

# Calvert Green

## Neighbourhood Plan

### 2026 - 2036

## Consultation Statement



Produced by Calvert Green Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended). **March 2024**

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## 1. Introduction

- 1.1. This Consultation Statement accompanies the submission of the Calvert Green Neighbourhood Plan (March 2024). It summarises the community engagement programme and then provides detailed analysis of the Regulation 14 statutory consultation that was undertaken from 7 November 2023 to 3 January 2024. The statement shows how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) have been satisfied.
- 1.2. This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Calvert Green Parish Neighbourhood Plan 2023 – 2033. The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
  - Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan.
  - Explain how they were consulted.
  - Summarise the main issues and concerns raised by the persons consulted.
  - Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3. Section 2 describes the initial community engagement undertaken for the Neighbourhood Plan process up to the Regulation 14 “Pre-Submission” which commenced in November 2023. Section 3 is focused on the Regulation 14 “Pre-Submission” Consultation. Section 4 lists those consulted. Section 5 has the detailed analysis of responses received and amendments made to the Neighbourhood Plan as a consequence.

## 2. Summary of Initial Community Engagement

### Production of Village Plan

- 2.1. The UK Government introduced Neighbourhood Plans as part of the Localism Act in 2011. The Aylesbury Vale District Council (AVDC) had however already guided its parish councils towards producing non-statutory community-led Village Plans and a steering group for Calvert Green (external to the Parish Council) was set up in 2020. Our Village Plan was finalised and adopted by Calvert Green Parish Council in 2026.

### Designation of Neighbourhood Plan Area

- 2.2. Work on our Neighbourhood Plan for Calvert Green commenced in 2020 with the Parish Council applying to AVDC for designation as a Neighbourhood Plan area. A steering group to progress the Plan was set up shortly after this.

### Information gathering through responses to development proposals

- 2.3. Throughout the time that the Neighbourhood Plan has been in progress, Calvert Green has also been subject to a number of major development proposals and residents have expressed strong views about the need to protect the village

### External Delay Factors

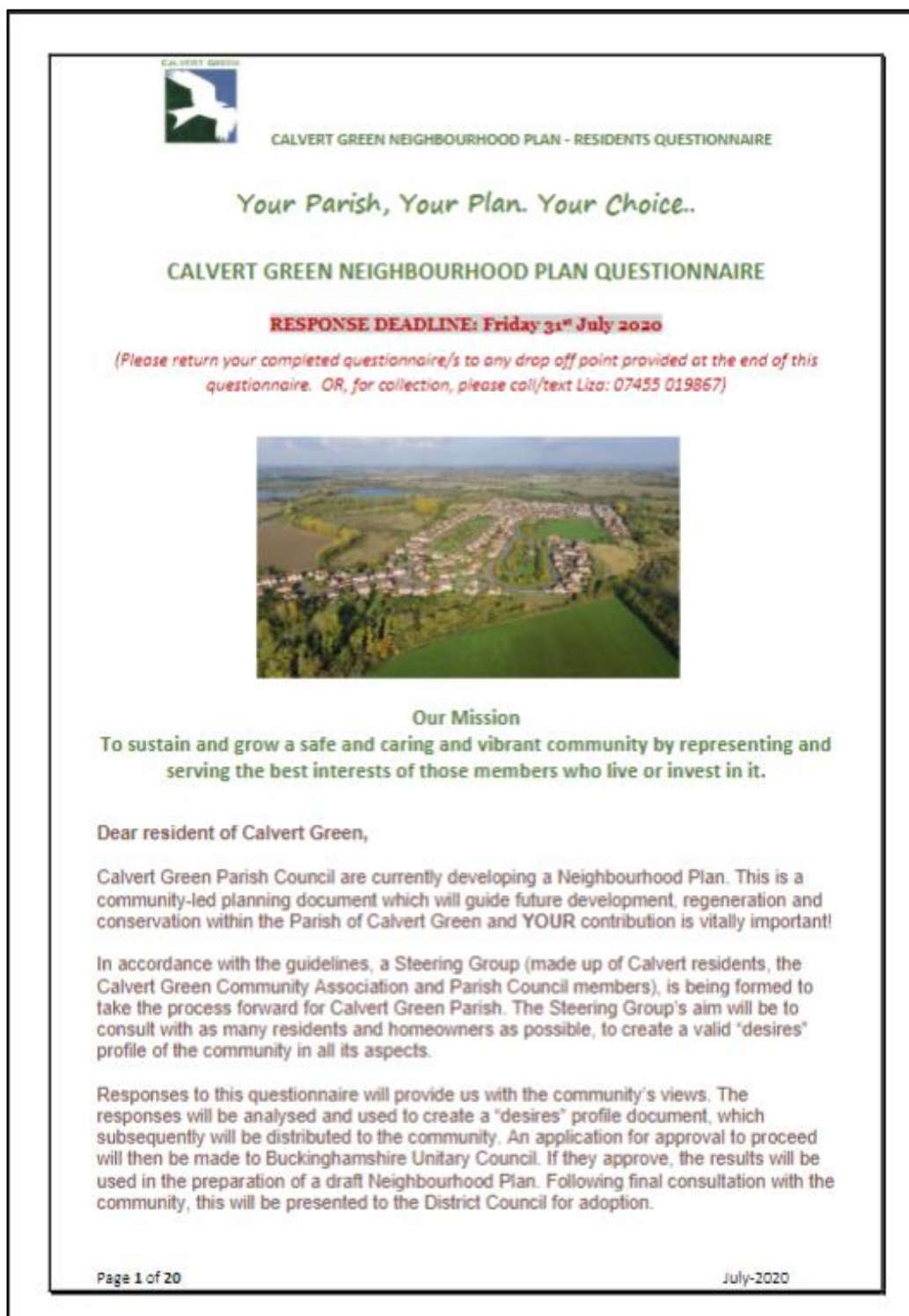
- 2.4. Unfortunately the creation of the Calvert Green Neighbourhood Plan has been held up by several factors. The principle factor has been the time taken to by Aylesbury Vale District Council to finalise and adopt the Vale of Aylesbury Local Plan, with its confirmation of the housing allocation for Calvert Green..

