

Neighbourhood
Development
Plan

Nash

Buckinghamshire

*Revision 7
(Draft)*

Introduction

The purpose of this document is to record the findings of the two Task Groups created by the NDP Committee following recommendations by RCOH Consultants. These groups were briefed to investigate future development sites and the environment of Nash within the context of an NDP.

In addition it also records specific text the NDP committee would like to see passed to the residents of Nash which can be included in the consultation process to define the final plan to be put to referendum. These include a history of the village and a selection of questions to be included in the questionnaire to assess the village's priorities.

Basis of operation of the Task Groups

The basis on which the working group operates is the following:

1. The Nash Development Planning Committee (NDPC) has been tasked by the Nash Parish Council (NPC) to draw up the Nash Development Plan (NDP) for the period to 2035.
2. The NDPC is a consultative body reporting to the NPC, which is the recognised legal entity for the purposes of the Nash development planning process.
3. The roles of "Environment & Design" and "Sites" have been assigned to the two Task Groups of the NDPC, tasked with translating views tabled at a village-wide consultation meeting on 24 May 2017 into specific choices that can be included in a vote by residents. The Working Groups have additionally been asked to consider ways in which local community opinion can be tested on these choices to ensure that the final proposals put forward reflect a broad range of input from the community.
4. There may be overlap and potentially inconsistencies between the proposals put forward by the two Task groups. It will be the responsibility of the NDPC and ultimately the NPC to resolve any such inconsistencies.

Declaration of interest

The NPC has that members of both working groups declare any interest that they may have in any of the sites discussed at the Working Group meetings or in this document and do not vote on matters concerning those sites.

Membership of the Environment Task Group

Mr. David Carter (also an NPC member), Mrs. Joanne Jones (also an NPC member), Mr. Desmond Hickey and Mr Ivan Rowe.

Membership of the Sites Task Group

Mr. Mick Hedges, Mr Paul Mullins, Mr. Elwyn Harker and Mr John Chaplin

Criteria-based NDP

The decision has been made to base the make the Nash NDP criteria-based rather than specify exact sites.

The reason for this is that the residents of Nash do not wish to have large scale single developments in the village. This would completely ruin the unique character of the village

The following five criteria are proposed, with the reasons for their proposal listed individually under each

Development Criteria:

1. Development alongside the main roads within the settlement boundary
 - to avoid the creation of 'estates'
 - avoid "infill" development to maintain characteristic linear nature of village housing
 - to link the current sections of the village (Wood End, Holywell, High Street)
2. Maintain rural vistas from existing and new properties
 - views in least one direction should be rural (over greenfield or farmland)
 - maintain characteristics of a 'rural' village
3. Maintain variety
 - dwelling design to continue the varied nature of existing dwellings
 - single houses rather than terrace of dwellings
4. Small-scale developments of 5 dwellings or fewer
 - to enable the smooth integration of new residents into the existing social fabric of the village
 - to reduce the creation of separate areas within the village
5. Restrict total number of new dwellings to 5% of existing settlement in any 3 years
 - To encourage the social integration of new residents into village life

The rest of the document records the work done by the NDP Committee when investigating what to include in the NDP. It defines the historical context and current design of Nash and uses these to define how the residents would like to see Nash develop between now and 2030

Nash

Nash is a village and a civil parish within Aylesbury Vale district in Buckinghamshire, England. It is in the north of the county, about 5 miles (8.0 km) south-west of Milton Keynes and 4 miles (6.4 km) east of Buckingham. In 2011, according to the census, the population total of Nash was 417

Through Milton Keynes it has easy access to the M1 Motorway and the UK's main line rail. The fact that London Euston can be reached by rail in as little as 30 minutes has made it an attractive commuter village in recent years, and the easy motorway and train access to all the UK's main cities reinforces this. The M40 and, beyond it, Oxford, are a short drive away. The A41 from Aylesbury also provides easy access to London and the south of Buckinghamshire. Expanding the links between Oxford and Cambridge, both road and rail, are a priority for National Government and these can only benefit Nash further.

The most recent, 2011, census of the UK put the total population of Nash at 417. The population has grown sharply since the lowest recorded population total of 214, in the 1961 census. The population previously went through a long period of decline between 1871 (when the highest total population of 460 was recorded) and 1961. This was in keeping with the trends in most of rural England from "The Great Depression" starting in 1875 and continuing until the housing boom of the New Town age of the post war period. In 1881 40% of the workforce was involved in agriculture and another 35% in textiles, usually home-based. The employment demographic now matches that of a dormer village for a large modern urban area, as one would expect. But the village continues to include three working farms within its boundaries, which must be unusual for a village of its size. This high degree of integration with the rural economy is a sort of great pleasure and pride to other residents of the village and something the village is keen to retain and encourage.

