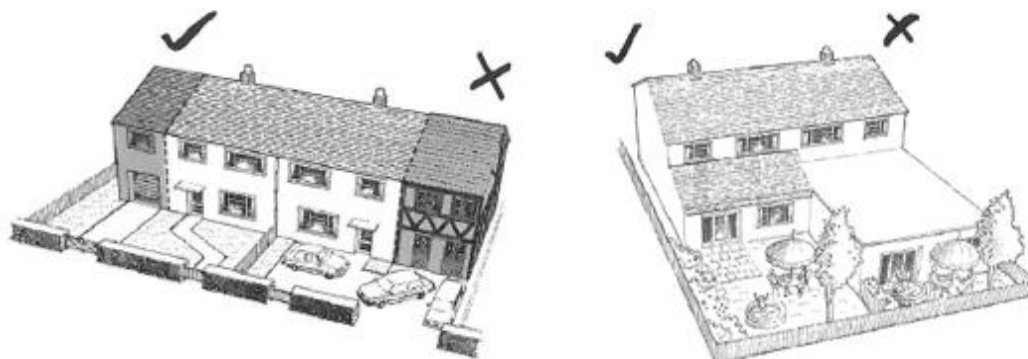
Tandem Development



## **PART TWO (EXTENSIONS)**

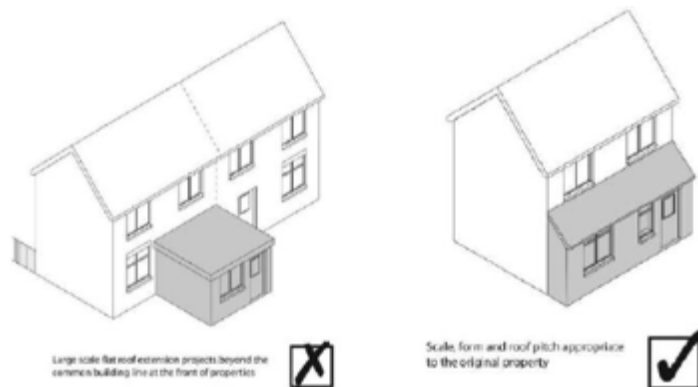
### 2A. Residential Extensions (General)

- the extension respects the scale and proportions of an existing building and relates well to the characteristics of a site in terms of its size and shape.
- the extension respects prevailing gaps and spaces between buildings and existing patterns of development.
- the extension has a roof style and pitch which matches the original roof
- the extension comprises design features which complement a building and avoid using features which conflict with its existing design, including avoiding creating poor linkage between an extension and the original building e.g., using clumsy roof junctions or disjointed roof forms and replicating external features, such as timber or stone panelling in an extension when they are present in the existing building
- the extension uses materials, windows and doors to match or harmonise with those on the existing building
- the scale and massing of the extension does not appear overbearing or intrusive
- the extension takes into account the need to store wheelie bins within the curtilage of the property, including maintaining or creating adequate access to the rear of the property for this purpose.



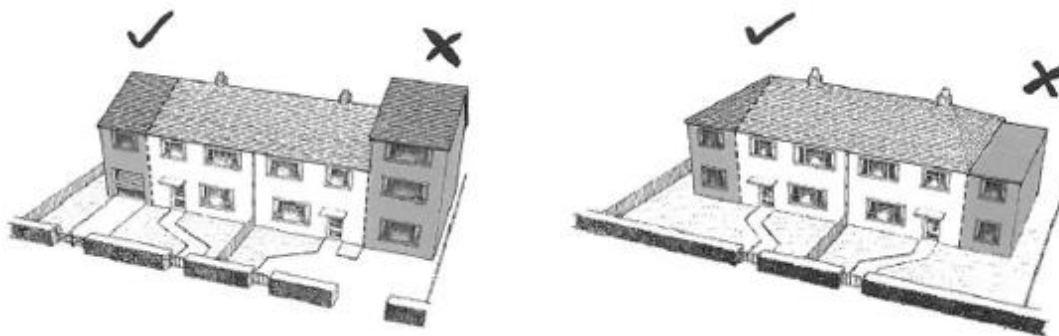
## 2B. Residential Extensions (Single Storey)

