

# NASH NEIGHBOURHOOD PLAN 2018 to 2033

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Nash Neighbourhood Plan

~~May 2019~~

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Published by Nash Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42.

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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, which have been collectively defined by its residents as follows:

- To maintain the village as a small village in an attractive countryside setting and rural landscape integrated with local farming communities;
- To enable economic activity that is appropriate to the setting of a small, rural village; ~~and~~
- To maintain and develop the community infrastructure and natural environment to support the wellbeing of community members and strengthen social cohesion.

The Nash Parish Council has led the process of drawing up this plan with community members, through a consultation process lasting from 2016 to mid-2018. In addition, 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  
Version 13

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## ACKNOWLEDGEMENTS

The Neighbourhood Development Committee would like to thank the following people who have contributed to this plan:

- The residents of Nash
- Luis Ponte, first Chairman of the Nash NP Committee
- David Broadley, AVDC
- Stephanie Buller, Neighbourhood Planning Officer (Planning Policy Team), AVDC
- Robert Lloyd-Sweet of Historic England
- Kirsty MacPherson of Natural England
- Freya Morris, Conservation Area Officer, AVDC

Nash NP Committee:

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

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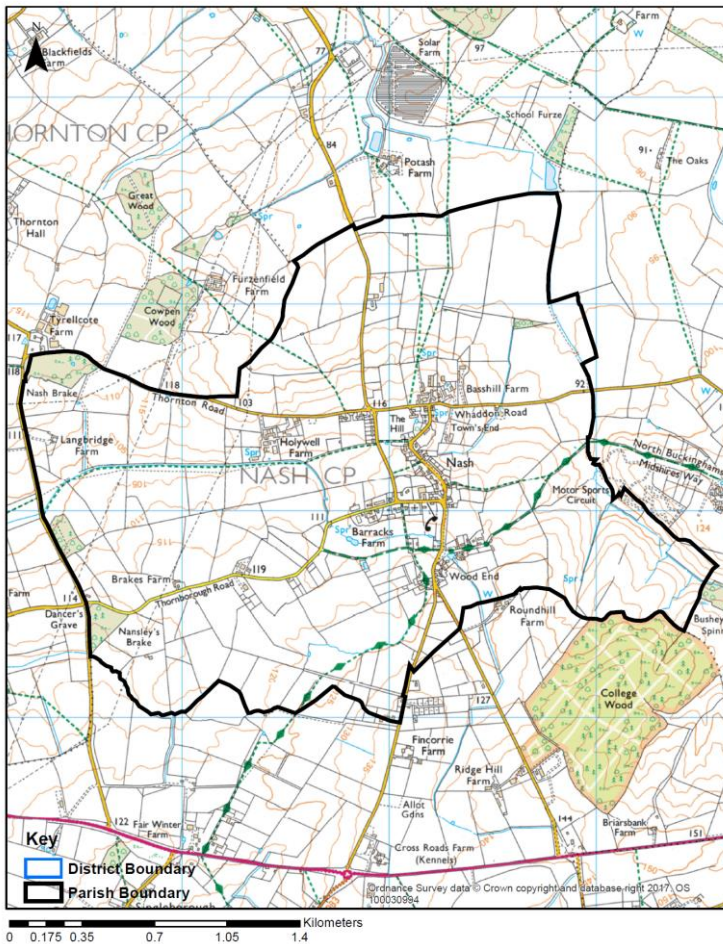
# Nash Neighbourhood Plan

## 1. INTRODUCTION & BACKGROUND

1.1 Nash Parish Council has elected to prepare 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 under the provisions of the Localism Act 2011, and in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

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1.2 The area coincides with the parish boundary (see Figure 1 below) and is centred on the village of Nash.



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## Nash Neighbourhood Plan

Figure 1: Designated Nash Neighbourhood Area

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications within the neighbourhood area over the plan period to 2033. The Plan will form part of the development plan for the Aylesbury Vale District, alongside the Vale of Aylesbury Local Plan, once adopted, and until then the saved policies of the 2004 Aylesbury Vale District Local Plan. As the Nash Neighbourhood Plan (NNP) is not allocating any sites for development, there is no requirement for the neighbourhood plan to have the same plan period as the Local Plan.

1.4 Neighbourhood Plans provide local communities, like Nash, with the opportunity to influence and promote good design in their area by pro-actively establishing locally-relevant criteria to promote sustainable development in their area, recognising that development is both necessary and can be appropriately delivered if it is in accordance with the policies of this Neighbourhood plan.

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

- Is the NP consistent with the national planning policy?
- Is the NP consistent with local planning policy?
- Does the NP promote the principles of sustainable development?
- Has the process of making of the NP met the requirements of the European environmental standards?

In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.

These requirements will be tested by an Independent Examiner once the Neighbourhood Plan is finalised. If satisfied, the Examiner will recommend to AVDC that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the NP, then it becomes adopted by AVDC as formal planning policy for the local area.

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**Commented [BS4]:** We discussed this in the last meeting. Yes keep it its useful for the community to understand the process.

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## Nash Neighbourhood Plan

The Parish Council has published this Pre-submission Version for consultation [over an eight-week period](#), in line with Regulation 14 of the 2012 Regulations. All comments received on this version will be considered and appropriate changes will be made in preparation for Submission

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In April 2018, AVDC issued its report on the Strategic Environmental Screening Opinion for the Nash Neighbourhood Plan. This report determined that the plan was unlikely to give rise to significant environmental effects and on that basis a Strategic Environmental Assessment was not considered to be needed.

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 In May 2018, the District Council 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. The outcome of this process is that a sustainability appraisal to meet the requirements for Strategic Environmental Assessment is not considered necessary, as the Plan does not propose to allocate land for development and instead sets out a spatial vision for the designated Neighbourhood Area and provides objectives and policies to guide sustainable development.

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## The Next Steps

1.9 Once the 'regulation 14 pre-submission consultation has been completed, the Parish Council will review the comments made and prepare a submission version of the Plan. This will be submitted to the District Council who will undertake the regulation 16 Submission consultation, before submitting the plan for independent examination. If the examiner recommends that the plan proceed to referendum, this will subsequently be arranged by AVDC.

### Regulation 14 Pre-submission Consultation

1.10 The pre-submission version of the Nash Neighbourhood Plan is out for Regulation 14. Pre-submission Consultation for a six-week period.

Copies of the plan and its supporting documents can be found on our website <http://www.nash-bucks-pc.gov.uk/>.

Or on application to the Parish Clerk on the email below:

John Hamilton  
Parish Clerk and Responsible Financial Officer  
Nash Village Hall, Stratford Road, Nash, Milton Keynes, MK17 0ES  
[clerk@nash-bucks-pc.gov.uk](mailto:clerk@nash-bucks-pc.gov.uk)  
Tel: 0795 2318497

Comments can be submitted to the parish council NP Committee by post or email to the Parish Clerk at the contact details above.

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

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

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## 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 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 total of 214, in the 1961 census, and at the time of drafting of this pre-submission plan, the number of houses in the village was 195, <sup>1</sup>according to council tax records. These same records show that in the nine years between 2010/11 and 2018/19 some 15 dwellings were added to the village.

2.3 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 conserved; in 1891 the village workforce was mainly split between agriculture and home-based home based lacemaking. 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.

2.4 Nash is a single settlement, historically 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 20<sup>th</sup> century, but remain fundamentally important to the historic character of the village. The village has retained its rural character, although the large amount of 20<sup>th</sup> century building along the High Street has created an area with a suburban feel in the centre of the village. In addition, there has been some recent development activity in the Parish over recent years, most notably All Saints Close, a development of nine executive homes, in the centre of the village.

