

NASH NEIGHBOURHOOD PLAN 2018-2033

PRE-SUBMISSION VERSION 1

February 2018

Published by Nash Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012.

**NASH NEIGHBOURHOOD PLAN 2018-2033
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FEBRUARY 2018

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FOREWORD

The residents of Nash take immense pride in their village – its unique history and character and the inclusive and vibrant community spirit that enables it to thrive, despite its small size. To preserve and build on this legacy for future generations, they have developed this Neighbourhood Plan.

The Neighbourhood Plan expresses the development objectives of the village to 2033, collectively defined by its residents. The Nash Parish Council has led the process of drawing up this plan with community members, through a consultation process lasting from 2016 to early 2018, which will culminate in a village-wide referendum on the plan, scheduled for Autumn 2018.

In drawing up this document, the Nash Parish Council, its Neighbourhood Development Committee and Task Groups have consulted extensively with national and local agencies, including relevant units of the Aylesbury Vale District Council (AVDC) and the Buckinghamshire County Council (BCC). Work was undertaken within the national legislative and regulatory framework, including the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

The Nash Neighbourhood Development plan will be reviewed and updated, if necessary, by the Nash Parish Council every five years.

Mr Michael Williams
Chairman
Nash Parish Council

Acknowledgements

The Neighbourhood Development Committee would like to thank the following people for their help and advice during our work

- *Residents of Nash*
- *Luis Ponte, first Chairman of the Nash NDP Committee*
- *Stephanie Buller of AVDC NDP team*
- *Robert Lloyd-Sweet of Historic England*
- *Kirsty MacPherson of Natural England*
- *Freya Morris, Conservation Area Officer, AVDC*

Nash NDP Committee:

- *David Carter - Parish Councillor*
- *Jo Jones - Parish Councillor*
- *Mick Hedges*
- *Paul Mullins*
- *Des Hickey*
- *Ivan Rowe*
- *Elwyn Harker*
- *John Chaplin*

LIST OF POLICIES

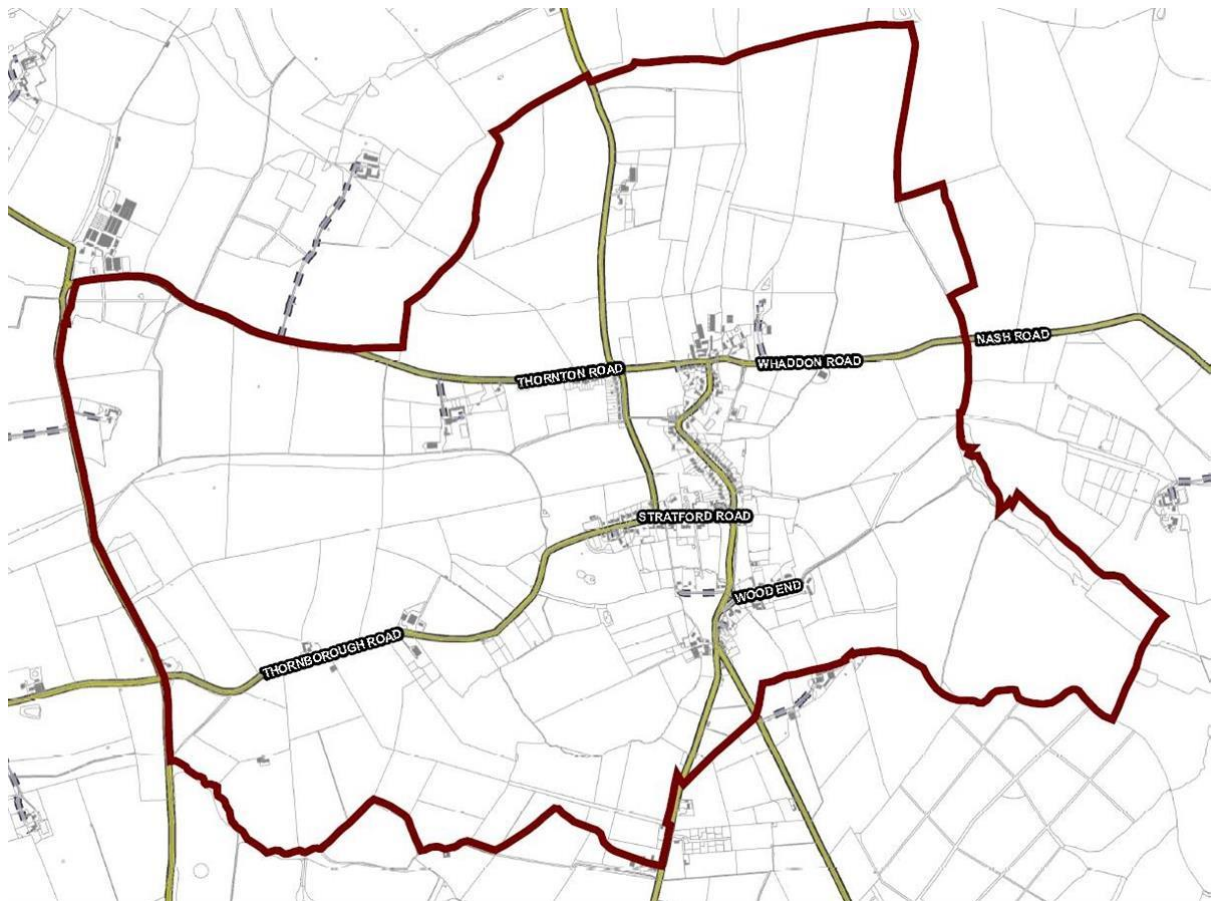
POLICY NO.	POLICY TITLE	PAGE NO.
NNP1	Nash Settlement Boundary	X
NNP2	Housing Development	X
NNP3	Design in the Conservation Area	X
NNP4	Important Views & Vistas	X
NNP5	Landscape & Biodiversity	X
NPP6	Footpath & Bridleway Network	X