Although the village has no shops, pubs or schools of its own, it has the facilities of a large city in closer proximity than many city dwellers, due to ease of access to Milton Keynes and Buckingham. Though it should be realised that to benefit from this proximity one must have easy access to a private car. Public transport is, essentially, non-existent. Nash has not had its own school since it closed in 1948. It now sits within the catchment area of schools in local villages. For aged 4 to 7 this is Whaddon Church of England School, and for 7+ it is covered by Great Horwood Church of England School. Buckingham also has a large range of schools and strengthening these links is a priority for the entire village.

Although to the casual observer Nash may look like a village which is, literally, off the beaten track, it has been at the centre of the most momentous events in the history of this island.

The origin of the village name is still a matter of discussion, being related to the Ash tree, one of which stands by the village pond. Regardless, the village predates William the Conqueror, along with its clearly Anglo-Saxon nearest neighbour, Whaddon ("Wheat field on a hill"). It is quite likely there were settlements in the area due to its excellent land and proximity to that most important of Roman roads, Ermine street, from Dover to the northwest, which we have later come to call Watling Street and later still the A5. Indeed it is quite likely that the huge armies of Celtic Britain may have passed their last hours in the valleys around us, as the most likely location for the defeat of Boudica by Rome's Legion is at Paulerspury, just south of Towester, if the description of the Roman historian Tacitus is to be believed.

The area continued to be at the heart of all life in England as the two universities of Oxford and Cambridge grew in stature and the "Scholar's Route" between them intersected Watling Street close to Nash. Watling Street was no mean track either, with Richard III intercepting the two "Princes in the Tower" just north of Nash, with neither of them ever being seen alive in public again.

The Tudors seem to have taken a particular liking to the area with their family connections to Grafton Regis. Elizabeth I recorded in her diary how much she enjoyed hunting in Whaddon Chase, whose forests can still be seen on the hills to the south of Nash. Whaddon Chase and Bicester Hunt continue to exercise their horses and hounds through the village of Nash. Arthur Grey, 14th Baron Grey lived in Whaddon Hall in the time of Elizabeth I, in the company of his friend and secretary Edmund Spenser, who was to write the epic poem "The Faery Queene" in praise of Elizabeth I. Grey was no mere courtier and was Lord Deputy in Ireland for Elizabeth and responsible for the Tudor Plantations, an intense campaign to re-establish English rule in Ireland. All three must have regularly travelled through the roads of Nash

Spenser is not the only poet who bore arms and exerted power in the area, though at a later time and for a different cause. John Bunyan wrote a Pilgrim's Progress after being stationed at Newport Pagnell as part of the forces of Parliament. This was no mere billet. Newport Pagnell, like Aylesbury, was a stronghold for Parliament, with Cromwell's own son a cavalry officer in Newport Pagnell. But Buckingham was for the King and a frontier defence for the Royalist headquarters of Oxford. Nash would have been at the very centre of this vicious struggle with descriptions of the time defining the area as simply "contested territory". The imagination can only wonder at what horrors passed through the roads of now quiet Nash as both sides tried to seize its commanding views. One farm in the west of Nash is still known as Barrack Farm as Cromwell stationed a cavalry unit there. Some of the farm buildings in Nash are clearly dated from before the civil war so remain silent witnesses to these events which defined not just British, but world history.

With the Restoration and the arrival of more peaceful times, Nash returned to its role at the crossroads of England. Firstly the turnpike roads and their coaching Inns, so magnificently retained in nearby Stoney Stratford, must have brought immense wealth and employment to the farms and trades of the area. The arrival of the canals dimmed this trade, but not Nash, as a spur from the Grand Union was built to Buckingham, passing just north of Nash. Finally the arrival of the railways confirmed the central importance of the area, producing Wolverton, the first purpose built Industrial town in the world.

The nineteenth century saw Nash gain its own parish church and separation from Whaddon. Yet to this day the footpath across fields from Nash to Whaddon is still known as the "Coffin Road" as burials continued in the consecrated ground of Whaddon church.