<sup>1</sup> This figure erroneously includes approximately 15 dwellings in Nash Park, which lies outside the Parish Boundary (email from Peter Brown, AVDC to Parish Clerk, 8 February 2018)

**Commented [BS5]:** Maps and pictures would help to make this document more contextually specific and unique, see Waddesdon for example and other AV made plans. The community are more able to identify with the plan too if they recognise elements of their area. could hold a local competition to submit photo's to be used in the plan.

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**Commented [8]:** Changed "30" to "15" (see AVDC spreadsheet by Parish)

**Commented [9]:** Note for Stephanie: See footnote regarding number of dwellings

**Commented [BS10]:** We discussed this in the last meeting, agreed

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## Nash Neighbourhood Plan

2.5 Nash village is open and green. There are a 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.

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2.6 The Nash Conservation Area, designated by Aylesbury Vale District Council on 16 October 1991, and reappraised in 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 Figure 2 below.

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# Nash Neighbourhood Plan

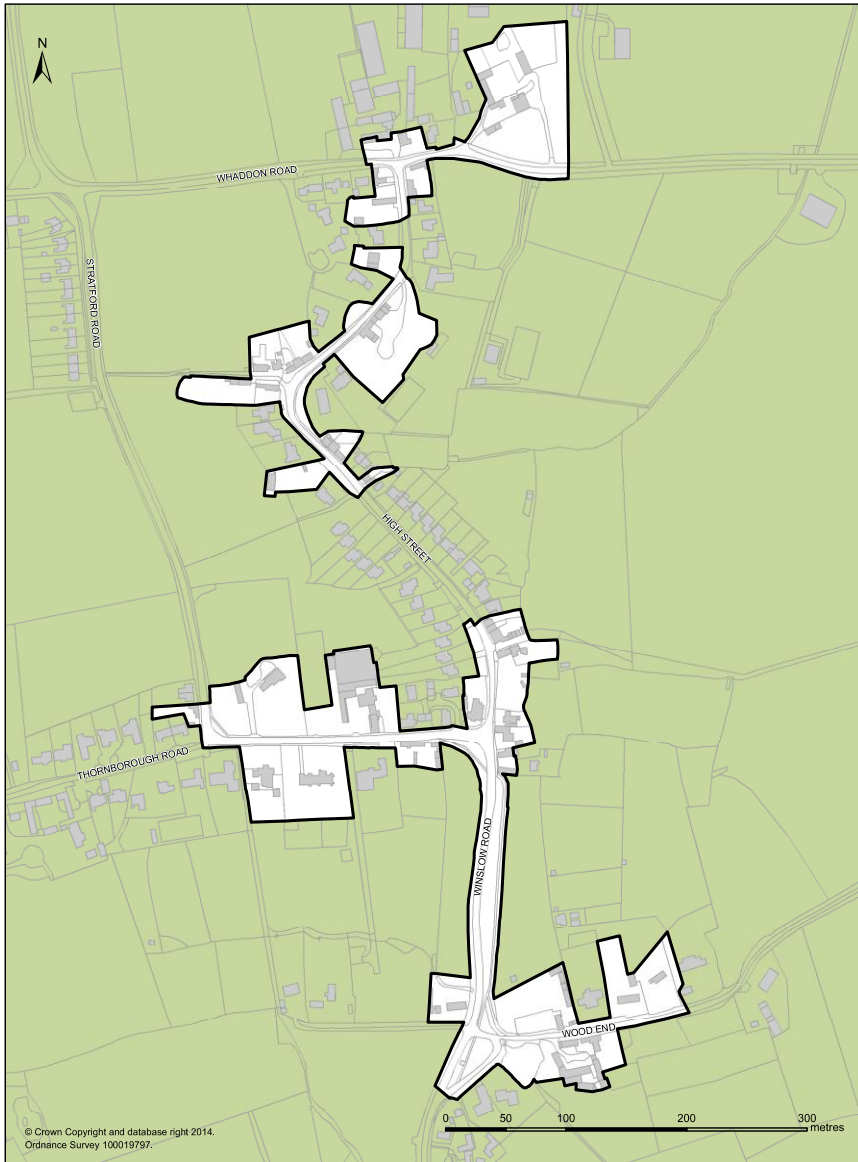


Figure 2: Nash Conservation Area, as designated by AVDC on 16 October 1991

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## Nash Neighbourhood Plan

2.7 Nash also has a Church, Village Hall and Recreation Ground, all beside each other. All Saints Church, an active Church of England church, was built in 1857 and serves the village community. The well-maintained village hall, which is managed by an active committee of local volunteers, is used to host many community activities. The recreation ground, including a children's play area, is located behind the Village Hall. Finally, the Parish benefits from an allotment site on the northern edge of the village, by the Whaddon Road and Stratford Road intersection.

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2.8 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 Sir Thomas Freemantle School in Winslow, does not have a defined catchment area and residents' children may not be successful in securing school places there.

2.9 There is also an off-road motorcycle and 4x4 track in 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.

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2.10 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.

2.11 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).

2.12 Milton Keynes is a large and expanding town situated some eight miles from Nash. The town of Buckingham, which also benefits from substantial schools, shops and other facilities, is slightly closer, being located approximately seven miles from the village.

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Nash Neighbourhood Plan

2.13 The location of Nash, close to the intersection of transport links of national importance, has seen the village taking a ringside seat in the unfolding of many historical events from Roman times onwards

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A more detailed account of the history of the village can be found in Annexe 1.

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### 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 plan should therefore be read in conjunction with the NPPF, the following sections of which are particularly relevant to the context of the area:

- 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, as a change in the law in 2007 means that policies in the AVDLP ceased to have effect unless saved by a Direction from the Secretary of State, there are a number of saved policies that remain valid in determining planning applications and appeals 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.

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**Commented [BS19]:** In 2007, the law changed, meaning that the policies in the AVDLP ceased to have effect unless saved by a Direction from the Secretary of State.  
<https://www.aylesburyvaledc.gov.uk/SECTION/ADOPTED-AYLESBURY-VALE-DISTRICT-LOCAL-PLAN-AVDLP>

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## The Vale of Aylesbury Local Plan (VALP)

3.4 The VALP, if adopted, would replace the AVDLP and set the spatial and growth strategy for the District over the plan period from 2013 to 2033.

All policies in this document, wherever possible, are linked to a section in the current (at time of writing) version of the Vale of Aylesbury Local Plan (VALP).

Rather than duplicating these in our NP, we include a short reference to each policy in the NP and give a fuller description in Annexe 5 at the end of this NP.

3.5 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.

3.6 The VALP Proposed Submission plan allocates sites for 69 pitches to meet the Gypsy and Traveller needs for the district and provides a five year supply of deliverable sites. Two sites are in close proximity to, but outside the parish of Nash. The largest site – land at Causter Farm - already has a planning permission for 11 pitches and this is the same amount that the VALP allocates the site for. The site is adjacent to three further traveller pitches, two of which have been occupied since the 1990s, the other with expired permission for one personal pitch. Beyond these there is no further provision allocated in the VALP to cover the period 2013-33. Therefore this plan does not make any provision for further sites which might be proposed up to 2033 within the parish boundary. A fuller explanation of this decision is included in Annexe 6 at the end of this document.

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#### 4. COMMUNITY VIEWS ON PLANNING ISSUES

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

4.2 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 provided it is in accordance with a set of criteria, set out in the policies of this plan.

4.5 During the process of consultation and development of this plan, the following issues were highlighted as factors which may influence future development:

- The lack of transportation links connecting Nash to amenities in the area;
- Footpaths, infrastructure and amenities within the village;
- Landscape;
- Biodiversity;
- Conservation and vistas in the village;
- Promoting Employment.