1. INTRODUCTION & BACKGROUND

1.1 Nash Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Aylesbury Vale District Council, on 6 June 2016. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the parish boundary (see Plan A below) and is centred on the village of Nash.

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2033. The Plan will form part of the development plan for the Aylesbury Vale District, alongside the Aylesbury Vale Local Plan. As the Nash Neighbourhood is not allocating sites, the fact that the Neighbourhood plan does not start in the same period as the local plan is immaterial.



Plan A: Designated Neighbourhood Area

1.4 Neighbourhood Plans provide local communities, like Nash, with the chance to manage the quality of development of their areas and to pro-actively set out criteria for new housing, recognising that development is both necessary and welcome, if it is in accordance with the expressed wishes of the community.

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

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

1.6 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the parish.

The Pre-Submission Plan

1.7 The Pre-Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence examining the future of the essential elements for Nash on matters like site development criteria, future development priorities including Transport links, Footpaths, Infrastructure and Amenities. Its reports are published separately in the evidence base.

Strategic Environmental Assessment

1.8 The District Council has not yet issued a screening opinion in respect of the need for a Strategic Environmental Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. As it is unlikely an assessment will be required given the scope and content of the Plan (especially as no site allocations are proposed), then no SEA has been prepared and the matter will be addressed in the Basic Conditions Statement in due course. The District Council and the statutory consultees are requested to give this special attention in providing their comments on this version of the Plan.

The Next Steps

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

Consultation

1.10 If you have comments to make on this plan, please do so by **DATE** at the latest in the following ways:

John Hamilton
Parish Clerk and Responsible Financial Officer

Nash Village Hall, Stratford Road, Nash, Milton Keynes, MK17 0ES
clerk@nash-bucks-pc.gov.uk

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

<http://www.nash-bucks-pc.gov.uk/>

2. THE NEIGHBOURHOOD AREA

2.1 Nash is a small village situated in the north of Aylesbury Vale, approximately nine miles west of Bletchley and close to the District Boundary with Milton Keynes. Surrounding villages include Whaddon to the east, Great Horwood to the south and Thornborough to the west. The village sits in a landscape which slopes gently down from the south east to the north west. The area at the centre of the village, along Stratford Road, sits on a flatter area of land but the High Street follows the slope of the hill. The surrounding area is predominantly rural and Nash and most of its surrounding villages have agricultural origins. Nash has not been able to sustain commercial facilities, such as shops, restaurants or pubs. There are good facilities in nearby Milton Keynes and Buckingham.

2.2 The most recent, 2011 census put the total population at 417. The population has grown sharply since the lowest recorded population total of 214, in the 1961 census. Council tax records show that in the nine years between 2010/11 and 2018/19 some dwellings were added to the village. Despite these developments, the village continues to include three working farms within its boundaries, which is unusual for a village of its size and reflects how well the legacy of the past has been preserved; in 1891, some 40% of the total workforce in the village was employed in agriculture and a remaining 35% in textiles, usually home based. The continuing high degree of integration with the rural economy and with rural life is a source of great pleasure and pride to other residents of the village and something the village is keen to retain and encourage.

2.3 Nash is a single settlement, historically it was made up of a number of dispersed hamlets. The village originally had two distinct ends, separated by agricultural land. The edges of these distinct settlements have become blurred by later development, particularly in the 20th century, but remain fundamentally important to the historic character of the village. The village has retained its rural character, although the large amount of 20th century building along the High Street has created an area with a suburban feel in the centre of the village.

2.4 Nash village as a whole is very open and green. There are a number of mature trees and hedge rows in the area, and areas of open grassland and field systems surround the village. Long-distance views into the countryside from the village create a feeling of openness, whilst views into the conservation area from the fields nearby are partially obscured by the trees and hedges around property boundaries.

2.5 The Nash Conservation Area, designated by Aylesbury Vale District Council on 16 October 1991, Appraisal Report of 2007 recorded 21 buildings, all of which carried Grade II listed designations. Most of the listed buildings can be found within the Conservation Area. The village was split into three separate Conservation Areas covering the majority of the surviving historic buildings, see Plan B below.



Plan B: Designated Nash Conservation Area

2.6 Nash also has a church - All Saints Church. The church was built in 1857 and serves the village community by organising events which enable residents to socialise. The community also has a well-maintained village hall, which is used as a nursery and also hosts many community activities. Nash also has a recreation ground located behind the Village Hall, and the Parish benefits from an allotment site.