The arrival of the 20th century was again to bring the combination of war and creativity to Nash. The importance of Bletchley is world renowned for its role in breaking enemy codes in the Second World War. It was chosen because, yet again, it was half way between the universities and in easy reach of London. Less well known is the role that Nash and, especially, Whaddon, played in the same period, as Whaddon Hall served as headquarters of Section VIII (Communications) of MI6. The "Station X" wireless interception function was transferred here from Bletchley Park in February 1940. That facility served in a number of capacities, the most critical being the sending of Ultra intelligence from

Bletchley Park to officers in the field. The term Ultra was used to convey the status of the messages, which were considered to be above Top Secret.

As if that was not enough, Whaddon Hall was responsible for the training of all Ultra radio operators working for UK forces everywhere in the world. To complete the range of ultra-secret work, all the equipment they used was built on site. Everything to do with secret communications during the war came from our small area of north Bucks. And Nash was no bystander in this. Somewhere in the village are the remains of a radio mast which was manned 24 hours a day for the entire war to send and receive secret communications with all of Scandinavia, especially agents and resistance forces in occupied Norway and Denmark, with some communications with France and as far as Yugoslavia. Nash was unusual in that its power was provided by batteries to ensure a smoother electricity supply, free of noise, so it could listen deeper into occupied territory. Though the radio listening station has gone, the battery building still exists. It is said that Nash and Whaddon are the last high ground until you reach Stockholm; an ideal site. We can be proud of the small but vital role Nash played in the fight for freedom during those dark years.

Nash was actually much bigger than Whaddon during the war, having three churches, three pubs, two shops and a post office. With the developments in post war agriculture and transport, the population of Nash rapidly declined until the 1970s. Since then, infill, especially in the High Street and the conversion of pubs, shops and their respective car parks have greatly increased the stock of new houses and increased the village population to match its previous maximum. In keeping with trends across the UK the number of homes has increased greatly but the number of residents per dwelling has decreased. Few are likely to match the photograph taken just before 1914 of one farming couple and most of their 11 children living in one house in the village.

In the last decade there have been a number of attempts to create housing developments in the village which have been vigorously opposed, usually successfully, by the residents and, on their behalf, the Parish Council. But this should not be seen as hostility to additional development in Nash by villagers. It is the recognition that development can be welcome if it follows the collective wishes of the village to maintain the distinctive nature of Nash which has encouraged us to create this NDP.

Anybody who would like to further explore the history of Nash and especially its listed buildings might like to note that in April 2007 AVDC adopted a document entitled Nash Conservation Area, a copy of which can currently be found in the "Useful Info" section of the Nash parish Council website.

Amongst its many sections information can be found on the archaeology, historic land use, boundary changes and open spaces of the village. It also gives mini histories of all of the buildings listed in Nash in 2007 and describes the structural features of different buildings which help to define Nash.

Report of Sites Task Group

This element of the Nash NDP relates to the identification of possible housing development sites within the confines of the village.

Nash has been identified as a “non sustainable village “ by AVDC, and as such has no pressure placed upon it to provide additional housing over and above that already recently built or planned to be built. In fact, any multiple housing development is not suitable as the village is unable to meet the sustainability policies due to lack of services. Nash is capable of supporting gradual development when it meets the physical characteristics of the village layout design (i.e. historic linear structure)

In future years that situation may change and additional housing may be required or requested by local or national government.

To meet this eventuality a small team of villagers has been asked to identify possible sites within the confines of the village, that could in the future fulfil the possible need for small scale development, including “affordable housing”

The NDP sites team have spent time looking at sites that could satisfy that future possible need. These sites are marked on the map supplied with this report , they are numbered 1- 8 (Version 1) and are in no particular order of preference or of feasibility , but only offer identification for future debate and possibly acceptance by Nash PC and villagers.

Version 1 of the Nash site plan highlighted sites[1-8].These were is listed with notes on location and advantages/ disadvantages.

Version 2 of the plan has been written once a review had taken place.

The review was undertaken to further explore the feasibility of each site, the implications of future development on the locality, the impact on Nash residents and the environment.

The review, undertaken in September 2017, removed some sites highlighted as possible in Version 1 and inserted other sites deemed as potentially usable.

The sites within V1 that were removed were done so as planning permission from AVDC had already been refused on one or more occasions.

Methodology

The Nash Plan sites team used the following method to document their findings.