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**Commented [BS20]:** What about transportation links? Also I don't see any policy in the plan with relevance to transportation links.

**SB Follow-up comments:** you don't have to cover transport – if it was not a community issue raised in consultation then there is no requirement to. It's a community led plan – led the community views fuel the policies. However if you do find that transport was mentioned in the consultation see the other notes on transport in the comments doc.

**Commented [BS21]:** Two entirely separate issues

**Commented [BS22]:** See my other notes also look at other made plans for examples of how to write up this section  
<https://www.avlesburyvaledc.gov.uk/section/neighbourhood-planning>

Aston Clinton is a good example.

Re-write this section yourselves in your own words, you are the most Familiar with the consultation data NOT the consultants – your plan – not theirs!

**Commented [23]:** Question for Stephanie: Again, this section included largely by consultants. Should we not merge with (5) and show how consultation process led to vision, objectives, issues etc.

**SB COMMENT:** if you look at the other plans you will see how the chapters are separate but there is a continuity in flow across the plans – they should not be a single chapter but should have a flow throughout the document so they lead on to one another.

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## 5. VISION, OBJECTIVES & LAND USE POLICIES

### Vision

5.1 By 2033, Nash will have built on its history and unique legacy to remain a socially-cohesive and economically-thriving community, in an attractive countryside setting, where farming and rural activities continue in tandem with residential development

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The NP will achieve sustainable development in terms of social, economic and environmental objectives, through the Objectives of the plan and the policies which have been defined to meet these Objectives. Both are described in the following sections.

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High Street, Nash, looking south, circa 1910

**Commented [BS25]:** How does this vision demonstrate how the plan achieves sustainable development in terms of social, economic and environmental.

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## Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To maintain the village as a small village, set within attractive countryside and rural landscape, integrated with local farming communities;
- To encourage some new housing development, ideally this should be suited to all generations, including local people wanting to build their own homes;
- To ensure that any new development is to a high standard, respects the character of the Conservation Area and listed buildings and preserves 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; and
- Improve transport links within and to the village.



High Street, Nash, looking south, September 2018

**Commented [BS26]:** The Vision is the overall aim of the Neighbourhood Plan, whilst the objectives are more specific and allow the development of land use policies to deliver the objectives.

See Aston Clinton NP pages 14-18 for a really good example of how the consultation feedback has led to the formulation of the vision & objectives and subsequently a clear policy direction.

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**Commented [BS27]:** It would seem you have omitted the traffic and transportation 'development priorities' you have stated above that were the "five area" raised through consultation

**Commented [28]:** Replaced ", ideally" with ". Ideally this should be"

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**Commented [29]:** Update these objectives as necessary if these change in later section

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## 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 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.

**Commented [30]:** I would recommend deleting this, as we can't make this judgement until the VALP has been made.

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## Policy NNP1: Nash Settlement Boundary

**The Neighbourhood Plan defines a Nash Settlement Boundary, as shown on the Policies Maps in Annexe 3.**

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 the adopted 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;
- Community right to build schemes or
- The re-use of redundant or disused buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker;
- Include the re-use of redundant or disused buildings and well-designed new buildings;
- Are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment;
- Are undertaken through a "community right to build scheme".

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 the emerging VALP Policy D3, a non-strategic policy, which sets out criteria for managing housing development in smaller villages in the District.

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Commented [BS31]: Helpful to put the map after the policy as fig.3 so the reader does not have to flick back and forth through the pages.

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Commented [BS34]: Recommend changing to the "adopted local plan" in case VALP is rejected at examination, or when the valp is reviewed subsequently after. Will better retain the longevity of the policy over the long term plan period.

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"Includes the re-use of redundant or disused buildings and well-designed new buildings"

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## Nash Neighbourhood Plan

5.8 Nash is defined as a 'small village' in the proposed submission VALP (2017), 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. Therefore, 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.

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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.

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## NNP2: Housing Development



**All development in the Parish should be of high quality design and a good standard of amenity for all existing and future occupants and should reflect the attractive vernacular.**

1. Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, **should make clear that they** have understood and reflected the character and scale of the surrounding buildings and of distinctive local landscape features.
2. **Where it can be physically accommodated, a** landscape scheme for housing **should** include the planting of trees and/or hedges and the provision of private amenity space to the front and/or rear.
3. They **should** make provision for off-street car parking spaces in accordance with adopted standards, unless a clear case can be made for why the proposal will result in fewer spaces being required.
4. Parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene.

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## Nash Neighbourhood Plan

5. Housing proposals will set out how they have considered housing mix (where more than one dwelling is proposed), the energy efficiency of the scheme, the use of sustainable drainage measures and the provision of superfast broadband access infrastructure.
6. The proposals will take full account of any relevant considerations concerning the historic environment and heritage assets in the area.

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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 currently proposed 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.

**Commented [BS39]:** This is VALP only at submission stage it might be subject to change through examiner modifications.

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 Council 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 wishes to ensure that no more than 9 homes will be built in the village over the full 15-year period. After extensive discussions with residents it was felt that this number would ensure that any new residents would be able to integrate with Nash as easily as possible, to both their benefit and the benefit of Nash. The residents were very clear that they want gradual development rather than one estate in one go. This is to ensure integration of new arrivals and avoid the creation of closed enclaves.

**Commented [BS40]:** This policy is a development design policy – it might be worth adding in an additional housing mix and tenure policy in order to try and facilitate achieving homes for young families etc. this could include the following elements if you wished:

1. A mix of housing types is provided that is reflective of the most up to date assessment of housing needs arising in the parish, including 2 and 3 bedroom homes for young persons and families  
this policy could also include elements about low cost market housing, affordable housing, extra-care facilities or homes for downsizers if required. if not - ignore comment.

**Commented [BS41]:** AVDC cannot prevent schemes coming forward

**Commented [BS42]:** AVDC cannot prevent schemes coming forward secondly what and where is the justification?

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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.

## Nash Neighbourhood Plan

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.

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## NNP3: Design in the Conservation Area



**Development proposals in the Conservation Areas or their locale will be supported where applicants have given due consideration to the following design principles. The guidelines are not designed to limit creative architectural solutions that may come forward.**

1. Planning applications in the Conservation Areas should be sympathetic to the surrounding buildings and environment, giving due consideration to existing Roofs, Walls, Windows, Boundaries and the materials that have been used.
2. Proposals for development should sustain and, where possible, enhance the historic character and appearance of the Conservation Area depicted in the policies map and its wealth of listed buildings and other heritage assets.
3. All planning applications within the Conservation Area must explain how the design of the proposals has sought to retain or enhance positive features of the existing area.
4. The design of development proposals should reflect the style of existing buildings and the character of the street landscape in respect of the use of construction materials and finishes for buildings or extensions.
5. New buildings should be of a scale, size, colour and proportions to complement the character of traditional buildings in the Conservation Area. Where

**Commented [BS43]:** Comment from heritage: the first conservation area policy comes across that they are inviting development, rather than accepting it where it preserves and or enhances and I would think they would be better to be a bit more cautious.

A more cautious policy would be similar to Long Crendon LC10. Which is an excellent example of best practise in the district.