### Consultation and Communication from 2020

- 2.5. There have been numerous formal and informal consultations for the developing Neighbourhood Plan throughout the process. As part of this, Neighbourhood Plan updates have been a regular agenda item for Parish Council meetings.
- 2.6. Updates and reports have also been made to residents through other channels, including:
- The Claydons, a bi-monthly magazine produced by the Parish Council and delivered to every home and business in Calvert Green
  - Parish Council website
  - Posters on village noticeboards
  - 
  - Parish Council and Community Association Facebook groups  
*Neighbourhood Plan Facebook Group*

## Consultation 2021

- 2.7. The Neighbourhood Plan steering group and Parish Council made the decision to hold a Parish-wide consultation which was initiated with the leaflet below. This provided an introduction to Neighbourhood Plans and highlighted the parish boundary and proposed area to be included in the plan development, along with identified challenges and concerns which might influence the results. It also outlined 2 proposed options for how the Neighbourhood Plan could be shaped.



2.8.

## Calvert Green Neighbourhood Plan – Key Findings from the Resident Questionnaire

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### 1. Community Profile

The 84 respondents represent a mix of long-term and newer residents. Most are of working age, own at least one vehicle, and a minority report mobility difficulties within their households. Employment status varies, but the majority are employed locally or commute to nearby towns.

### 2. What Residents Value Most

People repeatedly highlighted the village's **peaceful, rural character**, the **quality of open space and wildlife**, and the **sense of community** fostered by the village hall, local shop, and regular events. Accessibility to good travel routes and affordability were also noted as strengths.

### 3. Main Concerns

Key frustrations revolve around **poor public transport, road quality (potholes, lack of cycle paths)**, and **limited amenities for young people**. Some respondents mentioned environmental pressures from nearby infrastructure projects (HS2/EWR) and occasional littering or anti-social behaviour.

### 4. Youth & Community Facilities

There is a clear demand for dedicated **youth spaces and programmes**: a skate park, modern playgrounds, sports pitches, and regular youth-focused clubs (e.g., Brownies, scouts, football). Respondents also suggested expanding adult-education offerings, craft workshops, and regular community markets.