- Use of local knowledge of team members.
- Extended search , on foot, to explore possible locations .
- Use of high quality maps supplied by local authority.
- Feedback from the Nash PC that any development should be controlled, not oversized, be of a linear nature and contain an element of housing affordable for a young family.
- Information within the AVDC Fact pack.
- Impact assessment , this was used to discount sites that were deemed “possible” but not practical.

- Discussed the Environmental impact with the Environmental task Group as the process progressed.

This version of the Nash NDP follows on from the earlier work undertaken by the Sites Team. Previous versions contain details of previously discussed sites.

On the 13th November a meeting was held with the full NDP team where all possible future development sites, already detailed in version 3, were discussed and each site evaluated in respect to its feasibility and impact on the village and the environment.

It was agreed that the recommendation of the team be that only two sites should be put forward as suitable for future small scale development.

These sites, already highlighted on the version 2 map, should be renamed as "Site A" and site "Site B". In turn these sites should be split into two parts to allow a more staggered approach to any future development. This would allow a controlled steady flow of development and aid integration into the Nash community.

The plan does not include any provision for Gypsy Traveller sites because their definition is the responsibility of the district council

In addition the current location of two sites right on the parish boundary, whose sizes are out of proportion to the number of households in the parish, makes the addition of any further sites or pitches within 5 miles of the parish ill-advised. The neighbourhood plan makes no provision within the parish boundary for this reason

Final Proposal

Following discussion with the consultants, RCOH, the Nash NDP Committee agreed that we would not propose specific sites as part of the Nash NDP.

This was because, to meet the basic criteria which Nash residents had indicated to us, all sites would be required to have fewer than 6 sites. We were advised that sites of such relatively small size are not normally included in an NDP. We felt it best to follow this precedent and advice, even though the NDP Committee has definite views on which sites would be best and their order of preference.

Summary:

It was the overall feeling of the NDP Committee, to both satisfy future possible housing need and still maintain the "village atmosphere" which was a major concern to all members, that Nash should opt for a "Criteria-based" NDP.

Report of Environment Task Group

This report covers the following aspects:

1. Conservation area
2. Landscape and biodiversity features
3. Footpaths
4. Transportation links
5. Infrastructure and amenities
6. Traffic flow
7. Future sites for development
8. Vistas

The following sections outline the development and conservation objectives for each of these aspects, as well as the potential risks to achieving these objectives.

1. Conservation area

What is the current situation?

The conservation area in Nash is currently in two parts, as shown in figure 1 below. The main split is the caused by the 1970s development in the High Street.

Figure 1: Nash conservation area



What do we want to preserve?

We propose that the footprint of this conservation area is maintained.

We do not recommend that the footprint of the conservation area should be increased, as this would impose onerous restrictions on house owners in this area. Neither do we consider that it would be practical, or indeed serve any useful purpose, to join the various sections of the conservation area.

However development that impacts negatively on the conservation area should be avoided.

Having said that, it is possible that boundary adjustments to the existing area might improve the existing conservation areas. One example will be the area south of Weir Cottage and west of the Pond, on the Winslow Road at the far south of the village

The committee checked AVDC's Conservation Plan in July 2017 and nothing in this proposal appears to conflict with that plan.

We note that an important part of Nash's historic character is the linear nature of its development. This is shown implicitly by the selection of Conservation Areas and its maintenance is a priority in all future developments.

What do we want to change?

Subject to the above, no changes are required.

What are the risks to achieving the development/conservation objectives?

Unauthorised development within the conservation area. This should not have been a cause for concern except the issues involving the conservation area to the north of the Church over the last few years show how constant vigilance is necessary

Homeowners erecting/removing infrastructure which significantly alters vistas within the conservation area.

2. Landscape and biodiversity features

What is the situation currently?

We contacted organisations involved in the preservation of local flora and fauna and none felt that any species were in danger in the Nash area. Discussions were held with both Natural England and Historic England, both of which offered useful advice which was taken into account by both Task Groups when they did their investigations

Clearly any possible impact of future development might change this situation but existing planning procedures, including those for AVDC in general and Conservation Areas in particular

As far as Flora are concerned, the village is well shielded by trees that break up the skyline. Housing is not elevated and does not stand out when viewed from outside the village. This relative invisibility

is evident from both roads and walking trails. This is a fundamental characteristic of the village and should be preserved.

The prevalence of local fauna is strongly influenced the presence of agriculture around all the borders of the village. The local farming community works with local and national governmental bodies to ensure biodiversity.