Development proposals in the Conservation Areas or their locale will be supported where applicants have given due consideration to the following design principles. The guidelines are not designed to limit creative architectural solutions that may come forward:

- I.Planning applications in the Conservation Areas should be sympathetic to the surrounding buildings and environment giving due consideration to existing Roofs, Walls, Windows, Boundaries and the materials that have been used.
- II.Proposals for development should sustain and, where possible, enhance the historic character and appearance of the Long Crendon Conservation Area depicted in the policies map and it's wealth of listed buildings and other heritage assets.
- III.All planning applications within the Conservation Area must explain how the design of the proposals has sought to retain or enhance positive features of the existing area.
- IV.The design of development proposals should reflect the style of existing buildings and the character of the street landscape in respect of the use of construction materials and finishes for buildings or extensions.
- V.New buildings should be of a scale, size, colour and proportions to complement the character of traditional buildings in the Conservation Area. Where approved modern replacement and/ or new build materials should visually complement the immediate environment.
- VI.Any proposals for alterations or modernisation of retail or other commercial buildings, in particular on the High Street, should reflect their heritage, retain any existing traditional frontage and ensure that the installation of modern infrastructure is as unobtrusive as possible.

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Nash Neighbourhood Plan

approved modern replacement and/or new build materials should visually complement the immediate environment.

6. Any proposals for alterations or modernisation of retail or other commercial buildings, in particular on the High Street, should reflect their heritage, retain any existing traditional frontage and ensure that the installation of modern infrastructure is as unobtrusive as possible.

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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.

Commented [BS46]: Comment from heritage: the plan would benefit from an additional policy which would cover Listed Buildings, archaeology and non designated

5.17 The Conservation Area is divided into three parts, shown in Figure 2 on page 11. 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.

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## NNP4: Important Views & Vistas

**Important Views and Vistas are defined by the 2007 Nash Conservation Area Appraisal and by the Neighbourhood Plan Policies Map. This plan supports those proposals and, where appropriate, has added to them.**

Development proposals must have full regard to their effects on the views identified in the Nash Conservation Area Appraisal. Proposals that will obstruct a view by way of its location, height or massing, or will otherwise harm the contribution that a view makes to the special character of the village and its surrounding landscape, will be resisted.

### These Views and Vistas are defined in Annexe 1

5.18 This policy identifies 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 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 complements 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 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.

**Commented [BS48]:** Comment from heritage: the use of the essential character in the second is possibly a bit ambiguous/weak: I could see a developer saying, for example, that the essential character of the view is its verdant quality and because they are proposing high level of landscaping this would be protected

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**Commented [BS50]:** Policy wording could be strengthened by:

Development proposals must have full regard to their effects on the views identified in the Nash Conservation Area Appraisal. Proposals that will obstruct a view by way of its location, height or massing, or will otherwise harm the contribution that a view makes to the special character of the village and its surrounding landscape, will be resisted

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## NNP5: Landscape

***The Neighbourhood Plan will protect and enhance the rich landscape features and fundamental characteristics of the village.***

5.20 The features include:

- a. the shield of trees that break up the skyline when viewed from outside the village, e.g. Whaddon Road
- b. its relative invisibility from roads and trails, e.g. The North Bucks Way;
- c. the farmed land in the village farms and those visible from Nash;
- d. its network of footpaths, both within Nash and leading to it;
- e. the pond and the stream which flows into and out of the pond

Clearly, the impact of future development might change this situation, but proposed national and local authority planning criteria, 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.

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the shield of trees that break up the skyline when viewed from outside the village, e.g. Whaddon Road¶  
its relative invisibility from roads and trails, e.g. The North Bucks Way;¶  
the farmed land in the village farms and those visible from Nash; ¶  
its network of footpaths, both within Nash and leading to it; ¶  
the pond and the stream which flows into and out of the pond¶  
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**Commented [BS54]:** No – these are emerging VALP policies which is not currently adopted planning policy at present, therefore it has no substantial weight at present. This should relate to the saved policies of AVDLP, and have regard to the emerging policies – but as they are emerging they are not existing planning criteria yet.

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## NNP6: Footpath & Bridleway Network



**Commented [BS55]:** sustainable transport is more than just footpath's and bridleways – it also includes cycle paths and bus networks:

the policy could be strengthened with – or this could be part of a wider sustainable transport policy.

Development proposals must demonstrate how existing sustainable transport links can be accessed from the site and where necessary, secure improvements to ensure safe access for pedestrian and cyclists in line with current industry standards and the Highways Authority policies.

Where Neighbourhood Plans are being prepared at the same time as the LCWIP, the parish or town council, or neighbourhood forum should be encouraged to engage positively with the DfT's Local Cycle and Walking Infrastructure Plan (LCWIP) process

Bucks CC LTP4 -

<https://www.buckscc.gov.uk/services/council-and-democracy/our-plans/local-transport-plan-4/>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/607016/cycling-walking-infrastructure-technical-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/607016/cycling-walking-infrastructure-technical-guidance.pdf)

could include: Developments should be no more than 400m from a bus stop and there should be suitable and safe public footpath access to the nearest bus stop

***The Neighbourhood Plan identifies a Footpath & Bridleway Network as shown in fig 3. below and in the Policies Map Annex. Development proposals that incorporate or adjoin the Network must maintain or enhance its functionality and must not cause obstruction.***

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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.

**Loss, reduction or diversion of existing footpaths will strongly be resisted and the addition of new footpath links will be supported.**

**If a diversion of a public right of way is unavoidable, an alternative route should be provided which is wholly or in the main separate from proposed estate road footways, so that the path maintains its identity. When a path meets an estate road and the way forward is not immediately clear the route loses its identity and becomes difficult to follow.**

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Nash Neighbourhood Plan

Therefore staggered junctions should be avoided or be slight enough to enable users to see the continuation of the path ahead. The re-routing of a path along footways, or its extinguishment, should be avoided on all but the very smallest of development sites where there is no scope to provide a separate route.

A right of way routed through public open space can be well overlooked and pleasant to use.

In the case of public bridleways, special care will be required in the design of the alternative route so as to prevent use by motor vehicles, without hindering horse riders and cyclists. Officers at the County Council can recommend suitable designs for such prevention measures.

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, 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 proposed local authority criteria.

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Nash Neighbourhood Plan

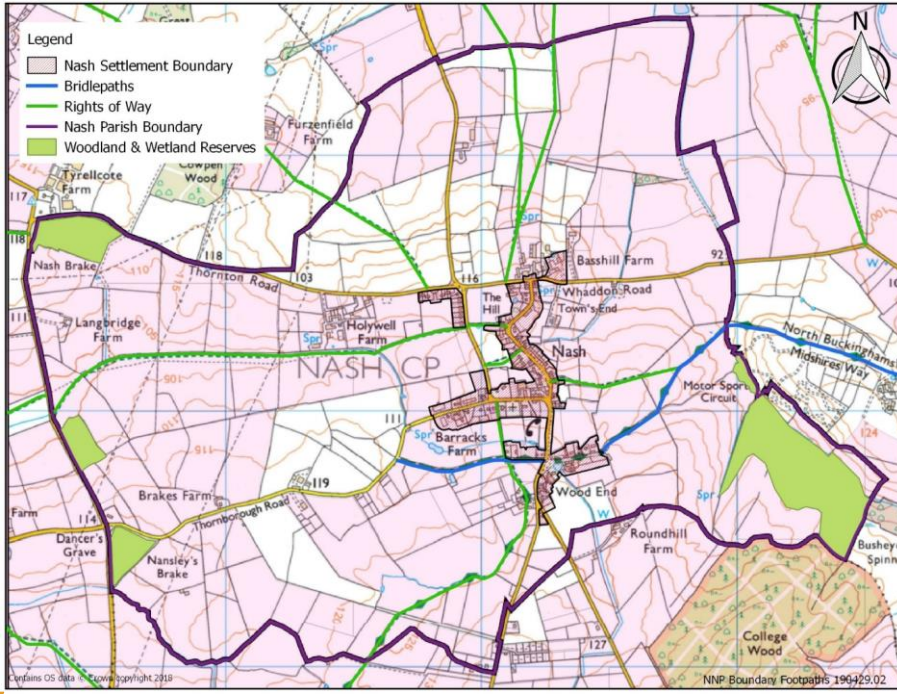


Figure 3: Footpath & Bridleway Network around Nash

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## NNP7: Biodiversity

***The NP will protect and enhance biodiversity features in and around the village.***

5.25 Nash is [located within the Whaddon Chase Biodiversity Opportunity Area \(BOA\)](#) and surrounded by productive farmland and woodland, which define the biodiversity of the area.