### 5. Use and Perception of Existing Amenities

- **Village Hall & Brickworx Bar**: Frequently used for sports and social gatherings.
- **Local Shop, Footpaths, and Play Areas**: Valued but seen as needing upkeep and occasional upgrades.
- **Rating of Amenities**: Generally high (average 7–8/10), though respondents called for better maintenance of footpaths/bridleways and more diverse recreational options.

### 6. Health Services

Most feel that the current medical provision in nearby towns is adequate, but **accessibility via transport** remains a concern. A small number expressed interest in a local health-care hub as the population ages.

### 7. Environmental Priorities

Protecting **wildlife and the Jubilee nature reserve** tops the list. Residents want preservation of hedgerows, ponds, and native plant species, alongside measures to mitigate the impact of large-scale projects on habitats.

### 8. Transport – Current Gaps & Desired Improvements

- **Public transport** is described as “inadequate” and “infrequent,” especially on weekends.
- Suggested enhancements include **more bus routes (to Bicester, Buckingham, Aylesbury), a local train station, dedicated cycle paths, and a dial-a-ride service** for those without cars.
- Road safety improvements (speed limits, lighting, speed bumps) were also mentioned.

## 9. Sustainable Energy & Climate Action

Respondents are supportive of **solar panels, heat pumps, and grey-water systems** in new builds and major refurbishments. There is enthusiasm for the plan to promote energy conservation and renewable technologies.

## 10. Communications & Information Sharing

Broadband quality and provider choice are recurring issues; many desire **cheaper, higher-speed internet** and competition among providers. A **regular information pack or welcome guide** for newcomers was widely endorsed as a way to improve community cohesion.

## 11. Economic Outlook

There is overall support for **small-business growth**, encouraging existing enterprises to expand, and exploring a modest business park to sustain the local economy. Residents stress the importance of balancing development with the village’s tranquil character.

## 12. Housing Outlook

Most anticipate a **need for additional housing over the next two decades**, particularly for working-age and younger families. Preferences lean toward **affordable, locally-connected homes** built in a style that respects traditional aesthetics, incorporates energy-efficiency measures, and includes green spaces and parking provisions. Opinions differ on the exact locations, with many favouring development on peripheral fields rather than within the historic core.

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## Overall Implication for the Neighbourhood Plan

The data paint a picture of a community proud of its natural setting and social fabric, yet eager for improved transport, expanded youth facilities, and modest, sustainable growth. Prioritising **enhanced connectivity, protected green corridors, and inclusive community spaces** will align the plan with resident aspirations while safeguarding the village’s distinctive charm.

## Consultation 2021

- 2.9. Following on from the initial consultation in July 2020, and consideration of the feedback received, the steering group and Parish Council determined that it would be beneficial to do another round of briefings and gain more views.
- 2.10. Drop-in events were held in October 2021 in the village hall to answer questions and capture the views of residents. And a second online 'Zoom' meeting in November 2021.

CALVERT GREEN NEIGHBOURHOOD PLAN – IMPORTANT CONSULTATION DOCUMENT

**Calvert Green Neighbourhood Plan**  
**Village Consultation Document**

**HAVE YOUR SAY... Your Parish. Your Plan. Your Choice.**

**Voting Deadline: Friday 12 November 2021 |**

One vote per household - Go to: <https://forms.gle/99xMSHwpRN3riARx6>

**SAVE THE DATE!**

There are two events organised to learn more, ask questions, and input your views:

- Saturday 23 October 2021 at 4:00pm (Calvert Green Village Hall)
- Wednesday 3 November 2021 at 7:30pm (via ZOOM)

<https://us06web.zoom.us/j/85365184453?pwd=RUlnPUMk1aDFoaXMyZVV3RndybnR1UT0>  
Meeting ID: 853 6518 4453 / Passcode: 788534  
(if you want the link sent to you please email: [liza@calvertgreenparish.co.uk](mailto:liza@calvertgreenparish.co.uk))



**Our Mission**  
To sustain and grow a safe and caring and vibrant community by representing and serving the best interests of those who live within or invest in it.

**Introduction**  
Calvert Green Parish Council has started the process to develop a Neighbourhood Plan. A Neighbourhood Plan is an important and powerful tool giving communities statutory powers to shape how their communities develop. With so much land around Calvert Green belonging to developers, it is vital that we undertake this process NOW so that WE as a community have an increased influence in any future

### *Consultation Leaflet from November 2021*

## Further Unavoidable Delays

- 2.11. Calvert Green Neighbourhood Plan was not immune from the impacts of the Covid-19 pandemic, with the ability for the steering group and councillors to meet and consult severely curtailed and other organisations on which there was a dependency similarly disrupted.