This in turn is encouraged further by local residents through the provision of bat boxes, bat tiles, owl boxes and a duck house on the pond. The pond is the responsibility of the Parish Council who spend considerable sums of their limited budget maintaining the pond and keeping it weed free. This, and the flow of water into and out of the pond, provide as much diversity as is possible in what is a working agricultural part of Aylesbury Vale.

What do we want to change?

Subject to the above, no changes are required.

What do we want to preserve?

The profile of the village from the surrounding area should not be changed. This includes views across the valleys to the north (from Beachampton) and east (from Whaddon)

What are the risks to achieving the development/conservation objectives?

It is clear from our reading of available documents and discussions with interested parties that Nash is currently stable and not threatened.

In keeping with the NDP Committee and the perceived views of Nash residents, fears for the future, fears are focused on the danger that future development might threaten key landscape and/or result in biodiversity loss.

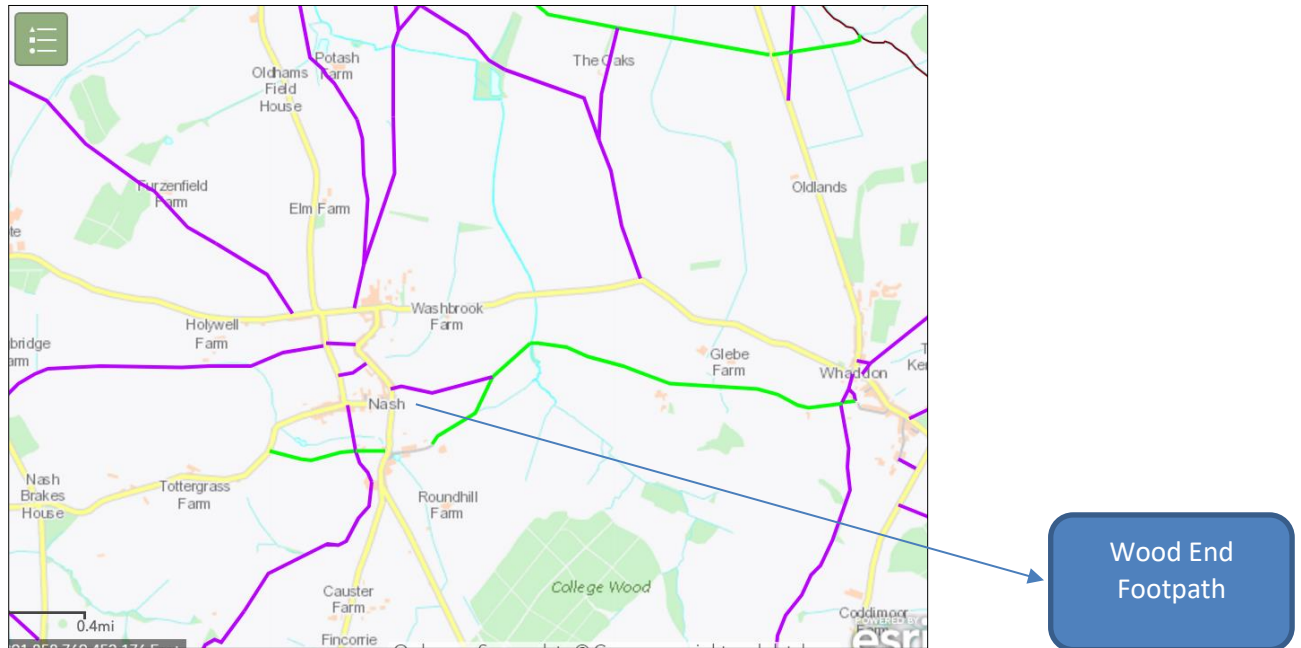
With this in mind the Sites Task Group took these concerns into account when they drew up their list of potential sites and highlighted any concerns they have about individual sites. It is up to the resident of Nash to judge through their democratically expressed will, how important maintaining the environment is to them

3. Footpaths

What is the current situation?

The village benefits from a network of footpaths, see figure 2.

Figure 2: Footpaths around Nash



Not all footpaths are well maintained/cleared, despite some forming part of the North Bucks Way.

What do we want to change?

We recommend that the plan includes provision for maintenance and clearing of the existing network of paths, so that footpaths are well marked and easily accessible, and remain in use by villagers and others.

We also propose including plans for improved drainage on the footpath from Wood End (see map).

