

CALVERT GREEN NEIGHBOURHOOD PLAN 2024–2034

BASIC CONDITIONS STATEMENT

Prepared by Calvert Green Parish Council
May 2026

1. INTRODUCTION

1.1

This Basic Conditions Statement has been prepared by Calvert Green Parish Council (“the Parish Council”), the qualifying body, to accompany the submission of the Calvert Green Neighbourhood Plan 2024–2034 (“the Neighbourhood Plan”) to Buckinghamshire Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2

The Neighbourhood Plan has been prepared for the designated Calvert Green Neighbourhood Area, which was approved by the former Aylesbury Vale District Council on 20 May 2020. The Area primarily coincides with the parish boundary of Calvert Green, with the agreement of Charndon Parish Council to include a small adjoining area on the northern edge of the village.

1.3

The Neighbourhood Plan covers the period 2024–2034, aligning with the plan period of the Vale of Aylesbury Local Plan (VALP). Once made, the Neighbourhood Plan will form part of the statutory development plan for the area and will be used in the determination of planning applications.

2. BACKGROUND

2.1

Calvert Green is a small rural parish in north Buckinghamshire with limited local services and a strong sense of village identity. The Parish Council resolved to prepare a Neighbourhood Plan in order to manage future development positively, protect valued green spaces, and safeguard the character of the village in the context of development pressure and the significant impacts arising from the HS2 railway project.

2.2

Preparation of the Neighbourhood Plan began in 2019 and has been led by the Parish Council with the support of a local steering group. Extensive community engagement has taken place, including household surveys and public consultation events. The outcomes of this engagement are set out in the accompanying Consultation Statement.

2.3

The Neighbourhood Plan contains four land-use policies (CALV1–CALV4). It does not allocate land for development, does not promote strategic development, and deliberately avoids duplicating national or local strategic planning policy.

3. THE BASIC CONDITIONS

3.1

This Basic Conditions Statement has been prepared to demonstrate that the Calvert Green Neighbourhood Plan 2024–2034 meets the requirements set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

3.2

The Statement addresses each of the relevant Basic Conditions required by the Regulations and explains how the submitted Neighbourhood Plan meets those requirements.

3.3

The Regulations state that a Neighbourhood Development Plan will be considered to have met the Basic Conditions if:

A. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;

D. The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;

E. The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and

F. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations.

Note:

Section 99 of the Levelling-up and Regeneration Act 2023 has now come into force and updates the Basic Conditions relating to Neighbourhood Plans. References within this Statement to the former Basic Conditions wording have been retained to demonstrate how the Plan was prepared and to maintain consistency with existing neighbourhood planning guidance and examination practice. Details of how the Plan addresses the updated Basic Conditions, including matters relating to climate change mitigation and adaptation, are set out later in this Statement.

3.4

The Basic Conditions have also been updated through the Levelling-up and Regeneration Act 2023, which came into force on 25 March 2025. These updates introduce additional requirements relating to environmental matters, including the need for plans to take account of the mitigation of, and adaptation to, climate change.

3.5

The Neighbourhood Plan has been prepared having regard to these updated requirements. In particular, the Plan includes policies which support climate change mitigation and adaptation, biodiversity enhancement, and the protection of green infrastructure, as set out in later sections of this Statement.

3.6

The following sections of this Statement demonstrate how the Neighbourhood Plan meets the Basic Conditions.

4. CONDITION A: REGARD TO NATIONAL PLANNING POLICY

4.1

The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. It reflects the role of neighbourhood planning set out in NPPF paragraphs 13, 29 and 30, by shaping and directing locally specific development while supporting the delivery of strategic policies.

4.2

The Neighbourhood Plan contains only non-strategic policies that refine national and local policy to reflect the particular characteristics of Calvert Green. It does not seek to constrain development below levels required by strategic policy; indeed, the local housing requirement for the Parish is zero dwellings for the plan period, as confirmed by the local planning authority (VALP).

4.3

The policies respond positively to relevant NPPF themes, including:

Achieving well-designed places

Protecting and enhancing green infrastructure and biodiversity

Designating and protecting Local Green Spaces

Supporting climate change mitigation and adaptation

Promoting healthy and inclusive communities

4.4

Policy alignment with the NPPF is summarised below:

CALV1 (Village Boundary)

Refines national policy on sustainable development by directing housing proposals to the existing built footprint of the village and resisting unnecessary encroachment into the countryside.