[5.26 Biodiversity and green space play an important role in promoting human health and wellbeing. Planning policies and decisions should therefore contribute to and enhance the natural and local environment by seeking to minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. The Plan's goal to encourage agriculture and limited housing development in Nash will not do so at the expense of current biodiversity. A mandatory requirement for any development application is to demonstrate biodiversity net gain.](#)

[5.27 Records of legally protected and notable species found within Nash include great crested newt, otter, bats, badger, protected and notable birds, notable invertebrates and plants. Protection of these species are material considerations in planning applications and should be assessed and mitigated for as part of any development application. Development proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape conservation, including its views, will be supported.](#)

[5.28 The Parish encompasses several non-statutory sites of nature conservation importance, including Fen North of College Wood Local Wildlife Site \(LWS\), Crabtree Leys Brake LWS and Nansley's Brake LWS. Development on or adjacent to these non-statutory sites should be avoided.](#)

[5.28 Similarly, there are areas of Priority Habitat within the Parish \(NERC Act 2016\) including ancient woodland and fen. Development on or adjacent to these sites should be avoided.](#)

[5.27 The pond, and the flow of water into and out of it, provide diversity in what is a working agricultural part of Aylesbury Vale. 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. The Parish Council have recently agreed a goal of](#)

**Commented [BS58]:** Comments from the biodiversity team: at present the policy is confused and unclear. It does not provide clear direction to decision makers. Strongly believe this could be better worded in order to achieve the overall aims for enhancing these areas and achieving biodiversity gains.

policy would be strengthened by splitting into two separate policies.

For landscape it may be more appropriate to: (however see the separate comments from the landscape architect)

1. Protect and enhance features which contribute to the visual amenity of the local landscape (e.g. mature trees);
2. Protect and enhance the rural setting and appearance of Nash;
3. Protect and enhance the network of public rights of way within Nash.

I have no idea how you would protect 'relative invisibility from roads and trails'! I know what they are trying to say, but if 1, 2 and 3 above are protected, then this should contribute to keeping Nash 'invisible'?

Use of term 'public rights of way' should include bridleways as well as footpaths.

For Biodiversity  
The Neighbourhood Plan will seek to protect and enhance the biodiversity features of Nash, including: ...

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Nash Neighbourhood Plan

increasing the attractiveness of the pond, both for aesthetic reasons and to increase biodiversity.

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## NNP8: Employment

***The NP will encourage developments which enable people to work more from home.***

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5.29 Since the 1970s, the population of Nash has increased greatly with the development of Milton Keynes, improvements in train links to London and the increase in car ownership. These have allowed people to travel much longer distances for work. The advent of Broadband has allowed people to work from home far more than would have been thought likely even a decade ago.

5.30 This will reduce commuting and consequent pollution while adding to the life of the village during day time. Facilities which allow home workers to meet or make their work easier are encouraged. This could include shared facilities, temporary cafes or facilities not yet dreamed of which could be invented during the lifetime of the plan.

**Deleted:** Consequently the NP encourages developments which allow people to work more from home.

5.31 The NP notes HMRC's views on what constitutes home working, based on when they feel "Business Rates" should apply – ([www.gov.uk/introduction-to-business-rates/working-at-home](http://www.gov.uk/introduction-to-business-rates/working-at-home)). These say such rates do not apply when neither customers visit the premises nor staff members travel there to work on a daily basis. The NP supports this positive attitude towards working from home and proposes that such activities do not take from the village but, rather, invigorate it.

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5.32 Section 10 of the Aylesbury Vale Local Plan made it very clear that agriculture is of the highest importance in Aylesbury Vale. This is mirrored in Nash with three active farms on the borders of the village. Villagers are keen to see this active agricultural enterprise continue. It is likely that continuing advances in global trade and the UK's vote to leave the EU will ensure that the demands placed on this industry will change over the lifetime of this NP. Where possible developments in Nash should help to sustain and increase employment in agriculture within the village.

5.33 The NP does not approve the location of light industry or business parks in Nash. This is against AVDC policy and would change the character of a small village like Nash for no likely benefits. There are many commercial premises and office spaces within a very easy commute of Nash which would be far more suitable.

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## 6. IMPLEMENTATION

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

The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. Therefore, flexibility will be needed as new challenges and opportunities arise over the plan period.

The Plan will be used by the Parish Council to:

- guide comments on planning applications
- negotiate with landowners and developers to achieve the best possible outcomes from new development
- direct financial resources to the village in a structured way
- bring together groups or working parties to improve the village environment
- lobby local authorities to support the parishioners wishes and aspirations

It is important to check that progress is made towards meeting the objectives and policies of the Plan. Therefore, the Parish Council will report on the implementation of the Plan every 5 years and consider:

- Is progress being made to achieve the vision and the objectives of the Plan?
- Is progress being made towards the implementation of the policies in the Plan?
- Are the financial contributions available to the community arising from development being targeted towards the identified plans and projects?
- Does the Plan remain based on the most up to date information?

**Commented [BS63]:** the part about monitoring and review should be moved to this section as it draws an appropriate end to the document

Other parts for consideration:

The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners.

Flexibility will be needed as new challenges and opportunities arise over the plan period.

The Plan will be used by the Parish Council to:

guide comments on planning applications

negotiate with landowners and developers to achieve the best possible outcomes from new development

direct financial resources to the village in a structured way

bring together groups or working parties to improve the village environment

lobby local authorities to support the parishioners wishes and aspirations

It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider

if progress is being made to achieve the vision and the objectives of the Plan

- if progress is being made towards the implementation of the policies in the Plan
- if financial contributions available to the community arising from development is being targeted towards the identified plans and projects
- if the Plan remains based on the most up to date information
- if the Plan is being taken into account by AVDC when determining planning applications

It will then conclude whether a review is required. If so, it will secure opinions of residents and stakeholders to update the Plan.

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- Is the Plan is being taken into account by AVDC when determining planning applications?

## 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

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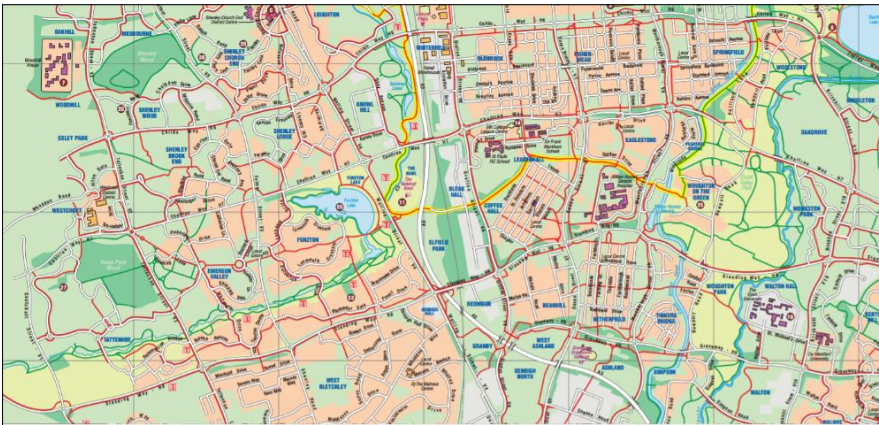
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## Nash Neighbourhood Plan

6.6 Bus facilities are currently inadequate for the village. We have bus stops but no bus, so they have become disused eyesores scattered around the village. Consequently, 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 is to be welcomed but must be regular to be of any use. Consideration should be given to sustainable transportation links (bus and bicycle) to connect with the service.