2.7 Nash residents have not had access to their own school since the closure of the Nash School in 1948. The village now sits within the catchment area of schools in local villages and towns. For children aged 4 to 7, this is the Whaddon Church of England School, and for those aged 7 to 11 it is the Great Horwood Church of England School. Buckingham and Winslow both now house secondary schools, although the closest secondary school, the Free School in Winslow, does not have a defined catchment area and residents' children may not be successful in securing school places there.

2.8 There is also an off-road track in the neighbouring Whaddon, located at Barn Hill Farm, however much of the off-road track is located in the south east corner of the Parish. The noise level from the off-road track is a source of concern for some residents.

2.9 There is an extensive variety of footpaths and bridleways across the whole of the Neighbourhood Area, which are seen as a real community asset used by the majority of the community. The Parish is part of a much wider area defined as a 'Nitrate Vulnerable Zone' that is susceptible to surface water flooding and some locations are particularly susceptible to surface water flooding. There is no flood risk from rivers (flood zone 2 or 3).

2.10 There are plans for Milton Keynes to expand to the south west (though not in to Whaddon Chase) and the current A421 route, outside of the parish of Nash, but the main route into Milton Keynes, is one of three options identified for the new Oxford – Cambridge Expressway. The latter may increase the chance of development being planned along that route (if chosen), but this will be beyond the current plan period (2033) and is far more likely to be focused on existing towns and transport hubs, and not in remote rural locations like Nash.

2.11 There has been some recent development activity in the Parish over recent years, most notably All Saints Close, which was a development of nine executive homes, in the centre of the village.

History

2.12 The origin of the village name of Nash 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 the important Roman Road, Ermine street, which ran from Dover to the northwest, and which later on came to be called 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 Towcester, if the description of the Roman historian Tacitus is to be believed.

2.13 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. Another important episode in the history of the UK saw Richard III intercepting the two "Princes in the Tower" just north of Nash, with neither of them ever being seen alive in public again.

2.14 The Tudors may have taken a particular liking to the area and enjoyed family connections to Grafton Regis. Queen 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 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 Spencer, who was to write the epic poem "The Faery Queene" in praise of Queen Elizabeth I.

Grey 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.

2.15 Spencer 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.

2.16 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 in Nash, as a spur from the Grand Union was built to Buckingham, passing just north of the village. Finally, the arrival of the railways confirmed the central importance of the area and producing Wolverton, the first purpose built Industrial town in the world.

2.17 For many years the Nash churchgoers used the church at Whaddon for worship and to this day, the footpath across the fields from Nash to Whaddon is still known as 'Church Way', or 'Coffin Walk', in deference to the final journey that many Nash residents would have travelled from Nash to the nearest consecrated burial ground of Whaddon church. The nineteenth century saw Nash separated from Whaddon by an ecclesiastical reorganisation and attached to Thornton where the church was within sight of the manor house, now Thornton College. The land owner there soon tired of watching Nash people burying their dead whilst he was enjoying his dinner and provided the funds for Nash to build its own church.

2.18 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 various, including the sending of ULTRA intelligence (material classified above Top Secret) from Bletchley Park to officers in the field.

2.19 Whaddon Hall was responsible for the training of all Ultra radio operators working for UK forces everywhere in the world. 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. 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 Scandinavia, especially with 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.

2.20 Nash was 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, developments along the High Street and the conversion of pubs, shops and their respective car parks into residential accommodation has 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 greatly increased 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.

3. PLANNING POLICY CONTEXT

3.1 The parish lies within the Local Planning Authority area of Aylesbury Vale in the county of Buckinghamshire.

National Planning Policy

3.2 The National Planning Policy Framework (NPPF) published by the government in 2012 is an important guide in the preparation of neighbourhood plans. The following paragraphs of the NPPF are considered especially relevant:

- Rural Communities (§28)
- Housing and Design (§50 & §58)
- Landscape & Biodiversity (§109)
- Heritage Assets (§126)

Strategic Planning Policy

The Aylesbury Vale District Local Plan (AVDLP) 2004

3.3 This version of the Local Plan was adopted by the District Council in 2004 and covered the period to 2011. Although its housing policies are now out of date, a number of policies have been saved for use in determining planning applications in the District. Of these, the most relevant to this Parish are:

- GP8 –Protection of amenity of residents – Protects amenity of residents from harmful development.
- Policy GP35 – Design of new developments – Sets out the built design principles for new development.
- RA3 –Extension of residential curtilages into open countryside – Protects rural nature of curtilages beyond the built-up area of settlements.

The Vale of Aylesbury Local Plan (VALP)

3.4 The VALP will replace the AVDLP and the submission version was approved on 18 October 2017. The District Council hopes to be able to submit the VALP for examination shortly and then to adopt in 2019. The VALP will set the spatial and growth strategy for the District over the plan period 2013 to 2033 and will contain development management policies to replace those saved from the AVDLP.

3.5 The most relevant strategic policies proposed in the submission version of the VALP are:

- S3 Settlement hierarchy and cohesive development – which identifies Nash village as a 'smaller village' in the hierarchy.
- S8 Delivering through Neighbourhood Planning – establishing the core relationship between the VALP and neighbourhood plans.
- D3 Housing Development at Smaller Villages – setting no housing supply targets for small villages but allowing for either neighbourhood plans to make such proposals or small schemes (< 6 homes) within set criteria.