A proposal has been made to create a circular walk around the village and encourage villagers to use it as a form of collective social exercise. This would require little more than the erection of signage, possibly with distances marked. The village could then advertise “walk evenings” in the same way as it has “Open Garden” days to encourage people to go out and meet their neighbours.

The only concern with this is that some of the crossing points, such as the one at the corner of Winslow Road and the High Street and the one beside Hollywell Cottages are dangerous, especially for those with poor mobility or young children.

The Historical nature of some of these walks could be highlighted, with special attention being given to the “Coffin Walk” from Nash to Whaddon

Within the village, we should consider linking up some of the footpaths. These could provide a circular walking area around the village to encourage residents to get out, walk around and meet

each other. Any future developments in the village should take this into account to see if their creation facilitates or works against the creation of such connections.

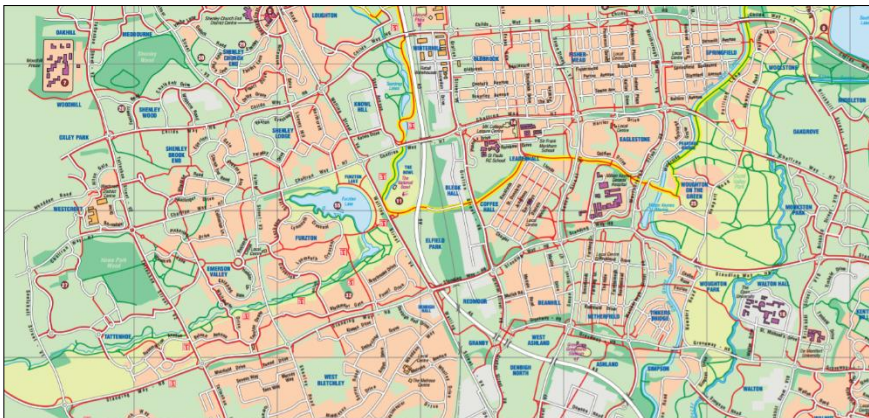
We have an exceptional rural facility on our southern boundary, in the form of College Wood, administered by the Woodland Trust. But access to it other than by car is very poor. Thought should be given to providing a path and/or cycle route from the village to College Wood.

Moving further on, with the creation of the bicycle path from Buckingham to Winslow, maybe we could have a similar link from Nash, through one of the Horwoods to Winslow. With the North Bucks way, this could give a circular route around north Bucks.

A longer-term objective is linking Nash to the network of 'redways' around Milton Keynes, to create a safe, all-weather cycling and walking route from Nash to Central Milton Keynes. See Figure 3. This would mean that bicycles no longer have to use local roads many of which are poorly maintained at the edges and are currently unsafe for bicycle use.

With an expansion of the North Bucks Way this could integrate the whole area providing a secure and environmentally friendly alternative for local travel

Figure 3: Relevant section of Milton Keynes redway network



What do we want to preserve?

The existing network as a minimum, with renewed signage

What are the risks to achieving our development/conservation objectives?

Fundamentally, it is a question of money. There is a minimum needs to maintain existing routes, in terms of policing their access and maintaining their signage, which is not met at present.

As in so many other things we are frustratingly close to Winslow, Buckingham and Milton Keynes yet alternatives to the car are unavailable. We are in danger of becoming an isolated enclave of compulsory car usage, similar to the suburbs of a large US city, while being a rural area traditionally connected to all the local towns.

Local paths should be improved and expanded so they can be used for journeys by foot, bicycle and horse, equestrianism being very popular in the entire area and being limited by the disconnected

nature of the bridle paths. If these were improved they could hugely encourage the equestrian industry and participation in rural life by the residents of nearby Milton Keynes and Buckingham

4. Transportation links

What do we want to change?

Bus facilities are currently inadequate for the village and should be extended, to enable access to facilities for elderly residents or younger people with no cars.

The link from Nash to the planned Winslow station risks severe congestion. Consideration should be given to sustainable transportation links (bus and bike) to connect with the service.

Discussions were held on the impact of self-drive cars on the village. Although, if they do come about, they will certainly be in operation during the lifetime of the NDP, we feel their influence on life in the village is too speculative for the NDP to make any recommendations.

However if they do come about it is felt that the benefits to Nash could be immense, possibly leading to a huge demand for housing development in small villages near large centres, just like Nash, all over the country. This possibility alone emphasises why we should plan the order and size of future development in Nash.