**COVID-19: Restrictions in England**  
From 29 March

**STEP 1**

|                                                                                                                                                                                                               |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                |                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING OTHERS</b><br>You should not mix indoors except with your household or support bubble. You can meet outdoors, including in gardens, in groups of 6 people or 2 households.                         | <b>OVERNIGHT STAYS</b><br>You should not stay overnight away from home. Limited exemptions apply e.g. to stay with your support bubble.                                                                              | <b>EDUCATION</b><br>Early years settings, schools and colleges are open for all students. Students on practical university courses can return. Students and staff will be regularly tested. Other higher education students should continue to learn remotely. | <b>WORK AND BUSINESS</b><br>Everyone should work from home if they can.                                                                                                     |
| <b>RETAIL</b><br>Essential shops remain open. Non-essential retail must stay closed and can only run click-and-collect and delivery.                                                                          | <b>BAR, PUBS AND RESTAURANTS</b><br>Hospitality closed aside from takeaway, click-and-collect, drive-through or delivery. Alcohol cannot be purchased through takeaway or click-and-collect from hospitality venues. | <b>ACCOMMODATION</b><br>Closed, with limited exemptions.                                                                                                                                                                                                       | <b>PERSONAL CARE</b><br>Closed.                                                                                                                                             |
| <b>LEISURE AND SPORTING FACILITIES</b><br>Outdoor sports facilities can open, like tennis or basketball courts and open air swimming pools. Parent and child groups can take place outdoors in public spaces. | <b>EXERCISE</b><br>You may exercise outdoors in a group of 6 or with another household. Larger groups can also take part in formally organised outdoor sports.                                                       | <b>ENTERTAINMENT</b><br>Closed.                                                                                                                                                                                                                                | <b>RESIDENTIAL CARE</b><br>People who live in a care home in England will be allowed 1 named visitor.                                                                       |
| <b>TRAVELLING</b><br>You should minimise travel as much as possible. Avoid the busiest times and routes.                                                                                                      | <b>HOLIDAYS</b><br>You should not go on holiday in the UK or abroad. You could be fined £5,000 for travelling abroad without a reasonable excuse.                                                                    | <b>PLACES OF WORSHIP</b><br>Places of worship can remain open and communal worship is permitted but you must not mix with anyone outside your household or support bubble.                                                                                     | <b>WEDDINGS AND FUNERALS</b><br>Funerals of up to 30 people permitted. Weddings up to 6 people permitted. Wakes and other linked commemorative events of up to 6 permitted. |

Clinically extremely vulnerable people in England are no longer advised to shield from 1 April 2021, but are advised to continue taking extra precautions such as keeping social interactions low and shopping at quieter times of the day.

For more information and detailed guidance visit: [gov.uk/coronavirus](https://gov.uk/coronavirus)

COVID-19  
Let's take this next step... safely

HANDS FACE SPACE  
FRESH AIR

## Covid-19 Restrictions

### Consultation Results

2.12. Over the consultation period 84 forms were received. These told us:

**The most important metric was that 96.6% of the completed feedback forms agreed or strongly agreed with the statement “Based on what I have read and understood, I support our Neighbourhood Plan”.**

2.26. The feedback also included a number of free text comments which were reviewed and used to fine-tune the Neighbourhood Plan for the Regulation 14 Pre-Submission stage.

2.27. A report was made back to the village thanking the participants, reporting on the outcome and advising on the next steps.

### Legal Compliance

3.1. The consultation was undertaken fully in compliance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The Plan was made available (online and physical versions) and there were clear details on how to make representations (online or by printed form) and by what date. The duration of the consultation was eight weeks, from 7 November 2023 to 3 January 2024

3.2. Those consulted in accordance with Schedule 1 of The Neighbourhood Planning (General) Regulations 2012 (as amended) are detailed in Section 5 of this statement).

3.3. The consultation complied with the four Gunning Principles (consultation case law), as follows:

**1. Proposals are still at a formative stage**

The consultation was pre-submission, so the plan could still be changed (and was changed).