- If at the rear of the property, the extension should not occupy a disproportionate amount of garden space; where a garden depth measures 15 metres or greater the extension should not reduce this overall depth
- If projecting from the front of a building, the extension should not be a disproportionate addition, nor should it be so deep that it disrupts existing patterns of development or the general set-back of buildings from the street as this can be harmful to the street scene
- to prevent overlooking to neighbours, the extension should not include windows in a side wall if it is built close to a common boundary
- where built up to the common boundary, the extension should give consideration to the location of foundations or guttering to prevent encroaching onto neighbouring land.



## 2C. Residential Extensions (Two Storey Side)

- the extension should be designed having regard to the gaps and spaces between existing buildings in the area, in order to respect the surrounding pattern of development
- where buildings are in a definable visual row with a consistent forward building line, the first floor of an extension (including roof overhang) should be set in from the boundary in order to prevent visual coalescing between buildings or an uncharacteristic terracing effect.



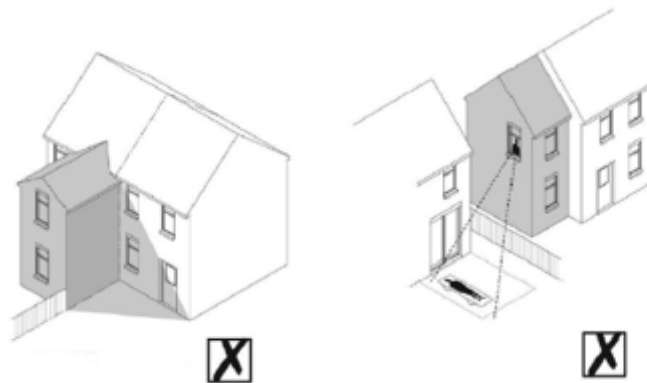
- in areas where there are modest spaces between buildings, the extension should be set in from the side boundary at first floor level by at least 1 metre
- in areas where the spaces between buildings are greater, the gap left to the boundary should be significantly more than 1 metre



- The eaves and ridge heights of the extension should integrate with those of the existing building and ensure that the proportions of the existing building are respected
- Side extensions should ensure that the design properly integrates with the existing building and replicates any external features which are locally distinct with its materials harmonising with the existing building.

## 2D. Residential Extensions (Two Storey Rear)

- The extension should avoid using a flat roof unless it will not be prominent and is a feature on the existing building



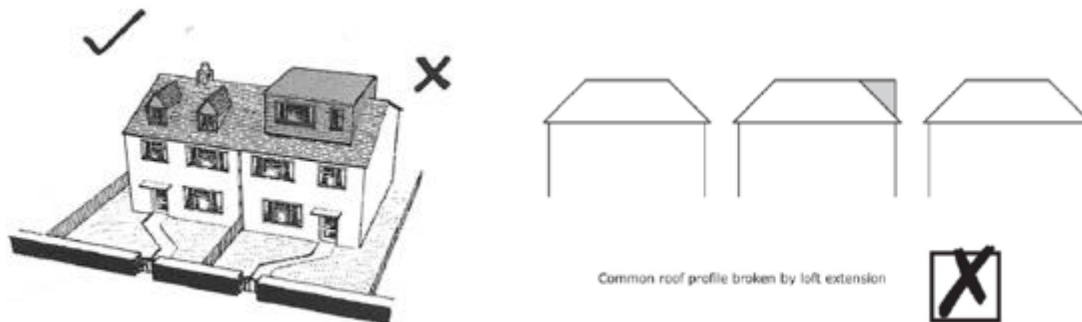
- The extension should avoid appearing excessively large in depth, particularly when flank walls are visible in the street scene as this can result in a building which appears disproportionately bulky; where an extension could add to the visual bulk and depth of a building then attempts should be made to add visual breaks to an extension
- The extension should avoid creating a sense of unacceptable enclosure in neighbour's gardens.