- H6 Housing Mix – setting out the principles to meet housing needs to 2033 by type and tenure.

3.6 The most relevant non-strategic policies proposed in the submission version of the VALP are:

- D10 Gypsy/Traveller and Travelling Showpeople Sites – see below
- BE1 Heritage Assets – restating national policy on sustaining and enhancing heritage assets.
- BE2 Design – establishing some generic design principles for new development.
- NE2 Biodiversity and geodiversity – protection and enhancement of biodiversity, geodiversity and the natural environment.
- NE5 Landscape character and locally important landscape – establishes criteria to ensure landscape character maintained and policies map defines the reference to area of attractive landscape that covers the eastern part of the Nash parish up to the edge of Nash village area.
- NE8 Best and most versatile agricultural land – seeks to protect best and most versatile agricultural land for the longer term.
- C4 Protection of public rights of way – protecting and enhancement of public rights of way.

3.7 The remoteness and small scale of the village of Nash is such that no real expectation for housing growth in this location exists. The environmental designations mean that any significant development will be prevented.

Travellers and Gypsies

3.8 The local community has expressed significant concerns in recent years on the cumulative effects on community life of a higher than average number of registered traveller and gypsy sites in and around the Parish. Such matters are normally regarded as strategic policy for review and management by Local Plans, not Neighbourhood Plans.

3.9 However, there is no saved policy in the AVDLP managing these types of proposal and so they are considered by the District Council (and by neighbouring Central Bedfordshire Council, which also lacks on up-to-date policy) on their merits.

3.10 The District Council is intending to cover these issues in the VALP and it is therefore, not appropriate for this Neighbourhood Plan to do so. But, given the high level of interest by local people, the VALP proposed policy is detailed below.

Final Draft VALP Policy D10 Gypsy/Traveller and Travelling Showpeople Sites

Proposals for Gypsy, Traveller and Travelling Showpeople Sites or Gypsy and Traveller park home sites will be supported where it can be demonstrated that there is an identified need, taking into account existing local provision and the availability of alternative sites, and the following criteria have been met:

- It has reasonable access to existing local services and facilities (including shops, schools, healthcare and public transport). Sites should either be within*

- or close to existing sustainable settlements or with good access to major roads and/or public transport*
- b. Have safe and convenient vehicular access without giving rise to unacceptable impacts on highway safety*
- c. Be able to achieve a reasonable level of visual and acoustic privacy for both people living on the site and those living nearby*
- d. Not have a significantly adverse impact on environmental assets such as open countryside, landscapes, the historic environment, biodiversity, waterways, open space and green infrastructure*
- e. The size and scale of the site and the number of caravans stationed is appropriate to the size and density of the local settled community, and does not dominate the nearest settled community*
- f. The site should not be located where there is a risk of flooding or be affected by environmental hazards that may affect residents' health or welfare*
- g. The site must be capable of being adequately serviced by drinking water, utilities and sewerage disposal facilities*
- h. Sites should remain small in scale—no more normally than 15 pitches on any one site*
- i. Sites should be suitably designed and the layout includes enough space to accommodate the proposed number of caravans, landscaping, vehicles and ancillary work areas as appropriate.*

In the case of Travelling Showpeople, proposals will be also be assessed taking into account the needs for mixed use yards and the nature and scale of the Show people's business in terms of land required for storage and/or the exercising of animals.

Sites in the Green Belt will not be permitted unless other locations have been considered and only then where very special circumstances can be demonstrated.

3.11 It is noted that the District Council has not set a requirement for additional pitches, or allocated land for new provision, in Nash Parish.

3.12 In its supporting text, the policy acknowledges the need to make appropriate provision and advises that the planning system should ensure that sites are located in appropriate locations. It recognises that Romany Gypsies and Irish Travellers form a minority ethnic group legally protected against discrimination. It defines Gypsies and Travellers, for planning purposes, as "persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such." The text explains how judgements regarding the status of Gypsies and Travellers will be made according to the nomadic lifestyle or whether this has ceased permanently or temporarily.

3.13 The District Council is obliged to set pitch and plot provision target over the short, medium and longer term. The text reports the Assessment of Need carried out at a county level in 2013, that was updated in 2014. A further update is planned but the 2014 update has been the basis of the VALP. It concluded that there is a need to find 57 new pitches by 2028 but no identified need to provide transit pitches. The 2103 Assessment of need recommended that:

- existing sites should be safeguarded, to ensure that needs continue to be met in perpetuity
- identification of additional pitch provision should take into account where the need arises
- councils should be reasonably flexible about the location of small private sites
- councils should consider whether existing sites could expand, including extending beyond current boundaries
- councils should also undertake site assessment work to identify new sites to meet identified future Gypsy and Traveller needs.

3.14 The text contains the rationale for assessment of current provision and whether confirming permanent status on temporary provisions would meet the assessed need. The second consideration was expansion of existing sites, then potential for brownfield land development where there was capacity for growth on these sites. Sites with temporary permission were considered initially, followed by the consideration of the intensification/expansion of existing sites. Next would be development on brownfield land, and allocation of pitches as part of housing development; finally, land identified for employment use that was not required and later released for housing.