**2. There is sufficient information to give ‘intelligent consideration’** A

summary version of the plan was issued to every household and business in the parish. The full version of the Plan was available from the Parish Council website to download, at two drop-ins and printed copies available on request.

**3. There is adequate time for consideration and response**

The minimum six week duration of the consultation is set out in planning legislation, but as the consultation period included Christmas it was run for over eight weeks. Materials made clear how to respond and by what date.

**4. ‘Conscientious consideration’ must be given to the consultation responses before a decision is made**

This statement is evidence that the consultation responses have been considered conscientiously. Numerous changes have been made to the Plan as a consequence of representations received.

- 3.4. The Gunning principles of consultation are a set of legal rules that apply to public consultations in the UK. They were established by Mr Stephen Sedley QC in 1985 in a court case involving a school closure consultation. The principles are meant to ensure that consultations are fair, meaningful, and lawful.
- 3.5. The Gunning principles of consultation are not legally binding, but they are often used by the courts to review the lawfulness of public consultations. If a consultation fails to comply with the principles, it may be challenged by judicial review and quashed by the court. Therefore, it is important for decision-makers to follow the principles when conducting public consultations.

## 4. Consultees

- 4.1. Residents and businesses in the parish were made aware of the consultations through various means, including the door-to-door distribution of the email, Facebook, noticeboards.
- 4.2. The following statutory bodies and other organisations were consulted on the Regulation 14 Pre-Submission version of the Plan as required by Schedule 1 of The Neighbourhood Planning (General) Regulations 2012 (as amended).

### **Statutory Bodies**

Buckinghamshire Council  
 Environment Agency  
 Highways England  
 Historic England  
 Homes England  
 National Grid  
 Natural England  
 Network Rail  
 Mobile UK

### **Local Planning Authorities**

Anglian Water

### **Parish and Town Councils**

Charndon PC  
 Steeple Claydon PC  
 Edgecott PC  
 Twyford PC  
 Middle Claydon PC  
 Grendon Underwood PC

### **Land owners, agents and promoters**

Persimmon Homes  
 FCC Environmental  
 Claydon Estates

- 4.3. The initial request for responses was sent out in June 2025 and consultees were asked to respond within the statutory 6 week deadline. Due to an unforeseen delay of 15 months from initial consultation to re-visiting the NP drafting process the consultees were asked for their responses a second time in September 2025.

## 5. Detailed Responses to Representations

- 5.1. In accordance with the principles of data protection, individual names of local residents are not identified in this Consultation Statement. Names of organisations, groups or bodies are however identified. The original copies of all representations received can be viewed on request.
- 5.2. Some consultees made no comments on the Neighbourhood Plan and indeed some statutory consultees such as Historic England and Natural England restricted their feedback to standardised general advice.
- 5.3. Table 1 below has brief details of all representations received which sought a change to the plan, with details of whether or not the plan was amended as a consequence, and why. By 5 February all of the consultees had been sent responses following the

decisions made at the 15 January Parish Council meeting on what would and would not be changed in the Plan.

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| <b>Submission by</b> | <b>For</b>           | <b>Summary of Comment(s)</b>                                                                                                                                                                                                         | <b>CGPC Response</b>                 |
|----------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Claydon Estates      | Adjoining Land Owner | No Response by deadlines                                                                                                                                                                                                             | N/A                                  |
| Homes England        |                      | No Response by deadlines                                                                                                                                                                                                             | N/A                                  |
| Environment Agency   |                      | No Response by deadlines                                                                                                                                                                                                             | N/A                                  |
| Historic England     |                      | Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area. | Noted, no further response required. |
| Network Rail         |                      | Boilerplate response to NP requests                                                                                                                                                                                                  | Noted, no further response required. |