What do we want to preserve?

The existing community bus service, which is used by residents.

What are the risks to achieving our development/conservation objectives?

Resources to invest in transportation links. Nash has seen itself become completely dependent on cars over the last few decades.

5. Infrastructure and amenities

What is the current situation?

Nash is about as lacking as it could be in amenities and facilities while still being classed as a village. Nash has no schools, shops or pubs.

Life in the village is kept alive by constant efforts by those who run the Parish Council, Village Hall and Church, for the benefit of all residents regardless of their personal affiliations.

The Parish Council maintain a village recreation ground with an excellent playground for children, immediately south of the Church, This is also the location of the annual Village Fete, a highlight of the village summer.

Suggestions have been made that the childrens' play area could be moved to a more central location, closer to the High Street where it is more visible and accessible to residents

Mobile phone services should be improved. Visitors to Nash are shocked by how poor the coverage is for an area so close to major roads and centres. Many are reduced to holding their phone above their heads just to send and receive simple text messages.

Broadband is generally regarded as one of the highlights of the village with excellent speeds for many residents though this is not universal

What do we want to preserve?

Maintain existing broadband facilities.

What are the risks to achieving our development/conservation objectives?

That surrounding areas continue to reduce their catchment areas, in delivery, services and, above all education.

This is already a grave concern to parents of school age children. We want to attract more young families to the village and maintaining educational infrastructure is vital for this.

6. Traffic flow

What do we want to change?

Speeding through the village remains a concern . There are a number of possible solutions to this and we list some of those discussed.

- Controlled entrance and exit, as in Whaddon These could be put on the main roads towards the A421, Whaddon and Beachampton.
- Chicanes to slow traffic
- There is an issue with motorbikes going through the village at weekends especially to Motocross track
- Tractors going through village. We recognise this is a farming area and welcome that but there is a problem with gigantic tractors and trailers at high speed through the village
- Stop Nash being used as a "Rat Run" when A421 is blocked
- A calming zone or quasi-pedestrianisation of the High Street

What do we want to preserve?

The fundamentally rural nature of the village. Agricultural traffic has become larger and noisier but this is recognised as a facet of modern country living and we wish to maintain and encourage agriculture in the area.

What are the risks to achieving our development/conservation objectives?

As ever can our proposals be funded ?

In addition we want to make the village more pedestrian friendly, but not car-hostile. Nash is dependent on car transport and increasingly on delivery vehicles. Indeed both make life in Nash possible. A balance must be struck in any future changes

7. Future sites for development

What do we want to change?

A separate Task Group looked at proposals for specific sites. Therefore the Environment Task Group will not be involved in that process. Instead we want to highlight general proposals which will apply to any future housing developments in the village.

Sites for development should include provision for starter homes/houses suitable for young families. Currently the price range of properties precludes young families from buying homes.

What do we want to preserve?

The village has a strong social fabric and it is essential to preserve this. Development should take place at a pace that allows newcomers to be incorporated into the social fabric of the village.

New developments should be incremental with no large housing schemes (i.e. >5 houses) that would represent a step change in the development of the village, based on current population data.

It is important that there is no rolling development (i.e. any developments of >3 houses should be limited to one every few years, as defined by the residents. This could be expressed as an average or maximum number of houses in any given period.

Maintaining the character of the village as an integrated farming community is important.

The village is linear in character. Therefore, no infill development should be considered.

Future house design is not stipulated, as there is already a range of styles in the village, but should not be greater than 2 storeys or out of keeping with the location. The type and style of housing should be considered in relation to the site of the housing proposed (e.g. there may be different, site-specific requirements in different areas of the village).

House improvements and builds should be done in a way that preserves the character of the village. Nash is an active community and there are vistas in the village that should be maintained. See next section for details

What are the risks to achieving our development/conservation objectives?

Large scale development, approved and driven by external bodies, turning Nash into a dormitory village. This nearly happened in Great Horwood and the NDP should be formulated to prevent this, unless future villagers are in complete agreement.

Rolling development that puts stress on the social fabric of the village and means that newcomers are not integrated.

Infill development. This will turn the village into a poorly designed suburb, but without its facilities, rather than the rural village it is now. Though superficially appearing to be harmless it will destroy Nash's unique linear quality

Individual actions to improve houses that remove characteristic vistas in and around the village.

8 Vistas

While walking the village many of us have been struck by the number of locations where one can admire the view, which we have termed “Vistas”.