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 At the end of 2015, the Nash Parish Council decided that Nash would benefit from a Neighbourhood Development Plan, as provided for in the Localism Act 2011.

4.2 Attempts to create substantial new housing developments in the village of Nash have been made over the last ten years and will doubtless take place in the future. This plan is not hostile to additional development, but pro-actively sets out criteria for new housing, recognising that development is both necessary and welcome, if it is in accordance with the expressed wishes of the community, as set out in this plan. It is the need to define criteria for the future development of Nash that has encouraged Nash to create this Neighbourhood Plan.

4.3 The Parish has consulted with the residential community during the course of the plan preparation process, and the NNP is based upon the results of these consultations, which have included meetings, open days and community surveys.

4.4 Most importantly, it emerged from consultation processes on this Neighbourhood Plan that the residents of Nash do not wish to have large-scale single developments in the village, as this would not be possible without destroying the unique character of the village. Additionally, it would be challenging to integrate relatively large numbers of new residents into the social fabric of the community. Incremental development, through self-build housing or small-scale developments is however supported by the community, in accordance with a set of criteria, set out in the policies of this plan.

4.5 The process also resulted in the identification of development priorities in five areas:

- Transportation links;
- Footpaths, infrastructure and amenities;
- Traffic flow;
- Landscape and biodiversity features; and
- Conservation and vistas.

5. VISION, OBJECTIVES & LAND USE POLICIES

Vision

5.1 The vision of the neighbourhood area in 2033 is:

“The Parish and village of Nash have changed little over the last 15 years, as they remain relatively isolated from Milton Keynes by Whaddon Chase.

However, a small number of new homes have been built on the edge of the main part of the village that have been suited to younger people and families. Some have been self-build homes by local people.

Managing the number, location, size and design of the schemes through the Neighbourhood Plan has made sure that they have blended well with the rural and historic character of the existing village and have therefore been welcomed by the local community. As the change has been small and incremental, there has been no need for additional local facilities.

The schemes have also helped improve the local network of footpaths and bridleways that are an important part of enjoying living in the village.”

Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To encourage some new housing development especially suited to younger people and families and to local people wanting to build their own homes
- To maintain the village as a small village set within an attractive countryside and rural landscape integrated with local farming communities
- To ensure new development is of the highest standard of design, that especially respects the character of the Conservation Area and listed buildings and key views within the village
- To protect the biodiversity value of the Parish
- To protect and improve the popular network of footpaths and bridleways in and around the village

Monitoring & Review Policies

5.3 The Plan will be monitored by the District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity, but other data collected and reported at a Village level relevant to the Plan may also be included. It is expected that the Plan will be reviewed on a five-year cycle once it is 'made'.

Land Use Policies

5.4 The following policies relate to the development and use of land in the Parish of Nash. They focus on specific planning matters that are of greatest interest to the local community.

5.5 There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the forthcoming Vale of Aylesbury Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

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

Policy NNP1: Nash Settlement Boundary

The Neighbourhood Plan defines a Nash Settlement Boundary, as shown on the Policies Map.

Proposals for small scale development within the Boundary will be supported, provided they accord with the design and development management policies of the Neighbourhood Plan and Vale of Aylesbury Local Plan.

Development proposals on land outside the Boundary will not be supported other than for rural housing exception schemes, uses that are suited to a countryside location such as appropriate leisure and recreational uses, or community right to build schemes.

5.7 This policy establishes and defines the Nash Settlement Boundary, to distinguish the consideration of planning applications within the settlement from those outside the boundary. In doing so, it replaces saved AVDLP policies RA3, RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area. Together with Policy NNP2, it also refines VALP Policy D3, a non-strategic policy, which sets out criteria for managing housing development in smaller villages in the District.

5.8 Nash is defined as a 'small village', which occupies a relatively isolated rural location beyond Whaddon Chase and sits within an open landscape that defines its rural character. The village has only a small but popular village hall and is not well served by public transport. It is therefore not a sustainable location for any significant growth. In which case, the Settlement Boundary is drawn to reflect the observed edge of the existing built-up area of the main part of the village formed by High Street (and around its junction with Whaddon Road), the lower part of Stratford Road (and around its junction with Thornborough Road and High Street). The smaller developments on the upper part of Stratford Road and at Winslow Road and Wood End are separated from main village area by large tracts of open land and are therefore excluded from the Boundary.

5.9 The policy aims to ensure that the village does not grow beyond the limits that are provided for by the Boundary. Infill development or redevelopment must be small in scale relative to the village of Nash (i.e. no more than three dwellings) and it must be consistent with all other design policies of the development plan, especially if it lies within the Conservation Area or its setting.

5.10 The policy confines development beyond the Boundary to development that is suited to a countryside location, e.g. leisure and recreation, but recognises proposals for employment, agriculture, forestry and tourism may help the rural economy provided they are well designed. There may also be specific types of rural housing schemes that may be appropriate outside the Boundary. Rural exception site housing schemes may be supported on sites adjoining the Boundary.