6.7 Pedestrian/Cycling Links: Proposals to deliver a path and/or cycle route from the village to College Wood, an exceptional rural facility on the southern boundary of the village, will be strongly supported. 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. This would create a safe, all-weather cycling and walking route from Nash to Central Milton Keynes, see Plan D below. Such a development would reduce reliance on private cars. Currently residents who might choose to use bicycles feel it is unsafe to do so due to the speed of local traffic and because local roads 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

**Commented [BS66]:** Could put into the policy that includes:

New developments should be no more than 400m from a bus stop and should have suitable and safe public footpath access to the nearest bus stop.

Dept for Transport "Inclusive Mobility" – A Guide to best practice on access to pedestrian and transport infrastructure.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/3695/inclusive-mobility.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3695/inclusive-mobility.pdf)

**Commented [BS67]:** Could this not be incorporated into policies i.e. under the public rights of way policy – NPP6:

Proposals to deliver the cycle and footpath link to collage wood will be strongly supported.

In the supporting text you could put that this is a priority for the community and the plan hopes to achieve it through development contributions...

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## Nash Neighbourhood Plan

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.

### Non-Transport Infrastructure

6.10 All residents are pleased with the improvements to fibre-based broadband in the village over the last 5 years. This has added considerably to the home-based employment potential of Nash. It is hoped that these will continue

6.11 Mobile phone services continue to be poor in many areas of the village, with 3G services irregular and 4G unobtainable. This must improve as this technology is likely to become even more vital and a substandard service will reduce the quality of life for all in the village. In 2015 the Nash Parish Council authorised a resident to contact Whitehall with a view to allowing Nash to participate in any future 5G trials. After support from our M.P., The Rt. Hon Mr Bercow, we received a reply from the Minister noting our letter and indicating that trials would take place at a later date. At the time of writing this NP testing of 5G appears to have accelerated in the UK, with EE announcing it has had 9 test sites in the east of London since summer 2018. As indicated, Nash would be happy to be involved in any early introduction of 5G in rural areas and we look forward to its full introduction which should greatly benefit the provision of other new technologies in every possible area. The more easily we are connected to elsewhere the more likely Nash is to thrive.

6.12 Electricity supply has improved recently but power cuts continue. While researching this plan a resident requested an update on our power supply during 2018 from Western Power and received the following response which illustrates, literally, Nash's position

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## Nash Neighbourhood Plan

In September 2018 a farmer drove into a pole which needed replacing and a couple of short interruptions due to high winds.

In August a line tripped and Western Power found a damaged stay which eventually went across a pole box. Western Power believes this was damaged earlier in July and possibly caused a couple of short interruptions in the month of July but kept blowing clear.

In May we had an insulator fail on a section of line near Potash Farm Beachampton causing another outage.

In April we had a failure of a “pole mounted reclosure” which resulted in a couple of short interruptions.

Nash is on quite a long spur which remains vulnerable to the weather, trees etc. Western Power are actively looking at options to “ring the spur in” but at the moment have been turned down on possible routes to achieve this. This may not reduce volume of power cuts but would greatly increase restoration time if we had a permanent fault in certain areas.

With construction work starting on larger housing estates between Nash and Milton Keynes we fear further accidents to our single supply. This is not acceptable for a village so close to major centres, in the 21<sup>st</sup> Century,

The NP finds that, as with education, bus and mobile networks, Nash finds itself vulnerably, at the periphery of many facilities while surrounded by major centres in close proximity.

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### Other Non-Planning Matters

6.13 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's powers 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.

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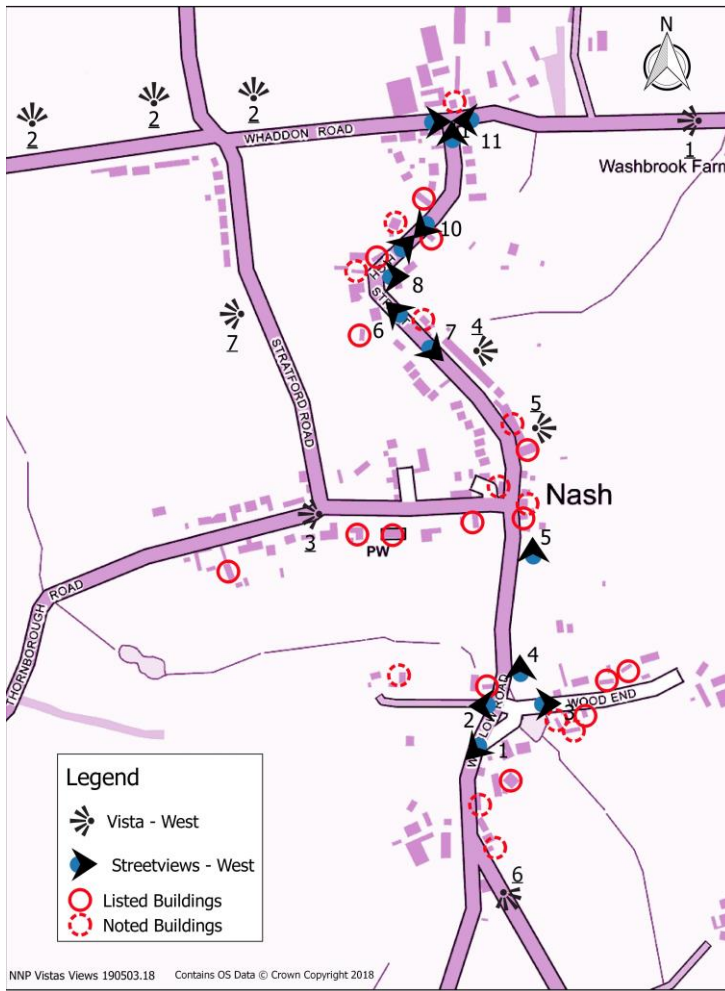
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## ANNEXE 1: VIEWS and VISTAS

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 street views (internal to the village) and vistas (countryside panoramas) as defined in the map below and lists following.



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## Nash Neighbourhood Plan

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 NP, 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 Winslow 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

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## Nash Neighbourhood Plan

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 <b>behind the</b> 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

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### 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

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Nash Neighbourhood Plan

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
Z	<u>Stratford Road</u>	<u>Looking west towards Buckingham, across open fields</u>
B	<u>Stratford Road</u>	<u>Looking East towards the High Street</u>

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The NP 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 NP. 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.

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## ANNEXE 2: THE HISTORY OF NASH AND ITS SURROUNDING AREA

The origin of the village name of Nash is a matter of discussion.

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.

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, with Inns at Beachampton known as meeting places on the route. Another 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.

The Tudors may have taken a particular liking to the area, enjoying 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 Spenser, 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.

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 defensive position 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

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## Nash Neighbourhood Plan

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 Stony 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.

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.

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

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

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## Nash Neighbourhood Plan

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, during the war, had 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. [An example of this can be seen in](#) the photograph taken just before 1914 of one farming couple and most of their 11 children living in one house in the village.