|                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                               |
|-----------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Natural England |  | Natural England does not have any specific comments on this draft neighbourhood plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Noted, no further response required.                                                                                                                                                          |
| Anglian Water   |  | <p><b><u>Policy CALV3: Green Infrastructure Network</u></b></p> <p>Anglian Water supports the policy objectives of prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements. Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.</p> <p>As the neighbourhood plan progresses, there may be benefit in referencing the emerging Local Nature Recovery Strategy for Buckinghamshire and Milton Keynes <a href="#">Local Nature Recovery Strategy – Buckinghamshire &amp; Milton Keynes Natural Environment Partnership (bucksmpnep.co.uk)</a> as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p> | The nature recovery strategy highlights areas within the CG parish, however the areas within the parish identified are on third party owned land and does not have a direct impact on the PP. |
| Anglia Water    |  | <p><b><u>Policy CALV4: Local Green Space (LGS)</u></b></p> <p>The policy designates areas LGS within the neighbourhood plan area. It is noted that that development is restricted to very special circumstances to be demonstrated. Anglian Water does have assets forming part of our water and water recycling network (e.g., rising mains and sewers) located in or in the vicinity of these designated areas of local green space. For example, there are sewers which are located underground across the Village Green.</p> <p>We consider that the policy and supporting text (para 5.20) provides scope for Anglian Water to undertake operational development to maintain and repair any underground network</p>                                                                                                                              | An inclusion to incorporate the rights of easement/right of way for utility & maintenance companies will be added to para 5.20.                                                               |

|                         |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        |
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|                         |                       | assets that may be within these areas, such as mains water pipes, and which would be consistent with this policy test.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |
| Anglia Water            |                       | Overall, we are supportive of the policy ambitions within the neighbourhood plan wish the neighbourhood plan group every success in taking this forward.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Noted, thanks.                                                         |
| Highways England        |                       | We have reviewed information available on your planning portal and have 'No Comments'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                        |
| Mobile UK               |                       | No Response by deadlines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                    |
| Buckinghamshire Council | Biodiversity Concerns | <p>Insufficient Focus on Biodiversity**: The plan lacks detailed consideration of how it will protect existing habitats and species, with no mention of protected and priority species or habitats in the area. It is recommended that the plan incorporates stronger biodiversity policies aligned with wildlife Acts, the National Planning Policy Framework (NPPF), and local plans.</p> <p>- **Inclusion of Non-Designated and Priority Sites**: Important local wildlife sites like Calvert Brick Pits and Woold between Lawn Hill and Dunsty Hill, along with priority habitats such as lowland mixed deciduous woodland and Sheephouse Wood SSSI, are not mentioned in the plan. These should be</p> | A section addressing the Biodiversity concerns will be added to the PP |

|                         |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                           |
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|                         |                             | <p>acknowledged, and development on or near these sites should be avoided.</p> <ul style="list-style-type: none"> <li>- <b>**Protected Species Records**</b>: The area is home to species like bats, hedgehogs, barn owls, and red kites, particularly rare species such as Bechstein bats. The plan should address the ecological needs of these species, promoting the creation and enhancement of habitats.</li> </ul>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                           |
| Buckinghamshire Council | Legal and Policy Compliance | <p>The plan should ensure compliance with the Conservation of Habitats and Species Regulations 2017 and other relevant legislation. Planning permission can be refused if adequate biodiversity assessments are not provided.</p> <ul style="list-style-type: none"> <li>- <b>**Local Plan Alignment**</b>: The Neighbourhood Plan should align with the emerging Vale of Aylesbury Local Plan, particularly Policy NE1, which addresses biodiversity and geodiversity. This includes avoiding damage to sites of regional or local importance unless necessary, with appropriate mitigation</li> </ul> |                                                                                                                                                                                                                                                                                                           |
| Buckinghamshire Council | Housing and Development     | <ul style="list-style-type: none"> <li>- <b>**Housing Targets and Flexibility**</b>: The plan assumes a housing target of "0" due to the VALP not specifying one. However, this might not be appropriate, and the parish council should request an indicative housing figure.</li> <li>- <b>**Design Code Flexibility**</b>: The design code section is viewed as overly prescriptive, limiting flexibility in planning and potentially stifling innovative designs. It should be aligned more closely with the NPPF, which encourages flexibility.</li> </ul>                                          | <p>The VALP categorised CG as an area for minimal development. There is an understanding that we cannot specify "0" future development but wish to ensure it is kept to a minimum.</p> <p>Ref <b>**Design Code Flexibility**</b> we strongly feel that CG is a unique community and we wish to ensure</p> |