NNP2: Housing Development

Proposals for housing development within the Settlement Boundary, will be supported provided that:

- i. the scheme does not obstruct or otherwise harm an Important View or Vista defined by Policy NNP4;***
- ii. the front or rear elevation of each property faces the countryside;***
- iii. the scheme comprises only detached or semi-detached houses, no higher than two-storeys, each of a different appearance;***
- iv. the scheme comprises no more than three dwellings and that no more than one scheme will be consented within a five year period; and***

5.11 This policy sets out the criteria for managing proposals for new housing development in the Nash Settlement Boundary. It works alongside Policy NNP1 in respect of defining principles for such development and with policies NNP3, NNP4 and NNP6 in respect of design principles. It also refines VALP policies D3 and BE2 in these respects.

5.12 A key decision made during the consultation process for the Neighbourhood Plan was that specific sites should not be selected for development. The context for this decision is that Nash has been identified as a “small village” by Policy S3 in the VALP, 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. Large scale housing development is therefore not suitable as the village is unable to meet the sustainability policies in the Local Plan due to the lack of services.

5.13 However, the community does not wish to rule out any new housing development and recognises that the village will benefit from a small number of schemes.

5.14 The Parish Councils considers that there are opportunities to deliver such homes within the Settlement Boundary, and supports such development, if criteria set out in this policy are all met. The criteria aim to deliver successfully designed schemes (when considered alongside other Plan policies) that will deliver the right type of homes. Importantly, they include the means by which the rate and total number of homes will be managed over the consecutive five-year periods to the end of the

Plan, i.e. 2018 – 2023, 2023 – 2028 and 2028 – 2033. In doing so, the policy will ensure that no more than 9 homes will be built in the village over the full 15-year period.

5.15 Small-scale developments are preferred to facilitate the integration of new residents into the social fabric of the village and to limit the creation of separate enclaves or estates within the village. The creation of gated or fenced off communities is not desired, as this inhibits the integration of residents into village life. The variety of existing dwellings should be maintained. Most importantly, it emerged from consultation processes on this Neighbourhood Plan that the residents of Nash consider that large-scale single developments in the village would not preserve the unique character of the village.

NNP3: Design in the Conservation Area

The Neighbourhood Plan will support housing development proposals located in, or within the setting of, the designated Nash Conservation Area, provided they preserve or enhance its character or appearance, as defined by the Nash Conservation Area Appraisal. For all other housing development proposals, the document should be used to prompt design solutions that reflect the character of Nash in their scale, siting, layout, materials, landscaping and design details.

5.16 This policy responds to the strong rural, landscape and heritage constraints of the village of Nash and aims to ensure that the design of development does not impact negatively on the Conservation Area, and that any development that forms the setting of the Conservation Area also respects the character of the village, refining VALP Policies BE1 and BE2.

5.17 The Conservation Area is divided into three parts, as shown in Plan B. The land in between comprises the 1970s development in the High Street. The Conservation Area Appraisal explains 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. 'Backfill' development in particular is not supported to maintain this characteristic linear nature of village housing and to protect the amenity of nearby residents.

NNP4: Important Views & Vistas

Important Views and Vistas are defined by the 2007 Nash Conservation Area Appraisal and by the Neighbourhood Plan Policies Map. Proposals for development that do not obstruct or otherwise harm the essential character of an Important View or Vista will be supported.

5.18 This policy identifies a number of views and vistas that make an important contribution to defining the special character of the village. They are derived from the 2007 Nash Conservation Area Appraisal (and are shown on the two maps on pp19-20) and by the additional evidence work of the Project Steering Group (and are shown on the Policies Map). It does not rule out development proposals but requires that they pay special attention to the location, height and massing of buildings and structures so as not to obstruct or harm a view or vista.

5.19 The policy compliments the Conservation Area Appraisal for Nash, which defines views and vistas which the Appraisal considers are important in defining what makes Nash unique. Each view and vista is also described in detail in the Report of Task Groups in the evidence base, following their own assessment of the village character, and extracted and saved in an annexe attached to this Plan.

NNP5: Landscape & Biodiversity

The Neighbourhood Plan will protect and enhance the rich landscape and biodiversity features of Nash, including:

- a. the shield of trees that break up the skyline;***
- b. its relative invisibility from roads and trails;***
- c. the farmlands;***
- d. its network of footpaths; and***
- e. the pond.***

Development proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape conservation, including its views, will be supported.

5.20 This policy aims to preserve and enhance the fundamental characteristics of the village. Following contact with organisations involved in the preservation of local flora and fauna, none felt that any species were in danger in the Nash area. Clearly, the impact of future development might change this situation, but existing planning criteria, including those for AVDC, such as NE2, NE5 and NE8, and those regulating the Conservation Areas in particular, offer some protection. This policy aims to complement such criteria.

5.21 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. 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.

5.22 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. The profile of the village from the surrounding area should not be changed. This includes views across the valleys to the north (from Beachampton), east (from Whaddon) and west (from Stratford Road towards Buckingham).