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## ANNEXE 3: POLICIES MAPS

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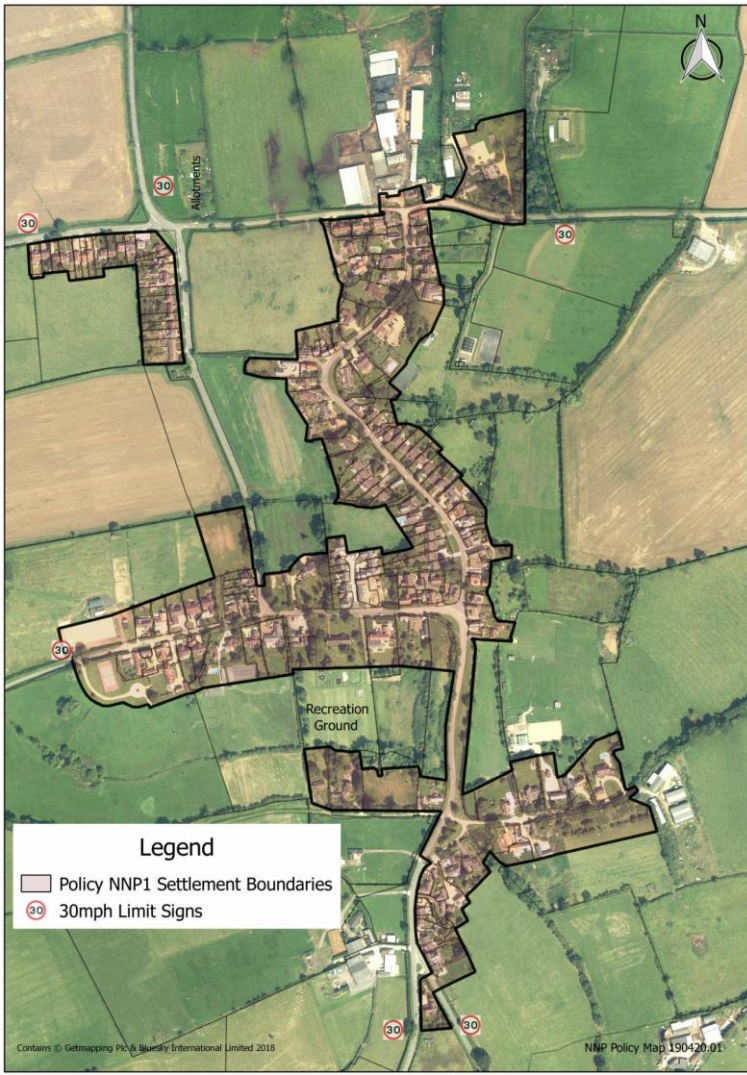
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The wider area needs to be depicted too, SB in relation to the parish boundary – we can then see both where development is and is not allowed to those who are unfamiliar with the local area – who will be essentially the primary users of this document.

the boundary is drawn so tight it is hard to see how or where any infill will come forward.

Why are there 30mph signs on this? Why are they relevant to the SB?



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**Commented [BS78]:** What is the source of this map? the resolution of the base maps should be improved.

Can you clarify where the 'noted' buildings come from? Which policy in the NP covers these? What is the

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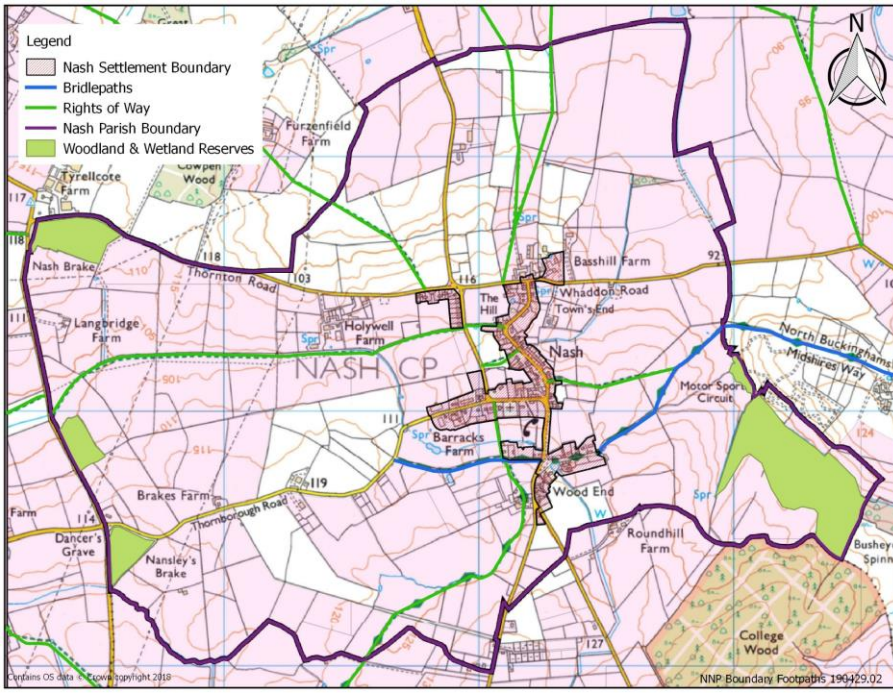
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Nash Parish Boundary



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ANNEXE 4: 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 <sup>th</sup> 2017
3	October 2017	Inclusion of changes adopted by the meeting of October 11 <sup>th</sup> 2017, for circulation to RCOH before meeting of Nash NP Committee and RCOH in November 2017
4	November 2017	Inclusion of changes proposed following meeting with RCOH on November 2 <sup>nd</sup> and the follow up meeting of the NP Committee on November 13 <sup>th</sup> . Changes were primarily the reduction in the number of proposed sites from six to four, those four being two previous sites split in two.
5	December 2017	Following meeting with the Parish Council on November 16 <sup>th</sup> 2017 and subsequent discussions within the NP Committee, this draft is the first version to represent the option of adopting a "Criteria-based" NP
6	December 2017	Removal of all references to sites and proposed questions for residents' questionnaire, following NP Committee discussions, <u>include comments from the Nash Parish Council and advice from RCOH</u>
7	January 2018	Inclusion of references to AVDC Nash Conservation Area document of 2007
8	January 2018	Corrections in Introduction and Vista sections. Typo corrections throughout.
8	February 2018	Restructuring and changes following suggestions at public meeting in Village Hall, Nash, January 20 <sup>th</sup> 2018.
9	February 2018	Version sent to RCOH for restructuring
10	March 2018	Version sent to "Screening", containing all restructuring work by RCOH
11	June 2018	Version prepared for Pre-submission", containing all changes following "Screening"
12	November 2018	Version sent for Pre-submission", containing changed maps, expansions to some text, especially section 6 and addition of photos, following further discussion
<u>13</u>	<u>April 2019</u>	<u>Version prepared to include minor adjustments after receipt of Consultation responses</u>

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## ANNEXE 5: VALP REFERENCES

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All policies in this document, wherever possible, are linked to a section in the current (at time of writing) version of the Vale of Aylesbury Local Plan (VALP)

Rather than have the duplication of quoting these in full in our NP, we include a short reference in each policy in the NP and give a fuller description here. Readers who want a more detailed explanation of the VALP policy are encouraged to consult the VALP itself.

Strategic policies proposed in the submission version of the VALP and which may be relevant to Nash, are considered to be

**Commented [BS79]:** This list, as set out, does not appear to include all "the most relevant strategic policies of the emerging VALP". Those referring to new housing, employment, retail and other matters such as transport and infrastructure are likely also to be strategic in nature.

**Commented [80]:** Question for Stephanie: The info on policies was inserted by consultant, do we need to include?

**Commented [BS81]:** VALP, to Nash, are considered to be

- make it contextually relevant, otherwise its unclear why they are relevant, otherwise it appears as though you are just picking and choosing policies you like.