## **PART THREE: ROOFS**

### 3A. Changes to Roof Form

- The use of a flat roof for a single storey extension may be suitable for a single storey rear extension or other location where the roof form would not be prominent
- The use of a flat roof on a two-storey extension will not be supported
- The formation of a 'crown' roof will result in a building which appears bulky and will not be supported
- Roof alterations should take into account the ridge height of nearby buildings and should respect the general character and height of other nearby buildings or by such a degree that it does not result in the building appearing more prominent in the street scene.
- An extension that involves an alteration to the style or form of a roof, for example changing a hipped roof to a gable ended roof, will only be supported where the new roof form is already common in the surrounding area
- The introduction of dormer windows should respect the scale and proportions of the roof including any existing windows which form part of the roof of the building
- The introduction of dormer windows should match the location within the roof form of others in the streetscene and should be designed to avoid any excessive horizontal or vertical emphasis

- The external finishing materials of a dormer window should match existing materials in the original building
- Large flat roof dormer windows will result in a window which appears bulky and overly dominating in a roof slope and will not be supported.



## PART FOUR: RESIDENTIAL AMENITY

### 4A Protecting Residential Amenity

- The extension should not dominate a neighbouring property, or result in important windows serving habitable rooms being presented with a building that appears visually intrusive or overbearing
- The extension should not appear overbearing or visually intrusive when viewed from neighbouring dwellings and/or their gardens
- The height of the extension should not loom over neighbouring dwellings or their amenity areas, nor should enable direct overlooking into neighbouring habitable rooms (including kitchens) or to the private amenity space of neighbouring gardens



- The extension should provide for a buffer zone between the rear walls of a neighbouring property and its garden which is not overlooked by an extension so as to provide existing neighbours with an area of privacy in their gardens
- The use of a balcony (including a roof terrace) will not be supported, unless the property is set in very spacious grounds and the balcony or terrace will not facilitate overlooking and where the balcony has obscure screens to the sides
- The use of a 'Juliet' type balcony will only be supported where it is not in a side elevation directly facing neighbouring dwellings
- The use of decking and raised terraces should not be at a height which allows neighbours to clearly overlook the private amenity space of neighbours

- The introduction of windows in an extension or improvement that could result in a loss of privacy of neighbouring properties or their gardens will only be supported where they comprise permanently obscured glazing and are non-opening up to a height of 1.7 metres above the internal floor level.

## APPENDIX B: CALVERT GREEN AREA DESIGNATION CONFIRMATION



### CHARNDON PARISH COUNCIL

MRS BEVERLEY EVANS, CLERK TO CHARNDON PARISH COUNCIL  
4 SPENCER GARDENS, CHARNDON, OX27 0BS

Tele: 01296 730052 or 07749 298037

e-mail: [charndonpc@yahoo.com](mailto:charndonpc@yahoo.com); website: <https://e-voice.org.uk/charndon-parish/>  
Facebook: [charndon parish council](#), [charndon parish council group](#), [charndon voice](#)

Mrs T Horsfield  
Parish Clerk,  
Calvert Green Parish Council  
10 Rustics Close,  
Calvert Green,  
Buckinghamshire  
MK18 2 FG

#### **Calvert Green Neighbourhood Development Plan**

Dear Mrs. Horsfield,

I confirm the agreement of Charndon Parish Council on 20<sup>th</sup> May 2020 to the inclusion within the Calvert Green Neighbourhood Development Plan of the area of land shown shaded red on the attached plan, numbered GCPC/NP/PG290520, adjoining the boundary of Calvert Green village and within the Parish of Charndon. This follows decisions taken by the Parish Council in May 2020 after consultation with Calvert Green Parish Council.

It is understood and agreed that you will keep the Parish Council informed of the intentions of Calvert Green Parish Council in relation to the on-going proposals for this land.

I am signing this letter with the authority of Parish Councillors, for and on behalf of Charndon Parish Council.

Yours sincerely

**Chairman  
Charndon Parish Council**