|                         |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                    |
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|                         |                                           | <p>- <b>**Transport and Communication Links**</b>: While these are mentioned in the vision, they are not reflected in the policies, which is seen as an omission</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>that the look and feel of the village is maintained into the future.</p> <p>As a small rural community, we feel that transport policies are outside our control.</p>                                                                                                            |
| Buckinghamshire Council | Environmental and Historic Considerations | <p>- <b>**Green Infrastructure and Local Green Spaces**</b>: The plan's approach to green infrastructure and biodiversity net gain needs revision to ensure it aligns with current legislation. The boundary of the Biological Notification Site (BNS) and other designated areas should be clearly defined and protected.</p> <p>- <b>**Historic Environment**</b>: There is no mention of the historic environment in the plan. A policy should be included that requires consultation with the Historic Environment Record (HER) and considers the impact on heritage assets.</p> | <p>Noted, this will be incorporated into the Biodiversity section</p> <p>A section will be included to ensure Historic Environment is taken into account.</p>                                                                                                                      |
| Buckinghamshire Council | Miscellaneous Recommendations             | <p>- <b>**Policy and Map Clarity**</b>: Policies should be clear and accessible, with a key for the policies maps. The plan should also include a clear boundary for the settlement area to avoid confusion.</p> <p>- <b>**Document Accessibility and Flexibility**</b>: The document should ensure accessibility and allow for some flexibility in planning decisions to encourage innovative and context-sensitive development.</p>                                                                                                                                                | <p>After consultation with BCC, a Local Green Spaces section was added including a Map of the spaces, a table justifying the need to protect each space and photographs of each area. A BMERC survey was also included, highlighting the biodiversity found in the local area,</p> |

|                         |             |                                                                                                                                                                                                                                                                                                                                    |                                                                                  |
|-------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Buckinghamshire Council |             | Overall, the document emphasizes the need for the Neighbourhood Plan to better address biodiversity, align with legal and policy requirements, and provide clear and flexible guidelines for future development while protecting the local environment and heritage.                                                               |                                                                                  |
| NHS                     |             | No Response by deadlines                                                                                                                                                                                                                                                                                                           |                                                                                  |
| Scotia Gas Networks     |             | No Response by deadlines                                                                                                                                                                                                                                                                                                           |                                                                                  |
| Buds.org                |             | No Response by deadlines                                                                                                                                                                                                                                                                                                           |                                                                                  |
| Persimmon Homes         | Land Owners |                                                                                                                                                                                                                                                                                                                                    |                                                                                  |
| FCC Environment         |             | Lack of Acknowledgment of Emerging Buckinghamshire Local Plan**: The draft Neighbourhood Plan does not sufficiently recognize the upcoming Buckinghamshire Local Plan, which will replace the Vale of Aylesbury Local Plan (VALP). This omission could lead to inconsistencies and potential conflicts with future local policies. | We have been advised to use the VALP as our reference as the NP is not in place. |

|                          |       |                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |
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| <b>FCC Environment</b>   | CALV1 | <b>Policy CALV1 (Calvert Green Village Boundary)**:</b><br>The recommendation is to amend this policy to allow for future developments that might be allocated through the emerging Buckinghamshire Local Plan, ensuring the Neighbourhood Plan does not contradict future planning decisions.                                                      | We have been advised to use the VALP as our reference as the NP is not in place. |
| <b>FCC Environmental</b> | CALV2 | <b>Policy CALV2 (Village Design Guide)**:</b> It is suggested to revise the wording to clarify that the design code applies only within the village boundary, allowing more flexibility for developments outside this area.                                                                                                                         | Noted                                                                            |
| <b>FCC Environmental</b> | CALV3 | <b>Policy CALV3 (Green Infrastructure Network)**:</b><br>The concern is that the current mapping of the Green Infrastructure Network is arbitrary and does not align with actual land uses or approved plans. The recommendation is to remove the map and adjust the wording to reflect a more accurate and adaptable green infrastructure network. | Noted                                                                            |
|                          |       | <b>Consistency with National and Local Policies**:</b> To meet the basic conditions required for a Neighbourhood Plan, it is recommended that the plan explicitly prioritize development on previously developed land and reference the emerging Buckinghamshire Local Plan.                                                                        | Agreed, an amendment will be included.                                           |
|                          |       | <b>Support for Sustainable Development**:</b> The document highlights the importance of sustainable development, particularly in line with the National Planning Policy Framework, and                                                                                                                                                              | Noted                                                                            |