- 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.

The most relevant non-strategic policies affecting Nash proposed in the submission version of the VALP are considered to be:

- 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.

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- C4 Protection of public rights of way – protecting and enhancement of public rights of way.

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## ANNEXE 6: GYPSIES AND TRAVELLERS

The Neighbourhood Development Plan has to make a statement of policy regarding gypsies and traveller sites even though this is in the remit of the district council.

The community reacted strongly to what was seen as the inappropriate development of an unsustainable traveller site, which calls itself Nash Park, in open countryside right on the edge of the parish boundary, but actually in the adjacent parish of Great Horwood. The addition of this development has imposed what is effectively a ghetto which has no interaction with the village of Nash. Further, the choice of name has given rise to problems for the village as service providers assume that Nash Park is associated with the village. The village community feels so strongly about this that a position on gypsy and traveller sites has to be included.

Consistently, the district council, and the various government inspectors during planning appeals, have noted that development of traveller sites on the Nash/Great Horwood parish boundary are harmful to the rural countryside and should not be allowed.

Further, the area performs badly in terms of sustainability with no local services or public transport. But every application has been allowed on appeal, often on a temporary basis, because of failure of the district policies for the provision of traveller sites. The area already has full permission for effectively fourteen pitches and temporary permission for one more meaning that there is one traveller pitch for every 12 bricks and mortar houses in the closest community, Nash. This gives rise to a relatively large alien settlement on the edge of an established coherent village community as by their nature and their relative mobility the inhabitants are unwilling to interact with the established community. It has been proved that the travelling community can be accepted and assimilated when their numbers are relatively low but it has also proved true that when numbers increase any interaction or assimilation is non-existent.

Nash parish as a whole is generally all open countryside, any part of which would be harmed by further gypsy traveller sites, and at no point does sustainability improve: there are no services, shops, doctors, dentists, service station or public transport. For this reason the neighbourhood plan states that no gypsy traveller pitches should be permitted within the parish boundary and any increase in numbers in the adjoining parishes will be actively opposed to resist further build-up of traveller numbers in the Nash vicinity.

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ANNEXE 7: SETTLEMENT BOUNDARY DEFINITION

**What is a settlement boundary?**

A defined settlement is one which contains at least 20 dwellings and a shop or public house or place of worship or school or village hall, thus they are of a size and form that justifies treatment as a settlement.

A settlement boundary marks the physical extent of a settlement, being the dividing line between the built-up urban area and the non-urban or rural area (the countryside). It can be referred to in policies and displayed on the Policies Map to provide clarity for development management purposes on how policies should be applied to planning applications. Successive national and local planning policies have generally sought to avoid inappropriate development in the countryside and steer development which does not require a countryside location towards sites within or at the edge of settlements. Generally Local Plan policies therefore tend to be worded to permit development within settlements or restrict development outside settlements. Policy wording may also refer to proximity to settlement boundaries in the context of allowing the release of exception sites for development justified based on certain criteria (e.g. local affordable housing need). Settlement boundaries therefore have an important role to play in preventing unplanned expansion of settlements and act as a reference to ensure new development is located sustainably in relation to the existing built up area. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to.

**Justification for Settlement Boundaries**

It is conceivable that a Local Plan could avoid defining settlement boundaries, instead leaving this open to interpretation guided only by policy wording. Some authorities have taken this approach. The main disadvantages of defining settlement boundaries include:

- The general presumption that development within the settlement boundaries is acceptable can result in pressure for the development of valued open spaces within settlements;
- The use of settlement boundaries can lead to the perception that they result in 'cramming' development into already well-developed settlements (e.g. Within the gardens of houses or on very small 'infill' plots);
- Through the restriction of development settlement boundaries can artificially increase land values within the settlement compared to outside, as the likelihood of gaining planning permission differs. Similarly where land directly adjoins a settlement boundary landowners may give it 'hope value' because they are waiting for the possibility of the boundary being aligned at some point in the future, or the land coming forward as a exception site.

There are however a number of advantages to defining settlement boundaries which are important to consider, including:

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- A line on a map that gives a degree of certainty for landowners, developers and communities over where development is likely to be acceptable and where it is not. It allows policy wording to be more easily and consistently interpreted;
- It aligns with the plan led approach reaffirmed by the NPPF which seeks a controlled approach to growth rather than adhoc and potentially inconsistent decision making;
- By ensuring development is well related to existing built-up areas they can help increase the viability of local services, as well as encourage new ones to establish;
- The establishment of a settlement edge enables consolidation, encouraging a compact form;
- A boundary can help protect the countryside and environment from unnecessary development and prevent sprawl;
- Where desirable settlement boundaries can help separate adjacent communities, helping to retain their individual character and identity.
- Allows the development of small sites which cannot be identified as allocations.
- Settlement boundaries include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village.

Overall it is considered that the advantages of defining a settlement boundary for Nash outweighs its disadvantages, particularly in terms of supporting the criteria led approach to the location of any further development.

It is important to note that settlement boundaries are policy boundaries, not physical boundaries. It is however rational that where possible boundaries should follow a recognisable feature on the ground (e.g. building / fence / wall / ditch etc). In many instances the edge of the settlement may be clear and self-evident, but this is not always the case. A set of principles therefore need to be applied consistently when defining boundaries.

### Settlement Boundary Criteria

The following criteria have been defined by determining best practice from criteria published by various English authorities. (see References at the end of this Appendix.)

Criteria 1 – The boundary will be defined around the built-up form of the settlement. Where practicable it will follow but not include clearly defined physical features such as walls, fences, hedgerows, roads and water courses, and will normally follow property boundaries. The settlement boundary need not be continuous and may contain two or more elements.

Criteria 2 - Boundaries include:

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- a. Built and commenced residential and community facilities development, such as religious buildings and community halls, that is physically related to the settlement [Note: Some authorities choose to exclude religious buildings and cemeteries (a community facility) but they are included in Nash as the boundary would be unnecessarily distorted by exclusion.]
- b. Property curtilages which are contained and are visually part of the built area rather than the open countryside except where larger gardens exist on the boundary edge the boundary may be set 10m from the associated building side or rear elevation to discourage housing spread.
- c. Small pieces of land below threshold for allocation as potential infill/rounding off opportunity
- d. Properties which can be considered to be an integral part of the settlement (e.g. houses which are separated from adjacent properties by only very narrow gaps and are functionally and visually related to the built area).

### Criteria 3 - Boundaries exclude:

- a. Playing fields or other open space where they are located at the edge of the settlements and project into the countryside e.g. allotments.
- b. Allocations and sites with planning permission for built development where development is not yet underway.
- c. Individual, groups of dwellings and agricultural buildings that are detached or peripheral to the village and which relate more to the countryside than the settlement.
- d. Large gardens and other open areas which visually relate to the open countryside rather than the settlement.
- e. Large gardens and other areas (e.g. orchards, paddocks etc) where inclusion or possible development would harm the structure, form and character of the area.
- f. Open gaps between built-up areas.
- g. Equestrian development, forestry, mineral extraction, landfill and public utilities (e.g. Telephone masts, treatment plants etc).
- h. Employment development.
- i. Areas of land that protect key vistas.

### Criteria 4 - Consistency regarding road frontages.

- Where development is on one side of the road only the development boundary should follow a feature on the developed side of the road.

References: Sedgemoor 2016, Herefordshire 2015, Wiltshire 2017, Winchester City 2014, Kettering 2018, Wellingborough 2014, South Downs 2017, Ribble Valley 2016, East Lincolnshire 2016, Milton Keynes 2017, Bury 2016, Bow Brickhill 2016, Liss 2016

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