CALV2 (Village Design Code)

Directly responds to NPPF encouragement for locally-led design guidance and the National Design Guide, ensuring development reflects local character and achieves high design quality.

CALV3 (Green Infrastructure Network)

Supports NPPF objectives on biodiversity, landscape protection, and climate resilience by identifying and safeguarding an interconnected network of green assets.

CALV4 (Local Green Spaces)

Designates Local Green Spaces in accordance with NPPF criteria, providing long-term protection for valued community spaces.

4.5

The Parish Council therefore considers that the Neighbourhood Plan, taken as a whole, has had appropriate regard to national policy and meets Condition A.

4A

POLICY CONFORMITY WITH NATIONAL PLANNING POLICY (NPPF)

The following table demonstrates how each Neighbourhood Plan policy has regard to relevant paragraphs of the National Planning Policy Framework (2023) and how those requirements have been addressed.

Table A: Neighbourhood Plan Policy & NPPF Conformity			
NP Policy	Policy Title	Relevant NPPF Paragraphs	Explanation of Conformity
CALV1	Calvert Green Village Boundary	§8, §20, §28, §79	This policy supports the environmental objective of sustainable development (§8) by directing development to the existing built-up area and protecting the surrounding countryside (§79). It refines the spatial application of strategic policies by clearly defining the village boundary, consistent with the role of neighbourhood plans in shaping local development (§20, §28).
CALV2	Village Design Code	§126–§132, §134	This policy responds directly to the NPPF requirement to achieve well-designed places. It provides locally distinctive design guidance in accordance with §126 and §127, and reflects the encouragement for neighbourhood plans to set out clear design expectations and codes (§128–§132). It aligns with the National Design Guide and supports the use of design codes (§134).

CALV3	Green Infrastructure Network	§8, §98–§103, §174, §179, §180	This policy contributes to environmental sustainability by protecting and enhancing green infrastructure and biodiversity (§174, §179). It supports access to high-quality open spaces (§98) and promotes ecological networks and biodiversity net gain (§180). The policy ensures development proposals respond positively to the natural environment and green infrastructure assets.
CALV4	Local Green Spaces	§101–§103, §105	This policy designates Local Green Spaces in accordance with NPPF criteria (§102). It protects spaces that are demonstrably special to the local community and applies protections consistent with Green Belt policy (§103). The approach ensures long-term protection of valued open spaces in line with national policy.

Supporting Commentary

- The Parish Council considers that:
- The Neighbourhood Plan supports and refines national policy, rather than duplicating it
- All policies are non-strategic and locally distinctive, as required by the NPPF
- There are no conflicts between policies and national policy
- The Plan does not seek to restrict development below strategic requirements
- Overall, the Neighbourhood Plan demonstrates clear and proportionate regard to the NPPF and meets Basic Condition A.

5. CONDITION D: CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

5.1

The Neighbourhood Plan contributes positively to sustainable development by balancing environmental protection, social wellbeing, and economic considerations in a manner appropriate to a small rural village.

5.2

Strategic Environmental Assessment (SEA)

Buckinghamshire Council issued a screening opinion confirming that the Neighbourhood Plan is not likely to have significant environmental effects and that a Strategic Environmental Assessment is not required.

5.3

Habitats Regulations Assessment (HRA)

Buckinghamshire Council also confirmed, following consultation with Natural England, that the Neighbourhood Plan is not likely to have a significant effect on any European site, either alone or in combination, and therefore an Appropriate Assessment is not required.

5.4

The Neighbourhood Plan supports sustainable development by:

Protecting valued green spaces and biodiversity assets

Encouraging high-quality, energy-efficient design

Maintaining the rural character and environmental setting of the village

Supporting community wellbeing through accessible green infrastructure

5.5

The Parish Council therefore considers that the Neighbourhood Plan contributes to the achievement of sustainable development and meets Condition D.

6. CONDITION E: GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN

NOTE: Section 99 of the Levelling Up and Regeneration Act 2023 has now come into force. This basic condition has now been replaced. However details of compliance with the former basic condition have been left in to show how the plan has been prepared. See p.7 of this document for details of compliance with the new basic condition.

6.1

The Neighbourhood Plan has been prepared to ensure general conformity with the strategic policies of the Vale of Aylesbury Local Plan (VALP), which forms the adopted development plan for the area.