|                               |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                    |
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|                               |                            | <b>suggests that the Neighbourhood Plan should support low-carbon and sustainable developments.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                    |
| <b>Smith Jenkins Planning</b> | <b>Highbarrow Holdings</b> | 1. <b>**Restrictive Nature of the NP**</b> : Highbarrow Holdings criticizes the draft NP for being overly restrictive, arguing that it completely limits any new development in Calvert Green. They assert that the NP should facilitate sustainable development by enabling the community to decide where new homes, shops, and infrastructure should be built. Instead, the NP is seen as preventing growth and stifling the development of necessary community facilities.                                                                         | Noted, but this in line with the wishes of the community.                                                                          |
| <b>Smith Jenkins Planning</b> | <b>Highbarrow Holdings</b> | 2. <b>**Timing and Conformity with Emerging Local Plans**</b> : The response highlights concerns about the timing of the NP's preparation, given that the Buckinghamshire Local Plan (BLP) is still in its early stages. Highbarrow Holdings argues that the NP should consider emerging evidence and policies from the BLP to ensure it meets the basic conditions required for neighborhood plans. They suggest delaying the NP until the BLP is more advanced to avoid potential conflicts and the risk of the NP being premature and ineffective. | Noted, but we have been advised to use the VALP as our reference as the NP is not in place and is unlikely to be ready until 2027. |

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| <b>Smith Jenkins Planning</b> | <b>Highbarrow Holdings</b> | 3. <b>**Failure to Address Local Needs**</b> : Highbarrow Holdings points out that the draft NP does not address the specific needs of Calvert Green, a master-planned village. The NP's policies are viewed as unsuitable, especially the imposition of a settlement boundary that restricts any further development despite the lack of infill opportunities within the existing village.                                                                                         | There is very little opportunity for infill development other than the green spaces, and we are very keen to protect them in the future, an application to have then designated as Village Greens has been submitted. |
| <b>Smith Jenkins Planning</b> | <b>Highbarrow Holdings</b> | 4. <b>**Sustainable Development**</b> : The draft NP is criticized for not contributing to sustainable development. Highbarrow Holdings argues that it fails to provide for new homes, infrastructure, or community facilities, thereby contradicting national policies that encourage plans to promote sustainable growth.                                                                                                                                                         | Noted. The VALP does identify CG for future development as we have already been developed by 33% with a very high proportion of affordable/social housing.                                                            |
| <b>Smith Jenkins Planning</b> | <b>Highbarrow Holdings</b> | 5. <b>**Policy Concerns**</b> :<br><ul style="list-style-type: none"> <li>- <b>**Policy CALV1**</b>: The restrictive settlement boundary is criticized for preventing any new development outside the existing village footprint, which could conflict with the emerging spatial strategy of the BLP.</li> <li>- <b>**Policy CALV2**</b>: The village design guide is deemed unnecessary, given the limited infill opportunities and the presence of a recently adopted,</li> </ul> | Noted, the section addressing biodiversity will address the CALV 3 evidence.                                                                                                                                          |

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|                               |                            | <p>more comprehensive design guide (the Vale of Aylesbury Design SPD).</p> <p>- <b>**Policy CALV3**</b>: While supporting the intention behind protecting the Green Infrastructure Network, Highbarrow Holdings questions the lack of evidence supporting the selection of significant green infrastructure and its management.</p> |                                                                                                              |
| <b>Smith Jenkins Planning</b> | <b>Highbarrow Holdings</b> | <p>6. <b>**Risk of Wasting Resources and Undermining Trust**</b>: The response warns that progressing with the NP without considering the BLP may result in wasted resources and undermine community trust if the NP fails to meet its objectives or is overtaken by developments in the BLP.</p>                                   | <p>After seeking advice from BCC, we were advised not to delay the NP and we should base it on the VALP.</p> |
| <b>Smith Jenkins Planning</b> | <b>Highbarrow Holdings</b> | <p>In summary, Highbarrow Holdings recommends either delaying the NP until the BLP is further developed or revising the NP to ensure it aligns with broader strategic goals and contributes to sustainable development in Calvert Green.</p>                                                                                        |                                                                                                              |