They are just simple rural view village-scapes which give Nash its character. A list of these would include the following.

Vista	Location	Description
1	Junction of Whaddon and Little Horwood Roads, looking south	Fork in road with countryside with distant forested hills of College Wood and Whaddon Chase
2	Pump on Whaddon road, looking east towards pond	Possibly most important vista in Nash as the narrow road suddenly opens up to see the pump, pond and Weir Cottage, acting as an introduction to Nash for most visitors
3	View towards pond from Weir Cottage	First view of Nash and pond for visitors arriving from Buckingham on North Bucks Way
4	View towards pond from Wood End	First view of Nash and pond for visitors arriving from Whaddon on North Bucks Way
5	View South from opposite rear gate to Weir Cottage	Whaddon Road disappears up hill to right while old road forks off towards pond
6	View South from north of mound on Whaddon Road	Traditional country road heading down to pond, unique to Nash
7	View east from behind old Post office on High Street	Possibly one of the best views between London and Birmingham, taking in rear gardens of some High Street houses and looking deep into Northamptonshire
8	Looking south from Paddock House on High Street	High Street winds gently up past old houses to south boundary of High Street
9	Looking north from March Cottage on High Street	Road turns towards pump, hill at north of High Street and selection of traditional houses in conservation area
10	Looking west towards Ringle Crouch	View of Houses, pump. Lane distant fields, old chapel. All on an attractive turn in the road
11	South from on front of Red House	Road winds towards Ringle Crouch and former Chapel
12	North from on front of Red House	Looking towards junction of High Street and Whaddon Road
13	Junction of High Street and Whaddon Road	Looking in all directions, this is one of the main vistas of the village, reinforcing its rural character with winding roads, old cottages and a working farm with a listed brick wall.
14	View from Whaddon Road towards Nash	The view from the road, travelling up hill to Nash` is one of the great introductions to Nash and prized by all residents
15	Junction of Thornton, Whaddon and Stratford roads, looking north	This single point could be expanded anywhere along the Thornton and Whaddon roads, as the views north towards Northamptonshire are already formally recognised by protection applied to the nearby land
16	View south from footpath linking High Street and	A unique view for a village, allowing a view across fields of sheep towards the old Rectory and Church beyond

	Stratford Road	
17	Junction of Thornborough, and Stratford roads, looking west	View curves away from hill, towards Barrack farm and the boundary of Nash

The NDP proposes that these vistas are at the heart of what gives beauty to the public areas of Nash. We do not have large public gardens, streets of Georgian architecture, Coaching Inns or a Market Square. But turning a corner or looking down a road on a summer's evening one can be struck by the simple rural beauty of Nash at any of these vistas.

It should be noted that the concept of vistas and their application to Nash is not unique to this NDP. In April 2007 AVDC adopted a document entitled Nash Conservation Area. Chapter 9 of this document is entitled "Key Views and Vistas" and defines vistas which AVDC Conservation consider important in defining what makes Nash unique.

In doing so it provides a map of the locations of these vistas and defines different types of vista. That document and this NDP have come to strikingly similar conclusions, completely independently.

Anybody interested in what defines the beauty of Nash and the concept of vistas is encouraged to look at this document, a copy of which can currently be found in the "useful Info" section of the Nash parish Council website.

Version Information

Version	Date	Changes
1	September 2017	Initial draft, which included the findings and reports of both Task Groups.
2	September 2017	Changes suggested by RCOH Consultants, following their internal review of version 1. This was presented to a joint meeting of the two Task Groups on October 11 th 2017
3	October 2017	Inclusion of changes adopted by the meeting of October 11 th 2017, for circulation to RCOH before meeting of Nash NDP Committee and RCOH in November 2017
4	November 2017	Inclusion of changes proposed following meeting with RCOH on November 2 nd and the follow up meeting of the NDP Committee on November 13 th . This changes were primarily the reduction in the number of proposed sites from 6 to four, those four being two previous sites split in two.
5	December 2017	Following meeting with the Parish Council on November 16 th 2017 and subsequent discussions within the NDP Committee, this draft is the first version to represent the option of adopting a "Criteria-based" NDP
6	December 2017	Removal of all references to sites and proposed questions for residents' questionnaire, following NDP Committee discussions, comments from the Nash Parish Council and advice from RCOH
7	January 2018	Inclusion of references to AVDC Nash Conservation Area document of 2007