6.2

Key VALP strategic policies relevant to the Neighbourhood Plan include:

S3 – Settlement Hierarchy

D4 – Housing Development at Smaller Villages

BE2 – Design of New Development

I1 – Green Infrastructure

I3 – Community Facilities

6.3

The VALP identifies Calvert Green as a Smaller Village, where limited development may come forward within the existing developed footprint. The Neighbourhood Plan is fully

consistent with this approach and does not propose growth beyond what is supported by strategic policy.

6.4

The Neighbourhood Plan policies refine and support VALP strategic objectives by:

Clearly defining the village boundary (CALV1)

Providing locally specific design guidance (CALV2)

Strengthening green infrastructure protection (CALV3)

Protecting key community green spaces (CALV4)

6.5

The Parish Council considers that the Neighbourhood Plan is in general conformity with the strategic policies of the development plan and therefore meets Condition E.

6A. POLICY CONFORMITY WITH THE VALE OF AYLESBURY LOCAL PLAN (VALP)

The following table sets out how each Neighbourhood Plan policy is in general conformity with the relevant strategic policies of the VALP (2019).

Table B: Neighbourhood Plan Policy & VALP Conformity			
NP Policy	Policy Title	Relevant VALP Policies	Explanation of Conformity
CALV1	Calvert Green Village Boundary	S3, D4	This policy is in general conformity with Policy S3 (Settlement Hierarchy), which identifies Calvert Green as a Smaller Village, and Policy D4, which supports limited development within the existing developed footprint. The policy refines D4 by clearly defining the village boundary spatially, improving clarity without altering the strategic approach.
CALV2	Village Design Code	BE2	This policy refines Policy BE2 by providing locally specific design guidance. It supports high-quality design and ensures development reflects local character, without conflicting with the broader design principles of the VALP.
CALV3	Green Infrastructure Network	I1	This policy is in general conformity with Policy I1 by identifying and protecting a local green infrastructure network. It enhances the strategic policy by mapping local assets and requiring development to contribute positively to the network.

CALV4	Local Green Spaces	I1, S3	This policy complements Policy I1 by protecting important green spaces within the village and supports the spatial strategy of Policy S3 by maintaining the character and environmental quality of the Smaller Village. Although VALP does not specifically allocate Local Green Spaces, the policy aligns with its environmental objectives.
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Supporting Commentary

- The Neighbourhood Plan does not conflict with any VALP strategic policies
- It provides local detail and clarity, which is the intended role of neighbourhood plans
- It does not introduce development levels or proposals that would undermine the VALP strategy
- It aligns fully with the Smaller Village strategy for Calvert Green
- The Parish Council therefore concludes that the Plan is in general conformity with the development plan and meets Basic Condition E.

7. CONDITION (ea) the making of the order would not have the effect of preventing development from taking place which—

(i) is proposed in the development plan for the area of the authority (or any part of that area), and

(ii) if it took place, would provide housing

None of the policies would prevent housing development coming forward proposed in the Local Plan. Calvert Green is listed as a smaller village where infill and smaller sites are acceptable and not Local Plan allocations were made. The settlement boundary encourages development to take place within the settlement boundary and the green infrastructure policy would focus development where it is most suitable.

8. CONDITION F: EU-DERIVED OBLIGATIONS

8.1

The Neighbourhood Plan has been prepared in accordance with EU-derived obligations, as retained in UK law.

8.2

SEA and HRA requirements have been addressed through formal screening by Buckinghamshire Council, with no further assessment required.

8.3

The Parish Council has had due regard to the European Convention on Human Rights and considers that the Neighbourhood Plan complies with the Human Rights Act 1998. The Plan has been prepared through extensive public engagement and does not discriminate against any group or individual.

8.4

The Neighbourhood Plan does not include policies relating to waste management sites and does not conflict with air quality or water framework directives.

8.5

The Parish Council therefore considers that the Neighbourhood Plan meets Condition F.

9. CONDITION (fa) any requirements imposed in relation to the order by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with,

This is not currently applicable.

10. SUMMARY

10.1

The Parish Council concludes that the Calvert Green Neighbourhood Plan 2024–2034:
Has had appropriate regard to national planning policy (Condition A)
Contributes to the achievement of sustainable development (Condition D)
Is in general conformity with the strategic policies of the development plan (Condition E)
Is compatible with EU-derived obligations and UK law (Condition F)

10.2

Accordingly, the Parish Council considers that the Neighbourhood Plan satisfies all the Basic Conditions required for submission and independent examination.