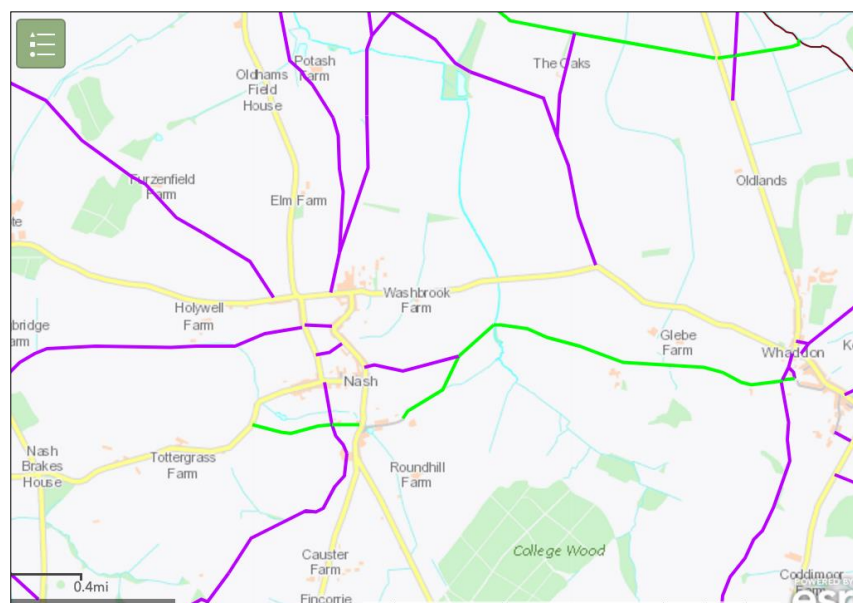
NNP6: Footpath & Bridleway Network

The Neighbourhood Plan identifies a Footpath & Bridleway Network as shown on the Policies Map. Development proposals that incorporate or adjoin the Network must maintain or enhance its functionality and must not cause obstruction.

Proposals to extend the Network will be supported, provided they avoid or minimise the loss of mature trees and hedgerows, and are consistent with a rural location.

5.23 This policy defines a network of established public footpaths and bridleways in the Parish to require its protection from harmful development on the one hand but to encourage its improvement and extension on the other.

5.24 Nash lacks most amenities and facilities; it has no schools, shops or pubs. The village thrives because village life is kept alive by constant efforts by those who run the Parish Council, Village Hall, Church and Youth Club, for the benefit of all residents. However, the village benefits from a network of footpaths, some forming part of the North Bucks Way, see Plan C below, which are used frequently by residents. Despite this, not all footpaths are well maintained or cleared. This policy seeks the maintenance, enhancement and improved connectivity of this footpath network specific to Nash, refining Policy C4 of the VALP.



Plan C: Footpath & Bridleway Network around Nash

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be primarily implemented through the District Council's consideration and determination of planning applications for development in the Parish.

Development Management

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

6.3 The Parish Council is confident that the District Council and applicants will give proper consideration to the Neighbourhood Plan as part of the development plan when determining planning applications. However, if necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Improvements

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

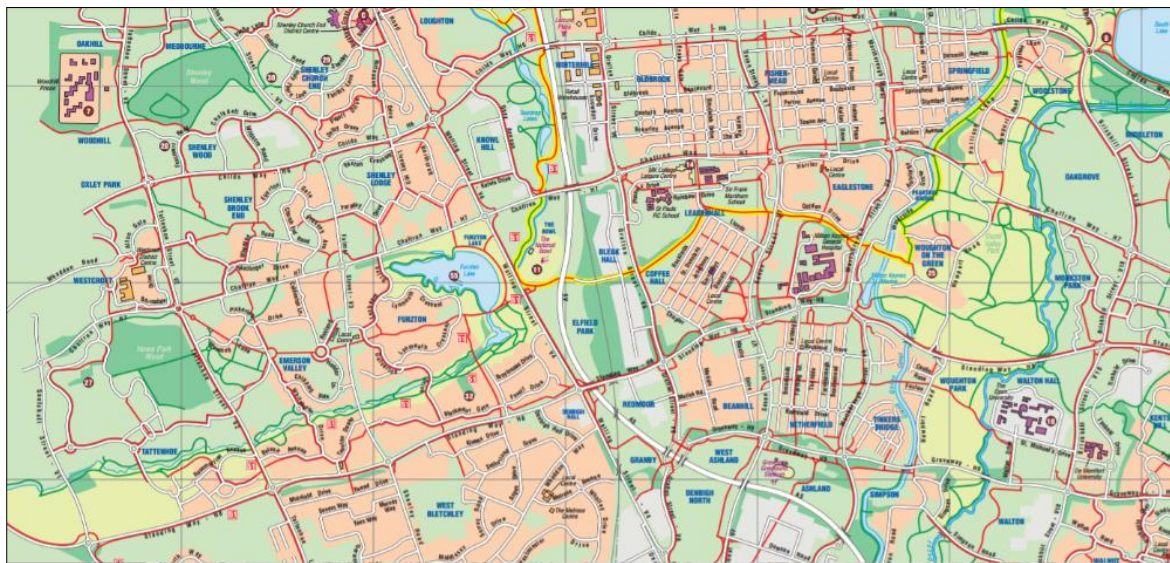
6.5 Some initial opportunities have already been identified in this process:

Transportation links

6.6 Bus facilities are currently inadequate for the village, and Nash has become heavily dependent on private cars over the last decades. This plan envisages limited, incremental increases in the number of dwellings in the village, but even this level of growth is not sustainable without extending public transportation facilities. In the context of an aging population, ensuring that access to facilities for elderly residents is a priority. Maintaining the existing community bus service, which is well used by residents, is extremely important as this is a lifeline for many residents. The link from Nash to the planned Winslow station risks severe congestion. Consideration should be given to sustainable transportation links (bus and bicycle) to connect with the service.

Pedestrian/Cycling Links

6.7 Consideration should be given to providing a path and/or cycle route from the village to College Wood, an exceptional rural facility on the southern boundary of the village. Longer-term objectives include the creation of a cycle/walking path to Winslow and/or 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 Plan D below. This would reduce reliance on private cars, as bicycles would no longer have to use local roads many of which are poorly maintained at the edges.



Plan D: Relevant section of Milton Keynes Redway network.

6.8 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. Linking footpaths to create a circular walk around the village and encouraging villagers to use it. This would require little more than the erection of signage, possibly with distances markers. The village could then advertise "walk evenings" in the same way as it has "Open Garden" days to encourage people to meet their neighbours. The historical nature of some of these walks could be highlighted, with special attention being given to Church Way, the traditional funeral walk from Nash to Whaddon. This activity should consider the risks of some of the road crossing points, such as the one at the corner of Winslow Road/High Street and the one beside Hollywell Cottages.

6.9 Further integration and improvements to the infrastructure of paths and bridleways would be beneficial, with equestrian activity in particular set to benefit from this development. Equestrianism is popular in the area and is currently limited by the disconnected nature of the bridle paths. If these were improved, they could encourage the equestrian industry, as well as participation in rural life by the residents of nearby Milton Keynes and Buckingham.

Other Non-Planning Matters

6.10 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system to control. For example, suggestions have been made that the children's play area could be moved to a more central location, closer to the High Street where it is more visible and accessible to residents. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.

ANNEXE

In addition to the conservation area and many listed buildings, the village benefits from notable “vistas and views” – locations where anyone can admire the view, and which define the unique character of the village.

We have differentiated views (internal to the village) and vistas (countryside panoramas) as defined below.

These lists have been compiled following discussions with residents. Future development that impairs these views and vistas is considered to be undesirable in terms of the NDP, even if it meets other development criteria as set out in this document.

Heritage Views

These are panoramas within the village which define the character of Nash. They show how Nash has maintained its foundation as a collection of separate tiny hamlets, mainly on hills or by water sources, joined by winding roads. They also give excellent views of the listed and historic buildings in Nash, views which have existed since the buildings were built, some pre-Tudor.

View	Location	Description
1	From the restored Pump on Winslow road, looking east towards pond	Possibly most important view 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
2	View towards pond from Weir Cottage	First view of Nash and pond for visitors arriving from Buckingham on North Bucks Way
3	View towards pond from Wood End	First view of Nash and pond for visitors arriving from Whaddon on North Bucks Way
4	View South from opposite side of the road to the rear gate to Weir Cottage	Winslow Road disappears up hill to right while old road forks off towards pond
5	View South from north of mound on Whaddon Road	Traditional country road heading down to pond, unique to Nash
6	Looking south from Paddock House on High Street	High Street winds gently up past old houses to south boundary of High Street
7	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

8	Looking west towards Ringle Crouch, on High Street	View of Houses, pump. Lane distant fields, old chapel. All on an attractive turn in the road
9	South from on front of Red House, on High Street	Road winds towards Ringle Crouch and former Chapel
10	North from on front of Red House, on High Street	Looking towards junction of High Street and Whaddon Road
11	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.
12	View south from footpath linking High Street and Stratford Road	A unique view for a village, as it is a completely rural view in the geographic heart of Nash. It gives a panorama of Nash, across fields of sheep towards the old Rectory and Church beyond

Rural Vistas

These are panoramas of the countryside either from Nash looking out or of Nash, looking in. All are equally valuable and define the unique character of Nash

Vista	Location	Description
1	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. A point to note is that it is primarily a view of trees on a hill with only occasional rooves piercing the skyline for most of the year.
2	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
3	Junction of Thornborough, and Stratford roads, looking west	The Vista towards the west and Buckingham curves away from hill, towards Barrack farm and the western Parish Boundary of Nash
4	Views from the rear of houses, particularly the houses around number 24, on the east of the High Street	The vista curves east towards Whaddon Church and the beautiful rolling countryside in between. The view north east towards Milton Keynes from the same location, is also important

5	View east from behind old Post office on High Street	Possibly one of the best panoramas of rolling English countryside between London and Birmingham, taking in rear gardens of some High Street houses and looking deep into north Buckinghamshire and Northamptonshire
6	Junction of Winslow and Little Horwood Roads, looking south	Standing at the fork in the road with countryside and the distant forested hills of College Wood and ancient Whaddon Chase

The NDP proposes that these vistas and views 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 locations.

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. It further provides a map of the locations of these vistas and defines different types of vista. The content of this document and the vistas outlined above are strikingly similar, even though they were developed independently.

POLICIES MAPS



